

**STAFF REPORT: Recreation**



**REPORT TO: Council**

**MEETING DATE: August 18 , 2008**

**REPORT NO.: DOR.08.38**

**SUBJECT: Land acquisition – Heathcote  
Parkland and Beaver River  
Access**

**PREPARED BY: S. Everitt, Director of Recreation  
P. Graham, CAO**

## **A. Recommendations**

THAT Council authorize a formal Offer for the purchase Lot 23, Concession 12 (Roll No. 42-42-000-014-030-00), being a 9 acre parcel of land; with the Offer to include the following:

- purchase price of \$115,000.00 GST Excluded
- \$57,500.00 from Town Parkland Reserve
- \$57,500.00 from the Escarpment Biosphere Conservancy
- Ownership and Management of entire property to be in the name of the Town/Escarpment Biosphere Conservancy.
- Normal Title Search required.
- Completion date of August 30, 2008.

## **B. Background**

A formal request has been received from Robert Barnett of the Escarpment Biosphere Conservancy that would form a partnership to acquire the above noted property for parkland use.

This property would offer the Town a variety of Benefits. The 9 acres of Parkland would add significant frontage along the Beaver River to the Town Park Land Inventory as well as give the Town the opportunity to develop a significant Gateway feature on Grey County Road 13. The property would also provide users of the Beaver River a safe and accessible point of entry or exit and provide a much needed staging area that would allow vehicles and pedestrians to safely stage off the County Road 13. The property is adjacent to the Heathcote Pioneer Cemetery and would increase the overall land area to 10.25 acres.

The property could also provide an alternative location for the construction of a new Heathcote Hall which would need to be determined if it was a feasible

project. The Heathcote Hall Board of Management has not been approached if this would be a suitable option; however the Heathcote Board of Management is actively determining the feasibility of the project at its current location. Also, the future use of the current Heathcote Hall property has been discussed with the adjacent and original landowner, who believes that the land reverts back to their ownership. An Agreement dated October 25, 1978 with the original landowner and the former Collingwood Township states that the land is conveyed for the purpose of maintaining a village or community Hall, and should it at any time cease to be used for this purpose, for the term of two years, then the land together with all appurtenances shall revert to the grantor, his heirs and assigns. Any future use of this property would also require purchase of additional lands to for adequate parking to allow users and staging to park off of County Road 13.

The 2006 Leisure Activities Plan also highlights acquisition of properties of this nature and the use of Partnerships as ways to increase the Towns' Parkland. The following is the Action Plan that supports acquisition;

### **Action Plan**

#### **Guiding Principle #1 – Building Healthy Communities**

- 1.2 Should any public or private lands belonging in the parks and recreation base become available, the Town should explore acquisition and partnership options to ensure that it remains as part of the leisure inventory.

#### **Guiding Principles #2 – Natural Amenities**

- 2.2 Where appropriate, the Town should proactively add parkland to its existing supply through a variety of means using traditional (e.g. purchase, dedications, etc.) and alternative (e.g. bonusing incentives, tax exemptions, easements, land exchanges, etc.) acquisition options.
- 2.3 Develop waterfront trails that showcase the exceptional aesthetic value of Nottawasaga and/or rivers contained within the Town.

#### **Guiding Principles #4 - Connectivity**

- 4.6 Encourage the development of shoreline and riverfront trails that tie into the existing trail network and provide a physical connection between the waterfront facilities and the rest of the Town's leisure assets.

#### **Guiding Principles #5 - Partnerships**

- 5.2 Explore ongoing partnership opportunities with any potential partners and apply the partnership framework to the Town's existing relationships with traditional and non-traditional partners.

#### **Guiding Principles #7 - Infrastructure**

- 7.3 Decommission/demolish the Heathcote Community Hall and explore alternative uses for the site, such as a parking area for canoe users accessing the Beaver River.
- 7.32 Acquisition of shoreline property through a variety of means to increase access to waterfront opportunities is recommended, particularly sites with beaches and proximity to the Craighleith Area.

