SEVENTH YEAR NUMBER 72

BALEDURE

PUBLISHED

BY

OCTOBER 53

THE BAIE D'URFE CITIZENS' ASSOCIATION

HOW DO YOU LIKE YOUR TAXES? Maybe you think they are too low. Well, then, maybe you think they are too high? Just right? Wherever you stand on the tax question, the next meeting of the Citizens' Association, next Friday, will be of interest to you. If you and your real estate taxes are happy together, you can enjoy an educational evening finding out how they come into being. And at the same time you can enjoy hearing from other people who, perhaps, are not too happy about their annual outlay for schools and town government.

Jews & Viens

Last February, as a result of some feeling that not all local properties were valued on a realistic basis, the Citizens' Association appointed a committee to look into the general question. Its findings were announced briefly at the June meeting, but the committee's report was held over until the fall. The report, reproduced in this issue, will provide the basis for next Friday's meeting. The town's assessors have been invited to send a representative to sit in, for the purpose of explaining the basis on which assessments are set, and answering any questions which may arise.

This multiplication of tax charges, which may be expected to continue for years as Baie D'Urfe's population grows from the present 1000-plus to the 5000-plus predicted before the 1950's are over, is directly traceable to the population rise. So, the question inevitably arises-should we (and could we?) try to put some part of the extra tax

NEXT FRIDAY, OCTOBER 9, AT 8:15 IN THE TOWN HALL

REPORT OF THE COMMITTEE ON TAXES AND ASSESSMENTS



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bill on the shoulders of the newcomers? The possibilities raised in the report, that subdivision promoters and new builders might be tapped for a sizeable contribution toward the extra tax needs they create, may lead to some interesting comments.

You are invited (and this applies particularly to new residents not yet acquainted with the Citizens' Association) to come to the Town Hall next Friday evening to listen to, or join in, the discussion of this important subject.

WE HAVE BEEN URGED TO WRITE SOMETHING about the apparent contradiction that the town's by-laws about building permits are enforced even to the point that the builder of a child's play-house or the home-owner who improves his place with a tiny shelter over the front door must pay \$7 for a permit, while the law to control weeds is ignored to the point where a west-end resident made three complaints to the weed inspector and finally paid his own money to have the weeds cut-after getting "permission" from the offending land owner so he would not be accused of trespassing in cutting the weeds.

We do not see any particular contradiction. The building-permit law, after all, creates revenue for the town. The laws about weeds do not.

SPEAKING OF MONEY? TOWN REVENUES AND SUCH, which we certainly seem to be doing, maybe we should offer the town what seems like a fool-proof source of revenue, and also is is legal as all get out. Briefly, we suggest that the town take steps to set a speed limit, and then see that it is enforced.

The Provincial Transport Company runs 26 busses one way and 24 another along the Lakeshore Road each day, not counting dead-head return trips. Since every one of them exceeds reasonable speed that company alone would provide a tidy revenue. If our speed traps were conscientious, and the net fine was, say, \$10 a crack, that would be an income of \$500 a day for the town until the bus drivers were persuaded--which would take quite a while, from what we have seen of some of the drivers.

That, of course, is just one prospective client. Then there are the trucks, the casual passers-by and, to come down to it, local residents who whiz along the streets at a high and dangerous rate of speed. They would all be grist for the mill, and it could be a very profitable mill.

If the town does not want to take the idea up, the editor will be pleased to put a bid in for the concession. It should beat the old fashioned Quebec system of having a toll bridge. If you have a toll bridge, you have to wait for customers--but with this concession, you can drag them right in.

EVENING COURSES AT MACDONALD COLLEGE OPEN THIS WEEK

The Adult Education Service at Macdonald College has announced the usual interesting array of evening classes for this autumn. Most classes start October 6 and registration should be made four days in advance--but if there is room for one more in the class you like, you can probably still get in.

