

# The Township of The Archipelago

## Information Report to Council

**Report No.:** 2024-026

**Date:** November 21, 2024

**Originator:** Josh Badger, Director of Operations and Facilities

**Subject:** Skerryvore Ratepayers Association Improvement Request

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### **BACKGROUND**

Steve Spearing, President of the Skerryvore Ratepayers Association, presented a deputation to Council in October with the request for seating at several water access points, signage at waterfront locations, and a culvert replacement on Skerryvore Ratepayers Association (SRA) property.

Township of The Archipelago Council directed staff to investigate the request and report back with information on the suitability and costs, for consideration in 2025 work plans and budget.

### **ANALYSIS/OPTIONS**

When installing public benches, we must ensure that they are set on a firm and level base, and in compliance with relevant Accessibility for Ontarians with Disabilities Act (AODA) and Canadian Standards Association (CSA). We must also consider the added risk profile to the municipality, the ongoing maintenance with the increased level of service expected, and potential negative outcomes.

Township staff conducted a site review of the locations requested to investigate feasibility, and concluded the following:

- Leaside Drive (Municipal Road Allowance) – Bench
  - Access is a level end-of-road, leading to a beach waterfront, primarily composed of sand. There is no appropriate parking, so all users must be local.
  - The area is used as a shallow water boat launch and for beach recreation.
  - The placement of a bench would require the removal of vegetation to the right (looking towards the water), and a concrete pad to set the bench. Care must be taken to avoid beach and water access users, as well as high water events.
  - Upon preliminary investigation, **a bench may be suitable for this location.**
  
- Moonlight Court (Municipal Road Allowance) – Bench

- Access is a level end-of-road, leading to a waterfront. The approach area is generally grass. Beyond there is a steep change in elevation with bedrock to the waters edge. There is no parking, so all users must be local.
  - The area and pathway is used as a snowmobile access point.
  - The placement of a bench would require the removal of vegetation to the left (looking towards the water), and a concrete pad and fill material to set the bench. Care must be taken to avoid the snowmobile path of travel.
  - Upon preliminary investigation, **a bench may be suitable for this location.**
- Lookout Lane (Municipal Road Allowance) – Bench
    - Access is along a level waterfront road. The approach area and bench area are sand. There is no parking, so all users must be local.
    - The placement of a bench is directly in front of the waterfront view of a property owner and may interfere with usage of shallow water boat launch or recreation.
    - Upon preliminary investigation, **a bench is not suitable for this location.**
- Signage at Waypoint Locations
    - Signage design matches the current ‘Welcome to Skerryvore’ sign and Community Board and would be aesthetically pleasing to the community. The use of QR codes should be reviewed with the By-Law department for appropriateness, and the overall design of the signs with the Clerks department/Communication Specialist.
    - The proposal is in contravention of By-law 98-40, as amended by By-law 18-36, which states that the only signs that are permitted within the limits of the Township Road allowance are road name signs, traffic signs, and signs for the purpose of providing direction to commercial establishments. The By-law does not identify community signage, or points of interest.
    - Proceeding with the appropriate signage locations would require a resolution to allow the points of interest signage to be accepted in contravention of the By-law. It is recommended that the resolution also indicate that the signage be procured, installed, and maintained by SRA, to maintain equal level of service throughout the township and prevent additional responsibilities and costs.
      - Leaside Lookout
        - **Signage may be appropriate** if modest and installed with the existing ‘Water Access, No Parking’ sign.
      - Moonlight Lookout
        - **Signage may be appropriate** if modest and installed with the existing ‘Water Access, No Parking’ sign.
      - Lookout Lookout
        - **Signage is not appropriate** due to fronting and imposing on private property waterfront views.

- Skerryvore Community Road Lookout
    - Unsure the exactly signage location proposed, but **signage is not appropriate** due to vehicle pedestrian collision potential.
- 5 Tamarack Drive – SRA Property – Culvert Replacement
  - The property belongs to the Skerryvore Ratepayers Association (SRA) and is used for community events. SRA has a vision to construct a pavilion on the site in the future.
  - Due to the private property ownership, liabilities, and precedent setting, it is **not appropriate for the Township to install a culvert at this location.**

Other considerations for the above proposals, should The Archipelago Council wish to direct staff further, include vandalism, memorial dedications, seasonal adjustments, and theft which may result in additional costs, considerations, or inquiries to Township staff.

