

# Plans made for hearing

The members of the Tiny Tay Peninsula Planning Board decided last Thursday evening to let its executive committee represent the board in "the most appropriate manner" at a hearing of the Ontario Municipal Board (OMB) which will determine whether Victoria Harbour is being asked to contribute too much money to the OMB.

A date has been set for the hearing, which will be held as soon as the OMB has a cancellation in its busy schedule. The alternative would be to schedule a hearing for some time in January.

Victoria Harbour has refused to pay its levy of \$1,080, and has offered instead to pay a maximum of \$600. They suggested that the board set a maximum dollar figure for its budget and divide that by the equalized assessment to arrive at the figure each member municipality should pay. However the total budget for the board was higher this year than the figure suggested by Victoria Harbour.

Board member Harry Cox said at the meeting that the board had offered to discuss the activities of the planning board and its budget with the Victoria Harbour town

council, but received the reply that Victoria Harbour will stick by its decision to pay only \$600 to the board.

Tiny Township councillor Basil Dorion said "our good planning is being bogged down by feelings and petty politics" and suggested the board just let Victoria Harbour withdraw and forget about them. It was pointed out, however, that only the Ministry of Housing had the power to allow a member municipality drop out of the area planning board.

The main part of the discussion on the OMB hearing revolved around the issue of whether the board should hire legal counsel to present its case before the hearing.

Doug Clute stated that "we must approach the board with a case" and suggested that hiring a lawyer would be the best way to make sure the board's case was well presented to the OMB.

After a discussion on the merits of hiring a lawyer, in which a number of board members suggested that a lawyer would only confuse matters, a motion was put forward that the executive committee should make sure the board had the best representation possible, and this would include hiring a

lawyer if it were deemed necessary.

After further discussion, the motion was amended to say that the executive committee should represent the board in "the most appropriate manner."

Two board members, Harry Cox and Dr. Peter Brasher, and Michael Ufford, the professional planner who works for the board were chosen to testify for the board at the hearing.

### Retain right-of-way

The board also discussed what action it should take in connection with the abandoned right-of-way being offered for sale by the Canadian National Railway.

The board wishes to keep the right-of-way intact in case it is ever needed again for rapid transit or for another road. Farmers with land abutting the property have expressed a desire to buy the land themselves, but the board feels if the right-of-way were ever needed again it would be next to impossible to re-assemble after it had been dismantled.

Dorion suggested that the board should be able to buy the whole thing for a dollar. "It's a problem, and we should be able to buy it at problem prices."

Other members of the board felt the land should be bought at whatever price they had to pay.

