

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0033

**FOR THE CONSIDERATION OF
COUNCIL**

June 4, 2025

SUBJECT: Lake Drive Shoreline Action Plan – Project Update (File 05.268)

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2025-0033, prepared by the Planning Policy Division, Development Services Department, dated June 4, 2025, regarding the Lake Drive Shoreline Action Plan – Project Update;
2. That Council acknowledge that shoreline parcels identified as surplus Town-owned land within the Lake Drive Shoreline Action Plan Area shall be offered for purchase only to Eligible Property Owners who own land directly opposite the shoreline on the inland side of Lake Drive;
3. That Council direct staff to ensure shoreline parcels sold through the Lake Drive Shoreline Action Plan include a legal restriction to prevent their future transfer or conveyance independent of the adjacent indirect waterfront property, unless authorized by the Town, and that staff include this condition in all future offer letters and legal agreements;
4. That Council endorse the inclusion of the following easements in future shoreline land-transfer documents:
 - a. A project-wide blanket emergency access easement over all divestible shoreline parcels for the purposes of any future slope stabilization works necessary to protect the Town's infrastructure including the Lake Drive roadway;
 - b. Parcel-specific blanket easements to protect existing utility company infrastructure (e.g., gas lines), where applicable;
 - c. Parcel-specific easements over existing drainage features or culverts, where required for proper stormwater flow and outlet access;
5. That Council confirm that longstanding structures such as fences and sheds will not require encroachment agreements on the retained Lake Drive road allowance, but may not be replaced, expanded or modified without prior approval; and,

- 6. That staff be directed to incorporate this Council direction into the upcoming communication with Eligible Property Owners and to proceed with the next phases of the Action Plan accordingly.**

2. PURPOSE:

The purpose of this report is to provide Council with a comprehensive update on the Lake Drive Shoreline Action Plan. It outlines progress made to date, including completion of survey work, identification of shoreline parcels for potential divestiture, and the preparation of draft reference plans. The report also provides background on ongoing efforts to clarify land ownership with the Land Registry Office, summarizes stakeholder communications, and introduces key next steps.

In particular, this report seeks Council's consideration and direction on two important matters:

1. The endorsement of a proposed easement framework to accompany future shoreline land transfers, ensuring access for emergency shoreline protection and recognizing existing infrastructure.
2. Confirm Council's direction that Town-owned shoreline parcels will only be divested to eligible property owners who own land directly across Lake Drive from the shoreline.

These directions are necessary to enable the Town staff to complete the review of draft reference plans, finalize public communications, and proceed toward eventual shoreline land transfers in alignment with the pending planning/zoning study and legal requirements.

3. BACKGROUND:

The Lake Drive Shoreline Action Plan was initiated to address longstanding and complex shoreline title issues along Lake Drive North and East. The shoreline land between the travelled portion of Lake Drive and Lake Simcoe has historically been treated informally, with many adjacent property owners assuming ownership or rights of exclusive use without clear legal title. This situation arose in large part due to legacy registration practices under Ontario's former Registry System, which allowed individuals to register deeds over lands they did not own. Over time, these assumptions and registrations contributed to confusion, overlapping claims, and disputes regarding shoreline ownership.

To address these issues, the Town of Georgina formed the Lake Drive Shoreline Jurisdiction Ad-hoc Committee in 2015. This Committee, composed of residents, Council members and staff, reviewed the shoreline challenges and developed a path forward. In 2017, Council approved the Lake Drive Shoreline Action Plan, establishing

a structured 14-step process to guide resolution of the title issues, formalize shoreline management, and support long-standing community use in a fair and consistent manner.

In 2022, [Council approved funding](#) and [assigned dedicated staff](#) to implement the Action Plan. The implementation includes conducting detailed survey work, confirming ownership boundaries, identifying surplus Town-owned shoreline parcels, and offering eligible property owners (those owning land directly across Lake Drive from the shoreline, referred to in this Report as “EPOs”) the opportunity to purchase adjacent parcels. Town staff are also committed to clear communication, transparent engagement, and ensuring that any shoreline divestiture is accompanied by appropriate legal, environmental, and planning reviews.

The project is now at its midpoint, with survey work largely complete, reference plans drafted, and key policy components such as easement necessity and sales eligibility being brought forward for Council consideration.

