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**STAFF REPORT: Community Services**



**REPORT TO:** Committee of The Whole  
**MEETING DATE:** June 27, 2016  
**REPORT NO.:** CSPW.16.098  
**SUBJECT:** Delphi Point (Lower Whitby FM)  
 ANSI Parks Management Plan  
**PREPARED BY:** Shawn Everitt, Director of  
 Community Services

**A. Recommendations**

**THAT** Council receive Staff Report CSPW.16.098 entitled “Delphi Point (Lower Whitby FM) ANSI Parks Management Plan”;

**AND THAT** Council direct Staff to include the development of a comprehensive Parks Management Plan for all public lands contained in the Delphi Point (Lower Whitby FM) ANSI area including all public lands adjacent to the ANSI designated area for consideration in the Town’s proposed 2017 budget.

**B. Background**

Since June 2015, Staff have been in discussions with local residents and the developer of Peaks Bay Holding Inc. with regards to Block 29 of the development.

Staff Report CSPW.16.049 was presented to Committee of The Whole on April 25, 2016. The recommendation as presented included the completion of the Block 29 Restoration Plan adjacent to Lot 5 as well as the approval of a connectivity plan that would provide connectivity to the western portion of Block 29 on high water days. Just prior to the April 25, 2016 meeting, information was provided that identified the waterfront portion of Block 29 had an existing “H” holding symbol placed on the Open Space designation as a result of an Ontario Municipal Board (OMB) decision. This “H” holding symbol restricts future uses of the property until conditions for removing the holding symbol are met.

As outlined in the OMB decision, removal of the “H” symbol requires;

- (i) Parks Management Plan to have been completed and implemented through a Zoning By-law Amendment in accordance with the Official Plan;
- (ii) No uses shall be permitted prior to the removal of the ‘H’ symbol.

During further review of the Peaks Bay Holding Inc. Development Agreement, Staff also identified that the Delphi Point (Lower Whitby FM) Area of Natural and Scientific Interest (ANSI) extends to the west of Peaks Bay Holding (East), including the waterfront of Peaks Bay Holding (West) as well as a portion of the waterfront of the Neighbourhoods of Delphi Point Development (refer to Attachment 1 area map).

The Town currently owns the waterfront Blocks of the three Developments previously mentioned. These Blocks were acquired through the Development Agreement process and the Plans of Subdivision Agreements. The Town has not assumed any of these lands and Staff have confirmed that the “H” holding symbols on the waterfront portions of both Peaks Bay (West) and Neighbourhoods of Delphi Point are also in place.

Similar to the requirements of the waterfront portion of Block 29 of Peaks Bay Holding (East), removal of the “H” holding symbol for the two other waterfront Blocks requires the completion and implementation of a Parks Management Plan through a Zoning By-law Amendment in accordance with the Town’s Official Plan.

Staff are recommending that a comprehensive Parks Management Plan be completed by a consulting firm that has experience in the development of Parks Management Plans and a specific background dealing with lands with the ANSI Designation. Staff recommend that the Parks Management Plan include all Town owned lands contained within the Delphi Point (Lower Whitby FM) ANSI designated area as well as the lands adjacent to the ANSI designate area. Staff have also contacted the Niagara Escarpment Commission and have confirmed their support that with the subject lands being of the same continuous ANSI designation it would be beneficial to complete one comprehensive Parks Management Plan.

There are currently three parcels of land that are in private ownership that do not allow for public connectivity along the shoreline. However, the ANSI designation exists on these private lands as well. Staff suggest that the opportunity be extended to the private land owners to have their private lands included in the Parks Management Plan process with no expectation that inclusion of their private lands be viewed as landowners providing access or public use of privately owned lands.

### **C. The Blue Mountains’ Strategic Goals**

Goal #1 - Create opportunities for sustainability

Goal #2 - Engage our communities and partners

Goal #3 - Support healthy lifestyles

Goal #4 - Promote a culture of organizational and operational excellence

### **D. Environmental Impacts**

Completion of the Parks Management Plan for the Delphi Point (Lower Whitby FM) ANSI area provides guidance to Council and Staff regarding the most sustainable and appropriate use of Town owned lands and ensures the proper management tools are in place for protected areas.

### **E. Financial Impact**

Staff estimate that the Parks Management Plan will require funding in the amount of \$70,000 and would be included in the Town’s 2017 proposed budget for consideration.

**F. In Consultation With**

Director of Planning and Development Services  
Director of Finance and IT Services  
Deputy Treasurer / Manager of Budgets and Accounting  
Niagara Escarpment Commission

**G. Attached**

1. Delphi Point (Lower Whitby FM) ANSI Area Map

Respectfully submitted,

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Shawn Everitt, Director of Community  
Services

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# Delphi Point ANSI (ES)

Notes: Enter map notes



### Legend

- Assessment Parcel
- Woodland
- Conservation Reserve
- Provincial Park
- Natural Heritage System
- Ecoregion

**Wetland**

- Provincially Significant Wetland Evaluated
- Non-Provincially Significant Wetland Evaluated
- Unevaluated Wetland

**Area of Natural Heritage & Scientific Interest (ANSI)**

- Provincially Significant Life Science ANSI
- Provincially Significant Earth Science ANSI

**Greenbelt Plan**

- Boundary
- River Valley Connections

**Land Use Designations**

- Protected Countryside
- Towns and Villages
- Hamlets
- Urban River Valley
- Specialty Crop Area

**Niagara Escarpment Plan (NEP)**

- Boundary
- Parks and Open Space System

**Land Use Designations**

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Urban Area
- Minor Urban Centre

**Oak Ridges Moraine Conservation Plan (ORM)**

- Boundary

**Land Use Designations**

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
- Palgrave Estate Residential Community
- Settlement Area

0.5 0 0.27 0.5 Kilometers

Scale: 1 : 10,717



This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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