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To: Mayor Foster and Members of Council
From: Stephen Brake, Director of Public Works
Date: April 13, 2021
Re: Resolution GG-261-21, Courtice Shores Drive and Parking Lot

At the regular General Government Committee meeting held on March 29, 2021, Council considered staff report [PWD-019-21](#). This report outlined proposed surface treatment improvements to Courtice Shores Drive and also the construction of both on-street and off-street parking facilities. In recognition of the report, Council passed Resolution GG-260-21 confirming the improvements but also carried Resolution GG-261-21 that directed staff to report back after having discussions with the land owner of 113 Down Road. This land being the vacant parcel situated on the west side of Courtice Shores Drive immediately north of Lake Ontario.

In response to the direction provided, staff contacted the land owner to advise of the improvements proposed for Courtice Shores Drive and also to discuss the following matters:

1. Land Swap

The land owner has advised that discussions have occurred in the past with Clarington's Planning staff respecting the transfer of property. The owner did acknowledge his awareness that the lands are required by the Municipality to facilitate the creation of a future Courtice Waterfront Park. Given, however, that the Secondary Plan for South Courtice is still being developed he is not prepared to engage in a land swap agreement at this time. The land owner did indicate that when development begins he expects to be a major supporter of the Courtice Waterfront Park.

2. Trespass

The land owner is not overly concerned with illegal trespass associated with visitors accessing the Lake Ontario beach through his property. He understands that proposed road and parking improvements may lead to additional people in the area. The owner has advised that he will be taking necessary precautions by installing blocks to prevent vehicular movements and that advisory signs will be posted.

3. Property Boundary

It has been confirmed that the land owner's property has been converted to Land Titles Absolute which means it is guaranteed by the government. An application was made by the Owner to put the title in that system, and all adjacent landowners were notified.

R-plan 40R-30564, which was part of the Land Titles Absolute process, shows the property and the water line mark with respect to Lake Ontario. The property extends to the edge of the water.

The Courtice Shores Drive and Parking Lot project was ratified by Council at their regular meeting of April 12, 2021. In accordance with the direction provided in Resolution GG-260-21 and Resolution GG-262-21, staff will commence the design of this project to adjust parking in order to accommodate large trees and to proceed with construction at the earliest opportunity.

Regards,

A handwritten signature in blue ink, appearing to read 'S. Brake', is positioned above the printed name.

Stephen Brake
Director
Public Works Department

cc: Sean Bagshaw, Manager of Infrastructure