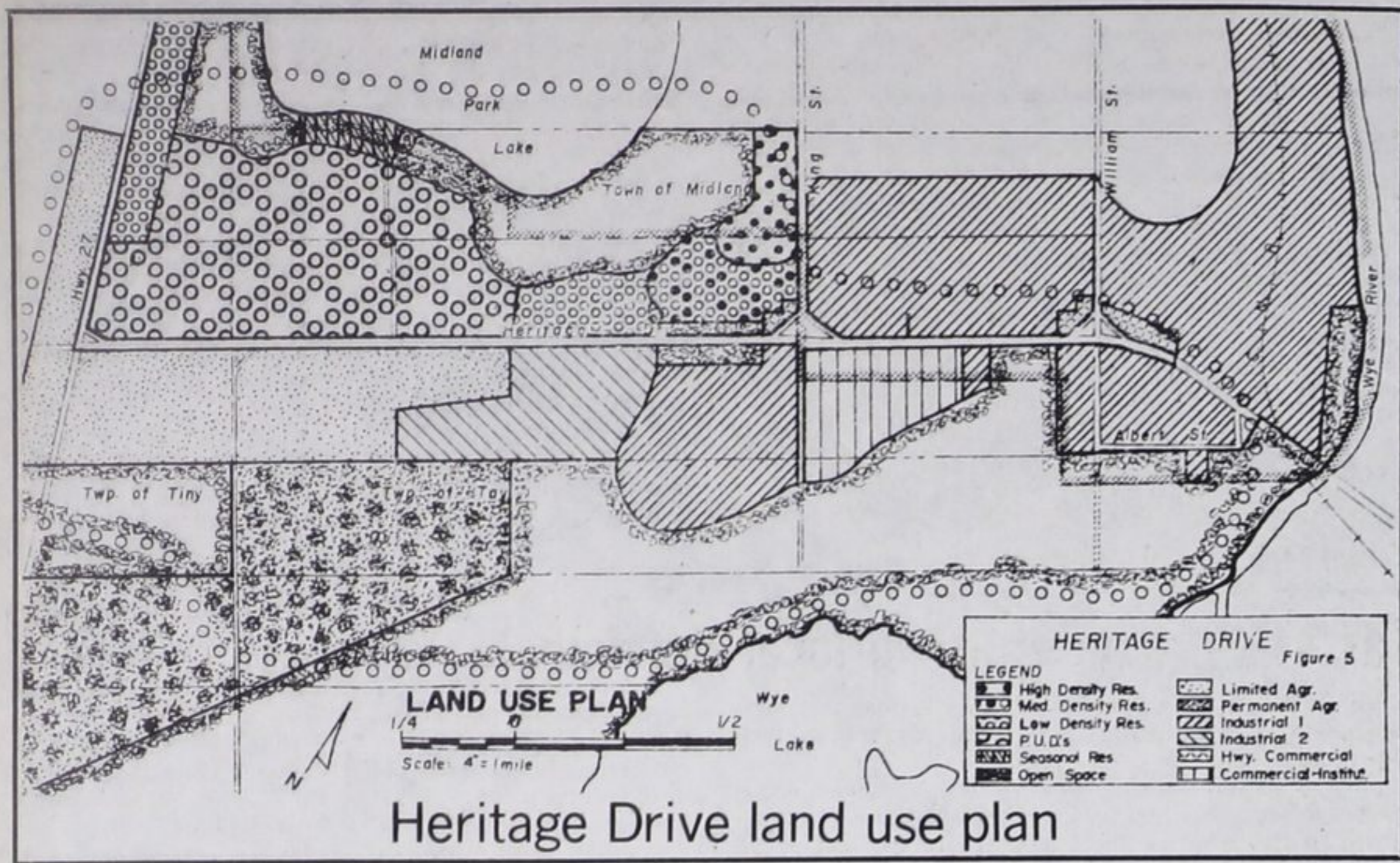


Politicians dissatisfied with conclusions of Heritage Drive area study



Heritage Drive land use plan

by Sue de Stein
 Very few of the area politicians who gathered in the Midland council chambers Thursday night appear to be satisfied with the conclusions drawn up in the area planning board's study of land use in the Heritage Drive area.

The study, requested by Midland planning board and council, was compiled by the Tiny-Tay Peninsula Planning Board staff during the summer of 1974. By far the most controversial features of the study are the provisions for 181 acres of industrial land (or 18 per cent of the land considered) south of Heritage Drive and west of King Street, and 400 acres of agricultural land.

Shaking his head, Midland commissioner of works Percy Ehler felt the study gave "a little bit to everyone, but not very much to anybody," thus appeasing the environmentalists, the industrialists, the agriculturalists, and the developers. Midland reeve Moreland Lynn added that "motherhood has been served."

The intention of the report was to provide industrial land for development, but "somewhere we got off track," said Ehler.

Midland planning board member Bill Thompson felt, "if industrial use is the name of the game, 18 per cent is kind of slim."

The study presents one of many alternatives to be examined, explained area board member Dr. Peter Brasher, and its conclusions are not necessarily final. Area planner John Faulkner added that the land use study was merely one third of the entire study. Two other firms, Proctor, Redfern, Bousfield and Bacon Associates, and Canadian British Engineering Consultants will be embarking on an economic feasibility study and a servicing capability study in the future. The first study was not intended to be self-supporting, but "is part of a much larger picture."

The land use study was intended to be an evaluation, he said, a basis on which the other two studies are to be made.

If the report was meant to be the basis for discussion only, Ehler argued it would be difficult for the servicing study to go ahead on the basis of that study.