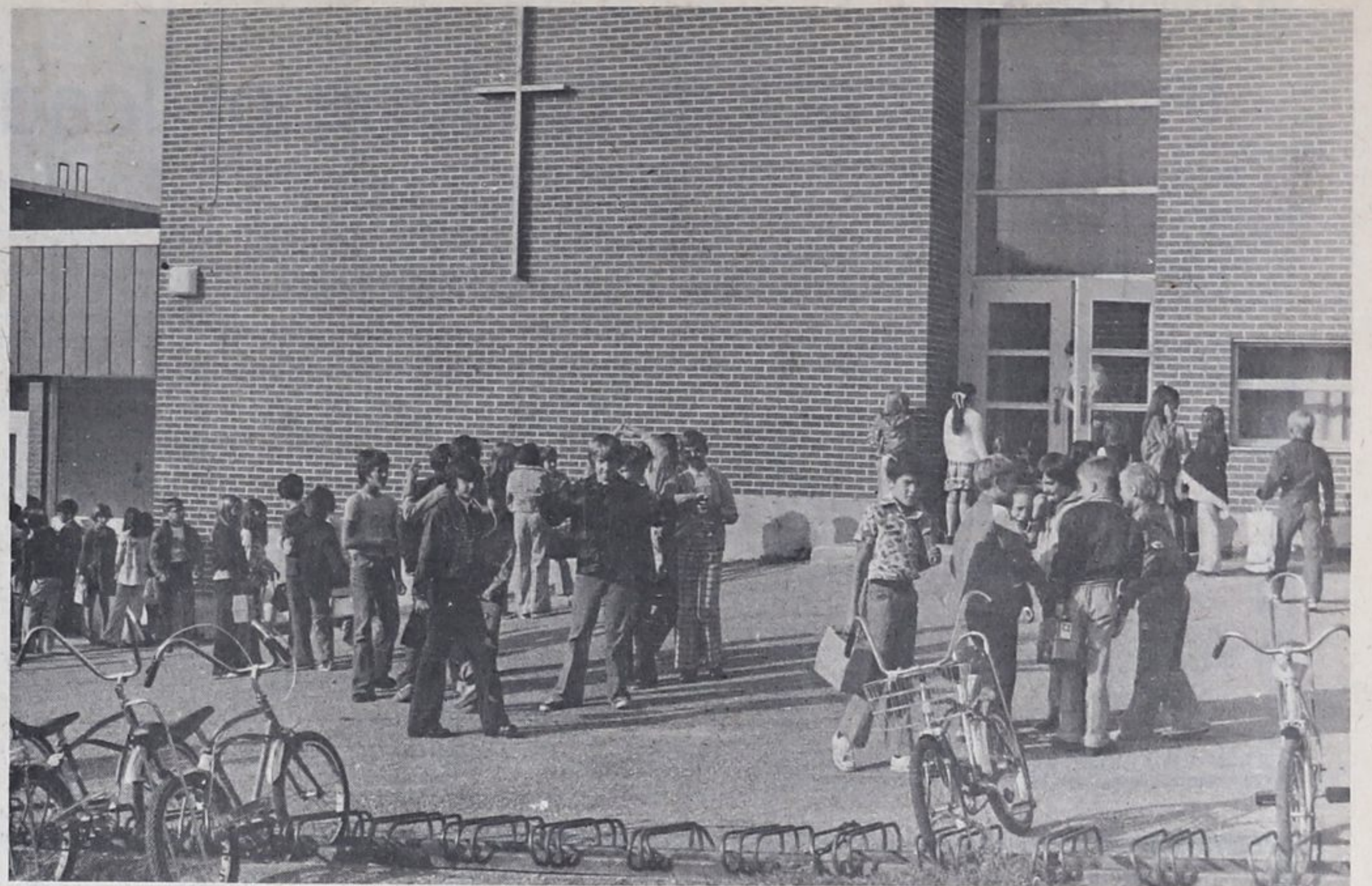
There has been some suggestion that the area could be bought by the county and used as a linear park, for snowmobiling and riding. Gil Robillard told the board members that they had got off on a tangent with talk of linear parks and that county council's worries that the upkeep of such a park would be expensive were irrelevant since the land was not being kept up now and there was no reason to believe it would have to be kept up in the future. He reminded the board that the most important thing was to keep it intact.

He suggested that the township might be able to get a Local Initiatives Program grant to keep up the land, or use labour from the Hillsdale Work Camp.

Midland Reeve Moreland Lynn expressed his feeling that the board did not have the information necessary to consider buying the land. He pointed out that nobody from the board had found out how much CN wanted for the property or what the laws were concerning the buyer's responsibility regarding the upkeep of such a piece of property.

He suggested that a battery of letters should go to all the councils, boards and associations in the county explaining the board's position, and asking for support, while at the same time more research should be done on the legal aspects of the situation and on CN's position.

The board decided that those members involved in politics should take the board's position to their respective bodies with as much political clout as possible, and that Ufford should do the required research.



Holidays are over for another year

Penetanguishene children returned to school yesterday under skies that were as nice as any which have been experienced all summer.

That didn't seem to get these St. Joseph's students down though as all appeared to be happy at the prospect of a new year getting underway.

