

12.0 Property Management Strategies

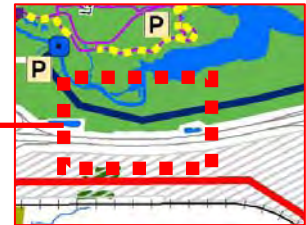
12.1 Private Property Barriers and Approaches to Agreements

In order to assist the Town in managing the requirements of private property for the overall Master Plan Network, a database was created with the assistance of Town staff, which highlights all properties in the location of the pathway and trail network. The chart is for Town use only, and includes a corresponding identification number which is part of a Town Record document containing full property and ownership information. This document should be periodically updated, as agreements are reached or acquisitions made.

An example of how this chart is coordinated with the mapping is shown below.



Private property is one of the most significant barriers to the pathways and trails network.



Property Location	Town Priority Site Area #	# of Properties	Critical link to existing Trails	Extension of Existing Trail	Public / Private Owner	Priority of Overall Route	Physical Barriers	Overall Priority Ranking	Implementation Strategy
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(Site Number & Description of Location) (#) (#) (Y or N) (Y or N) (Public or Private) (High, Medium, or Low) (List of Physical Barriers) (#) (List of Actions)

In some cases, the desired pathway connection may be obstructed by private residences. Through a combination of easement requests, and partnership arrangements, the desired linkage may be achieved. Negotiation should be undertaken by the Town's Pathways and Trail Manager and the legal department.

The following approach is suggested to address private property requirements of the Pathway and Trail Master Plan:

Identify all properties which are barriers to a specific portion of the Town Wide Network and based on priorities:

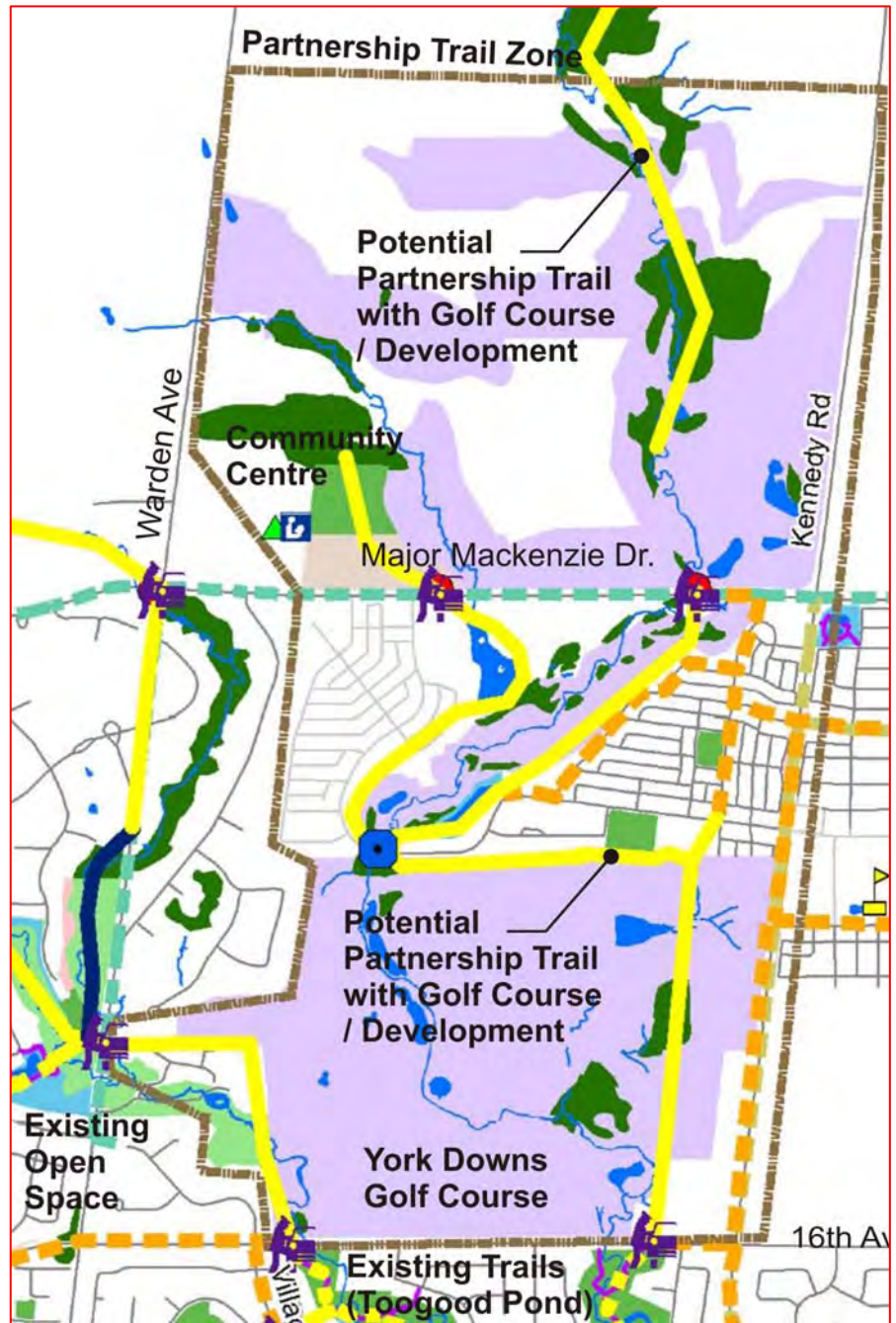
- Determine property access opportunities (i.e. acquisition or easement)
- Assessment of property value by Real Estate Department
- Initial Meeting with Property Owner
- If Agreeable to Owner, feasibility plan showing specific requirements
- Detailed negotiations regarding arrangement
- Undertake detailed design and construction
- If owner not agreeable, place right of first offer on property, and consider future acquisition or negotiation with future owner
- If owner is not agreeable, and appears to be so for an extended period of time, priority of route should drop further