The property has an Official Plan Designation of Rural and is zoned "A1-Rural" and includes the following:

- 9 Acre total property
- 2 Acre building parcel
- 7 Acre Hazard

Grey Sauble Conservation Authority Planning reports that the proposed use as a 2 acre Building Parcel and 7 acre hazard complies with the current zoning, and does not appear to present a conformity problem with the recently approved Official Plan.

Grey Sauble Conservation Authority has provided staff the following information;

- Property has engineered flood lines
- Municipal Official Plan notes EP and Hazard
- Drainage constraints
- A portion of the river bank is actively eroding as it flows towards Heathcote
- Beaver River is a significant fishery
- File recommendations are made for a building parcel
- Property will require lot grading, drainage, and site evaluation study
- North East corner of the property may be suitable for building
- New Driveway should be constructed outside the hazard zone
- Maintain and enhance vegetative cover in hazard zone

The elements of potential agreements are as follows

### **Option A**

- Land be purchased by the Escarpment Biosphere Conservancy with \$57,500.00 from Town Parkland Acquisition fund, and the remaining \$57,500.00 and legal fees be paid by the Escarpment Biosphere Conservancy;
- As part of the agreement the land be put on covenant as we own the adjacent land and that right of first refusal be offered to the Town;
- The Town may construct a building for community gathering purposes or pavilion at a later date if so desired;
- The development of this Parkland will maintain its nature vegetation and wildlife habitat, interpretive signage will provide an education component. A parking lot with a 10 to 15 car capacity that will allow safe parking off of Grey Road 13 for parkland visitors as well as a staging point for access to and from the Beaver River.
- The Town will develop a Gateway Feature that will compliment the lands Natural Park feature and the promotion of Partnership with Escarpment Biosphere Conservancy and Town being a key aspect of that gateway;

- The property maintenance and waste collection will be the responsibility of the Town;

**Option B**

- Land be purchased Jointly by the Escarpment Biosphere Conservancy with \$57,500.00 from Town Parkland Acquisition fund, and the remaining \$57,500.00 and legal fees be paid by the Escarpment Biosphere Conservancy;
- The land be owned jointly by the Escarpment Biosphere Conservancy and the Town;
- The Town may construct a building for community gathering purposes or pavilion at a later date if so desired;
- The development of this Parkland will maintain its nature vegetation and wildlife habitat, interpretive signage will provide an education component. A parking lot with a 10 to 15 car capacity that will allow safe parking off of Grey Road 13 for parkland visitors as well as a staging point for access to and from the Beaver River.
- The Town will develop a Gateway Feature that will compliment the lands Natural Park feature and the promotion of Partnership with the Escarpment Biosphere Conservancy and Town being a key aspect of that gateway;
- The property maintenance and waste collection will be the responsibility of the Town;

**C. The Blue Mountains' Strategic Plan**

Preserving and enhancing natural and environmental features, and cultural heritage of the community

Supporting the development of social and recreational programs to meet the broad range of needs in the community

**D. Budget Impact** (cc: Treasury if required)

Purchase Price	\$115,000.00 GST Excluded
Town of The Blue Mountain portion	\$57,500.00
Escarpment Biosphere Conservancy portion	\$57,500.00
Parkland acquisition fund	\$547,754.31

Total Remaining in Parkland Acquisition \$490,254.31

This funding scenario will result in no effect on the 2008 tax rate.

## **E. Environmental Impacts**

With the Town Partnering with the Escarpment Biosphere Conservancy a strong commitment to ensuring the protection of wetlands and wildlife habitat while providing future educational and gateway features will be realized.