Staff photo

# The Penetanguishene Citizen

TV Guide Plus 8 pages of Colour Comics

Vol. 9 No. 36

Wednesday, September 8, 1976

20 cents

## New hospital will open next month

By the end of this month the Huronia District Hospital on the Old Penetanguishene Road should be admitting its first patients. The new hospital will fulfill the duties now carried on by St. Andrew's Hospital.

Major construction on the new two level building is now completed and all attention is now being focussed on the finer details such as carpeting and the assembling of equipment.

The new hospital will open with 134 patient beds but can accommodate more when the need arises.

"The new hospital is not that much bigger in rooms than St. Andrew's but the services are much more sophisticated at Huronia District," said hospital administrator Ted Pritchard.

Where the old hospital has one major and one minor operating room, Huronia District has three. There are two X-ray rooms instead of one in order that one can be kept for emergencies only. Equipment from St. Andrew's will be brought down to the new hospital and will be used in one of the X-ray rooms while all other equipment is new.

There are four emergency rooms for those patients who are admitted and need immediate attention. Blood tests will no longer be taken in the halls as it is done at St. Andrew's but rather will be done in special rooms.

## Near drowning at Balm Beach

Two Toronto youngsters escaped serious injury Friday at Balm Beach after venturing into rough water. The two were hauled to safety by bystanders on the beach.

Neil Amitay, 10, and his younger brother Owen, 8, had been left alone on the beach and told not to go in the water.

Not heeding the warning they experienced difficulty in swimming in the rough water.

After being pulled to safety the two were taken by ambulance to St. Andrew's Hospital and treated for swallowing large amounts of water. They were released shortly afterwards.

## Police report

### Quiet weekend

Penetanguishene police report a quiet Labour Day weekend with five charges laid under the Highway Traffic Act as a result of radar in town.

Nelson Desjardin, 40, of Highland Point was charged with impaired driving and excess alcohol Saturday at 11:00 p.m. after Constable Michael Brady noticed him driving erratically on Robert Street West.

### Accident

Ten-year-old Robin Robitaille of Georgian Bay Estates, Penetanguishene, was sent to hospital with injuries after being involved in bicycle accident Friday at 6:40 p.m. on Church Street. The bicycle was struck by a car driven by Ron Marchildon of

As far as staff goes, Pritchard said all the staff at St. Andrew's are eager to get into the new hospital. More nurses will be required for emergency and intensive care as the hospital will be open for emergencies 24 hours a day. The switchboard will also be open all day and night.

The hiring should be done in the very near future said Pritchard.

Huronia District Hospital is for the use of patients of doctors from Victoria Harbour, Midland, Port McNicoll, Medonte and the townships of Tiny and Tay. These municipalities contributed to the funding for the new hospital.

Penetanguishene, which has its own hospital did not contribute and is not eligible to use the new complex.

"Many years ago boards tried to reach an agreement between Midland and Penetanguishene but it never came about," said the hospital administrator.

The theme for the interior of the new building revolves around the history and culture of Georgian Bay and the designers

and planners have taken advantage of the talent which lies within this area.

There will be Budd Watson photos, woodcuts by Ted Lord, paintings for the board room by John Hartman and animal caricatures by Hugh Niblock.

Pottery ash trays and flower pots will be made by local potters from Hillsdale and Wyebridge.

The art work was all paid for by the Rotary Club.

"That bill was something to the tune of \$10,000," said Pritchard.

Donations from the public have been very important to the building of the hospital.

"We felt most people would feel they were paying enough for the hospital by paying their taxes and would not want to contribute, but we've been pleasantly surprised," said Pritchard.

The official opening for Huronia District Hospital is October 8 and members of the public will be invited to come and see "their" hospital.

## East end NIP area finalized

Members of the Neighbourhood Improvement Program (NIP) steering committee met last Wednesday evening to finalize the boundaries for the new NIP area in the east end of town.

