

On the spot!



Piper Erik Perry, from Almonte, warms up before playing at the annual Doug and Bunny Wiseman picnic on Saturday and he also gets a plug in for the North Lanark Highland Games displayed on his t-shirt. Mr. Perry is one of organizers of the games in Almonte on August 23.



Frontenac-Addington MPP Larry South was one of many guest speakers at the official opening of the Olden Memorial Park in Mountain Grove on Saturday. The monument to those who served in time of war was constructed through community effort.



The strain of the run is etched on the face of Steven Howard who placed first in the annual Glen Tay Block Race which was held last Thursday. Mr. Howard finished in a time of 47:27 which is just short of the record set by Doug Scorrar in 1976 of 45:30.

Business corporation officially opens

The Land O'Lakes Small Business Corporation officially opened its new office in Sharbot Lake last week where assistance will be provided to small businesses in the area for the next five years.

The first operation of its kind in a rural region in Ontario, the Land O'Lakes Small Business Corporation is funded through the federal department of Employment and Immigration.

The corporation will receive over \$500,000 over the five year period and its mandate will be to provide counselling and financial assistance to small business.

In the first three years of operation the corporation will receive \$220,000 in funds and \$350,000 in the final two years. The area covered includes a portion of south-westerly Lanark County, North Frontenac and a portion of Lennox and Addington.

The corporation is a community-based development corporation established by local residents and governed by a board of directors made up of representatives of the people, businesses and communities served.

General Manager David Gatehouse says the overall objective of the corporation is to become self-sustaining and he feels that objective can be met after five years of operation.

Financial loans offered by the corporation are designed to supplement and complement the traditional lending institutions in the area, and are meant for new and expanding businesses where there is clear evidence of new job creation.

The corporation can provide loans to finance start-ups or expansions at a maximum of \$25,000 annually at a competitive rate of interest.

In addition corporation support programs will offer counselling assistance to all businesses in the region and will sponsor or co-sponsor workshops in marketing, advertising, tax information and other meaningful programs for small business.

The Land O'Lakes geographical area stretches as far north as Denbigh and includes Ompah, Maberly, Mississippi, Mountain Grove, Parham, Cloyne, Northbrook, Kaladar, Arden, Godfrey and Sharbot Lake.

The main staff consists of Mr. Gatehouse, small business consultant George Briggs, job entry coordinator Skip McConkey and administrative assistant Marge McLean.

Numerous politicians attended the official opening last Thursday including the two federal politicians for the

area affected and their provincial counterparts.

"It's (the establishment of the corporation) local people helping local people and that's always been the best way of getting a job done," commented associate Minister of Defence and Lanark-Renfrew-Carleton MP Paul Dick.

Hastings-Frontenac-Lennox-Addington Tory MP Bill Vankoughnet pointed out that other rural areas will be watching the Land O'Lakes project with interest. "It's needed and the concept is new," he stated.

Larry South, Liberal MPP for Frontenac-Addington, Larry South told the crowd at the official opening that the "local level is where the action should be."

Mr. South said parents from the area often see their children leave the region to take jobs in larger centres. "Small business is where the new action is as far as job creation goes," he noted.

Doug Wiseman, MPP for Lanark, pointed to his resolution at Queen's Park earlier this year calling for government loans for small business as a step in the right direction.

"The little guy has been left out of the picture for far too long," said Mr. Wiseman.

Blood Donor Clinic

Perth Legion Hall

Thursday, August 14

2:00 - 8:30 p.m.

The Perth Courier

Price 50¢

Wednesday, August 13, 1986

Serving The Community Since 1834 No. 5

Report nixes Perkins' proposal

By Steve Forster
A \$14,000 report prepared by Royal LePage commercial real estate services says the Joe Perkins proposal for Perth's downtown core property "does not appear to be financially viable."

The report states that a developer, undertaking the proposed venture called Riverwalk would expect a return in the first year equal to the cost of his equity funds. "This is clearly not achievable if the project were to go ahead as proposed," says the report.

Mr. Perkins has proposed a major development for the site to be named Riverwalk which would include condominiums, a 500-seat theatre-convention centre, offices space, retail space and a food store.

If it were to go ahead, says the Royal LePage report, it might damage the existing economic structure in the community.

"We believe that if the development were to proceed, it could damage the existing economic structure in Perth as tenants for the development would be attracted from existing offices and stores, resulting in boarded up stores and a deterioration of the existing shopping and office districts."

In the report it says the site "must be considered a very

valuable property, capable of eventually supporting a significant development."

However, it goes on to say market demand for a development such as Riverwalk "is insufficient to ensure its economic success."

"Should the town feel the need to develop the site now, the report says a project on a smaller scale than Riverwalk should be considered."

A scaled-down project could include a supermarket if it were an attractive, high quality facility with "little or no office space, a downsized commercial component and possibly fewer and/or smaller condominium units suitable, perhaps, for retired or young householders."

The report does say that from a design and compatibility point of view, the Riverwalk proposal is "very attractive and could blend in well with its neighbourhood."

Based on previous studies, the report notes that "it would appear that a major food store in the downtown area is desirable."