12.2 Partnership Zones

1. Identify all properties with potential partnership zones
2. Initiate Meeting with Property Owner
3. If Agreeable to Owner, prepare feasibility plan showing specific requirements
4. Prepare detailed negotiations regarding arrangement
5. Prepare detailed design and construction
6. If owner not agreeable, consider alternate sidewalk routes as connections

12.2.1 Partnership Zone Case Study

In the following situation illustrated, pathway and trail connections are desired from new development areas, through an existing golf course, in order to reach other pathway and trail systems, or destinations. Though historically, it has been difficult to reach agreements with golf courses, there have been cases such as RIM Park in Waterloo, where a multi-use pathway has been created along the outside edge of a golf course. The Pathway and Trails Manager and the legal department should meet with the appropriate representatives from the golf course, to outline the destinations, public support, and desire of the Town, to establish a partnership pathway and trail linkage. An easement or shared use agreement is the desired outcome of this type of agreement. Partnership zones are outlined on the Master Plan Network Map.



12.2.2 Key Partners:

Hydro One is a key partner for trails in Hydro Corridor. The process to construct pathways and trails in a Hydro Corridor is managed by Ontario Realty Corporation, and there is a straight forward application process. Pathways and trails in hydro corridors can be implemented in just a few months, once the process is initiated. Hydro One and ORC are supportive of Pathways, Trails and other public recreational uses in corridors. The outline of the process is included in **Appendix C**. A similar application process is required for proposed pathways and trails intended for along the Trans Canada Pipeline.

TRCA will be a reviewing authority on pathway and trail development in Valley Lands. TRCA supports trails – as long as there is a recognition that pathway and trail development needs to be balanced with environmental sensitivities. For valley and tributary trails, TRCA should be consulted with from the early stages of the detailed design to ensure that the final design is consistent with their goals and objectives

The Rouge Park Alliance is the lead organisation in the implementation of the pathways and trails in eastern Markham Rouge Park lands. The Rouge Park Management Plans for the Bob Hunter Park, Little Rouge Creek Corridor and Eastern Markham, will provide guidance on trail locations and phasing and priority implementation areas. These lands are predominantly owned by the Toronto and Region Conservation Authority and Province of Ontario – Ontario Realty Corporation, with some minor land holdings by the Town of Markham. The regional trail system on the Rouge Park lands will be implemented and funded through partnership arrangements and other funding sources generated by the Rouge Park Alliance. The Town of Markham should continue to work cooperatively with the Rouge Park in the implementation of the Regional Rouge Park system. Council priorities for Rouge Park trails would be considered through the Rouge Park planning processes.



The Town currently manages trails within hydro corridors, and existing service roads could easily be upgraded to accommodate new connections that connect the Town's neighbourhoods.