The boundaries have remained pretty much the same as those set out in preliminary plans made over the past year, and NIP coordinator Steve Fournier described the changes as "smoothing out the rough edges." The NIP area is located to the east of Main Street around the McGuire Park area and extending north to about Robert Street.

Fournier said he was looking forward to the start of the project. "It should be a good one", he said. The area is about twice the size of the first NIP area in the west end of town in terms of population.

The steering committee told Fournier to begin drawing up the revised plans for a Site Selection Report, and to prepare a Redevelopment Area Bylaw, which council must pass, according to the Planning Act,

before the project can begin.

Fournier will also begin preparing an application for site selection funding from the senior levels of government. Under the program, a maximum of two per cent of the total funding for a NIP project can be put towards the site selection process, but Fournier said in this case they will be spending considerably less than that amount. He said the steering committee has been considering the area since last summer, and very little work has been necessary to finalize the choice of the site.

When the site selection report is completed the project will move into the planning stage where all the details of the work to be carried out will be agreed upon.

Public meetings of all the residents of the NIP area will take place in the near future for the purpose of getting citizen input into the final plans. No date has been set at this time for the first public meeting, but area residents will be notified in advance of the meetings.

## Secondary plans for Lafontaine and Perkinsfield submitted to Ministry

Secondary plans for Perkinsfield and Lafontaine are now awaiting approval from the Ontario Ministry of Housing.

Secondary plans for Lafontaine and Perkinsfield are now awaiting approval from the Ontario Ministry of Housing.

The plans, amendments to the Township of Tiny Official Plan approved by the province in 1971, were drawn up by Ainley and Associates for the township. When they receive approval, they will chart the development of the two communities for the next 15 years.

The official plan for Tiny Township designates the two areas as development areas, and the new secondary plans specify in detail, the type of development to take place, the projected populations of the two areas, and the boundaries within which the development will take place.

Both plans were recommended to the Township Council by the Tiny Planning Board on August 10, and were adopted by the council at its regular meeting of August 26.

The purpose of the amendment to the official plan, in the case of Lafontaine, was to "assist planning board and council in the formulation of policies relating to the future economic, physical and social development of Community No. 1, the Hamlet of Lafontaine, and to ensure that all development is beneficial to the residents of the Community

and the Township."

It will also serve to discourage fragmentary sprawl development which would infringe on agricultural lands, and to ensure that development occurs in such a manner as to minimize expenditures for the provision of municipal services.

The study done for the secondary plan found that, although the official plan states that Lafontaine could support a population of over 3,000 people, it should be kept to 750. It states that the character of Lafontaine should remain basically rural, and that all development should be permanent in nature with year round occupancy of dwellings. Development, according to the plan, should be consolidated, and provisions are made for the infilling of existing developed or subdivided areas within the community.

The general development policy put forward in the secondary plan calls for the limitation of further development along County Road 26 and Side Road 18, with development in depth back from the County Road and Concession Road encouraged.

The maintenance of open space is one of the priorities of the plan, and commercial development will be encouraged only in certain areas along County Road 26. Commercial and industrial land uses are intended to serve only the needs of local residents.

The residential section of the town will continue to consist mainly of single family

dwellings, although the plan allows for a maximum of 10 per cent of the total population to live in multiple family dwellings, not larger than "fourplexes".

Commercial uses in the area will include convenience and general merchandise stores, personal service shops and gas stations and about 7.6 acres are zoned for these commercial uses.

Industrial land use will be restricted to those industries which serve a farm community, such as welding shops and farm implement sales and service outlets, and since the study showed that major expansion of farm operations in the area was not likely, the designation of industrial lands is limited to those which already exist.

The policy on sewage disposal does not involve any change over from septic tanks to central piped sewage systems, but does not rule out such systems if they can be installed. Piped sewage systems will be encouraged wherever possible.

