

STAFF REPORT: Planning



REPORT O: Mayor & Members of Council
MEETING DATE: October 01,2007
REPORT NO.: PL.07.116
**SUBJECT: Sunset Boulevard Right-of-Ways,
Registered Plan 515**
**PREPARED BY: Shawn Everitt, Director of Recreation
Peter Tollefsen, Director of Planning**

A. Recommendations

THAT Council receive Planning Staff Report No. PL.07.116, "Sunset Boulevard Right-of-Ways, Registered Plan 515", for their information.

B. Background

At the September 17, 2007 meeting, Council dealt with a staff report addressing a request to merge existing Lots 26 and 27 within a plan of subdivision in Registered Plan No.515. Council raised a question pertaining the uses of a Town owned right-of-way to the water adjacent to Lot 28.

Records confirm that the Town owns the right-of-way (ROW). Historically, it has been used locally for water access. There is some history on this ROW, see attached e-mail from the Town's Clerk. We have an encroachment agreement with the landowner on the east side permitting an encroaching garden shed, but allowing the Town to request its removal.

Also attached is a map showing the zoning and Official Plan designation in the area. The Beach area is zoned and designated Hazard. The Official Plan also indicates Pedestrian Access in this area.

A staff site inspection on September 24, 2007 showed the ROW open but not identifiable as access to the water. At the shore there is a good view out to Nottawasaga Bay and a small bay front area ideal for one picnic table for the public to enjoy the view from this small "vista outlook".

This existing ROW appears wide enough for the Town's use and would not therefore need any land from Lot 28. Staff did meet with the owner of Lots 26, 27 and 28 to explain the Town's intention with this ROW. There was no objection.

There are a number of R.O.W.'s along Sunset Boulevard. Some are for drainage purposes and a number are overgrown with vegetation with evidence of neighbor building encroachment. Others are open but not marked and not easily identifiable. Generally, a number of these have the potential to be used as "vista lookouts" by the public.

Staff will schedule a field trip with Council to visit these sites prior to recommending a course of action. These vistas are a priority to be established through Recreation as trail destinations. Any course of action will include a recommended public notification program.

C. Strategic Plan

Enhancing access points to Nottawasaga Bay would be in-keeping with the following goals:

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

and

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

D. Budget Impact

There will be staff, legal and material costs of enhancing the accesses to the shorefront. These will be itemized as staff come forward with recommending action.

E. Attachments

1. E-mail from Town Clerk
2. Aerial photograph
3. Map of Zoning By-law 83-40
4. Map of Official Plan designation
5. Registered Plan No.515 & Registered Plan No.560

Respectfully submitted,

Shawn Everitt, Director of Recreation

Peter Tollefsen, Director of Planning