Courses include Painting for Pleasure conducted by our own Betty Jaques, Tuesday enenings (\$10); Plant Breeding as a Hobby, Prof. R. I. Brawn, Tuesdays (\$10); French Conversation, Prof. S. C. M. Hawkins, Thursdays (\$7.50); Dressmaking, Kathleen Brown, Tuesdays (\$10); Public Speaking, Prof. H. R. C. Avison, Tuesdays (\$7.50); Learn to Swim (Women only) Dorothy Nichol, Wednesdays (\$5); and Handicrafts (Leather, Weaving, Woodwework, Metal Jewelry), various instructors, Tuesdays and Wednesdays (\$10).



SCHOOL ATTENDANCE CONTINUES TO SOAR

ENROLLMENT NOW NEARLY 800

The overall increase in enrollment at Mac High this fall has turned out to be about in line with our expectations last spring. However, while it is possible to make a reasonable guess at the total, it is very difficult to estimate the numbers of new children who will come into the individual grades.

When the dust of the opening days had settled, so to speak, we found that we had two difficult problems on our hands. The Single Grade 10 had almost 40 and the two Grade 4's had a total of 81.

8

2477

The two grade 9's, however, had fewer children than anticipated and since it is almost impossible to find another high school teacher at this time of year, Mac Davies, after three days of hard work, secceeded in rearranging the time schedules so as to provide two grade 10's and one grade 9.

Grade 4 has not been solved yet. Another teacher is essential and as soon as one can be engaged grade 4 will be split into three classes.

With an additional grade 4, every classroom (not counting "special" rooms) in both old and new buildings will be occupied.

The continued growth of the school brings problems of transportation as well as those of space, teachers, administration and finance. A new bus has been purchased for Isle Perrot where the situation has become extremely difficult. In course of time a second bus will be required for the Baie D'Urfe Lakeshore run but the Board feels that we can get along without it at present. The first year's cost of a new bus including purchase (less government grant of \$3,500), operation, garaging, insurance, and depreciation amounts to about \$8,000. In order to accommodate additional Baie D'Urfe children with the present bus without overcrowding it will be necessary to make some revisions to the service and a detailed explanation covering routes and schedules will be circulated to parents within the next few days.

Work is proceeding with the selection and purchase of equipment for the chemistryphysics laboratory, gynmasium-auditorium, cafeteria and locker rooms under the able committee chairmanship of Harry Smythe. It may be necessary, for financial reasons, to defer equipment for the domestic science and woodworking rooms until additional funds can be found but in the meantime, as in the past, these classes are being taught at Macdonald College at the expense of the Board. --Will Spriggs

HERB BROOKHOUSE TAKES FLOWER AND VEGETABLE GRAND CHAMPIONSHIP

WITH ELEANOR SIDLER AND EWING TAIT ANNEXING OTHER TROPHIES

This year's grand aggregate honours in the Horticultural Society's Flower and Vegetable Show went to Herb Brockhouse with 23 points. Herb received the Binz Trophy for his accomplishment at a ceremony in the Town Hall following the judging on August 15. In the flower section Eleanor Vidler with 13 points took the Baie D'Urfe trophy presented by Mayor Gelinas, while Ewing Tait with 17 points was the vegetable king and recipient of the Horticultural Society trophy. SALES PHONE 2397



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TAIT TROPHY FOR JUNIOR GARDENERS WON BY IAN EDWARDS

THIRTY-EIGHT YOUNGSTERS COMPLETED SUMMER PROJECT

Out of 42 young Baie D'Urfites who started to compete in the Junior Gardeners' Competition sponsored by the Horticultural Society last spring, 38 finished the project, which was designed to earn gardeners' badges in the Scouts and Guides movement for those who wanted them. The competition involved examination following some lectures last spring, as well as the very practical matter of planting a flower and vegetable garden and seeing it cultivated through the summer.

