From:	Chris Gerrits
To:	Michelle Berki
Cc:	Nicole Martin
Subject:	Re: Request for Clarification on Public Access and Security Presence in New Subdivision Adjacent to Waldemar
Date:	Saturday, July 5, 2025 10:20:35 AM

Thanks Michelle,

Nicole will make sure this is on the July 16th agenda.

Have a great weekend!

Chris Gerrits
Mayor - Township of Amaranth
Councillor - County of Dufferin

On Jul 5, 2025, at 9:55 AM, Michelle Berki <michelle.berki@icloud.com> wrote:

Dear Mayor Gerrits,

Thank you for your prompt and detailed response to my inquiry, and for forwarding the matter to the Township CAO for further clarification.

I appreciate your efforts to address my questions and to initiate a broader council discussion regarding public access through the unassumed subdivision roads. While I understand that the development remains private property under the control of the developer until formal assumption by the Township, I remain concerned about the recent shift in on-site security practices and the absence of public communication regarding access limitations.

While I can appreciate the developer's rationale for implementing security—particularly in light of the previous fire incident—the increased presence and notably more aggressive posture of the personnel in recent weeks has been uncomfortable for many of us in the community. Their conduct has been markedly less

approachable, and they appear to lack the communication skills necessary to engage with residents in a courteous or constructive manner. This change in tone has made what was once a shared and peaceful space feel unwelcoming and adversarial.

As I am unavailable to attend the July 16th council meeting during the scheduled daytime hours, I would be grateful if you could raise this issue on my behalf. I would appreciate receiving a summary of the discussion and any determinations that result, particularly regarding the anticipated timeline for access planning and any interim guidance the Township may provide to residents.

While I respect your offer to meet informally, I believe matters of public access and community relations are best addressed through formal municipal processes. I look forward to hearing from you or the CAO as the situation develops.

Sincerely,

Michelle Berki

Sent from my iPhone

> On Jul 5, 2025, at 9:11 AM, Chris Gerrits <cgerrits@amaranth.ca> wrote:
>
> Hi Michelle,
>
> Thanks for the email. We have had a couple other emails regarding the security there.
>
> I have cc'd our CAO who will be able to provide a better answer but basically the entire property including roads are private property at this point. Once the development has reached substantial completion the township will assume the roads. Until that time they are private roads to be maintained by the developer. We don't expect substantial completion until the end of 2026.
>
> I'll try and answer your questions below;

1. Until the subdivision has reached substantial completion it is considered private property under Ontario Law and Township policy and the developer can limit access.

2. Occupancy doesn't alter the above. We have one subdivision just outside of shelburne where the first house has been occupied for nearly 15 years and the road is still unassumed. That is obviously not ideal.

3. It is private property so they can restrict access EXCEPT for the small portion of the connector road that is in the existing subdivision. That half of that connector road is Township property.

4. We haven't entered into any agreements to restrict access because it is still private property.

5. I would expect that once the development is about 50% occupied and the park block has been developed there will be discussions regarding public access with the developer. I would expect that to happen by the fall.

I think it would be good for council to discuss at our next meeting (July 16th) what the plan is for public access so we can let everyone know. Would you like to come to that meeting to discuss with Council? If you are not able to make a daytime meeting (9am start) I can raise the issue with council and we can report back to you after we discuss it.

Hope that is a little helpful. Feel free to give me a call at 519-288-6177 or stop by the house (38 St John Street).

Chris Gerrits
Mayor - Township of Amaranth
Councillor - County of Dufferin

On Jul 5, 2025, at 8:34 AM, Michelle Berki <michelle.berki@icloud.com> wrote:

Dear Chris Gerrits and The Township of Amaranth Offices

I am writing to formally request clarification

regarding the legal status and public accessibility of the unassumed road and adjoining lands within the new subdivision currently under development adjacent to Waldemar.

Historically, residents in the area—including myself—have used the unassumed roadway and surrounding paths for pedestrian travel and the safe operation of off-road vehicles to access the opposite side of the development. This informal access has occurred without obstruction or restriction for an extended period.

However, in the few weeks, there has been a marked increase in private security presence. These individuals, who do not appear to wear uniforms or carry formal identification, have begun actively restricting passage. They have positioned themselves to physically block pedestrian routes and have, in several cases, verbally harassed residents attempting to pass through—a notable and concerning departure from previous conduct.

This escalation appears to have followed a structure fire on the property some weeks ago, after which security was introduced in a seemingly preventative and non-confrontational manner. No official notification, public notice, or bylaw amendment has been issued to explain the change in access, nor has there been any formal communication from the Township regarding limitations on the use of these

unassumed roads. Given that at least one household is currently residing in the subdivision, it raises further questions as to the status of the road as a de facto public access route.

Accordingly, I seek clarification on the following:

1. What is the current legal status of the unassumed road in question? Specifically, is it considered accessible to the public for non-vehicular travel, including pedestrian passage and off-road vehicles, under Ontario law or Township policy?
2. Does the presence of a residential occupancy in the subdivision alter the legal obligations regarding public access to these roadways?
3. Under what authority are the security personnel operating, and are they legally entitled to restrict access to what has functionally served as a public right-of-way?
4. Has the Township enacted any temporary or permanent bylaws or agreements with the developer that would limit access to the area? If so, has public consultation or notice been provided in accordance with the Municipal Act or Planning Act?
5. What are the Township's expectations regarding public use of this area moving

forward?

I respectfully request a formal response outlining the Township's position and any relevant legal or policy references. As a resident committed to respecting legal boundaries and contributing to public safety, I believe transparency on this matter is essential for maintaining community trust and cohesion.

Sincerely,

Michelle Berki

Sent from my iPhone