

7.0 COMMUNITY IMPROVEMENT PROJECT AREA

7.1 Port McNicoll

7.1.1 Project Area Description

The CIP Project Area extends from Fifth to Third Street's, and from just south of Davidson to just south of Talbot. This area is considered to be Port McNicoll's Central Business District (CBD). See attached Map 1.0 for the detailed CIP Boundaries. Priority may be given to the intersection of Talbot and Fourth Streets.

7.1.2 History of Area

Christened "Port McNicoll" after Canadian Pacific Railway (CPR) Vice-President David MacNicol, the small village quickly grew when the CPR surveyed the area in 1906. After two years of work, the Georgian Bay main terminal for the CPR's freight and passenger ships was complete on Maple Island. The freighters like the *Athabasca*, *Alberta* and *Manitoba* would ship grain from the grain elevator on the island, which was operational as of 1910, to eastern parts of Canada, while the passenger ships like the *Assiniboia* and *Keewatin* carried tourists west to the Great Lakes.

With the railroad and freight shipping boom taking place in Port McNicoll, many believed the village would continue to expand at its already staggering pace. Lots were quickly sold off, sidewalks were laid, fences were erected and brochures were distributed throughout North America advertising the new subdivision in Port McNicoll, deemed "Victoria Heights". However with the onset of World War I, and the closing of the mills in neighbouring towns, the subdivision never came and Port McNicoll, like its neighbours, began to decline. The CPR cancelled its rail service in 1960, and by 1966 had sold off all of its passenger and freight ships.

7.1.3 Land Use

The Official Plan for the Township of Tay sets out the land use designations and policies for the community of Port McNicoll. The Community Improvement Plan Area is subject to By-law 2000-57. This By-law is the General Zoning By-law that has zoned the lands in the Project Area as largely Village Commercial.

7.2 Victoria Harbour

7.2.1 Project Area Description

The project area's borders in Victoria Harbour are roughly from East to West; John St. to Richard St., and from North to South; Ellen St. to Cadeau St. This is considered to be the downtown of Victoria Harbour. See attached Map 2.0 for the detailed CIP Boundaries. Priority may be given applications at the intersection of William and Albert Street that include quality wood siding to compliment the existing heritage buildings in that area.

7.2.2 History of Area

Victoria Harbour began with the opening of a lumber mill by John Hogg in the 1830s, but it wasn't until the arrival of John Waldie in 1886 that the village truly began to develop. Waldie began the Victoria Harbour Lumber Company (VHL Co.), which grew to operate three mills along the shoreline of Georgian Bay at Victoria Harbour. Waldie had a strong sense of community, providing his workers with company housing, a company store where workers were given credit during the mill's off-season and a village library. The company houses were all painted in the company colours, a bright yellow with white trim, earning the village the nickname of "Canary Towne".

Waldie was also a religious man, making his last donation to Victoria Harbour in 1906 with the completion of St. Paul's Presbyterian Church. Waldie died the following year, at the peak of the VHL Co.'s operations. However, the mill's prosperity didn't last long as resources began to decrease. As lumber along Georgian Bay became scarce, the mill suffered heavily, eventually closing in 1927. Despite the threat of fire, several of the original company buildings still stand, including the original Company Store on William Street.

7.2.3 Land Use

The Official Plan for the Township of Tay sets out the land use designations and policies for the community of Victoria Harbour. The Community Improvement Plan Area is subject to By-law 2000-57. This By-law is the

General Zoning By-law that has zoned the lands in the Project Area as largely Village Commercial.

7.3 Waubaushene

7.3.1 Project Area Description

The CIP Project Area extends includes many of the commercial properties fronting onto Sturgeon Bay Road and Coldwater Road. See attached Map 3.0 for the detailed CIP Boundaries.

7.3.2 History of Area

The original sawmill in Waubaushene opened in 1861 and was operated by William Hall until it was purchased by Anson G.P. Dodge in 1870. Dodge formed the Georgian Bay Lumber Company a year later, and included the Waubaushene and Port Severn mills. The Waubaushene mill was so successful that the Georgian Bay Lumber Company head office was moved from Barrie to Waubaushene in 1873. The original mill burned to the ground in 1881, but was rebuilt almost immediately.

Like John Waldie in Victoria Harbour, Dodge promoted community in Waubaushene, providing the village with a hockey and curling rink, a library reading room, gave his employees Friday afternoons off, and provided ice cream and lemons each Dominion Day. Like other milling communities, Waubaushene suffered as the timber supply depleted. The Waubaushene mill closed in 1924, forcing numerous families to leave the village in search of work.

However, the village was revived by tourism in the 1930s, with popular spots like Holland House and the Bayview Dance Hall. Currently, Waubaushene relies on its seasonal residents and tourism as a means of income.

7.3.3 Land Use

The Consolidated Official Plan for the Township of Tay sets out the land use designations and policies for the community of Waubaushene. The Community Improvement Plan Area is subject to By-law 2000-57. This By-law is the General Zoning By-law that has zoned the lands in the Project Area as largely Village Commercial.