



**Changes to the Agenda
Council-in-Committee
January 12, 2020**

Additions

Deputation (Item 5)

- Item 5 B) i - Staff Report Related to Tina Binder Deputation 3
- Corporate Services 21-01
Re: Proposed Conveyance of Part of the Closed Road Allowance
between Concessions 6 and 7, Windham, Norfolk County.

Staff Reports/Discussion (Item 6)

- Item 6 C) i - Communications related to Staff Report PW 21-01 9
Re: Sidewalk Options – Cockshutt Road and Dover Mills Road – Port
Dover
- Laura Blashkiw
Carol Shannon
Ann & Terry Hewitson
D. Graham
Bianca Graham-Arps
Chuck & Gail Jamieson
Janice Ketchen
Stan and Susan Brouwer
Terry Coyne and Renate Coyne
Liz Psutka
Doris Doucet
Brenda Vittie
Gary Brokenshire
Ross Fairley
Anna Fairley
Cheryl & Vic Matthews
Angie Auther
Peter Jaffray
Marcus Myerscough
Jim Miller
john beech
Cathy Cave
Alan & Deborah Strang



Working together with our community

Council-In-Committee Meeting – January 12, 2021

Subject: Proposed Conveyance of Part of the Closed Road Allowance
between Concessions 6 and 7, Windham, Norfolk County

Report Number: Corporate Services 21-01

Division: Corporate Services

Department: Corporate Support Services

Purpose: For Decision

Executive Summary:

The purpose of this report is to seek Council's direction to declare the portion of the closed road allowance between Concessions 6 and 7, Windham Township as shown on the map attached, surplus to municipal needs and to authorize the sale of same to abutting property owners Michael Binder and Tina Binder.

Discussion:

Michael and Tina Binder are the current owners of the property located at 578 Windham Road 7. Adjacent to the north of their property is a portion of the closed road allowance between Concessions 6 and 7, Windham Township.

On January 14, 2016, staff received an application from Mr. and Mrs. Binder for the conveyance of the portion of the road allowance adjacent to their property. Unfortunately this request has seen significant delay due to the back log of road closure requests that existed in 2016, and a number of priority realty matters that have taken precedence over road closure requests since 2016.

Background

On November 23, 1987, the former Corporation of the Township of Delhi approved the closing of the portion of the road allowance between Concessions 6 and 7, Windham Township as shown on the map attached. Subsequent to this, on March 14, 1988 By-Law No. 24-88, being a By-Law to stop up and close the road allowance was passed, and registered on title on March 16, 1988.

In October 1996, the former Corporation of the Township of Delhi received a request to sell the portion of the closed road allowance west of Big Creek to the then owner of the lands adjacent to the north and south of the road allowance. In March 1999 the

McKnight Bridge crossing Big Creek was removed, and in April 1999 the adjacent property owner was advised that the Council of the day did not approve the request to sell the portion of the road allowance due the use of this section as an irrigation corridor and the objections of the affected surrounding farmers.

Today, Mr. and Mrs. Binder are requesting to purchase the portion of the closed road allowance lying east of Big Creek and adjacent to the north of their property. The road allowance comes to a dead end just past the entrance to their property and people continually access the closed road allowance, eventually trespassing onto the Binder's property.

The property owner at 613 Windham Road 7, who is the abutting property owner to the north of the road allowance, has been contacted on two (2) occasions and has shown no interest in purchasing any portion of the road.

Valuation

The closed portion of road to be sold to Tina and Michael Binder is rural and located outside of Windham Centre. The lands are zoned Agricultural, Provincially Significant Wetlands and Hazard Lands.

Staff Report E.B.S. 16-42 approved a valuation of \$10,000 per acre for the sale of rural road allowances. The portion of road allowance to be sold is approximately 1.18 acres, and at the \$10,000 per acre price would be valued at approximately \$11,800.

Mr. and Mrs. Binder will be responsible for all costs associated with the sale of the portion of the closed road allowance.

