



Council Report

Report Number:	RS2025-032
Meeting Date:	August 26, 2025
Title:	Requested Disposition of Shoreline Road Allowance Adjacent to 495-513 Long Beach Road, Cameron
Description:	Background on Request to Purchase Shoreline Road Allowance Adjacent to 495-513 Long Beach Road and Land Management Team's Rationale in Recommending City Retain Ownership
Author and Title:	Lucas Almeida, Law Clerk – Realty Services

Recommendations:

That Report RS2025-032, **Requested Disposition of Shoreline Road Allowance Adjacent to 495-513 Long Beach Road, Cameron**, be received; and

That the shoreline road allowance located across from 495–513 Long Beach Road be retained by the City, due to its relevance to erosion control and road stabilization.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

In October 2024, a group of residents along the west side of Long Beach Road submitted a collective application to purchase the shoreline road allowance located across from their respective properties. The subject land is located adjacent to a municipally maintained road along the shoreline of Sturgeon Lake, in the community of Cameron.

The request was reviewed by the Land Management Team (LMT) at its meeting on November 11, 2024. The LMT did not support the proposed disposition. On July 8, 2025, one of the applicants, Ms. Tracy Crockford, submitted a Deputation Request seeking Council's consideration of the matter.

The purpose of this Report is to provide Council with the background of the request, as well as the Land Management Team's rationale for denial thereof.

Rationale:

The Land Management Team did not support the request to purchase the shoreline road allowance, as it is part of a fully open and municipally maintained road, and staff have identified this shoreline corridor as one that may require stabilization or erosion control measures in the future. It was the Land Management Team's opinion that disposing of the land would limit the City's ability to carry out such work and would be inconsistent with its current land retention priorities.

Although the application references private ownership of other parcels in the area, a preliminary title review suggests those lands were not acquired from the City, but rather through declarations of possession (in other words, through a process outside the purview of the City). The applicants also noted the sale of the Grove Road shoreline road allowance as a precedent, as it is similar to Long Beach Road. While Grove Road was ultimately approved for sale by Council, that road is unassumed, unlike Long Beach Road.

Staff also note that the application did not arise from any enforcement matter or notice of violation, though there are several existing dock encroachments in the area. The Team has expressed no objection to entering into dock license agreements to regularize these encroachments where appropriate.

Other Alternatives Considered:

Council may choose to proceed with the disposition, contrary to the Land Management Team's recommendation. Should Council determine that the conditions in this case are

suitable for disposition, it may also wish to consider extending the opportunity to purchase to other abutting property owners along that stretch of shoreline, where similar conditions exist. Staff would then undertake the necessary steps to support a coordinated approach, including appraisals, notice, and agreement preparation.

If Council decides to overturn the Land Management Team's decision and permit the matter to proceed through the disposition process, this would be effected by replacing the above recommendation with the following:

That staff be directed to proceed with the request to purchase portions of the road allowance across from 495–513 Long Beach Road, as per the disposition procedures set out in CP2021-033 Disposal of Real Property Policy and By-Law 2018-020 Disposition of Municipal Real Property, as amended.

It should be noted that if staff are directed to proceed with advancing the request through the disposition process, the matter will need to return to Council for a formal surplus declaration following a three-week public notice period.

Alternatively, Council may direct Staff to return the matter to the next scheduled Land Management Team meeting for a consideration of licensing the properties.

Alignment to Strategic Priorities:

The recommendations set out in this Report align with the following strategic priority:

- Good Government
 - Effective management of the municipal building and land portfolio

Financial/Operation Impacts:

Retaining the shoreline road allowance avoids potential future costs associated with acquiring land or securing easements for erosion control or public infrastructure. If dock licenses are issued, annual revenue would be received (\$200 per annum for each dock, plus an additional \$415 per annum for each boathouse, with costs indexed for inflation).

If Council proceeds with the disposition, the City could realize one-time revenue from the sale. Based on the set price of \$9.00 per square foot, and using a very rough approximation of 8,000 to 10,000 square feet of shoreline road allowance across from 495 to 513 Long Beach Road, potential revenue could range from \$72,000 to \$90,000. This area estimate is intended for illustrative purposes only; a reference plan would be required to determine the precise square footage to be conveyed, and actual revenue

would depend on the area as determined by the surveyor, and on the number of property owners who ultimately elect to proceed with a purchase following Council's decision.

Consultations:

Land Management Team

Attachments:

Appendix A – General Location Map



Appendix A -

Appendix B – Aerial Map



Appendix B - Ae

Appendix C – Map



Appendix C - Ma

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