## **F. Attached** (Relevant documentation not personal information about an identifiable person)

1. Location Map
2. Neighbouring property mapping
3. Grey Sauble Report and map Site Plan
4. Escarpment Biosphere Conservancy website information

Respectfully submitted,

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Paul Graham  
CAO

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Robert Cummings  
Director of Financial Services

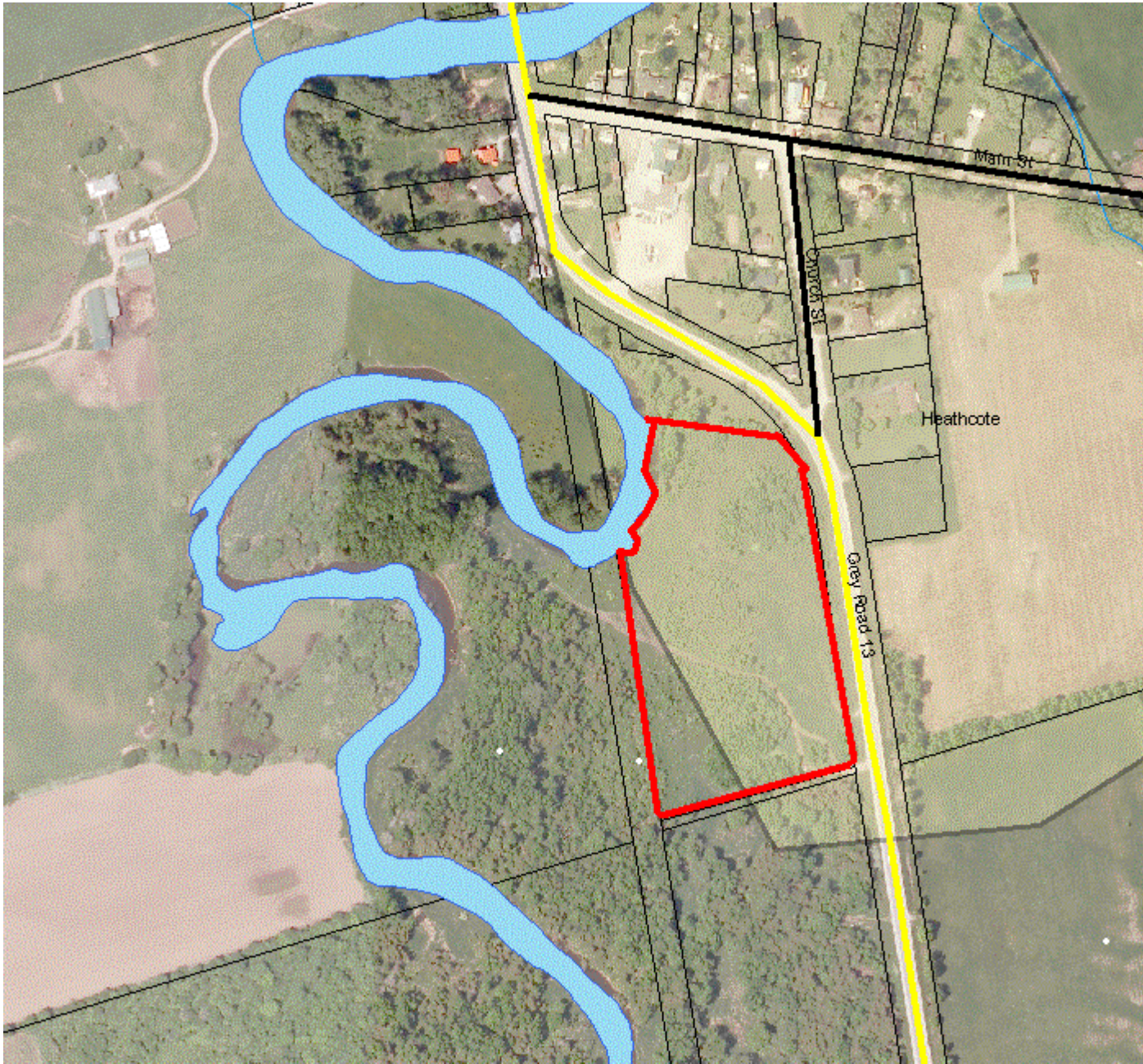
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Shawn Everitt  
Director of Recreation