Financial Services Comments:

Proceeds from sale or disposal of this asset will be credited to the current year operating budget as a proceeds on disposal of a Tangible Capital Asset and transferred to the Property Management Services Reserve with the value of the transfer being the agreed upon purchase price.

All costs associated with the sale of the portion of the closed road allowance will be the responsibility of Mr. and Mrs. Binder and thus will have no levy impact, staffing costs related to this sale will be incorporated within existing department budgets.

Interdepartmental Implications:

County Departments

The request was circulated to County departments for comments. No comments or concerns were received.

External Service Providers

The request was also circulated to the external service providers and received the following responses:

Hydro One Networks Inc. (HONI) has commented that they will require the reservation of an easement over the portion of the road allowance that their hydro line presently travels over. To satisfy the requirements of HONI an easement agreement will be registered on title prior to the transfer.

Enbridge Gas confirmed that the existing easement rights they have in place are sufficient.

Consultation(s):

Chief Administrative Officer
Interim General Manager, Corporate Services
Interim Treasurer and Manager, Financial Planning and Reporting

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Build Solid Foundations".

Explanation:

Declaring the closed portion of road allowance surplus to municipal needs and approving the sale of same will allow the County to divest itself of land that is not significant to the County's present or future needs.

Conclusion:

The portion of the road allowance between Concessions 6 and 7, Windham, has been closed for many years. The next step in the process would be to sell the lands. Mr. and Mrs. Binder qualify to be able to purchase the lands as the immediate abutting owners. It is staff's recommendation to proceed with the sale.

Recommendation(s):

THAT Report CS 21-01, Proposed Conveyance of Part of the Closed Road Allowance between Concessions 6 and 7, Windham, Norfolk County, be received as information;

AND THAT the portion of the Closed Road Allowance between Concessions 6 and 7, Windham, as shown on the map attached, be declared surplus to municipal needs and conveyed to the abutting property owners, Michael Binder and Tina Binder, at a valuation of \$10,000 per acre;

AND THAT responsibility for all costs associated with the conveyance be borne by the property owners receiving the lands;

AND FURTHER THAT any net proceeds from the sale of the property be credited to the current year's operating budget and transferred to the Property Management Services Reserve.

Attachment(s):

Map

Submitted By:
Shelley Darlington
Interim General Manager,
Corporate Services
For more information, call
519-426-5870 ext. 1320

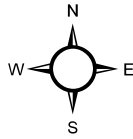
Reviewed By:
Lydia Harrison
Realty Services Coordinator
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519-426-5670 ext. 1323

Prepared By:
Katelyn Bowen-Schweyer
Corporate Support Generalist
For more information, call:
519-426-5670 ext. 1322

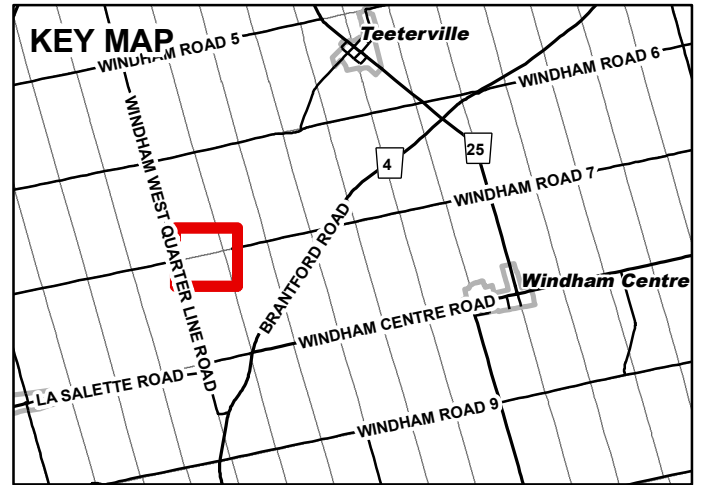
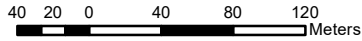
MAP 1

Geographic Township of

WINDHAM



1:4,200



Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Laura Blashkiw
[REDACTED]