4. ANALYSIS:

The following section provides a detailed overview of the key components of the Lake Drive Shoreline Action Plan, including technical findings, legal clarifications, engagement outcomes, and policy considerations. It is intended to give Council a clear understanding of the work completed to date and the rationale behind the next steps in the process.

Each subsection addresses a core aspect of the project, from surveying and title clarification to the eligibility framework, easement strategy, planning study, and project schedule. Together, these elements form the basis for moving the project toward final shoreline land transfers while ensuring consistency with environmental, legal, and infrastructure requirements.

This section aims to support Council’s informed review and decision-making on the matters outlined in this report.

4.1 Survey and Reference Plans

As a foundational component of the Lake Drive Shoreline Action Plan, Town staff have engaged IBW Surveyors Ltd. to carry out comprehensive surveying and mapping of the shoreline corridor. The survey work covers approximately nine (9) kilometres of shoreline along Lake Drive North and Lake Drive East, and is divided into 17 manageable sections. This work includes detailed topographic and subsurface investigations to identify existing infrastructure, natural features, and historical property use boundaries.

The purpose of the survey work is to accurately define the Town’s existing road allowance, confirm the extent of privately-owned parcels, and identify surplus Town-owned shoreline lands that could potentially be divested to EPOs. Through this process, draft Reference Plans (R-Plans) have been created for all shoreline segments and are currently undergoing internal review. The Parks Development and Operations Division has completed its review, confirming that the shoreline boundaries align with the Town’s existing Waterfront Parks Master Plan. The Operations and Infrastructure Department is reviewing the plans to identify any

conflicts with existing municipal infrastructure. Town staff has ensured that retained land includes a minimum 1.5 metre offset from the edge of the travelled roadway, and that the alignment of the sanitary sewer main which runs parallel to Lake Drive remains fully within retained Town lands, with sufficient space provided to allow for future maintenance and potential reconstruction of the sanitary infrastructure. These considerations have guided the determination of which shoreline lands may be eligible for future divestiture.

This survey work forms the technical foundation for the shoreline land divestiture, planning study, and all subsequent legal and policy steps required to complete the Action Plan.

4.2 Registry Office and Title Clarification

One of the most complex aspects of the Lake Drive Shoreline Action Plan involves confirming legal title to shoreline parcels and addressing inconsistencies that have arisen through Ontario's historical Registry system. Under that system, it was possible for individuals to register deeds referencing lands to which they did not hold clear title, often based on use or assumption rather than formal surveys or legally confirmed title.

These registration practices have resulted in overlapping or unclear claims to shoreline lands that are part of the untravelled portion of the Town's Lake Drive road allowance. Some property owners may hold documents referencing shoreline areas, but these references are not always supported by clear or current title.

Staff are reviewing each shoreline section identified in the survey to assess title status. Where inconsistencies are found, staff are working with the Land Registry Office to confirm ownership boundaries and ensure that draft Reference Plans reflect legally defensible information.

This work must be completed before the Town can proceed with registering Reference Plans and initiating shoreline land transfers. While staff are not evaluating or disputing informal use, legal clarity is required to proceed with divestiture. Staff acknowledge the sensitivity of these matters and are committed to communicating respectfully and transparently with property owners, with the goal of achieving resolution wherever possible.

4.3 Easement Framework

As staff prepares for the divestiture of shoreline parcels, it is necessary to establish an easement framework that ensures continued access for essential infrastructure. This includes both municipal systems (e.g., water, sanitary, storm) and privately owned utilities (e.g., telecommunications, hydro, and gas). Although the topic of shoreline easements has been considered and discussed in previous stages of the project, this report brings forward a formal recommendation for Council's endorsement. This direction is required before Town staff can include easement information in communications to EPOs.

The easement framework consists of three components:

1. Town Blanket Access Easement (Operations)

- A blanket easement would be registered over all shoreline parcels identified for divestiture.
- This easement would allow Town staff or contractors to access shoreline lands in the event of emergencies, such as shoreline erosion or slope instability that could threaten Lake Drive and its associated infrastructure.
- Given the extensive length of shoreline, the critical importance of the shoreline integrity, and the unpredictability of soil conditions, it is not feasible to predict precisely where future erosion risks may arise. For this reason, Town staff recommend that this blanket easement apply to all shoreline parcels proposed for sale.
- The easement would not be intended for routine access or maintenance and would not affect what structures can be built or how the parcel can be used. The Town would be obliged to repair any privately-owned facilities that may be damaged by any work undertaken in the exercise of its easement rights.
- Its purpose would be to provide Town staff with a last-resort access right for public safety and infrastructure protection.