The result of benches may lead to increased By-law investigations, enforcement, and ultimately costs, as well as increases in the level of service expected from Public Works including maintenance, inspections, and seasonal protections.

## **FINANCIAL IMPLICATIONS**

The installation of a bench requires appropriate site preparation, foundation construction, and mounting. During investigation the most economical option determined was a surface mounted, 4-foot, recycled plastic bench. This would require construction, assembly, installation, and maintenance if Township staff were to complete the work.

### Bench (Municipal Road Allowance)

- Purchase of bench:
  - \$1,400
- Construction: construct a slab 4' x 2' x 6" depth min., truck, 2 staff; 1 day.
  - \$1,140
- Assembly and installation: truck, tools, 2 staff, 0.5 day.
  - \$520
- Ongoing maintenance and inspections:
  - Annually - \$400
- **Estimated Cost: \$3,460 each**

### Signage

- Proceeding with the appropriate signage locations would require a resolution to allow the points of interest signage to be accepted in contravention of the By-law. It is recommended that the resolution also indicate that the signage be procured, installed, and maintained by SRA, to maintain equal level of service throughout the township. The cost per sign is estimated at \$100+ each and may include mounting pole and hardware.

- **Estimated Cost: \$100 each**

#### Culvert Replacement

- 5 Tamarack Drive
  - Materials: 12m of 300mm diameter double wall culvert
    - \$650
  - Equipment mobilization/construction: dump truck, trailer, backhoe, 2 staff, 0.5 day.
    - \$880
  - **Estimated Cost: \$1,530**

#### **Total Estimated Cost: \$12,310 (3 benches, 4 signs, 1 culvert)**

Insurance and risk profile are also prevalent considerations for municipal operations. We reviewed the proposal of Moonlight and Leaside benches with our municipal insurer and they said the benches must be stable and level, and away from other users' paths of travel. They indicated that regular maintenance and inspections are important, and the benches must be weather resilient. The increase in infrastructure and service is an increase to the risk profile to the municipality. The uses of the unmaintained road-allowance pose a significant risk to all users as snowmobiles travel and boats are launched in close proximity, as well as the unmaintained surrounding natural landscape. Any municipally installed items in these locations have significant risk, as these are natural areas of an unopened road allowance, unlike a city park.

#### **CONCLUSION**

Council has the discretion to respond to the deputation as they wish or provide staff with further direction based on the above information. A preliminary review identified that Moonlight and Leaside may be suitable for an outdoor bench, while Lookout is not suitable. In addition, the proposed signage is contradictory to the Township signage By-law, but Council may wish to grant permission through resolution for its installation to SRA. The requested culvert is located on private property and is not recommended to be completed by Township staff.

The total deputation request was an estimated \$12,310, while staff find only \$6,920 (two benches) to be appropriate for Council to consider.

The request would be an additional and increased level-of-service above current levels and has a significant municipal risk and liability impact from the current natural unmaintained state. This should be carefully considered when evaluating the decision.

Respectfully Submitted,



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Josh Badger  
Director of Operations and Facilities

I concur with this report,



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John B. Fior  
Chief Administrative Officer

## ATTACHMENTS

### Silhouette Bench – Wood Grain Naturals

SKU# KBC1260W-DW | Ships in 1 - 2 Weeks



Subtotal: ~~\$828.85~~



Price Per Unit: \$828.85  
Buy 6 & Save \$40.00 Each

Select Color: Driftwood  
Mount Type: Surface Mount  
Length: 4 Foot

EDIT REMOVE

[CLEAR SHOPPING CART](#)

### Continue Shopping

SUMMARY	1 Item
Subtotal	\$828.85
Shipping (ABFS-Standard)	\$366.97
Tax	\$155.46
<b>Order Total</b>	<b>\$1,351.28</b>

### ESTIMATE SHIPPING & TAX

Enter your destination to get a shipping estimate.

State/Province

Ontario

City

Parry Sound

Zip/Postal Code

P2A 1T4

ABFS-Standard \$366.97









LOOKOUT





LEASIDE

BENCH



LEASIDE

BENCH









5 TAMARACK

PROPOSED CULVERT