

# Swapping land latest of four proposals developer unveils this week

Not all members of Midland council are in favour of swapping land fronting on the westerly shore of Little Lake for a chunk of land at T. M. McCullough Park.

However that is one of four proposals contained in a new presentation to both Midland council and the town's board of parks management.

It is understood the matter will be discussed at some length Monday night during a regular council meeting and later at a joint meeting of municipal council and the parks board.

Meanwhile because of the importance of the latest proposal of Szeliga Investments Limited, as prepared by the firm's legal counsel (Frederick W. Hacker of Midland) it is being reprinted here at this time:

**Background Information**  
By submission to the Planning and Development, Parks and Recreation Committee of the Municipal Council of the Corporation of the Town of Midland on Aug. 17, 1981, Szeliga Investments Limited ("Szeliga") proposed to acquire from the Corporation of the Town of Midland ("the Town") part of the McCullough Park lands.

The lands affected by the proposal have a frontage of five hundred feet (500') on Georgian Bay, contain an area of 4.95 acres of land and 2.75 acres of water lot and are shown outlined in red on a sketch attached hereto as Schedule "A".

The original submission with respect to the project was made to the Parks and Recreation, Planning Development Committee on Jan. 12, 1981, at 4 p.m., by Peter Mielzynski and William Moffet on behalf of Szeliga.

The proposal was brought back to that Committee at a meeting of Aug. 17, 1981, at which Committee members and other members of Council were present.

The matter was further discussed by members of Council at a special meeting of Thursday, Aug. 20, 1981, at which counsel for Szeliga was invited to attend.

At a meeting of the Midland Board of Parks Management held Sept. 3, 1981, the development proposal of Szeliga was reviewed.

The issue has continued to occupy municipal and public attention and a further submission is hereby proposed.

## Proposal

Szeliga wishes to propose for the consideration of the Corporation of the Town of Midland, the following alternative with respect to the acquisition by Szeliga of part of the McCullough Park lands:

1. Szeliga would acquire the lands by paying to the Corporation of the Town of Midland, the fair value of the lands, said valuation to be dependent upon the nature and extent of restrictions imposed on the lands by the Corporation of the Town of Midland; or

2. Szeliga would undertake and agree in consideration of the transfer to Szeliga of part of the McCullough Park lands, to develop the balance of the McCullough Park lands in a manner to be dictated by the Municipal

Council and Board of Parks Management of the Corporation of the Town of Midland; or

3. Szeliga would transfer to the Corporation of the Town of Midland, title to lands west of (behind) that part of the McCullough Park which would be retained by the Corporation of the Town of Midland, to enlarge the available land for development of McCullough Park; or

4. Szeliga would exchange ownership of a parcel of land in Lot 104, Concession 1, Town of Midland, fronting on the westerly shore of Little Lake, for that part of McCullough Park shown on Schedule "B".

## Land Exchange for Land on the Westerly Shore of Little Lake

Szeliga is prepared to convey to the Corporation of the Town of Midland ownership of a parcel of land consisting of an area of 33.15 acres, with a frontage of 1,786' on Little Lake.

A right-of-way providing access to the said lands would be provided over the southerly 30' of Lot 104, Concession 1, (Old Survey), Township of Tiny, from Highway 27.

## Benefits of Land Exchange

The following benefits with respect to this proposal are submitted:

1. The Town would receive in excess of 33 acres in exchange for less than 5 acres of land.

2. The Town would be receiving approximately one thousand, eight hundred feet (1,800') of water frontage in exchange for five hundred feet (500') of water frontage.

3. While the Town would be giving up water frontage on Georgian Bay in exchange for water frontage on Little Lake, the Town would be retaining the majority of the McCullough Park water frontage area which would still be available for future development.

4. Ownership of this area fronting on Little Lake would give the Town further control over the Little Lake water shed area.

5. Ownership of this

33 acre parcel fronting on Little Lake would have environmental benefits for the Town of Midland in the preservation of Little Lake.

6. The 33 acre site is closer to centres of population in the Town of Midland.

7. The 33 acre site is accessible to the area which the Town is in the process of annexing and would provide park land close to the new development in that area.

8. The Town of Midland presently owns 25 acres of land in Lot 103, Concession 1, immediately south of the 33 acre parcel. These lands appear landlocked and are not being used by the Town of Midland at the present time. The acquisition of the 33 acre site would provide access to the 25 acre parcel in Lot 103 and would open that substantial additional land for municipal park development. Accordingly, 58 acres is being made accessible for development.

9. The Little Lake site would be available for varied forms of park development. In addition to actual water front park land along the eighteen hundred feet (1,800') of water frontage, there could be varied park uses of the balance of the lands, including hiking trails, horseback riding areas, playing fields, picnic sites, and wilderness areas. With the larger area and varying land forms available numerous themes could be developed in the park.