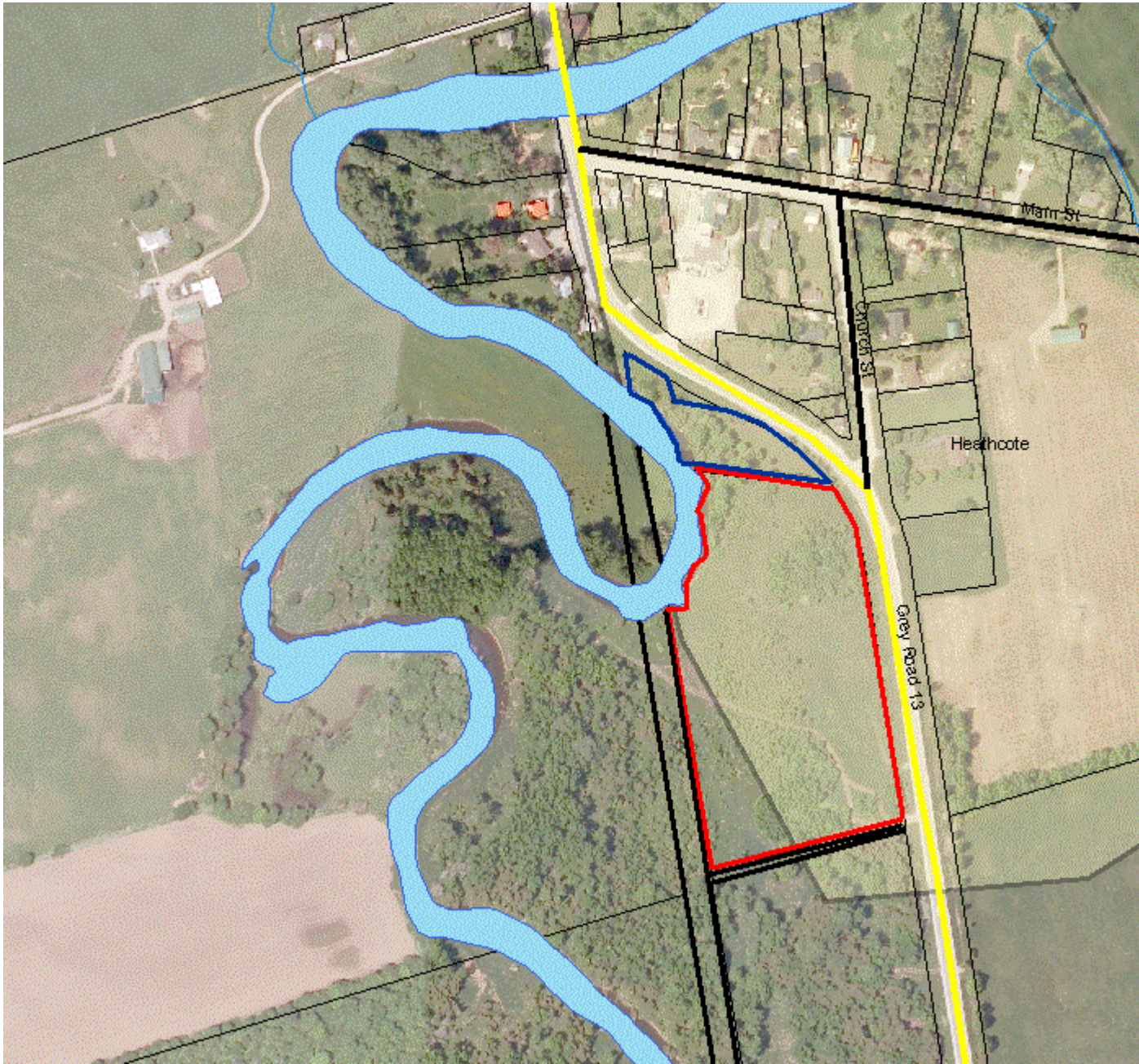
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Peter Tollefsen  
Director of Planning

Attachment 1



Attachment 2



**Legend**

- Red area is proposed purchased property
- Blue area is existing Town Owned Property Heathcote Pioneer Cemetery
- Black area is existing unopened road allowances

Roll Number 42-42-000-014-030-00

LOT 23

CONCESSION 12

PLAN LOT

PLAN NO

STREET ADDR

Municipal id Collingwood

New Municipality Town of the B.M.