2. Utility Company Blanket Easements (Where Applicable)

- In some shoreline parcels, existing private utility infrastructure (e.g., gas lines) may cross the land to be divested.
- Due to the small size of these parcels, precise mapping of the utility locations is often not available.
- A blanket easement would be applied in these cases to ensure continued access and maintenance rights for utility providers.
- Town staff would encourage future utility installations to be routed through the retained road allowance, rather than privately held lands, wherever possible.

3. Stormwater-Specific Easements (Where Applicable)

- In many cases, drainage and stormwater infrastructure such as culverts and ditches discharge from Lake Drive through shoreline lands into Lake Simcoe.

- These features are well-documented, and easements will be applied only to the specific footprint required for maintenance access, which in most cases will be a width of four (4) metres.

Together, these easements will ensure that the Town and utility providers can continue to fulfill their responsibilities while allowing EPOs to enjoy and manage their shoreline parcels. Town staff will include this easement information in the individual letters to EPOs if Council endorsement is received.

4.4 Land Eligibility and Sales Policy

Council has previously determined that shoreline parcels identified as surplus through the survey process be offered for sale only to Eligible Property Owners (EPOs), defined as owners of property directly across Lake Drive from the shoreline. This approach reflects the physical layout of the area, where shoreline parcels are typically an extension of the lots opposite them, and aligns with historical use and maintenance patterns.

Staff are seeking this direction from Council before proceeding with formal communications and land sales. While this approach has guided staff work to date, a Council resolution will ensure consistency and transparency as the project moves forward.

Staff are aware that some residents whose properties are not directly opposite the shoreline have referenced historical access or use of shoreline areas, including in older documents or deed notations. Where claims are raised, staff will review the documentation to determine whether any legal interest exists. However, these claims are sometimes not supported by legal title or confirmed survey boundaries and may not withstand scrutiny as a basis for land ownership. In the absence of clear legal entitlement, these property owners would not be eligible to purchase shoreline parcels.

This policy is intended to create a consistent, defensible framework for divestiture, based on geographic proximity and documented ownership. Shared or communal use of shoreline parcels, such as those associated with neighbourhood groups, will continue to be addressed separately through the Beach Associations stream of the project.

To ensure long-term clarity of ownership and prevent independent resale, shoreline parcels sold through this process will be subject to a legal restriction tying them to the adjacent upland lot. This would prohibit the transfer of the shoreline parcel on its own without Town approval.

4.5 Communications and Letters to Property Owners

Ongoing communication with the public has been an important component of the project. Updates have been shared regularly on the Town's Lake Drive Shoreline Action Plan webpage, and these updates are coordinated with Redbrick Communications, the Town's external communications consultant.

As the project has progressed and survey results have been received, property-specific letters are being issued to landowners. The communication strategy was designed in phases to ensure clarity and accuracy once more detailed information was available. Three groups of letters are being sent:

1. **Outside the Project Area:** Residents who were originally included in the early general mailout but whose properties have since been determined to be outside the project boundaries or not adjacent to surplus Town-owned shoreline have received letters advising them that no shoreline parcel is available for sale. These letters were personalized and included contact information for questions.
2. **Shoreline Already Privately Owned:** Most residents whose properties fall within the project area but have a privately-owned shoreline parcel in front of their home have been sent letters advising that the Town does not own the land. These letters cannot confirm private ownership details such as who owns the land. Property owners are encouraged to consult with a lawyer if they wish to confirm title. Where shoreline parcels are privately owned, the owner may apply for permits (e.g., for erosion control) subject to applicable Town and agency approvals.
3. **Eligible Property Owners (EPOs):** Individual letters will be sent to property owners where surplus shoreline land directly across from them has been identified for sale. These letters will include:
 - A draft Reference Plan (R-Plan) showing the proposed shoreline parcel boundaries
 - An aerial image overlay to assist with interpretation
 - A cost breakdown, including estimated land value and related project costs
 - A response form requesting that the EPO confirm interest or request revisions

If approved by Council, letters to EPOs will note that, if a shoreline parcel is purchased, it will be subject to a legal restriction preventing its future transfer unless it remains tied to the indirect waterfront property or receives Town approval.