Sent from my iPhone

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Carol Shannon

[REDACTED]

Mayor and Members of Norfolk Council:

I reside at [REDACTED] Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Concession 2 Woodhouse/Dover Mills Road. Currently, there are no sidewalks or street lighting along Cockshutt or Dover Mills Roads, making walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To extend existing sidewalks along Silver Lake Dr. and Cockshutt Road to Dover Mills Road
2. To extend existing street lighting along Cockshutt Road to Dover Mills Road
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive

The suggested improvements to the roadway will improve pedestrian and cycling safety and allow residents, like myself, safer foot and cycle access to the rest of our community.

Thank you for your consideration,
Ann & Terry Hewitson
3 Kolbe Dr., Port Dover

Email: [REDACTED]

I strongly support and request your approval of the installation of a sidewalk on Cockshutt Risd from Dover Mills/Concession 2 to Ryerse Crescent. My daughter, grandson (in a stroller) and Son In Law were walking on side of this road and they were almost killed by a driver last year. Also, one of my neighbors while walking her dog was run off this road and she fell into the ditch and broke her arm last summer.

These circumstances are avoidable and should never have occurred hence why it is so important to have this sidewalk installed ASAP.

Your support of this much required project is appreciated.

D. Graham

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Byanca Graham-Arps

Please add our names to the list of residents of Pineridge estates wishing to see some type of sidewalk added to the section of Cockshutt Road from Lynndover to Ryerse Crescent, as well as additional street lighting in this area! (East side of Cockshutt would be sufficient!).

Also sidewalk on Dover Mills from Cockshutt to Prospect should be considered, as well as additional lighting!

Thank you

Chuck & Gail Jamieson

[REDACTED]

Port Dover, Ontario [REDACTED]

[REDACTED]

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Janice Ketchen

[REDACTED]

Dear Norfolk Council:

We reside at [REDACTED], Port Dover. Our home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

We support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like ourselves safer access to the rest of our lovely town.

Thank you.

Stan and Susan Brouwer
[REDACTED]

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
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3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

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Thank you.

Terry Coyne and Renate Coyne

[REDACTED]

Dear Norfolk County,

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;
3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

I believe the installation of sidewalks will slow traffic down. I find that many drivers, as soon as they hit the section without sidewalks, they gun it on their way out of town. These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Liz Psutka

[REDACTED]

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

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3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

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Thank you.
Doris Doucet

[REDACTED]

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

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3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Brenda Vittie
[REDACTED]

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

- 1. To install a new sidewalk along Cockshutt Road from Dover Mills Road to Ryerse Crescent;**
- 2. To install additional street lighting along Cockshutt Road from Dover Mills Road to Ryerse Crescent;**
- 3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.**

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Gary Brokenshire

[REDACTED]

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

I support the following proposal being put forth to Norfolk Council:

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3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Ross Fairley

Hi There,

My husband and I live in Pine Ridge Estates along Cockshutt Road in Port Dover.

We have been dying for a sidewalk from our subdivision along Cockshutt toward downtown.

We are always jogging and walking along the busy road and it's so dangerous, but there are literally no sidewalks in any direction when you want to walk outside of our neighbourhood.

Also, there is no way to get to the sidewalk at Ryerse Crescent , unless you walk over a km out of the way. It's such a shame, because it makes the walk into town so much longer and makes our subdivision inaccessible by foot.

I can't believe that there isn't a safe walking route from where we live into town... or to anywhere.

Ross and I talk about this sidewalk situation every time we go for a walk.

I'm so excited that this dangerous walking situation is going to be discussed. Finally some hope!

Thank you so much,

Anna Fairley

Dear Norfolk Council:

I reside at [REDACTED], Port Dover. My home is located in Pine Ridge Estates, northeast of the intersection of Cockshutt Road and Dover Mills Road. Currently, there are no sidewalks along Cockshutt or Dover Mills Roads which makes walking or cycling into town difficult and dangerous due to high-speed traffic along Cockshutt Road.

