

whom the survey is being made, the date of the preliminary survey and the signature of a Saskatchewan land surveyor;

"(j) Indicate by dimensions, properly tied to the lot boundaries, the proposed line of frontage of any buildings intended to be erected;

"(k) Show contours, and, if such area is the property of the owner submitting the plan, show by broken black lines a proposed street plan for an area exterior to and within 700 feet of the boundaries of the area it is proposed to register."

#### No Legislation in Quebec or British Columbia

Two provinces, Quebec and British Columbia have as yet no town planning legislation, although draft bills have been prepared in both instances. In neither of these provinces, it is understood, is town planning to be compulsory, but in one of these provinces the need for proper topographical maps is so keenly felt that the preparation of such maps is to be made compulsory. A section of the proposed bill in connection with this matter reads as follows:—

"(1) Within two years after the passing of this Act each local authority shall submit a topographical map to the Minister, for approval, on a scale of not less than 400 feet to one inch showing any contour levels of irregular land which it is desirable to plan, and all existing features within any part of its area which is built upon or, is likely to be built upon, including:—

"(a) All registered streets, distinguishing between those which are improved, by the construction of pavements, sidewalks, sewers, water mains, etc.; and those which are not improved;

"(b) All registered lots distinguishing between those which are built upon (indicating the character of the building thereon), and those which are free from buildings;

"(c) All railways, street railways, canals, rivers, timber areas, public open spaces, and other physical and artificial features within the area built upon or likely to be built upon."

#### Ontario Legislation

The Ontario City and Suburbs Plans Act was passed in 1912. In a paper read before the Ontario Land Surveyors' Association in 1915, T. D. LeMay, city surveyor of Toronto, fully described the provisions of this act which sought to give cities of 50,000 or over a voice in the planning of land adjoining city limits which sooner or later by annexation might become part of the city itself.

Mr. LeMay has given a great deal of attention to the question of planning in Toronto and vicinity, and he has arranged with the Geodetic Survey of Canada for the establishment of control for topographical surveys and considered such questions as the monumenting of block corners and has studied Ontario Acts and city By-Laws that relate more or less directly to housing and town planning features.

As to the City and Suburbs Planning Act, now as amended, "The Ontario Planning and Development Act," one member in discussing Mr. LeMay's paper on that Act in 1915, made the following statement:—

"I think that question of town planning is one of the most important questions that is now before the people, but it seems to me it should go more deeply into the matter and not only as to the condition of the streets and roads, but also that of the parks, then the factory districts and other things of that sort should be included."

Within the last year the following appeared in the Toronto "Globe" relative to the Ontario Planning and Development Act:—

"The act is too narrow in its scope, and is concerned primarily with the planning of roads and streets. Ontario should lead the way in progressive legislation, but unless steps are taken to amend this act it will soon be the last province in the Dominion that has not a satisfactory town planning act.

"The act does not deal with such matters as the density, height and character of buildings; the building lines on street frontages and air space surrounding buildings; the

relation between width of streets of varied widths and the density and height of buildings fronting thereon; the limitation of the number of dwellings on given areas of land—which is the only cure for overcrowding; the zoning of cities so as to separate the factory, business, residential and agricultural areas in a comprehensive scheme; adequate sanitation, convenience and amenity in the grouping of buildings, the safeguarding of the municipality against claims for compensation in respect of alleged injury to property due to proper and reasonable limitation of the use of land for the sake of health and safety and the necessary power to pull down buildings that contravene the law or are dangerous to health and safety.

"An effective town planning act such as has been passed in six provinces of the Dominion would give these powers and more in one act and would prevent the development of civic evils in the future that are not regarded as incurable."

More recently at a South-western Ontario Town Planning Conference, there was adopted a resolution providing for the representatives of municipalities to interview the provincial government with reference to new legislation.

#### Housing

You will gather from the foregoing that town planning must concern itself with building development as well as the planning of roads. Housing is a particular form of building, and is associated even in the title in the British Housing and Town Planning Act. It is that part of town planning which deals particularly with the living conditions of people. It is with the health and happiness of people that those of us who are interested in town planning are to a large extent concerned. Desire for human betterment is a desire, no doubt, possessed by us all, and one that should not be lost sight of in whatever line of activity we are engaged.

To provide for the shortage of houses, produced largely by war conditions, the Federal Government by orders-in-council of December 3rd and subsequent dates, made provision for the loan to the various provinces of the Dominion of \$25,000,000 at 5% for housing purposes.

There are four conditions under which loans are granted by the Federal Government to the provinces:—

(1) Each province must prepare a general housing scheme meeting with the approval of the Federal Government.

(2) The maximum loans to be advanced on different types of houses are fixed.

(3) The ownership of land on which houses may be erected is stipulated.

(4) The terms of years for repayment of loans are specified.

All the provinces in the Dominion, except Alberta, have passed housing acts, but two of the provinces, i.e., Prince Edward Island and Saskatchewan, have not as yet complied with the conditions above mentioned.

According to the Dominion orders-in-council, one of the objects of the loan is "to put within the reach of all workmen, particularly returned soldiers, an opportunity of acquiring their own homes at actual cost of the building and land acquired at a fair value, thus eliminating the profits of the speculator."

#### Town Planning Institute

I would now like to draw attention to an extract from the Report of the Committee on Town Planning, read at the last annual meeting of the Association of Dominion Land Surveyors at Ottawa:—

"After considerable deliberation, this committee has decided that this report might be most useful if made in the form of suggestions to surveyors. The first suggestion is that all surveyors should develop or retain an interest in town planning. It is probably not necessary to remind the members that through the efforts of a committee, of this association, the recently formed Town Planning Institute came into being. Many surveyors have joined this institute. To others we urge an interest in at least a local