THE DAILY MAIL WEW BRUNSWICK'S ONLY HOME COMMUNITY PAPER

THE MAIL PUBLISHING COMPANY - J. L. NEVILLE, Managing Editor.

Published every afternoon (except Sunday) at 327-329 Queen Street Fredericton, N. B.

NOTICE TO SUBSCRIBERS

It is as easy to stop The Daily Mail as it is to start it. Send us a card or letter marked "refused" and your name will be removed from the list of sub- afraid that the Archbishop has no ecribers. All arrears for subscription must accompany the stop request. Subscribers who do not receive their paper regularly will confer a favour on us by notifying us.

FREDERICTON, NEW BRUNSWICK, NOVEMBER 20, 1937

PROPERTY AND ITS VALUES

IN A RECENT ISSUE the Fortnightly Law Journal discusses the question of property assessment and the system on which we operate in Canada. While admitting that there is a considerable span between "value" as defined in the Supreme Court and the process of determining it for the practical purposes of taxation, the Journal contends "there can be no doubt that the average assessor has very little conception of what value is, let alone any idea of how to put the theory into practice." Further, "that the vast majority of assessments have never been made with any real idea as to value and that Street above the old city dump, was the error in them is far from any matter of honest opinion."

The fundamental faults it believes to be two. First, that there was not originally any attempt to assess value as value is defined, and so, off to a subway menace exists (that should false start, ensuing variations have carried us further and further from a have been straightened out at the sound basis. The second is that "the machinery of appeals and assessment proper time when The Daily Mail revisions has completely broken down."

If the first fault is correctly stated, and there will be more who agree with it than question it, the only conclusion to be drawn is that correction change the subway But it would have means a complete revision of policy and practice, involving, the Journal points out, "some other idea of value . . . because the theory of willing vendor, willing purchaser is incapable of application by any one but experts up talking about it. and is still open to wide divergence of opinion."

There has not been any scarcity of ideas as to value. England, however, employs an alternative to our own that, if not ideal, has in practice a sounder and more equitable application. Value there is the value of a property as a take Mr. Campbell's word when it revenue producer. It recognizes property for what it is, an investment, and comes to the things of this world. We It follows the wholly logical assumption that the vendor pays no more than property will yield as an investment. Its administrative features are the comparatively easy application plus the opportunity for frequent and accurate checking for assessment purposes. Yet another which the Journal cites is that it eliminates the element of speculation that enters into so many purchases of land and completely distorts values on the basis of prices paid.

Having in mind the controveries over housing programs in Canada, it occurs that the success of slum clearance and cheap housing in England is in large measure due to the assessment policy. At least so far as private capital is concerned there is less risk to invetment in low-cost housing, where the charges against it are levied in terms of the revenue-earning capacity of the property. It might easily be that reform, rather than revision and reduction, is the tax solution Canada seeks.

TORONTO'S HOUSING PLAN

ON DECEMBER SIX Toronto's property owners will be asked whether they favor outlay of civic funds for slum-clearance and housing. Even those most anxious to see a definite move made to initiate low cost housing schemes anticipate an adverse vote. This is not because Toronto is unsympathtic to the cause of low-cost housing but because the proposal put before electors is vague, indefinite and unconvincing.

Under the leadership of Hon. Dr. Bruce, much progress has been made public may be submitted to this in Toronto toward an appreciation of slum-clearance needs. Already the board, city has taken an initial step to implement the Lieutenant-Governor's famous report of 1935 by amending certain health and building laws and seeing they are enforced. As outlined in a recent issue of The Financial Post this work is now proceeding to the extent of about \$400,000 annually. Much coming law. remains to be done along this line.

At first glance the question asked looks legitimate enough. Voters are The local commission consists of to be asked whether they favor outlay by the city of \$2 millions toward a nine members, and, Ald. Crewdson housing project if the Federal Government and provincial authorities will each advance like amounts. The figure is based on one of several alternatives outlined by the city council's advisory housing committee last July, J. West to interpret the zoning bycalling for an estimated outlay of \$6.7 millions and involving an annual deficit law. of \$316,000. The proposal calls for elimination of 900 rear and alley dwellings, rehousing of inmates of such houses and replacement of some of the 4,000 dwellings classed as obsolete.

The proposal has been suddenly thrust on property owners who are the only ones to vote upon it. It gives no definite lead toward a solution of the that they help bring the matter becity's housing problems in part because the city's housing committee has fore other citizens and increase insaid there is no use submitting a specific plan until federal and provincial terest in the matter. He stated that approval is first obtained.—The Financial Post.

PLATFORM FOR SASKATCHEWAN

THE NEW PLATFORM of the Saskatchewan Conservative party is a very unrealistic document.

While pledging a reduction in taxes, Saskatchewan Conservatives have announced they are in favor of agricultural aids along technical lines; crop insurance; a government guaranteed minimum wage; payment of all arrears of salaries to teachers in one year; reduction of the age for old age pensions from 70 to 65; increase of mothers' allowances; increase of maternity grants; building had to be considered as "alhealth insurance, and state medicine and hospitalization; and efforts to end ready there. unemployment by a works program including a housing scheme.