### Perkinsfield

The secondary plan for Perkinsfield was prepared because of a planned subdivision containing 84 lots which is in the process of receiving approval from the provincial government, and which would raise the population from 380 to about 700. The Tiny Township Official Plan states that a secondary plan must be prepared for any "Rural Service Centre" where the population increases to over 600.

In addition to the subdivision, an additional 425 lots have been proposed which could add an additional 1500 persons to the Community.

Although the original official plan for the area says Perkinsfield can support 5,510 people, the secondary plan states that the population shall not exceed 800 by 1990.

The new plan calls for all new development to form extensions to the existing built-up areas, and to occur to the south and east of the intersection of County Roads 6 and 25.

All commercial development in the town will take place in two areas, one being to the southeast and northeast of the intersection of County Roads 25 and 6, and the other along County Road 6.

Developments within the areas designated residential, will have an average lot size of 20,000 square feet and no lot will be smaller than 18,000 square feet.

Those places which already exist, and which do not conform to the new secondary plan will not be forced out, but council will attempt to reduce the number of non-conforming land uses whenever possible.

Land designated for institutional uses will accommodate such things as churches, schools, a post office or a pumping house, and will be located near or adjacent to major arterial roads. They will have sufficient lot acreage to accommodate the parking requirements generated by the use.

The plan also calls for the township council to support an application for the installation of traffic lights at the intersection of County Roads 25 and 6.