To ensure clarity and consistent messaging, communications to EPOs are being provided in writing, on Town of Georgina letterhead. Property owners will be requested to use the provided form to request changes or ask questions. This approach is intended to streamline communications and ensure there is a clear and documented record for each property.

Importantly, letters to EPOs have been held back until direction is obtained from Council on the easement framework to ensure the letters reflect all necessary

information. In situations where existing utility or culvert infrastructure may impact the parcel, the letter will include an explanation regarding any required easement.

This letter process is a key milestone in the project, enabling the transition from survey completion to the next phase of shoreline land divestiture.

4.6 Interim Use and Permitting

Until the shoreline divestiture process is complete and property ownership is transferred, residents may continue to use and maintain the shoreline areas that they have historically used. Staff understand that many EPOs have made reasonable and longstanding improvements to these areas, and there is no intent to interrupt those uses during the interim period.

New structures or improvements that would require a building permit will not be supported on Town-owned shoreline until the land has been transferred to the adjacent property owner and title has been registered. This is because legal title has not yet been transferred, and any new development could complicate the divestiture process or conflict with future planning outcomes. Staff are communicating that residents refrain from installing new infrastructure until they have obtained title.

Any alteration to the shoreline or lakebed, such as removal or placement of fill, construction or removal of structures, or other physical changes, requires a permit from the Lake Simcoe Region Conservation Authority (LSRCA) under Ontario Regulation 41/24. These permits are required regardless of land ownership. The Town does not issue these permits and continues to defer to LSRCA as the permitting authority. Residents who proceed without a valid LSRCA permit may be subject to regulatory enforcement by the Conservation Authority.

Town staff continue to provide written consent, when appropriate, to the LSRCA and the Ministry of Natural Resources and Forestry (MNRF) for shoreline stabilization or erosion control works. These consents are intended to support LSRCA permit applications for maintenance or repairs of existing infrastructure, not new additions.

In cases where residents already own shoreline parcels, they are entitled to apply for building permits and other regulatory approvals, provided, as always, that they meet applicable Town and agency requirements.

This interim approach supports continued shoreline access and safety while ensuring that new investments or changes are deferred until the land ownership process is finalized.

4.7 Encroachments

As part of the shoreline divestiture process, staff have identified instances where private fences, gates, decks, and other structures extend onto lands that are proposed to be retained for Town purposes. In many of these cases, the shoreline structures

were built or extended without formal approval and encroach slightly into the area that the Town must retain for road allowance, including the corridor required for the existing sanitary sewer and future maintenance.

Where feasible, boundaries of the shoreline parcels have been adjusted to include longstanding private structures within the land proposed for divestiture. However, due to the need to preserve access for infrastructure maintenance and to ensure long-term public safety, some structures will remain located on Town-retained lands.

To address this, staff are proposing that existing structures on retained land be recognized as existing encroachments. These will not require separate encroachment agreements. However, private property owners will not be permitted to expand or modify these encroachments, and any new construction, including fences, must be located within the boundaries of the divested parcel. If work is needed within the retained Town land, it will require the appropriate municipal approvals through existing road occupancy permitting processes.

Staff encourage property owners to relocate any movable structures (such as small sheds or fences) onto the portion of land offered for sale, where possible. This will provide the greatest clarity and reduce the need for future coordination or permitting.

This approach offers a clear and practical way to resolve old encroachment issues while making sure Lake Drive remains safe and functional for the public.

4.8 Beach Associations

Beach Associations are informal groups that have historically maintained and enjoyed the use of certain shoreline lands at the end of roads intersecting Lake Drive. These lands are Town-owned and were not formally defined in the past. Staff gathered input from Beach Associations through engagement sessions held in late 2023. This feedback will help inform Town staff's recommended approach to managing these areas moving forward.

A separate report will be presented to Council on June 4, 2025, addressing Beach Association land use in more detail. That report will include recommendations on land management options and outline a potential path forward. As per the recommendations in the report, Beach Associations need to be incorporated in order to enter into any formal land use agreements with the Town.

In the meantime, existing Beach Associations may continue to use, enjoy, and maintain the shoreline areas they have historically used. Town staff appreciate the ongoing stewardship provided by these community groups and recognize the importance of preserving access to and enjoyment of these areas.

