



Date	Wednesday, August 05, 2020
From	Jenn Burnett, Planner
Subject	Parkland at Sutacriti Park
Report	PL.2020.39

Recommendation

That Report PL.2020.39, from the Senior Planner, regarding Parkland at Sutacriti Park, be received for information, and

That staff are hereby directed to work with community members to facilitate installation of a commemorative bench on Block 41, and

Further, that staff proceed with signing the area for public use and investigate methods of restricting vehicular access to the shore.

Background

Further to direction from Council at the July 15, 2020 Council meeting, this report is submitted to provide clarification on the public park space in the Sutacriti neighborhood.

Sutacriti Park is a 33 lot subdivision development north of Cobble Beach. The subdivision agreement for the first 2 phases identifies that the Developer paid \$6825.00 cash in lieu of parkland and dedicated Block 41 for Open Space purposes to meet the parkland dedication requirement of the Planning Act. Block 41 is a +/- 258 m² (+/- 2700 sq ft.) parcel with 31.9 m (104 ft.) of frontage along Presqu'île Road. It is only 10.4 m (34 ft.) deep and tapers down to 5.7 m (18 ft.) at the north end of the parcel. The property slopes toward the water and is not easily accessible. The subdivision agreement and associated transfer documents indicate that Block 41 was transferred for municipal purposes.

Image 1 is presented to show the area of land owned by the Township. The area in red includes Part Block 42, Plan 1077, Pt 3, 16R-4423 (waterline); Block 41, Part Lot 38, Concession 3 and the shore road allowance. The majority of the land outlined in red is shore road allowance. Township of Georgian Bluffs Policy TRA-010-10 – Use of Unopened Road Allowances permits the shore road allowance to be used as a public

access to a waterbody and is clear that restricting public use, by placing a dock or structure, is not permitted. There is no permission in the policy for shore road allowance to be used as parkland.

Image 1



Image 2 was taken on a recent site visit and shows how the area is being used. Based on the dimensions of Block 41, the majority of the space currently being used and altered is the shore road allowance. A resident requested that Council allow a commemorative bench to be located in the area. Staff can work with the resident to safely locate the bench on Block 41 and not within the shore road allowance. Policy TRA-010-10 (7.6) is clear that, “[n]o person shall perform any work, remove any trees, soil or other material or erect upon or use any unopened road allowance or shore road without the specific written approval of the Township.” Further alteration of the shore road allowance should not occur without consultation between the Township and the Grey Sauble Conservation Authority.

Image 2



Discussion

Viable parkland was not dedicated to the Township through the creation of this subdivision. Cash in lieu of parkland was paid to Sarawak Township and Block 41 was dedicated for open space use. Over time, the area has been used for passive recreation by the residents and should continue to be used in this way as it is primarily shore road allowance. Staff do not support the removal of trees or any site alteration without consultation with the GSCA. Section 3.1 Natural Hazards, of the PPS 2020 directs development outside of hazardous areas and Section 2.1 of the PPS 2020 directs that Natural features and areas shall be protected for the long term. The shore road allowance is adjacent to fish habitat and should be left in a natural state in accordance with the PPS, 2020.

Block 41 is not zoned for park use. There is a mapping error as the parcel is mapped within the shore road allowance. The County has been notified of this error and the zoning will be corrected in a house keeping by-law at the end of this year. Staff will recommend that it be zoned Open Space.

Residents have identified conflicting uses on site as motorized vehicles accessing the area present safety concerns for those participating in recreational activities such as swimming and playing. Additionally, the site has not been constructed or maintained to a municipal standard to ensure public safety when vehicles access the site. Moving forward, restricting vehicular access to the water is recommended given the condition of the location where boats are launched. Furthermore, the area outlined in red on Image 1 requires increased signage to clearly identify the area intended for passive recreation purposes and non-motorized public access to the water. Residents have reported that commercial vehicles access the site periodically to withdraw large quantities of water. The Township has no record of agreements allowing vehicles to cross Block 41 or the shore road allowance. Council should provide further direction whether or not this use should continue or be stopped.

Conclusion & Recommendation

It is recommended that Report PL.2020.39 be received for information and that Committee provide direction to staff to work with community members to locate the commemorative bench on Block 41, to proceed with signing the area for public use and to look into methods of restricting vehicular access to the water.

Respectfully Submitted:

J. Burnett

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