

Rural construction sets record

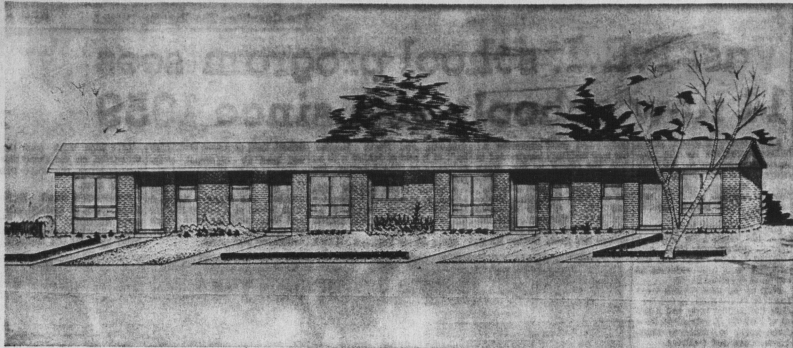
Through the issuing of building permits the town planning division of the department of municipal affairs provides guidance for the orderly development of communities. The division works under the provisions of the Town Planning Act which covers the province's 17 incorporated villages, land on both sides of the Trans Canada Highway up to a distance of 300 feet from the centre of the highway and parts of suburban Charlottetown and suburban Summerside.

The regulations are designed mainly to provide control over lot sizes, types of construction, kinds of businesses and relocation of buildings.

RECORD YEAR
According to town planning director Claude Smith, permits totaling 1,050 to \$6,000,000 have been issued in the fiscal year which ends in March. This is about \$3,000,000 higher than in the 1961-62 fiscal year. Since the beginning of last April, 104 permits have been issued for the building of dwellings and 15 other buildings, including five schools.

Largest permit issued for the Motherhouse of St. Martha's Catholic School, Charlottetown, the Mt. Edward Road. Value of this building is between \$1,000,000 and \$2,000,000. Two other large undertakings are the Provincial Vocational Institute and the St. Dunstan's Library, both and a dry cleaning plant.

Other projects for which permits were issued are: Rink, Club Curling Rink, a drive-in restaurant, Morell church, car body shop and show room, service stations, a motel, schools at Miscouche and King.



DOZEN AREAS IN PROVINCE TO HAVE THESE DWELLINGS FOR 400 SENIO CITIZENS

PILOT PROJECT IN SOURIS

Housing program provides new deal for Island's aged

Hope for a brighter future for many of the province's senior citizens came a step closer during 1962 with the formation of the Senior Citizen's Housing Corporation.

Since its beginnings in the spring of last year, this crown corporation has begun a project which should eventually see the development of modern, low-rental dwellings for about 400 senior citizens in a dozen areas of the province.

Expected to be completed by the end of May is a pilot project in Souris, consisting of a one-storey structure comprising four self-contained units.

This initial project expected to cost an estimated \$83,000 will provide useful information to help determine such factors as rents and costs of further expansion.

SURVEYS MADE
Meanwhile, the corporation is having surveys made in Tignish and Kensington to determine the need for expansion in other parts of the province.

Owned by, but operating apart from the provincial government, the corporation is a non-profit organization formed at the last session of the legislature.

Appointed to the board of directors by the government's executive council were Hon. Henry Wedge, minister of welfare and labor, chairman; J. W. Dion Campbell, M.L.A., Alberton; Beatrice Johnson, Fortune; Charles R. McQuaid, Charlottetown; Rev. Mark Ferguson, Summerside; Rev. Walter Reid, Charlottetown, and J. Walter Dingwell, M.L.A., Midgett.

Under construction for those in the 65 years and over age group are well-built, insulated houses, with good lighting facilities.

ACCESS TO CHURCHES
Couples using the apartments will have independence and privacy, but because of their location in towns and villages, the units offer easy access to churches, stores and medical facilities.

They are expected to supply their own furniture for the units, each of which contains a kitchen, living-room, bath and bedroom, in an area of about 500 square feet.

Such bills as heating and hot water will be paid by the corporation, leaving the occupants with only rent and electricity bills to handle.

Because of low interest rates on the building loan, and the long term mortgage, rent is expected to be about one-half that

charged by private citizens or firms.

Also helping to cut costs will be concessions on tax rates in certain communities, and donations of land to the corporation.

The provincial government pays for 10 per cent of the building cost, with Central Mortgage and Housing Corporation paying 30 per cent of the cost under the limited dividend section of the National Housing Act.

Large tracts of land are to be secured for each project, so that existing units may be easily expanded.

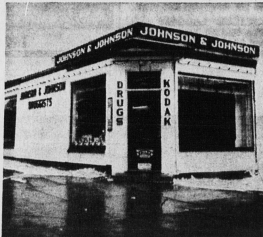
In order to qualify for the housing, couples must be 65 or over, and have a minimum income of twice the rental costs, and a maximum income of not more than five times the cost.

Given first accommodation preference will be married couples, with two relatives, such as two sisters, next on the list.

For unmarried elderly persons another phase of the housing project is expected to be undertaken in the next couple of years.

After the solution to what it feels is the most pressing problem in terms of senior citizen's housing is well underway, the government plans to begin construction of hostel-type buildings.

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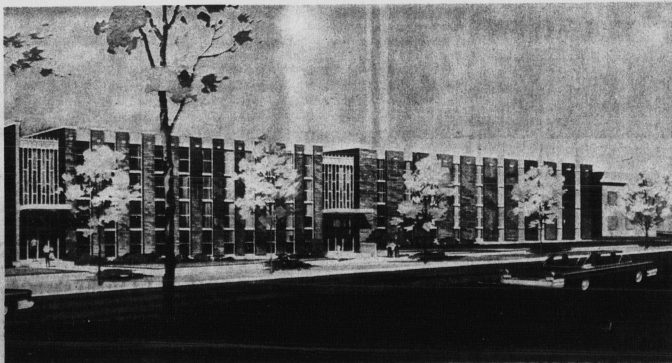
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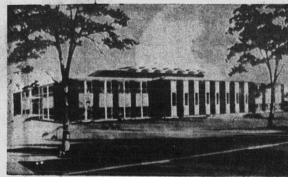
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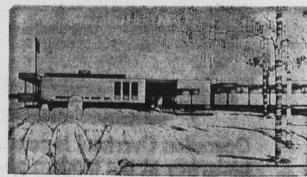
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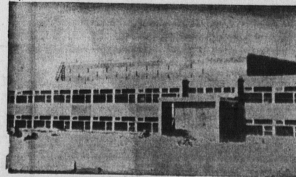
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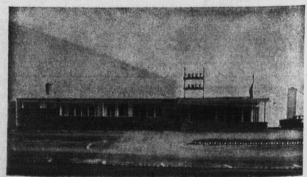
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