

Land Use Development Committee Report of March 8 (Updated April 14)

At a special meeting in February the Board established a committee of Directors to review proposals for the development of former golf course lands and external areas around the Centre and Pool. This *Land Use Development Committee* is chaired by the Vice President (John Brewer) and includes the Finance, Admin, House & Property and Social Directors.

The Committee has been mandated to consider proposals and suggestions for inclusion in the 2021/2022 fiscal budget, or for their longer term placement on a Three-Year Rolling Plan.

Our mandate is limited to Land Use Development, at this time consisting of the former golf course 1st, 2nd, 3rd, and 4th fairway areas. However, we also considered costs of items required for inside the Centre, as budgeting for them would impact on what can be afforded externally.

Our selections were based on the following priorities:

- Safety of all CCRA residents, CCRA volunteers and our visitors
- Budget considerations
- Immediate enjoyment by a wide variety of our owners
- Location, including minimal impact on adjoining owners
- Continued improvement to gardens and landscaping
- Safety and preservation of the fairway areas

The Committee reviewed the “2021 Proposed Budget Quotation and Acquisition Form Packages” for the H&P and Admin Directors. This material had been prepared in January, and was partially based on outputs from a 2017 CTC Workshop. We did add additional items proposed at that workshop, plus some suggestions of our own.

With recognition that the Budget Planning Process is still in progress, we are recommending the following items for inclusion in the upcoming 2021/22 fiscal budget. Subject to Board approval and available funding, they would promote immediate and safe enjoyment of these lands by a wide spectrum of our owners.

- Installation of a safety railing on one side of the steps from the North parking area to the lower patio. (\$3850) (Approved)
- Quality outdoor chairs, tables and umbrellas for the pool area, lower patio and upper deck of the Centre. (Up to \$15000) (\$8533 approved for the pool area only. Funding for the lower patio and upper deck has been deferred)
- Picnic tables, on concrete or stone bases. Maximum of four. (Up to \$1500) (Approved)
- Purchase of garden tools, soil, and plants and shrubs, to enable our garden and landscape volunteers to enhance the appearance of the Centre. (Up to \$6300) (Approved)
- Restoration of the former practice putting green and installation of a sprinkler line to service it. (Up to \$5700) (Deferred)
- Installation of horse shoe and bocce ball pitches. (No funding is approved)
- Purchase and installation of a maximum of 10 CCRA ownership signs at perimeters. (Up to \$1200) (\$1000 Approved, after the land transfer occurs)
- Refurbishment of the Waterbury Street Mail Kiosk (\$600) (\$750 Approved)
- Assessment of the need and costs associated with smoothing, seeding and fertilizing the former fairways, to improve appearance, safety and overall health of the grass cover. (No specific funding is approved at this time)

Some proposals could not be justified now or in the near future. We eliminated them on the basis of safety or location concerns, and/or high costs and/or limited overall appeal.

Several proposals, such as outdoor shuffleboard or additional lawn games require more assessment of usage and location before we could commit to them. These have been placed on The Three Year Rolling Plan as possible future items.

Although these lands were once part of a golf course, we felt to a return to any type of practice or formal golf is not advisable at this time. We have suggested this as part of a Rolling Three Year Plan, but with cautions over costs, safety, and impact on other use of the lands.

Our overall recommendation is to start slowly and carefully, with intent to protect these lands and ensure that they can be used for low cost physical enjoyment by our owners on a year round basis. This approach requires ongoing costs to cut the grass, up front projects to remove hazards, and possible costs to “smooth”, fertilize and reseed badly damaged areas.

If we wish to move to a more organized approach to use of these lands and towards “resort style” facilities and equipment we will require some degree of formal management and control. There would be increased costs associated with establishing and maintaining facilities, and with purchasing equipment Booking, monitoring and managing facilities could become major activities, as would managing and storing equipment. If we chose to go this route we may wish to consider creating an Activities Manager position. This could be done by a very dedicated volunteer, but is more likely that the hours and duties will require a paid position

Finally, we wish to note that the Master Agreement between CCRA, The Township, Geranium and the OMB “gave” us an expanded clubhouse, new pool and “free” lands, to help accommodate 100 new homeowners. The owners of these Geranium homes, plus the many new owners in the original 250 homes represent a sizeable shift in our population base since 2017. They should have an opportunity to input to development of these lands. It would seem that a “high level perspective “survey of all 350 home owners would be appropriate as we move forward.

Our detailed reports are attached. We have taken the format and contents of the original “2021 Proposed Budget Quotation and Acquisition Form Packages” and added extra items, plus our comments and recommendations. A summary of the overall actions that we recommend are shown on the attached Three Year Rolling plan

John Brewer (Chair)

George Clapham

Ken Gadsen

Lee Maher

Dave Sparling

Murray Smith