

STAFF REPORT: CAO



REPORT TO: Council
MEETING DATE: July 23, 2007
REPORT NO.: CAO .07.11
**SUBJECT: Water Access Strategy –
Camperdown Road**
PREPARED BY: Paul Graham, CAO

A. Recommendations

THAT Council receive report CAO.07.11 entitled Water Access Strategy – Camperdown Road; and,

THAT Council endorse the Action Plan outlined therein as amended by Council and,

FURTHER that Council enact a by-law to designate both sides of Camperdown Road from Highway 26 to Teskey Drive and the north side of Teskey Drive for its entire length as “No Parking”

B. Background

The Director of Recreation advises that the Parks and Trails Master Plan process has identified a total of 26 Georgian Bay access points. The Recreation Committee has put a strong emphasis on access to the waterfront. The Leisure Activities Strategic Plan emphasizes this point through Action Plan 2.3, 4.6, 7.32, and 7.33; all suggesting Waterfront access is extremely import.

The ability to utilize these types of waterfront access points to allow a number of different perspectives of Nottawasaga Bay is very beneficial. These Vista locations should be promoted destinations along the Georgian Trail for pedestrian and bicycle type traffic rather than promoting them as vehicle destinations.

Over time, the lands adjacent to these access points have been purchased and new modern homes are being constructed. There has become increasing conflict between the public, who wish to use these water accesses, and the adjacent property owners.

Recently, we have been involved in discussions regarding the water access to the Bay at the North end of Camperdown Road. The residents, particularly on

the east of Camperdown Road, have expressed concerns that some of the public using this access point do not respect the needs of the adjacent property owners.

Staff have gathered relevant information and provide this briefing as a basis for a discussion with Council. We require Council's input prior to establishing an Action Plan that we would recommend be implemented at Camperdown Road as a **Pilot Project**.

Utilizing this location as a Pilot Project will establish a direction for utilizing other waterfront properties within the Town's inventory in a similar nature. It will also allow proper management of these properties on a consistent basis and ensure the local property owners best interests are maintained using appropriate signage and control mechanisms.

In order to familiarize Council with the area, we have attached an aerial photograph which identifies Camperdown Road, Highway 26, Hoover Lane, Teskey Drive and Georgian Bay to the North. As you can see, the residential community abuts the Camperdown Road right of way at Georgian Bay.

Together we need to identify expected outcomes. What are the desired results that Council would like to see as an outcome of this policy? This step determines what success will look like. The harmonious uses of this Bay access are desirable.

Identifying and mitigating any potential issues/concerns for potentially affected property owners are critical to the success of the Pilot. In this regard, Town Staff have identified the following potential issues/concerns:

1. Parking
2. Noise
3. Hours of Use
4. Overnight camping/sleeping
5. Dog Control (leashing and "Poop & Scoop")
6. Burning/open fires
7. Trespass

Also attached is a recent picture of inappropriate water front usage at Camperdown Road.

The Director of Building & By-law reports that the Town has the ability to regulate/control the first 6 items. Parking is proposed to be addressed by way of prohibiting parking on both sides of Camperdown Road and the north side of Teskey Drive and by way of the enforcement of the "Park in manner as to obstruct traffic" provision contained within the current Town Parking By-law. The Town's Noise By-law is enforced by way of the Ontario Provincial Police (OPP) via the Town's Policing Contract. Items 3, 4 and 6 are proposed to be addressed via a Comprehensive Town Parks Use By-law which will be brought forward to

the Recreation Committee and Council in the near future. Dog Control is currently addressed by way of the Town's Canine By-law. With respect to item 7, this is a matter for the OPP with it being noted that it is incumbent on the property owners to take a proactive role (posting of signs and contacting the OPP in the instance of trespass).

Effective enforcement will be affected by the availability of resources (both Town and OPP) and the determination of priorities. The expectations of residents as they relate to enforcement have increased considerably over the past number of years and the number of by-laws under consideration by the Town to regulate/prohibit/licence is considerable.

Notwithstanding the above, Town Staff see merit in proceeding with this Project and will provide resources, including some proactive enforcement in this area, in an endeavour to make this project a successful one.

The Town's Fire Prevention Officer advises that the hydrants on north side of Teskey Drive and that the road meanders with overhanging trees both sides. Bush and deep ditches are in close proximity to road surface on south side in some areas. The traveled portion of roadway including the shoulder is 18 – 20 feet which is pushing the 6 meter requirement for fire dept access. While it is preferable that there be no parking permitted on the traveled portion of roadway on either side of Teskey Drive, the Fire Prevention Officer agrees that we should meet the residents half way on this. He does not remember having any issues with this road in the past.

The Director of Engineering & Public Works reports that the existing road platform along Camperdown Road north of Highway 26 to the Bay is too narrow to facilitate parking and non-restricted access for emergency vehicles. There is limited pavement width and a large drainage ditch is located on the west side of the roadway. As part of the creation of the Bay viewing parkette, Staff recommend signing the portion of Camperdown Road from Highway 26 to Teskey Drive as "No Parking" on either side. One of the key goals of blocking vehicular access to the Bay is to dissuade the traveling public from stopping. Staff feels that by not permitting parking on Camperdown Road where the vehicles would be visible from the highway, the traveling public would be encouraged to continue on to where vehicle access to the Bay is desired by the Town in designated areas with sufficient parking.

In addition to the parking restrictions on Camperdown Road, Staff recommend posting "No Parking" on the north side of Teskey Drive for its entire length to facilitate continuous passage of emergency vehicles. In the event that vehicles are parked on both sides of Teskey Drive, there is little opportunity for emergency vehicles to pass.

Considering all of the above and considering that our long range focus is away from vehicular access to this site, Staff recommend the Action Plan with the following elements:

1. Install large armour stone across the unopened portion of the Camperdown Road immediately north of Teskey drive, blocking vehicle access to the bay.
2. Post both sides of Camperdown Road, between Highway 26 and Teskey Drive, as no parking areas.
3. Post the north side of Teskey Drive as no parking.
4. Post signage on the closed portion of Camperdown Road north of Teskey Drive reminding the public of the following:
 - By-Law No. 2006 – 32 – To control and Regulate Dogs within the Town of the Blue Mountains
 - No fires allowed
 - Limited time of use
5. Also post a map indicating the private land ownership on both sides of the public access location.
6. A letter will be forwarded to all of the neighbouring properties outlining the details of this demonstration project. The letter will also ask the neighbouring property owners for their comments on the effectiveness of the Action Plan by the end of October, 2007. This will enable the residents to monitor the situation during the months of August and September and report back to Staff and Council on the success of the program.

C. The Blue Mountains' Strategic Plan

Goal #4 of the Strategic Plan reads "Supporting the development of social and recreational programs that meet the broad range of needs of the community". The Community has now prepared a Leisure Activities Plan. The Leisure Activities Plan anticipates that these water accesses, such as Camperdown Road, be treated as short term visiting spots to allow the public an opportunity to see the vistas across Georgian Bay.

D. Budget Impact

At the present time, it is anticipated that the cost of implementing this program will be approximately \$5,000. The "No Parking" signage on Camperdown Road and Teskey Drive will be funded from the Operating Budget of the Roads and Drainage Section of the Engineering & Public Works Department. The signage

on the closed portion of Camperdown Road, which will be used as a Vista Point, will be financed from the Recreation Department's Budget.

E. Attached

1. Aerial photograph of the area
2. Photograph demonstrating inappropriate use of the Camperdown Road access.
3. Draft bylaw for no parking on Camperdown and Teskey

Respectfully submitted,

Signature