APP\_NUM

AGENT

APP\_NAME

APP\_TYPE

OFFIC\_PLAN Hazard Village Centre

Sec./Local Plan

ZONING Rural, Hazard

NEC No

RECEIVED DAT 12-Feb-08

COM\_DATE

Site Inspection

Watershed Beaver River

SOILS Silty clay - Vincent Bottom Land

Related Files

COMMENTS No violations

COMMENTS G507-222; G506-088; G503-002 - For Neighbouring Properties

COMMENTS 5936 - McFedden - Numerous planning files for ~~the~~ neighbouring properties

COMMENTS Engineered Flood Lines

COMMENTS Municipal Ops EP Hazard

COMMENTS Drainage Constraints

COMMENTS A portion of the river bank is actively eroding as it flows towards Heathcote.

COMMENTS Beaver River - Significant Fishery

COMMENTS In file 5936 recommendations are made for a building parcel

COMMENTS - Will require lot grading, drainage and site elevation study

COMMENTS - NE corner of the property may be suitable for building

Shown - art.

281

7-3131

- New driveway should be constructed outside the hazard

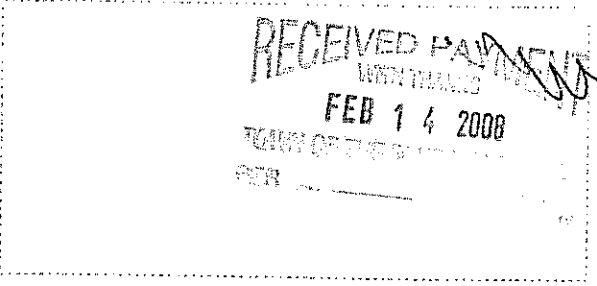
Slope Hazard		Erosion Hazard	
Flood Hazard	Yes	Shoreline Hazard	No
Wildlife Habitat			
Fish Habitat	Yes		
Forest	No		
Local Wetland	No	Valleylands	
PS WETLAND	No		
CA/Crown Land	No	Karst	No
ANSI	No		

Species List

Thr/End Species

Vul/Rare Species

EIS Required



Groundwater Concerns No

SWMP Required

Development, Interference and Alterations Reg. 151/0

Entire Property -> Engineered Flood, Meander Belt

Previously Regulated (Ontario Reg. 416/94)

Reports

Watercourse Beaver River

SOILS Silty clay - Vincent Bottom Land

No violations

G507-222; G506-088; G503-002 - For Neighbouring Properties

5936 - McFedden - Numerous planning files for ~~the~~ neighbouring properties

Engineered Flood Lines

Municipal Ops EP Hazard

- Maintain or enhance vegetative cover in hazard zone.

Drainage Constraints

A portion of the river bank is actively eroding as it flows towards Heathcote.

Beaver River - Significant Fishery

In file 5936 recommendations are made for a building parcel





- Will require lot grading, drainage and site elevation study

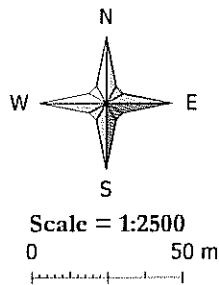
- NE corner of the property may be suitable for building

- New driveway should be constructed outside the hazard

# GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Ontario Regulation 151/06)



-  Ontario Parcels
-  Subject Parcel
-  Engineered Flood Lines  
Ontario Regulation 151/06
-  Watercourse



**Heathcote, Phone Inquiry  
Part Lot 23, Concession 12  
Roll No. 42-42-000-014-030-00  
Town of the Blue Mountains  
(Collingwood)**