In this ambitious program, some planks have considerable merit. To put such a program into effect, however, would cost the province millions of dollars annually. Since Saskatchewan is unable to finance its present responsibilities on present revenues and has been able to meet its obligations In recent years only through assistance granted by the Dominion Government one might well ask how the Saskatchewan Conservatives propose to finance the Cat Show, including more family the suggested program.

In view of the financial difficulties of provincial governments the planks the ipinion of Cat Show officials, a are no more than hollow pledges. Saskatchewan cannot finance the program wider interest in the show by those suggested. Political leaders would be well advised to concentrate on solv- who are not large breeders. ing the financial problems of the province before outlining new social legislation. Any party's first plank should be restoration of Saskatchewan's credit and re-establishment of its finances on a sound basis.

Snapshots

If you want to recall your boyhood school days, just take a drive on Northumberland Street from Queen to Brunswick and you will promptly be reminded of "Bunny in the Hole," only the holes will be large enough to accommodate a jack rabbit.

Archbishop Richardson says that there is nothing beautiful on Queen Street especially alive the City Hall. Did His Grace forget all about The Daily Mail office or else we are

She snew a whole lot.

We want to have a Town Planning ommission, or we don't want it. One thing or the other. If we want the Commission let us get behind it and back it up. If we do not want it, let us stop talking. Give the Town Planning people a fairly free hand.

People who have axes to grind hould not show their hands too much. Other people just laugh at

George W. Chapman's suggestion about fixing up the part of Queen the most constructive suggestion that was made at last night's meeting. While it is regrettable that the made the suggestion to call a meeting for that purpose Of course the city might yet try to do something to to be done through the railway authorities and we are afraid it can't be done. But let us either try it or shut

Ken Campbell who is an architect of experience says that our Queen Street is all right. We are inclined to don't know as regards the next world. Then perhaps we will take that of the

The Highway Transport bus service between this city and Marysville could be improved so as to give more satisfaction to the public. An intance of this took place at noon today when the bus remained in a ditch on the road for over an hour and no effort was made to transfer the pas-

SUBWAY

(Continued from Page One) ory capacity. The commission may study conditions and then advise the City Council. This body can then act on the recommendations of the commission and mass the law.

The law must be advertised how ever, and in that way submitted to the public. An appeal board has been et up and any complaints of the

The law is then submitted to the Governor.in-Council along with the complaints, and must be passed by the Legislative Assembly before be-

A town planning commission may consist of three to fifteen members. stated, it is hoped to increase the membership to twelve next spring. Ald. Crewdson next introduced W.

Small Number Present

Mr. West first spoke of the slight interest by citizens as a whole, the number attending the meeting being much smaller than expected. He then thanked those attending, and asked the commission could not work alone, but must have the co-operation of the citizens

He spoke of the ains of the commission in many different aspects, dwelling especially on beauty. He said that we "don't see the sunsets," many of us not realizing how beautiful Queen Street is.

On question by George E. Howie, he stated that William Vaughan would be allowed to rebuild his garage which was lately burned because the

(Continued on Page Six)

WINTER

(Continued from Page One)

under auspices of the Royal Canadian Cat Club. There are 140 entries in pets and a larger number of exhibitors than usual. This indicates, in

A special prize will be given for the best decorated cage carrying out the Fair's theme "regal and imper-

MALE CHORUS CONCERT

On Monday evening, Nov. 22nd, at the Normal School,

an excellent concert will be given by the Fredericton Male Chorus, under the direction of J. Harrison Wade.

In addition to the ten numbers, which include "Dear Land of Home," "Hail to our Native Land," "Perfect Day," "English Hunting Song," there will be solos, quartettes, etc.

A musical treat is in store for those who enjoy Male Chorus

Concert under the auspices of the Student Christian Movement of the University of New Brunswick.

Tickets 25 cents

CITY AFFAIRS

(Continued from Page One)

8:15 P. M.

way which would be suitable for some right of way through the woods. They submitted these plans to the City Engineer of Fredericton and to the Chairman of the Roads and Streets Committee and others. Some say that when they went over the plans they were upside down. Whether this is so or not, our city authorities passed the plans which no person but an engineer that did not give a damn would have prepared for a city like Fredericton. The subway was built on these plans without any protest whatever from the City of Fredericton or from those who were supposed to represent the city. The Daily Maii suggested more than once that the citizens get together, but no citizens got together, and it is rather late in the day now to try to lock the stable after the horse has been stolen. It all comes from our lack of co-operation and community spirit. We are too apt to let a thing drag instead of taking action, and many times we pay the consequences.

In regard to the Town Planning Commission, if we are to have a Town Planning Commission it is up to the citizens to support this commission and it is not up to certain individuals in the city, some of who may have axes to grind, to haggle and protest in regard to every action proposed by the Town Planning Com-

It is hoped that Alderman Crewdson and Mr. West and those who are interested in the Town Planning Scheme will call a meeting of the citizens and that the next meeting will be a large and representative one at which the pros and cons of the Town Planning Commission may be discussed and that all foreign subjects such as the subway which is there to stay, and other matters may be left at the door. The Town Planning Commission is for the benefit of the city. It exists in all up-to-date cities. But if the actions of the commission are going to be interferred with every time that some person wants to erect a building and so on, we had better not have any Town Planning Commission. There is a whole lot of this discussion that seems to us to be small town stuff. Alderman Crewdson, W. J. West, and others who are trying to do something to improve the city should have the hearty support of all citizens who are interested in the city's betterment.