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3. To install a new sidewalk along Dover Mills Road from Cockshutt Road to Golden Meadow Drive.

These improvements to the roadway will improve pedestrian safety and allow residents like myself safer access to the rest of our lovely town.

Thank you.

Cheryl & Vic Matthews

[REDACTED]

Dear Amy,

As a resident in the Angler ave subdivision, I would like to send my support for the proposed sidewalk from Dover Mills to Ryerse Cres. Our neighbourhood is an active one with many walkers, bike riders and outdoor enjoying residents who have been cut off from accessing our town due to the unsafe access on cockshutt rd. As a parent of young children, it is not something we realized when purchasing our home. We hope you will consider this request in this years budget to allow us and our neighbourhood to have a safe means to access our downtown businesses.

Sincerely,
Angie Auther

Sent from my iPhone

Dear Mayor and Council,

My name is Peter Jaffray and my wife and I currently live at 81 Angler Ave in Port Dover. We are absolutely in favour of a proper sidewalk installation along Cockshutt Rd between Dover Mills Rd and Ryerse. We currently take daily walks in the three neighbourhoods that border Cockshutt Rd as well as frequently walking into town along Cockshutt on the gravel shoulder. Our concern with just paving the shoulder is that walkers would be at risk more than we are now. We are all aware of the "Distracted Driving" going on this day in age with cell phones etc as well as "Drinking While Driving" that seems to be going on from the evidence of tossed liquor bottles and beer cans on the sides of our roads as well as the constant speeding happening in both directions in and out of town.

It is our opinion that a proper sidewalk with a gravel shoulder between the travelled portion of the road and the sidewalk is the SAFEST thing for pedestrians as a distracted/ impaired driver will hopefully realize they are leaving the roadway when their vehicles hit the gravel instead of mowing down someone who might be walking on the paved shoulder.

These sidewalks should have been a mandatory requirement of the developers who built these subdivisions from day one but that was not the case so the taxpayers are stuck with this bill. Maybe this council as well as future councils should think about forwarding future sidewalk costs to the developers as a cost of doing business which would pay for half of the Dover Mills sidewalks from Golden Meadow to Prospect.

There are hundreds of homes in these three neighborhoods with residents and many more people putting their lives at risk walking on Cockshutt Rd every day. Please put Peoples Safety and Lives ahead of Cost when you debate and vote on this issue. OUR LIVES ARE IN YOUR HANDS !!!

Regards,
Peter Jaffray



Sent from my iPad

I fully support the plan to build sidewalks along Cockshutt Rd in Port Dover. I drive this road every morning on my way to work and it is difficult to see people on the side of the road in low light conditions. Giving pedestrians and cyclists a safe option to travel on this road is a must. Thank you.

Marcus Myerscough

Sent from my iPhone

Good afternoon,

We have read the report for sidewalk options on Cockshutt road and Dover Mills road and are in full support for of this change - we would prefer sidewalks, it would accept paved shoulders. There are many families with young children in this area now and the walkability into town is unsafe.

Thank you for completing this report.

Jim Miller



Jim Miller
Vice President of Sales, Western Region
HJV Equipment



I think the paved shoulders and improved lighting will serve us well for a fraction of the sidewalk cost. There are plenty of side roads and sidewalk areas to walk without going on cockshutt road as others have mentioned with strollers etc. I also believe the paved shoulders work better as a bike path than sidewalks would In my opinion.

john beech

I am in support of paved shoulders, sidewalks and lights on Cockshutt Rd.

Thank you.

Sent from my iPhone

Dear Mayor & Council Members

As a nearby resident to the Cockshutt Rd and Silver Lake Dr area of Port Dover we read the above report with great interest.

The walkability of the area will be greatly improved with the addition of paved shoulders and additional street lighting

Paved shoulders would in my opinion be the most cost effective solution and increase pedestrian safety at the same time.

We strongly encourage you to support this initiative

Best regards,

Alan & Deborah Strang