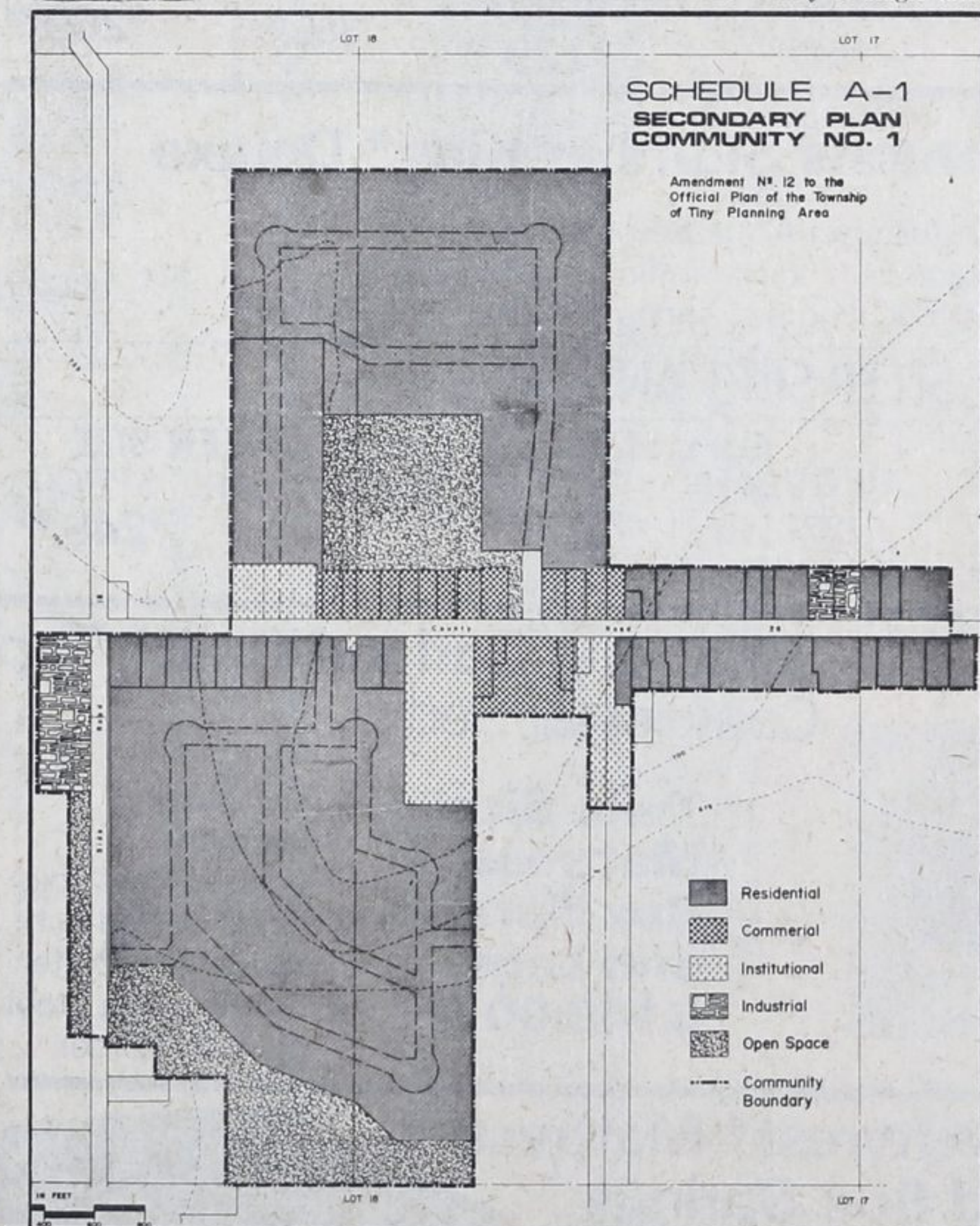
### Started in 1973

The secondary plans were started with public meetings in 1973 in both areas, where the general public was invited to make its views known about the development of the two hamlets.

Tiny Township planner Roger Robitaille said last week that of the six rural service centres in the township which require secondary plans, Lafontaine and Perkinsfield are the only two which have been done. A secondary plan for Waverley is almost complete and one for the Northwest Basin is in the preliminary stages. Plans for Wyebridge and Wyevale have not yet been started.

Secondary plans have also been completed for the resort communities of Bluewater Beach and Balm Beach, while one for Woodland Beach has been submitted to the housing ministry, but has not yet been approved. Eleven other resort communities are slated to have secondary plans prepared within the next few years.

Any rate-payer who has a complaint about a secondary plan can take it to the Tiny Township planning department, and from there to the Township council, and, if still not satisfied, can appeal to the Ontario Ministry of Housing.



Secondary plan for Lafontaine

## Pen-Glen campaign is ready to go ahead

The fund raising campaign for the Penetanguishene-Glendon project is almost ready to go into the soliciting stage, but so far no site has been found for the educational, cultural and recreational complex.

Pen-Glen secretary and researcher, Jeanne Robillard, said last week she has finished compiling a list of all the property owners and renters in a number of area municipalities and is ready to begin mailing out letters asking for donations.

Pen-Glen finance committee member Rejeanne Guay-Galbraith said the letters will go out as soon as the committee has a meeting to discuss the proper approach to be taken.

Meanwhile, the search for an appropriate site goes on.

Galbraith said, "We have to look at it very

carefully because we don't want to change the project for the site."

She said the site has to be attractive and have easy access. She went on, "I hope that soon we'll be able to make a choice."

The group is also looking into the architectural needs of the building. Although plans cannot be drawn up until a site is chosen, they are now considering different styles.

"We want it to look attractive because we want it to be an asset to Penetanguishene and to the area," Galbraith said.

She said the fund raising campaign will probably continue to have its headquarters in the Centre d'activites Francaises where it has been operating for the summer. It was the only place available at the beginning of the summer, and although the centre is

resuming operations for the fall, it is still the most convenient place to work from.

The Pen-Glen project was originally conceived after a former editor of the Penetanguishene Citizen Jim Park, discovered that Glendon College was interested in getting involved in a bilingual project in the Penetanguishene area.

Galbraith said she hoped the facility would help to halt the flow of Penetanguishene's youth to Toronto. She said many were leaving because they did not find much in the area to satisfy their intellectual needs. "Penetanguishene needs young blood," she said, "and we're not getting it now."

She hopes many of the area's young people will get involved with the project. She said she thought they would become involved when they "see things happening and see that it works."