

Land Use Development Committee Report (August 26)

The Land Transfer Review Committee

In January, the Board established a *Land Transfer Review Committee* to review legal details and responsibilities associated with the upcoming transfer of former golf course lands from Scugog Township to CCRA. Although these lands are to be given to us free of charge under our agreement with the OMB and the Township, there will be initial and ongoing financial costs associated with ownership.

This *Land Transfer Committee* was co-chaired by Gord Simmons and John Brewer, and included Dorothy Bull, Ed Richards, Roger Doe and Doug Thiemann. It completed its report and presented to the Board in March for approval and actions. The report recommended initial approaches for managing access, and use of the lands. It alerted us to specific up front and ongoing taxation costs, and to increased insurance costs, plus safety and signage requirements. This information was input to our 2021/2022 fiscal budget

This initial total of 14.4 acres on what were the 1st, 2nd ,3rd and 4th holes of the former Canterbury Golf Course represent a scenic and protected addition to our Canterbury Common community and will add enjoyment opportunities to all of us. We are still finalizing the legal requirements and reviews associated with this transfer but expect to sign off on it within weeks.

Once this legal transfer is complete we will share the Board's expectations for use of the lands by our owners, and for access by occasional visitors from our Port Perry neighbourhood.

The Report also recommended that a new, special sub-committee of the Board be established to control development of the lands

Land Use Development Committee Report

Background

At a special meeting the Board established a new sub-committee of Directors to review proposals for the development of the former golf course lands. This *Land Use Development Committee* is chaired by the Vice President and includes the Finance, Admin, House & Property, Social and Municipal Affairs Directors.

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

Rolling Plan. This mandate was limited to Land Use Development, consisting of approximately 20 acres to be transferred to the CCRA from Scugog Township.

The Committee's Recommendations were to be based on the following priorities:

- Safety of all CCRA residents, CCRA volunteers and our visitors
- Protection and preservation of the lands
- Budget considerations
- Immediate enjoyment by a wide variety of our owners
- Location, including minimal impact on adjoining owners

Progress

The Committee began its task with a review of "Proposed 2021 Budget Quotation and Acquisition Form Packages" from the H&P and Admin Directors. That material was partially based on outputs from a 2017 CTC Workshop. It also considered additional proposals. It then recommended several items for discussion at the March 2021 CCRA budget meeting. These selections were intended to promote immediate and safe enjoyment of these lands by a wide spectrum of our owners. The Board subsequently approved some for our current budget, and deferred others. They are listed below, along with progress updates:

- Install a safety railing on one side of the steps from the North parking area to the lower patio. The Board approved a quote for \$3850; it was approved for the 2021/22 Budget.
 - The cost quote has increased to \$4800, but can be covered by the current budget.
 - The H&P Director is currently looking for a new supplier.
 - We hope to have the railing installed before winter.
- Purchase quality outdoor chairs, tables and umbrellas for the pool area, lower patio and upper deck of the Centre. Up to \$15000 was requested, but only \$8533 was approved, specifically for the pool enclosure.
 - The poolside sets have been delivered.
 - We still require up to \$12,000 for 2 lower patio sets (with umbrellas) and 4 upper deck sets (without umbrellas)
 - We will review this at the mid-year CCRA budget review.
- Build up to four picnic tables, to be placed concrete or stone bases. The Board approved \$1500, but to date no work has started. We are investigating purchase of kits that we can assemble ourselves. We cannot proceed with this project until the lands have been transferred to us.
- Purchase garden tools, soil, and plants and shrubs, to enable our garden and landscape volunteers to enhance the appearance of the Centre. Up to \$6300 was approved. The results are evident in the beautiful gardens around the Centre!

- Restore the former practice putting green and install a sprinkler line to service it. Up to \$5700 was requested, but was deferred by the Board.
 - We must wait until the land has been transferred before doing any work.
 - We should also wait for results of our planned survey of CCRA owner preferences.
 - This could be part of an overall plan for a practice golf facility.
- Install horse shoe and bocce ball pitches. No funding was approved for the 2021/22 Budget.
 - We should wait for the land transfer before proceeding.
 - These are low cost options, and could be requested for the 2022/23 budget.
- Purchase and install a maximum of 10 CCRA ownership signs at perimeters (Up to \$1200). The Board approved \$1000, although we could exceed this if needed.
 - We need the land transfer to occur, and to determine boundary locations.
 - We have agreed on wording for the signs.
 - The provider is local and can meet our request to prepare and install them.
- Refurbish the Waterbury Street Mail Kiosk. The Board approved \$750 and this work is complete.
- Assess the costs associated with smoothing, seeding and fertilizing the former fairways, to improve appearance, safety and overall health of the grass cover. No specific funding was approved for this in the 2021/22 CCRA Budget.
 - The estimated cost would be around \$4000.
 - We should wait for transfer of land and the results of our planned survey of owner preferences before proceeding.
 - This option could be combined with a tree planting project.

We are reviewing a proposal from Kawartha Conservations Authority whereby they would plan, provide and plant 500+ tree saplings of mixed Canadian Species at a subsidized cost of \$1.41 per plant. We would require some form of overall plan to determine where these trees would be planted and the type of ground cover needed. We will include this option on the planned survey of home owner preferences.

Several proposals, such as outdoor shuffleboard or additional lawn games require more assessment of usage and location before we could commit to them. We are also waiting for the results of the survey of owner preferences and for the transfer of the lands. 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. We will, however, put Golf Course Options on the upcoming survey.

It was difficult to justify some other proposals now or in the near future. We initially eliminated them on the basis of safety or location concerns, and/or high costs and/or limited overall appeal. We will, however, put Hard Racquet Court Options on the upcoming survey of home owner preferences.

Overall Recommendation

Our overall recommendation is to start slowly and carefully, with intent to protect these lands but to ensure that they can be used for low cost physical enjoyment by our owners on a year round basis. There will be some initial and ongoing costs to remove hazards, and to “smooth” and protect badly damaged areas. We have also become more mindful of the need to respect and protect the natural wildlife habitats. We have a unique opportunity to restore a portion of these lands to their natural state.

We noted that a more organized approach towards “resort style” facilities and equipment would 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 choose 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

A High Level Survey

Finally, we noted 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 99 new homeowners. The owners of these Geranium homes, plus the many new owners in the original 241 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 survey” of all 340 home owner preferences would be appropriate as we move forward.

At its July meeting the Board agreed to proceed with development and implementation of a “high level survey” of owner preferences. It would include all owners currently living in Canterbury, plus those future owners who are signed for occupancy of the remaining 66 Geranium homes. At the August 10 Board meeting John Brewer distributed and explained a draft set of Land Development Survey questions. The Board approved these questions, a cover letter and an implementation plan.

- The Survey will include a Cover Letter, and “Map of the Lands”.
- Our target date is to deliver copies of the survey to all current owners and committed Geranium purchasers (1 per home) once the land transfer occurs
- Surveys will be collected in a box at the Kiosk.
- The results should be compiled by late fall, and will be shared with owners
- These results will guide the Board in ongoing decisions for development of each section of the Lands.

A summary of overall actions the Land Use Development Committee has recommended are shown on the attached Three Year Rolling plan, currently dated July 27.

John Brewer
Chair