10. Because of the nature of the terrain of the 33 acre site, development would be less expensive than development of the 5 acre McCullough Park site.

11. The Town would retain the balance of the McCullough Park site (the more favourable part of McCullough Park) for future park development and would in fact have an additional site for development by the land exchange.

12. There are also the benefits of the development itself which must be considered in order to give

full consideration to the proposal, including:

(a) The construction and employment benefits of the proposed development;

(b) The permanent jobs created with the proposed new development;

(c) The psychological benefits of development in Midland;

(d) The commercial benefits to the area.

## Other Questions Surrounding The Development Proposal

There have been a number of issues and questions arising in the consideration of the Szeliga proposal to which Szeliga wishes to respond as follows:

1. What does the development include? The proposal includes the following: (a) The construction of a restaurant/wine bar facility on the site of the old Georgian Lodge; (b) The construction of approximately forty (40) single family dwellings on one acre sites; (c) The construction of a private marina facility; (d)

The construction of recreational facilities including tennis courts; (e) The provision for residents of interior walking paths;

2. Are full plans of the proposal available?

The acquisition of the McCullough Park land is fundamental to the development. Without ownership of the McCullough Park land this development as proposed will not proceed. Szeliga is prepared to expend the considerable funds necessary to present final and formal plans as soon as its land assembly is completed, including receipt of an indication from the Corporation of the Town of Midland that the waterfront lands are available.

Before any actual subdivision development could proceed, the Town would have to approve full plans and designs.

3. When would the whole project be completed? The project

would proceed in stages with the restaurant facility being constructed first, work undertaken on the water front site second and the subdivision and sale of lands and ultimate construction of residences subsequently.

The formal timing of each phase would be dependent upon servicing requirements and would be part of subdivision negotiations.

4. What if Szeliga can not acquire the waterfront? Ownership of the waterfront is integral to the project. Without it, this project will not proceed.

5. Could the park land remain public and be shared by Szeliga and the public? For the purposes of the type of development contemplated that is not an option.

Absolute ownership of the waterfront is essential.

6. Is this the kind of development Midland

wants? That question must be answered by the individual Board, Committee and Council members.

Much has been said about the project, the proponents and the prospective residents. Midland must decide whether it wishes to

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**Scared?**



**Tremble with us.**

**HOLY CROSS**  
Evangelical Lutheran Church  
• Sundays  
ATHENIAN HALL  
10:30 a.m.  
Rev. Paul A. Schult  
Pastor

## Thank You, Midland

You gave me my start, now another station wants me!  
(For heaven's sake, can you believe that!)  
Dave Munroe & Marilyn

## THE STRAND AND HAIR QUARTERS Would Like to Invite You

To come in and see all the new fashions for fall. The staff from the Strand and Hair Quarters are a team that are keeping up with the different hairstyles for all age groups of today.



**Top Row:** Tom Bourgeois - 5 yrs. experience, Lynda Sharp - 2 1/2 yrs. experience, Sherry Burrage, Junior Stylist - 1/2 yr. experience, Shanna Downer, Junior Stylist - 1 yr. experience. **Bottom Row:** Linda Lorette, Make-up Artist, Kelly Roy - 2 1/2 yrs. experience, Grace Hill - 10 yrs. experience.



**Standing:** Bea Offord - 15 yrs. experience, Larry Bourgeois, 15 yrs. experience, has been with the Hairquarters for 1 year, Kim Mitchell - 2 yrs. experience. **Sitting:** Wendy Piltz - 5 yrs. experience.

They have recently returned from a two day seminar where they were educated on the newest hairstyles, techniques, and new products. They attended classes taught by professional cosmetologists who represent Canada in other countries for its fashion progress. Some of the cosmetologists were Karen Marks, Anthony Comprise, Brenda Lee, Sasillia Johnson, and many others.

What to look for in the coming months: Perms are definitely still in but with more fullness, body, and movement, the layered look for long hair, and believe it or not the roller sets are coming back because they give you a longer hold than blow dryers and ironing.

The Strand offers many services like make-up applications, acrylic nails, manicures, total facials, eyebrow arching, ear piercing perms, colors, and hairstyling, but the big thing they hope to introduce within the next month is a new product called cellulite wrap where women can come in, have the service and loose up to 3 to 12 inches in a full body wrap.

### THE STRAND

A.E. Lepage Mall Hwy No. 27, Midland  
526-7632

### HAIR QUARTERS UNISEX

316 Midland Ave. Midland, Ontario  
526-7467

### CHRISTMAS PORTRAIT SPECIAL

during November only

**\$20.00** for 1-8x10 and 2-5x7  
or  
for 1-8x10 and 4-4x5

with this coupon you get  
1-5x7 extra

### PHOTO BOX

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