Awards were distributed at a ceremony in the Town Hall. Winner of the top trophy, presented by Mr. and Mrs. Ewing Tait, and a Rosette awarded by the Quebec Federation of Horticulture, was Ian Edward of Lakeview. Ian led the section for boys of Wolf Cub age and ranked first of all gardeners in all sections. Pat Powrie came first among girls 8 to 10 years; Phyllis Moore among girls 11 to 17; and Doug Proudfoot, boys 12 to 17 years.

Others who completed the project, earning their gardeners' badges if a member of the Scouts or Guides, were:

Girls 8 to 10: Judy Smith, Sandra Willetts, Bronie Evans, Doreen Morrison, Janet Smith, Ann Brookhouse, Diane Comber, Leslie Jackson, Jane Hall, Leslie Bain, Beverly Burridge, Lornie Morrison, Diane Newton and Judy Hutt.

Boys 8 to 11: Trevor Kinmond, John Brockhouse, Malcolm MacDonald, David Moore, Stewart Parker, Duncan MacNab, Stuart Proudfoot, Gary Cape, Terry Higman, Craig Higman, and Jimmy Higman.

Girls 11 to 17: Karen Waverley, Margaret Brookhouse, Lorraine DeWitt, Felicity Pidkup, Margaret Sutherland, Janet Bariteau and Judy Bjorn.

Boys 12 to 17: Doug Newton and Robert Taylor.

"MEET THE COUNCIL" NIGHT WAS SUCCESSFUL INNOVATION

STARTING FALL AND WINTER SERIES OF MEETINGS

The fall and winter program of the Citizens' Association was launched on September 11 with a general business session followed by a "Meet the Council" session, at which each of the new Town Council members said a few words about his particular civic chore, and answered questions.

During the business session, Lars Firing was introduced as the new treasurer, appointed by the executive committee to replace Selby MacLeod upon his election as alderman. Lars informed the meeting that Baie D'Urfe day had been a financial success on the whole. Although the traditional daytime sporting events were all out-go, the evening dance and raffle produced a profit of \$185.85, giving a net profit of \$69.58 on the day. The chairman heartily congratulated Phil Amys and his Baie D'Urfe Day committee on their success.

Corresponding Secretary Vic Willetts read letters of thanks to the various unsuccessful contenders for nomination to the Town Council, and a letter to the Council in connection with the blocking of the Morgan Road crossing by C.N.R. freight trains. In a report on News & Views Chester Ellis invited suggestions for next year's editor, and asked for volunteers to help canvass for advertising between now and December.

New members introduced by Ewing Tait were Mr. and Mrs. Art Walter, Mr. and Mrs. C.B. Dowden and Mr. and Mrs. G.D.Lewis. Reg Vidler announced that chimney sweeping would start very soon.

October 1953



Following a recess, Mayor Jean Gelinas was introduced as part of the "Meet the ouncil" session, and he was followed by all the aldermen except Selby MacLeod, who was unable to attend. Some brief highlights from their talks and answers to questions:

Mayor Gelinas: Spoke at length, and humorously, about the fact the Council gets criticism often and praise rarely. If more citizens took an interest in town affairs, attending Council meetings and getting the facts, there would be less criticism. Would like to see a public election next time in view of dissatisfaction with past system. Hopes Association will recognize Council's final responsibility in town matters and not interfere too much. In brief: help us, take an interest and get to know the facts, and you will have good reason to say a kind word once in a while.

Alderman Corbett (Roads): North-South streets all will be "roads" and East-West streets "drives" henceforth. Snow-cleaning contract is for five years at so much a mile regardless of work involved; sanding is done only on instructions, and is paid by the ton. Expected that Oak Ridge roads will receive rock foundation this year, paving next Spring. New policy of putting ditches at extreme edge of town's 66-foot right of way defended---if no trees beside road, snow clearance is easier and there will be nothing in the way of future widening, sidewalks, etc.

Alderman Christie (Building Permits): Pleased with successful passage of summer's referendum. As a result, no great trouble with contractors since.