Town Planning is for the benefit of the city as a whole, and the beauty and other features should not be sacrificed to the plea of some person or persons who want to erect buildings in any particular place. Alderman Crewdson and others are working hard to bring in industries. These industries should be confined to certain zones and no person should be allowed to plank an industrial establishment down in any place where he may wish to place it. It is not fair to the citizens in general. The Town Plannng Scheme should be supported. There should be a meeting of representative citizens to discuss the whole matter.

Forget the subway unless there can be something done about it, and develop other beauty spots such as those which are referred to by Mr. Chapman, regarding the city dump. Mr. Chapman's remarks were constructive and deserve favourable consideration.

Capitol ADVENTURE!

Gene crashes into his most exciting range exploits!

GENE AUTRY **GIT ALONG** LITTLE DOGIES

Smiley Burnette The Maple City Four Everybody's invited to come and sing your favorite song in Gene Autry's Community Sing!

EXTRA ATTRACTION

With Charles "Buddy" Rogers, Betty Grable, New Sparks, Fibber McGee and Molly, Porter Hall, Cecil Cunningham, Lee Bowon, Romo Vinecnt and MARY LIVINGSTONE

> HERE MONDAY KAY FRANCIS in "CONFESSION"

BUSH

(Continued from Page One) the fact that henceforth more depended on themselves than any one else. They couldn't expect spoon-feeding all the time.

Supt. McDougall of Algonquin Park, whose staff had apparently done a fine job with the forty boys allotted them, believed that the scheme should be continued if any degree of success wa hown from the inaugural effort. Everyone encountered was fo the same opinion, pointing out that the first efforts would reveal various errors or unforeseen circumstances which would be the experi ence for better luck next time.

Which comes back to one angle discussed by the Lands and Forests officials on the scene. They said the boys had encountered beneficial hard work and the department had benefited by having odd work done that would otherwise have dragged along for a considerable time before it was accomplished.

Woods portages were described as generally in very poor condition due, to some extent, to economies of administration. The result was that serious fire outbreaks could not be nipped in the bud-which is the secret of keeping down fire losses-hecause rangers could not get into the area fast enough. They spent too much time bucking bad portages and hauling equipment.

MIGHTIEST SEA DRAMA EVER FILMED! Thrilling because it's new! Exciting because it's real! Warner **ELIZABETH ALLAN** MICKEY ROONEY George Sanders Jane Darwell Joseph Schildkraut Directed by Tey Garage

COMEDY

Here MON., TUES., and WED.

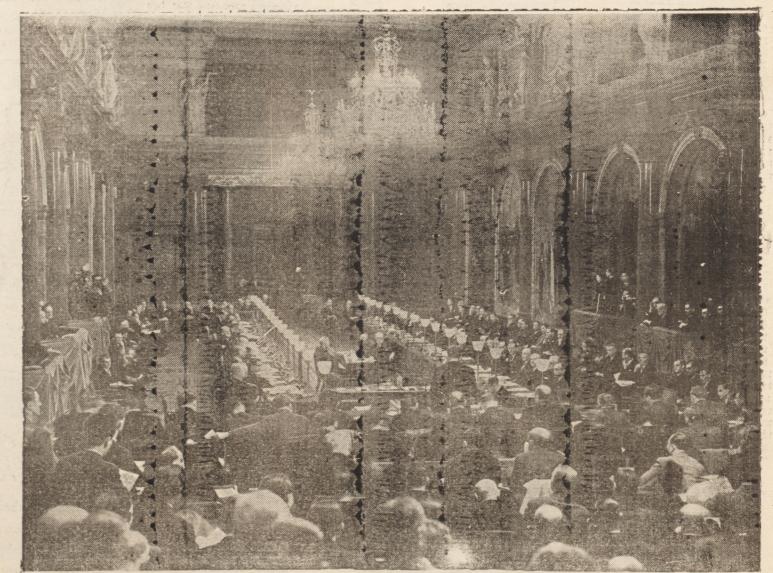
RONALD COLEMAN

Frank Capra's "LOST HORIZON"

Mothers approve **Guide to Better Control of Colds**

Simple Plan Helps Them to Gain Greater Freedom from Colds for Their Families. EASY TO FOLLOW IN THE HOME

WORLD STATESMEN GIVE UP HOPE OF JAPANESE CO-OPERATION



Here is a picture of the scene in Brussels when the representatives of many nations met to endeavor to solve the problem of peace between China and Japan. M. Spaak, former Belgian Fereign Minister, is standing addressing the gathering. It was decided not to make further welcome gestures to Japan, and hints were heard that sterner measures impended. Japan has twice refused to send a representative to