But the report says, "The use of the site for a single lower-order use, such as a freestanding food store that could easily be accommodated elsewhere within the municipality, would neither be warranted nor would it

provide sufficient return in municipal taxes, employment opportunities or other benefits to justify the municipality's previous investment in this site."

The report suggests that the town's investment in the site combined with the excellent locational features indicates the site should be utilized for a "significant or unique development."

The executive summary portion of the report concludes with the statement that the Riverwalk proposal "does not appear to be

financially feasible as currently proposed" and the danger of subsequent bankruptcy "strongly exists" if the development were to proceed.

On the physical side of things the report notes the site has some constraints due to the irregular configuration and that it is split into two parcels.

It suggests the presence of several business facades on Gore Street, only one of which is owned by the town, limits the exposure characteristics of the site.

However, it notes that potential benefits can be derived from the site's proximity to the Tay Basin, Little Tay River, Stewart Park and the downtown retail area.

In the economic feasibility analysis portion of the report it states that "it is unlikely that a developer would wish to undertake this project."

Mr. Perkins has said a number of times that he believes there would be little problem in attracting a developer to the project.

On the question of parking

the report states: "...the parking provisions contained in the Riverwalk proposal are entirely inadequate." It also suggests that with a high water table and bedrock close to the surface underground parking does not seem feasible.

The 43 page report was presented to members of council and Mr. Perkins this week.

At deadline time for the Courier it was impossible to receive reaction comments from members of town council or Mr. Perkins.

Over 70 compete in Tay Block Race

Over seventy runners competed in the 14.7 k Glen Tay Block Race held last Thursday evening.

A fast pace was set by the overall winner, Steven Howard of Ottawa who finished in 47:27, just short of the 1976 Doug Scorrar record of 45:30.

Two other Ottawa runners were close behind, Paul Leroux (48:38) and Pat Kelly (49:10), and the first Perth runner in, and fourth place finisher, was Mike McPherson (50:13).

A new race record was set in the junior women's division by Lynn Parrington of Ottawa, who breezed over the

finish line in an impressive 1:00:02, beating the old record of 1:01:04.

Race organizer, Tom Graham, reported that entries were down slightly, but often seem to fluctuate from year to year.

Mr. Graham also voiced some concerns over the weather, if lightning had been spotted in the area, the event could have been postponed.

Some runners complained about the humidity, blaming it for slowing them down and others would have welcomed a little rain to cool off.

The weather didn't seem to have any affect on Val Hinsperger of Chelsea,

Quebec however, as she won the senior women's division in a very competitive time of 58:11.

In the masters category, Kemptville runner, Denise Marlay received top honours in the women's division and Pete Richer of Embrun won the men's title.

Medals for the first three winners in each division were awarded by Miss Perth, Julie Pabucocy, long time race supporter Jack Wilson, and John Brankin, sports representative for the Perth Branch. Royal Canadian Legion who co-sponsor the race with the Perth Runners Club.

Three young athletes from the Perth area competed in the race this year. Mark Durant, age 14, and Christopher Burke and Neil Newton both age 10 all finished in times just over the one-hour mark.

The first block race was held in 1907 and the present day version came about through a 1967 centennial project by local running enthusiasts. The project was supposed to be a one time event, but as Mr. Graham pointed out at the closing ceremonies, "Here we are still running this one year project after almost twenty years."

Street construction finished in October

Home owners living on Drummond Street, between North and Isabella Streets, will have to put up with the noise and inconvenience of major street reconstruction until at least mid-October, when final landscaping should be completed.

Town engineer, Tom MacIntosh reports that construction is slightly ahead of schedule on the \$636,000 project to replace sewer pipes, watermains and widen the street from the existing 24 feet to 28 feet.

"The way things are going so far, we've had no problem staying within our budget," he reports. Costs for the remainder of work that is

scheduled to start in April 1987 have not been finalized. Originally the two year plan was budgeted for \$1 million.

Mr. MacIntosh praised residents of the street who have been very co-operative and have managed to go about their business without any serious complaints.

One of the main concerns by Drummond Street residents last year when the project was in the planning stages, was the danger of disfigurement to the scenic heritage street.

To date only two trees have been removed at one intersection to improve the corner and facilitate the relocation of hydro poles.

BMX races in Maberly

Between 125 and 150 BMX bicycle enthusiasts from across Ontario will converge on a track near Maberly, on Sunday to compete in provincially sanctioned BMX bicycle races.

There will be races in age classes from six years-old to 25 and over, and competitors

will traverse a 950 foot course that features twists, turns, ups and downs," says organizer Terry Steeves.

There will be a draw for a BMX bike and members of the public can reach the track by following signs starting at Maberly. Race time is 1 p.m.



Politicians galore! It was the official opening of the Land O'Lakes Small Business Corporation last Thursday in Sharbot Lake and politicians from both the federal and provincial governments were on hand for the ribbon-cutting ceremonies. Shown from left are Lanark MPP Doug

Wiseman; Tory MP for Lennox-Hastings-Frontenac-Addington, Bill Vankoughnet; associate Minister of National Defence and MP for Lanark-Renfrew-Carleton, Paul Dick, and Liberal MPP for Frontenac-Addington Larry South.