Alderman Smythe (Town Planning): Hydro wants to build a sub-station on area 500 feet square south of the Metropolitan Boulevard; Council trying to get it north of tracks. Outlined Town Planning history over pastifive years, with a bow to Architect John Bland's master plan and the work of early town planning enthusiasts.

Alderman Jost (Finance): Budget for 1953-54 not yet adopted, but plan to include \$100 for Baie D'Urfe Day support and \$1,000 for recreation facilities, as last year. Same tax rate likely--increase in number of residences should compensate for increased town expenses. Garbage removal costs up 60% this year. Probable total budget \$20,000.

Alderman Brookhouse (Liaison): Will plan to attend Citizens' Association meetings as the Council's "Public Relations Man". Citizens who have complaints or suggestions should phone or write him.

MACDONALD HOME AND SCHOOL ASSOCIATION ANNUAL REPORT RECEIVED

AND ELECTION OF OFFICERS HELD AT OCTOBER MEETING

The current Home and School Association season was inaugurated Tuesday, Sept. 29 with a "Meet the Teacher" evening combined with the annual report and election of officers. The election resulted in the following roster of officers for the coming year:

Past President		Mrs. Campbell Merritt
President	-	Mr. John Windebank
Vice-President	-	Mrs. D. C. Bews
Recording Secretary	620	Mrs. Milna Baridon
Corresponding Secretary	-	Miss Ruth Evans
Treasurer	930	Mr. D. C. Lloyd (ex-officio)
Members at large		Mr. Davies
	88	Mrs. Lucien Cowan
	-	Mrs. Alan Greenfield
	800	Mrs. Marjorie Kirkpatrick
	-	Mrs. Dorothy Edward

DESIGNS

WHERE

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AROUND OUR GROWING TOWN

DESIGNS

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Anyone for square dancing? A group of Baie D'Urfites-established addicts and those who just want to learn-plans Wednesday evening sessions in the school auditorium. If interested, or even half interested, call Ginny Higman at 617 % for information.

Ballet classes for children, which made a big hit with the young fry last year, will resume soon under the direction of Mrs. Anne Blair, a member of the Royal Academy of Dancing in London. Classes will be held once a week in St. George's Church hall. Registration October 3 for old pupils, October 7 for others. Phone Mrs. Arnott, 705, or Mrs. McGuire, 2004 for details.

George Lint of St. Andrews is happy about the business advancement that will take him to Toronto soon, but sorry to have to leave Baie D'Urfe folks. His house is the one on St. Andrews with the "for sale" sign.

Horticultural Society doings in the next few weeks will include the annual meeting later in October, and a special meeting when it is hoped to have one of Montreal's leading authorities to give a talk on flower arrangings.

Errors in the town directory include some transpositions which juggled addresses for some Lakeshore Roaders. Correct addresses are: Alfred Martin, 20138; George Jost, 20150; and R. Minty, 20154. Morris Shonfield advises that his postal address is Box 904. Ste. Annes. not Baie D'Urfe.

An addition to the directory is Mr. G. D. Lewis and family 34 Oxford, who have moved into the house formerly occupied by Victor Daoust, who has moved to Beaconsfield.

Other newcomers in the College Green area are Mr. and Mrs. John Angrove and family in the former Kingsmill house, and Mr. and Mrs. W. P. Murray in the former Heslop house.

Alison Brown was a visitor to the Green last week, reporting all the family well and happy in Vancouver. Their house on Oxford is still for sale.

Sarah Pearce of St. Andrews, as was, is now Mrs. Len Howe. Len, formerly of Senneville, is now working in Toronto and the couple expects to set up housekeeping when he has another transfer soon, probably either to Winnipeg or Vancouver.

Apropos a passing remark in the July issue of News & Views, Will Spriggs points out that there has been one election in Baie D'Urfe's 42-year civic history. He knows because his father ran in it and, as we recall the story, was beaten.