Tuesday, February 12, 2008

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation using 1 Metre Contours interpolated from the Provincial, 10 metre, Digital Elevation Model. Base mapping produced under license with the Ontario Ministry of Natural Resources through the Ontario Geospatial Data Exchange. © Queen's Printer for Ontario and its licensors. [2007] May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY. This mapping contains products of the South Western Ontario Orthophotography Project (SWOOP). These images were taken in 2006 at 30 cm resolution by First Base Solutions Inc. They are property of Grey Sauble Conservation © 2007.



Projection: UTM Default  
Datum: North American 1983 (mean for Canada)

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# Escarpment Biosphere Conservancy

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## Our mission:

The Escarpment Biosphere Conservancy was established to preserve the landscape, ecology and wildlife of the Niagara Escarpment by developing and managing a system of nature reserves on which only ecologically sustainable recreational activities would be permitted.

The Niagara Escarpment has been designated a World Biosphere Reserve by the United Nations. It is a continuous series of natural areas, consisting of forests, meadows, marshes, rocky cliffs and shorelines, centered on a spectacular 400 million year old geological formation. It is home to the most ancient and least disturbed forest ecosystem east of the Rocky Mountains, with thousand year old cedar trees and a wide diversity of plants and animals. Threatened or endangered species include Lady's Slipper Orchid, Massasauga Rattlesnake, Hart's Tongue Fern among others.

The Niagara Escarpment is under immediate threat by development on every side: housing, industry, resource extraction and some recreational activities are destroying its natural features. Our plan is to build a natural ecosystem corridor from Niagara, past Tobermory and all the way to Michigan.

We achieve our goal by:

- land acquisition through purchase or donation
- establishing conservation agreements
- fundraising for the above

You can help. Join us or get involved. Together we can protect this precious resource for future generations.

Charitable number 88878 2570 RR 0001

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## Our History

December 1996 - A hundred Escarpment enthusiasts were invited to Conservation Halton headquarters to discuss forming an Escarpment land trust. The forty four people who attended decided to start a land trust.

Spring 1997 - Those designated to "form the land trust", met at Henry Nordin's chalet in the Beaver Valley. We decided to include the word "biosphere" in our name and not "Niagara" to avoid confusion with the Niagara Escarpment Commission and its initials "NEC". We chose to include "sustainable, low-impact recreation" in our mission. Bob Barnett was chosen the first chair and former head of the NEC, Terk Bayly, was chosen as vice-chair. Unfortunately, later that year, Terk Bayly died and was replaced by Richard Procter, who later became chair when Bob Barnett moved to executive director.

May 1997 - We achieved corporate status.

December 1997 - We achieved charitable status.

December 1998 - We received our first reserve, "Vansickle", in Dyer's Bay.

December 1999 - We received the Ashman agreement and purchased the Cup and Saucer. This began our Manitoulin project, especially by enhancing the trail system at the Cup and Saucer with the Manitoulin Tourism Association.

2000 - We purchased another 47 acres at the Cup and Saucer for Ron Piet/

2001 - We received the Haagensen and Kimbercote agreements and purchased Schmidt and Davis. Thus began our Huron shore initiative.

2002 - Suddenly, we were able to complete 9 projects, two on the Huron shore.

2003 - 8 new projects, 2 on the Huron shore, 4 near Owen Sound, with one in the Saugeen watershed. Bob Barnett becomes E.D.

2004 - 9 new projects including our fourth on Manitoulin and our first right on the (South) Saugeen River. Ted Cowan becomes chair.

2005 - Government grants property tax exemptions to land trusts. 13 new reserves with three on Manitoulin including our Freer Point reserve with life estates in the cottages. Our Alvar Bay and Hock properties greatly extended our protection of the Huron shore.

2006 - 9 new reserves including 333 acres at Bidwell Bog on Manitoulin.

2007 - Three new reserves so far with six more just waiting for registration.

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