

Therefore, I am wondering if there is undue complaint from those who want to live in an area like metropolitan Toronto, because they have to pay more on the capital costs to get sewer and water connections; whereas, in other municipalities these things are paid for on the taxes, and they are quite considerable, particularly when related to the average income. My point is, I am wondering if we should recommend that the national body should reduce the cost to those particular home owners in areas like metropolitan Toronto.

Perhaps you do not wish to comment on that.

Mr. RICE: Senator, don't get me wrong; we are not asking this for Toronto alone.

Senator SMITH (*Queens-Shelburne*): I understand that.

Mr. RICE: It is the trend which is rapidly travelling across Canada.

Senator CRERAR: Mr. Chairman, I have a few questions I should like to ask. At the top of page 2 of the brief you give a typical example, which I take to be an accurate example and not a theoretical one.

Mr. RICE: Yes, it is an actual example.

Senator CRERAR: In your actual example you as a builder go out to buy 40 acres. The first thing the municipality does is insist that it be supplied with a sanitary sewer and storm sewer system; then it must have over-sized sewers, if necessary, and some municipal official will determine that. Then you must have paved streets and undertakings to maintain them for two or three years after construction; you must have sidewalks, curbs, street lights and signs; you must plant trees, sod the front lawns, sod the entire lot. Evidently the municipal authorities in this instance have very aesthetic tastes. On top of that you must make a contribution on a foot frontage basis to cover municipal capital expenditures—that is probably your share of the salary of the mayor, or something of that kind. You pay about \$5,225 an acre for your 40 acres, and then you start to develop it.

The brief is very interesting, Mr. Chairman, in that it sets out very clearly the various costs of developing an area until the house is built. But do you not think that \$5,000 an acre is a bit exorbitant? If someone bought that land in the first instance, knowing that it was going to be used for house building, and sat on it, demanding his price, do you not think the municipality would be a little lax in allowing that to happen and failing to take steps to make the land available at a cheaper price?

Mr. RICE: Senator Crerar, you are absolutely right, but we are living in a free economy and a democracy, and if a man does not wish to sell his land I believe that is his privilege.

Senator CRERAR: Do you know what I would do in a case like that? I would say, "Very well, sit on your land but you will pay taxes every year on it and you can sit on it for 50 years if you want to."

Senator SMITH (*Queens-Shelburne*): In order to complete the picture in my mind, have you any information as to how much water rates would be, that is the amount of money that it costs the householder for water, and also sewer rates?

Mr. RICE: We have no sewer rate in the same sense as we have a water rate.

Senator SMITH (*Queens-Shelburne*): There is no charge for sewers?

Mr. RICE: There is no charge for sewers by the month. Water in most municipalities is metered. That is to say there is an individual water meter on the water pipe entering into every property, and the municipality charges so much per gallon of water passing through that meter. I might mention