This paper is going to have a new editor in another couple of months. (All right, so you're glad.) If you have any ideas on the subject—if you'll tackle it yourself, or wish to suggest someone else, get in touch with the editor, or someone on the Association executive such as Chairman Clary McGuire.

In the meantime, we could use some help in the annual advertising solicitation. How about you? Phone the editor.

SATURDAY NIGHT CLUB COMPLETES FIRST YEAR OF ACTIVITIES

TEEN-AGERS OFFER SUMMARY OF MANY ACCOMPLISHMENTS

Parents of teen-aged children in Baie D'Urfe, and a good many others too, have been hearing plenty about the Saturday Night Club for the past year, for it has been "the" social centre for almost every eligible youngster in town. With the first annual meeting coming up soon, we asked the club for a resume of a year's activities, and here it is--the Saturday Night Club's first annual report:

The St. George's Saturday Nite Club was formed in the Fall of 1952. Originally it was started with the idea of having a young people's club in Baie D'Urfe, but for several reasons this was impossible, and then the Reverend John Kerr offered the use of St. George's Parish Hall to accomodate the club which would include the whole of the Parish, namely; Baie D'Urfe, St. Annes, Senneville, St. Marie, Dorion, and Vaudreuil. The aim of this club is to provide organized and supervised recreation for our teen-agers with the idea of having them as much as possible run their own affairs.

The first general meeting of the club was held in October, 1952 and 80 teenagers attended. At this first meeting the club elected an executive (a real live election), and the following officers were elected for the year.

Ted Yat	es -	President	John	Temp	le	-	Membership
Jean Ba:	rnes	- Vice-President	Gale	Magl	ey	GIED	Publicity
Alan Bal	ker	- Secretary-Treasurer	Greto	chen	Gilbert	-	Member

At the first executive meeting the duties of the officers were outlined and a broad program for the year was discussed, as well as some basic rules and qualifications for the club. During this first month of operation, membership cards were sold for 50c each and by December the club had 100 members ranging in ages from 13 to 18 years. During the year events were held every two weeks, and for a period every week. These various events took the form of almost every type of amusement. For instance, a scavanger hunt, a sleigh ride, a magician, an amateur show, a Sadie Hawkins dance, a bike trip, and a very posh summer dance held on the lawn of the Baie D'Urfe Town Hall. During the summer, such events as swimming parties, a hot dog roast, a corn roast, dances, etc., were very popular. All in all, some 36 or more events were held during the year, the largest attendance being 125, and the lowest approximately 50(summer events).

Financially, after all bills were paid, the club ended this year with a small profit. It may be noted here that in most cases the entry fee was very small and in some cases, free of charge. This entry fee was kept small to prevent anyone from being excluded.

During the winter it was felt that the younger members of the club should have a bigger say in what went on, that is, if we added junior members to our executive, they would be able to put across their ideas and in this way the club's functions would satisfy more if its members. In carrying out this idea the following members were added to the executive. (It may be noted here that these members could voice their opinions at any executive meeting but they had no vote).

Elizabeth Hamilton Heather Holton Jill Higman Carol Mitcham

Bob Sands Warren Hanna Denis Hall

With the assistance of this group the executive of the club planned, organized, and ran every event. They should be congratulated for their excellent efforts. During the year some difficulties were experienced in getting chaperones for the various events. However, two or three mothers have volunteered to act as a committee to arrange for chaperones. This will be put into effect this next year. October 1953 Page 12

REPORT OF THE COMMITTEE ON TAXES AND ASSESSMENTS

UP FOR CONSIDERATION AT NEXT FRIDAY'S MEETING

Here is the text of the committee's report:

June 15, 1953.

This committee was set up at the February meeting of the Citizens' Association to look into the general question of taxes and assessments, and we now take pleasure in reporting to the Association the results of our investigations.

The committee's first action was to publish an article in News & Views inviting complaints and suggestions for the committee. We received no specific complaints, which may suggest that citizens who have felt aggrieved in this way have made their complaints to the Council at the legally established time, and been content to accept the results. We did, however, receive helpful suggestions from various citizens, whose ideas were followed up as indicated below.