Differing opinions
 Midland councillor Sam Ancio told the meeting he did not agree with some of the

conclusions of the study. "The report doesn't show the expertise it should have," he said.

As a good starting point the report is of value, said Bill Northcott, Tiny township's representative on the area board. It outlines the basic situation and points out the optimum location for industry, he said. "It is up to this group to decide if it is enough, and what we will give up as a trade-off if we want more," he added.

Max Bacon of Proctor, Redfern, felt it would be a "value judgement whether the agricultural land should be preserved."

Of the 400 acres earmarked for agricultural purposes, the study suggests that the more southerly section of agricultural land be zoned as permanent agricultural and that no future alterations to this zone should be permitted. The agricultural zone just south of Heritage Drive is intended to be zoned for agricultural purposes for a minimum of ten years.

According to Tay councillor David Moore, "you're preserving nothing in terms of agriculture," by zoning that land for farming.

"I don't think that size of

land parcel is worth saving," agreed Lynn. Area planning board member Brasher pointed out it might be more feasible to develop land within the urban serviced area, so agricultural land outside it may be preserved.

Ecological concerns

Doug Cole, manager of Ste Marie Among the Hurons and representative of the Wye Valley Heritage group, told the meeting he "would like to see a minimum of development" south of Highway 12. Although he felt the report presented a "very balanced view," he added "we are not totally happy with the report, although we can appreciate the need for growth." Cole stressed his concern for the preservation of the hardwood bush south of the highway and the aesthetic value of the valley.

The study points out that "there is a real concern that the ecology of both Midland Park lake, the Wye Marsh

and the hardwood forests will be adversely affected by development in Heritage Drive." With the development of the area — the paving of the streets, lawn fertilizer, industrial chemical storage — "there will be greater storm runoff and an even greater concentration of storm water pollutants."

Warning that unplanned development has a cost, the

study states that "the disruption and perhaps destruction of the two water bodies, and the hardwood forests on the Wye Valley's north slope could be possible."

But according to Bacon, pollution from industrial and housing development is more easily controlled than pollution from agricultural land. It is not a question of

how to control it — "it has been done" — but it is a question of "how tough the authorities can be," he said. In fact, there may be more of a hazard to Little Lake, if the land is not developed, Brasher added.

Co-operation important
 "We must think in terms of what is best for the area, and not individual municipalities," Faulkner

stressed. It is quite possible that the commercial and industrial life of the area "will revolve around the intersection of Highway 27 and 12 in more ways than one," he told the meeting. In a later interview, Faulkner warned that this reorientation "could turn Midland and the area inside out if we're not careful".

He stressed the importance of co-operation between the municipalities. "If the area doesn't work together, it could bleed both Midland and Penetanguishene," he said. The fate of the land use study rests on the shoulders of area planning board members, who will consider its acceptance or rejection at a future meeting.

Regent student wins

Brian Parker, student at Regent School in Midland walked off with the honours at the public speaking contest held at Huron Park School early this week for Area 3 students.

Brian won out over eight other competitors — Gloria Nowak, David Russell,

Sarah Hooper, Carol Allan, Kathleen Daniels, Patsy Dundas, Keith Edwards, and Yvonne Alberts. Brian's topic was "Space Travel". He was awarded the Ken Cowan trophy.

Judges for the contest were Rev. Rob Campbell, Mr. Fred Hacker, and Mrs. Mary Haskill.

New housing complex

Aned Construction Company of Toronto has been given a conditional go-ahead by the Ministry of Housing to build an 89-unit townhouse/condominium complex on the west side of

William Street, south of Birchwood Drive.

The company will go ahead with the foundations for the development, then the final plan with lot lines will be drawn up, subject to the approval of the town engineer. Construction other than foundation work, should be started in the spring.

Licensed

Midland finally has a fully licensed liquor lounge, with the opening Saturday of the bar at the refurbished Midtown Motel on Hugel Avenue.

The town now has several dining lounges, but residents have not had a place to enjoy a quiet drink inside the town limits.

The proprietor of the motel is Wally Boyer, a retired hockey player with the Toronto Maple Leafs and the Winnipeg Jets of the World Hockey Association.

church directory

THE CATHOLIC PARISH OF FLOS
 Saturday 6:30 p.m. Allenwood 7:30 p.m. Elmvale
 Sunday 8:00 a.m. Allenwood 9:00 a.m. Pheipston
 10:00 a.m. Elmvale 11:00 a.m. Allenwood
 Confessions — Before Mass

PRESBYTERIAN CHURCH IN CANADA
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 Phones: The Church 322-1411, The Manse, 322-2453
 Elmvale Church: Christian Education, 10 a.m., Christian Worship, 11 a.m.

UNITED CHURCH OF CANADA
 St. John's Elmvale
 Minister: Rev. B. Gazzard
 Worship: 11:00 a.m.
 (Nursery during Service)
 Phones: Church 322-1472, Manse 322-1522
 Wyevale United Church: 11:30 a.m.
 Waverley United Church: 10:00 a.m.
 Rev. E. John Gazzard, Minister

Simcoe county council wants stiffer court penalties

A resolution from the town of Watford, recommending the Attorney General undertake a review of Provincial Court Criminal Judges attitudes towards fines and penalties, received endorsement from Simcoe County Council, on Wednesday.

The Watford resolution asked the Attorney General to review the procedures,

attitudes, and policies of judges in Ontario, with respect to imposing stiffer penalties. It was also concerned that Police officials be encouraged to lay charges for second and third offences.

The action was taken in an effort to curb rising criminal activities in the province and restore faltering respect for law and order in Ontario society.

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