

Neighboring municipalities must act jointly for any purpose of the Housing Acts if the Local Government Board deems it expedient.

Landlords must rent working class houses at not more than \$16.50 per month (if in the administrative county of London), not more than \$11.00 if situated in a town of 50,000 inhabitants, and not more than \$6.70 elsewhere.

A town planning scheme may be made of any land already in course of development or likely to be used for building purposes, open spaces, or any land incidental to a town planning scheme, with the object of securing better sanitary conditions, amenity, convenience and use of the land and of any neighboring land.

The Local Government Board may authorize a town council to prepare a town planning scheme, if the Board is satisfied there are good reasons, or may authorize a town council to adopt any such scheme proposed by any of the owners of any land, with respect to which the town council might themselves have been authorized to plan.

If it appears to the Local Government Board that a piece of land already built upon or not likely to be used for building purposes, ought to be included in a town planning scheme, the Board may authorize the adoption of a scheme including such land, with provisions for the demolition of any buildings thereon.

A town planning scheme must be approved by the Local Government Board, when it becomes law; it may be varied or revoked by the Board for good reasons, on application of a Town or County Council.

The Local Government Board may prescribe a set of general provisions for the objects of town planning schemes; in particular, for dealing with streets, right of way, buildings, open spaces, objects of historical interest or national beauty, drainage, lighting, water supply, and, in general, with the powers of municipalities.

Any person whose property is injured by a town planning scheme shall receive compensation.

Any expenses incurred by a Town Council for town planning shall be defrayed as expenses under the Public Health Acts,

and the authority may borrow for these purposes in the same manner; the amount not being reckoned as part of the municipalities debt.

If the Local Government Board are satisfied on representation after inquiry, that the Town or County Council have failed to exercise the powers of the Housing and Town Planning Acts (such as those mentioned), the Board may, after holding a local inquiry, order that authority to do all things necessary for executing the scheme, which the Board may enforce by mandamus.

Any decision of the Local Government Board is final and conclusive.

You will notice that these clauses have one principal object in view, that of good health, for even the expenses of town planning come under public health expenses and not part of a municipality's debt.

One of the greatest misfortunes to this country is that there is no authority such as the Local Government Board, consequently the real estate speculators are planning our future cities any way they like; they conform with the by-law regarding the width of street or get a special Provincial Bill passed contravening the by-law.

In most cases they are right in getting a bill passed, for generally it is the statute width of street which is changed. Take, for instance, the Montreal by-law (Montreal is not famous for its wide streets, but it says): "Every new street shall be at least 80 feet wide unless the council by special resolution shall decide otherwise, and provided that in no case the street shall be less than 66 feet."

The 80-foot clause is a good one to ensure a wide thoroughfare, but as the city is not planned comprehensively, being done, as I have mentioned, by private individuals, no council knows where thoroughfares of such widths are required in the future.

Then regarding the 66-foot street, we all know localities where there never will be any through traffic, and it is as unreasonable to make an unimportant street 66 feet wide, as it is to make important thoroughfares the same width, as is being done now.

In Philadelphia the minimum width of new streets is 40 feet, in New York City 60 feet.