Subdivision Tax Idea

It was reported to the committee that one Ontario municipality, faced with rapidly rising civic costs because of the influx of new residents, assesses a substantial one-time tax of perhaps \$500 per building lot from the promoter of each new subdivision, to help offset the extra cost of schools and services required as a result of the creation of the subdivision.

It was suggested to the committee that an increase in first cost of \$500 per house in Baie D'Urfe would be unimportant, and that it would not be unfair, when it is considered that older residents now are paying many times their previous taxes almost solely because of increased schools required by newcomers. Your committee had no funds to investigate the experience with this idea in Ontario or elsewhere. If the Association feels that it would be desirable, it can proceed to investigate the legality and practicality of this idea.

Increased Building Permit Fees

As an alternative to, or concurrent with, a special "Subdivision Tax", it has been suggested to the committee that in fairness to present residents, who see steadily increasing town expenditures resulting solely from the influx of new residents (e.g., the need for a community centre) the Building Permit fee for new residences should be increased for the clear purpose of increasing town revenues. We agree and suggest that a fee of perhaps \$125 should be considered, with present fees for extensions and alterations unchanged.

Relative fairness of assessments

The basic purpose of an assessment system is to spread the tax burden equitably among property owners, each paying a share established by the value of his property. We felt that there was no better yardstick to measure the fairness of present assessments than to compare the tax roll valuations with the actual selling prices of homes in recent years. Accordingly the committee searched the record, and the following is believed to be a complete record of all sales of homes in Baie D'Urfe from mid-1950 to the end of 1952.

In presenting these figures, which show assessed values ranging from 15% to 44% of market values, we can safely offer the summary that the assessed value is no measure of the market value of a property in Baie D'Urfe.

	Selling Price	Taxable Value	Tax Valuation % of Sales Price
1952 Sales	\$31,000	\$ 4,875	15.7%
	14,000	2,820	20.1
	40,000	9,790	24.5
	16,000	4,050	25.3
	31,500	6,550	20.7
	24,061	4,920	20.4
	14,500	4,860	33.5
	12,500	4,475	35.8
	9,200	3,300	35.9
1951 Sales	14,100	4,120	29.2
	15,800	3,870	24.5
	13,350	4,350	32.6
	23,000	5,565	24.2
	18,500	5,000	27.
	24,500	8,565	35.
	13,350	4,445	33.3
	12,550	3,360	26.8
	30,000	11,575	38.6
	11,050	4,940	44.7
	11,500	3,870	33.6
	19,350	6,035	31.2
	23,000	8,090	35.2
1950 Sales	23,600	6,430	27 • 2
	9,000	3.960	44 •
	18,200	5,075	27 • 9
	9,500	3,875	40 • 8
	18,500	6,175	33 • 4
	11,000	3,410	31 •
	14,000	5,000	35 • 7
Totals	\$526,611	\$153,350 Avera	ge 29.1

Conclusions

It will be seen from the foregoing that your committee has not attempted to reach any sweeping conclusions. We have raised the question whether, in all fairness, new homes should not be asked to pay special surtaxes to help offset the extra costs they add to the town. We feel that the membership of the Association might well be invited to express its opinions on this general principle after which, if desired, the legality of the proposals can be studied.

We feel that the study of selling prices as compared to assessments indicates a broad lack of relationship. We suggest that the town's assessors might be asked to attend a meeting of the Association to explain the system now in use, and if so, should be asked if there is any way in which the assessments can be related more truly to the market value.

Respectfully submitted,

Wm. E. Fielding

Chas. W. Johnstone

C. R. Ellis, chairman

October 1953

Page 14

BAIE D'URFE BUYERS' GUIDE

(STE. ANNE DE BELLEVUE ADDRESSES UNLESS OTHERWISE INDICATED)

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