

Parkland emerges as big issue in Guildwood plan

Tay Township council has approved the proposed draft plan for Phase III of the Guildwood subdivision on Sandy Bay Road. But Councillor Lynn Morton questioned the awkwardly placed parkland off the western edge of the development and accessible only internally, not from Sandy Bay Road.

"What would that really be used for?" Morton asked.

Under the Planning Act, five per cent of the land in a subdivision plan must be dedicated to parkland, or the equivalent in cash can be substituted.

"Our policy is to take parkland," Clerk Brian Hopkins noted.

But as Morton remarked, that policy creates a host of small undeveloped scattered patches.

Reeve Bruce Tinney agreed that he would like to see an area in Midland Point that could have a ball diamond.

Guildwood owns the land around the park area. Councillor Jack

Hunter suggested development of the park be required in the agreement covering the next phase of Guildwood subdivision.

In fact, if Tay required in the next phase the portion south of the current park be designated parkland, the park would be enlarged and accessible from Sandy Bay Road.



Some relief for residents

A visible sigh of relief swept through the delegation from Fesserton Heights last Thursday, after they heard Tay council's plans for resolving their title problems.

Tay council proposed an amendment to the township's official plan so they will get clear title to their land. Their situation has been up in the air since 1984 when a court overturned the deed from a previous owner.

A report from Wes Crown, Tay planner, detailed the history of the Fesserton "checkerboarding scheme."

The lands in question were zoned agricultural in 1969.

In 1970, the previous owner (Ralph Dalton, then a former reeve of Tay) sold the land to K & W Land Development Co. Ltd in a checkerboard pattern, without township approval, avoiding the requirements of a plan of subdivision.

In 1984, after 13 purchasers had built on their "lots," the deed of transfer to K & W was struck down, meaning purchasers from K & W - including those who had

built - did not own their property.

The land reverted to the estate of Ralph Dalton.

Even so, between 1985 and 1988 Tay Township granted severances to five lots fronting on a municipal road. Two applications were denied for lack of frontage.

"A new twist to the legal history of the property occurred in February 1988," the report points out, when one purchaser managed to get title to a property without municipal road frontage.

Tay is now proposing a mechanism to clear up the mess.

It has designated Fesserton Heights as a special policy area, with the following requirements:

- Tay will make an agreement with those who lack municipal road frontage regarding access.
- It will require sewage systems satisfy the Health Unit.
- Municipal-line services will be not be extended beyond the municipal roads.
- Existing built-up lots will have to be rezoned.
- Costs will be borne by

the owners.

• Since the property has been assessed as a unit since 1984, and is in arrears, lot holders will be required to pay their portion of back taxes.

• The remaining lands can be developed only

through a proper plan of subdivision.

The report notes that the parcel, though zoned agricultural, has not been farmed in the past. So the amendment will not encroach on existing farmland.

Something old

Jamie Hunter of the Huronia Museum points out where a native Indian splint ash basket was dated and signed in 1854 by Emily Sawieoucy of Elmvale or Elmtree - the inscription is hard to read. The basket was recently donated to the museum.

Hearing into theft charges rescheduled

A preliminary hearing of evidence relating to six charges of theft laid against Ian Ross of Sunnyside has been rescheduled.

Ross will appear in Penetanguishene Provincial Court June 22. The Midland OPP have laid five counts of theft over \$1,000 and one count of theft under \$1,000 against Ross.

Ross was charged with

theft over \$1,000 last September. At the time the OPP said money accepted by Ross for the sale of boats was not properly deposited.

Ross was employed to sell boats by Heritage Yacht Sales. Approximately \$75,000 was involved, the OPP said.

Ross was a member of Midland town council from 1981 to 1985.

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