

# 11 outstanding issues for Lefroy Settlement Area

**LSAMI, LBEMI and Town need to reach final decisions**

by Michelle Minnoch

While there has been some progress made regarding the decisions which came to the table for the Lefroy Settlement Area (LSA), there are 11 outstanding issues which need to be resolved between the Town of Innisfil, Lefroy Settlement Management Area Inc. (LSAMI) and Lefroy Belle Ewart

Management Inc. (LBEMI).

“We’ve come a long way in the last couple of months,” remarked Director of Planning and Development, Rob McAuley.

“Some we are getting to some of the finer details. We have to come up with what the Town’s position will be.”

The Ontario Municipal Board (OMB) hearing for the matter will be on April 23rd.

Paul Lowes, of Sorenson,

Gravelly, Lowes and Associates said the blended plan does fit in the with Official Plan (OP).

“I think we’ve had great success,” he said. “Transportation, the environment, urban design need to now be approved.”

According to Staff Report PDS-038-07, the 11 undecided points include the population target, location/need for separate elementary school, density of particular areas, the need for two

places of worship sites, the policy regarding the old landfill sites and the County requirement for a Waste Disposal Assessment Area.

Lowes said of the 58 original issues, they are now down to 11.

“Everyone has made a compromise, but now we have to draw a line in the sand,” Lowes said. “The OMB is an expensive, very expensive process. It should not come down to who has the most money.”

Councillor Bill Van Berkel said he was pleased to see so many issues resolved before the parties headed to the OMB. “We still need a decision for population,” he said.

Lowes said the maximum population amount for the LSA will be 4,500. “It is essentially based on land use and policy planning.”

He added it is essential to maintain the character of Lefroy.

With residential and

employment lands, Lowes estimates there will be about 50 persons per hectare or “close to it”.

Deputy Mayor Wauchope inquired about the employment lands, and Lowes stated there will be no lands designated to traditional industrial employment, but for commercial.

“We are looking in the range of approximately 500 - 600 employment opportunities in the commercial core.




**A Bad Year for Tomatoes**  
by John Patrick

Mar. 21, 23, 24, 25, 30, 31 Apr. 1, 5, 6, 7  
Preview Mar. 21 – Sunday Matinee Mar. 25 & Apr. 1st

TICKETS - PREVIEW NIGHT \$12 ALL OTHERS \$15  
SHOWTIMES Matinee 2:15 sharp Evenings 8:15 sharp  
Box Office 905-880-5002

Michael Rhodes of Holy Cross Catholic School was sworn in as Student Mayor last Wednesday. Mayor Brian Jackson presented the student with his medal to wear at Town events during his month long term.  
photo by Michelle Minnoch

**Simcoe County District School Board**

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**TENDER FOR HVAC UPGRADE**  
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COLLINGWOOD, ONTARIO  
TENDER NUMBER 2006-2007-224T

Contractor qualifications have been reviewed, and invitations to tender have been accepted by the following companies:

General Contractors	Phone	Fax
Bertram Construction & Design Ltd.	705 726 0254	705 721 0366
Dawson Contracting(Barrie) Ltd.	705 726 9441	705 726 5013
Les Bertram & Sons(1985) Ltd.	705 728 0077	705 721 0047
Melloul-Blamey Construction Inc.	705 792 5023	705 792 6971
Monteith Building Group Ltd.	705 719 1355	705 719 1455
Shertine Construction Ltd.	705 444 0667	705 444 0533
Thom Win Construction Ltd.	705 487 5176	705 487 5725
Mechanical Contractors		
Carlmor Mechanical Ltd	705 726 6024	705 721 1729
H.S. St. Amant & Sons Ltd.	705 549 7227	705 549 4308
Sexton s Mechanical Limited	705 728 4040	705 728 4046
Simcoe Mechanical Contracting(1986)Ltd.	705 326 9501	705 326 0829
Soan Mechanical Ltd	519 455 1530	519 455 1104
Western Mechanical Electrical	705 737 4135	705 737 1765
Electrical Contractors		
Abercrombie Electric Co. Ltd.	705 728 5509	705 728 5644
C.Georges Electrical Inc.	705 722 0421	705 722 4145
Minnings Electric Service Ltd.	705 322 1307	705 322 0722
Pentor Electric	705 549 5078	705 549 3706
Walker s Electric 2000	705 526 7825	705 526 9282
Wallwin Electric	705 726 1859	705 726 8450
Wayne Spears Electric Limited	705 445 1364	705 444 5311
Western Mechanical Electrical	705 737 4135	705 737 1765

Contractor tender submissions, enclosed in a sealed envelope, shall be submitted to the reception desk, at the Simcoe County District School Board, Education Centre, 1170 Highway 26, Midhurst, Ont., L0L 1X0 by:

**2:30:00 p.m. local time, Tuesday, March 27, 2007**

Tender documents will be available for pickup by Contractors at the office of **Formworks Architect**, 61 Collier St., Barrie, Ontario, telephone 705 737-3365, fax 705 739-1107 after Thursday, March 8, 2007. Tender documents will also be on display at the Construction Associations of Barrie, Orillia and Grand Valley and the Simcoe County District School Board.

Contractor tender submissions shall be accompanied by a Bid Bond in the amount of \$30,000.00 and by an Agreement to Bond (for 50% Labour and Material Payment Bond and a 50% Performance Bond).

A MANDATORY SITE VISIT FOR GENERAL CONTRACTORS IS SCHEDULED FOR :  
**FRIDAY, MARCH 16, 2007 AT 10:30 a.m.**

The lowest or any tender will not necessarily be accepted.

Debra Edwards  
Chairperson

K. Gordon Campbell  
Director of Education

## “It’s not what you are building, it’s who are you building it for”

continued from page 1.

He said the project is similar to the size of Blue Mountain, which he worked on right from the beginning of the project, but this one is larger geographically and

higher in density.

“It’s not what you are building, it’s who are you building it for,” he said.

Green stated it is important to understand the effect a development has on the local community. “We have to be very cognizant what the impact of the development will be.”

He said the resort cannot become a black hole for the town.

“It is essential to build a resort that has the support of the local community.”

Mayor Jackson said although the scope of the project has changed, it is important to council and members of the public.

The resort will include 2000 resort units, which will include about 400 hotel units and 1,600 of other units.

On February 21st, the County voted 84 to 7 in a recorded vote, in support of the plan after defeating the original proposal in 2004.



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