4.9 Planning Study

As part of the Lake Drive Shoreline Action Plan, a dedicated planning study will be undertaken to evaluate how the Town-owned shoreline lands should be used in the

future. This study will focus on the unique land located between the travelled portion of Lake Drive and the shoreline of Lake Simcoe, which has historically been used for access, recreation, and limited infrastructure but has not been formally addressed in planning documents. Council approved the budget for this planning study as part of the overall Action Plan in 2022, recognizing its importance in guiding appropriate long-term land use.

The study is scheduled to commence in August 2025 and to be completed by June 2026. A formal procurement process is already underway to retain a planning consultant. The study will build on the survey and topographic data collected through the Action Plan, avoiding duplication and creating cost efficiencies.

Key outcomes of the study will include:

- Establishing clear land use policies for shoreline parcels that will be divested;
- Clarifying what types of infrastructure and services are permitted, such as water, sanitary sewer, hydro, gas, and communications, strictly from a land use planning and policy perspective (as this is not a servicing feasibility study);
- Assessing the potential for and limitations on parking within the shoreline lands (not the Lake Drive road allowance itself);
- Integrating considerations for environmentally sensitive areas and shoreline protection;
- Ensuring that the zoning is updated as needed to reflect the shoreline's future status; and,
- Providing clear rules for use in areas where shoreline parcels are not being sold to EPOs or that may continue to be used by the public or Beach Associations.

The planning consultant will also review the Beach Association areas to make sure the zoning and land use rules are appropriate. This includes looking at whether any special regulations or land management approaches are needed.

Public and Council consultation will be an important part of the process. This engagement will ensure transparency, gather local insight, and support informed recommendations. Final outcomes of the study will support the legal and planning framework necessary before shoreline land transfers can proceed.

A Community Planning Permit System (CPPS), formerly known as a Development Permit System, is a planning approval framework that combines zoning, site plan, and minor variance approvals into a single streamlined process. Although this approach was previously considered for the Lake Drive shoreline, it is no longer being pursued. Due to uncertainty around future application volumes, the nature of anticipated development, and the administrative complexity of implementing a CPPS, staff have concluded that conventional zoning tools remain the more practical option at this time.

4.10 Coordination with Other Town Projects

There are two other Town-led initiatives related to Lake Drive that are being managed by other Departments. These include:

1. The Lake Drive North Revetment Project, focused on shoreline erosion control and bank stabilization.
2. The Lake Drive Functional Assessment and Improvement Plan, which included a 2023 study and public consultation. Council directed Phase One improvements to support traffic flow, road safety, and active transportation along Lake Drive East. Broader traffic calming measures are also planned.

While these are separate efforts, staff directly involved in the Lake Drive Shoreline Action Plan are coordinating internally with the teams responsible for these projects. Collaboration ensures alignment and avoids conflicts with shoreline divestiture and land retention decisions. No major overlaps or land-use conflicts are currently anticipated.

4.11 Schedule and Milestones

The Lake Drive Shoreline Action Plan has reached approximately the halfway mark in its overall implementation. The work completed to date has focused on title research, surveying, infrastructure reviews, and the preparation of draft R-Plans. Key milestones and anticipated timelines are summarized below:

- **2024:** Completion of title investigations and extensive fieldwork by IBW Surveyors, including topographic and legal surveys to determine parcel boundaries and locate existing infrastructure. Draft R-Plan preparation began.
- **Q1 - Q2 2025:** Internal review of draft R-Plans, including coordination with Town departments, confirmation of easements, and responding to any Registry Office matters.
- **Q2 - Q3 2025:** Mailing of letters to EPOs, including R-Plan sketches, easement explanations, and purchase details. Ongoing communication with property owners on proposed shoreline lot layouts.
- **Q3 2025 - Q2 2026:** Planning study to begin in August 2025, and anticipated to be completed by June 2026. This includes land use policy review and zoning bylaw amendment processes.
- **Q3 - Q4 2026:** Finalization of shoreline lot boundaries, depositing of R-Plans at the Land Registry Office, and start of land sale and transfer process.

Overall, the timeline has been extended beyond the original 2025 target due to the complexity of legal and title clarification work, public engagement needs, and the sequencing of planning approvals. The revised estimated project completion is late 2026. A graphic of the project schedule has been included in this report as Attachment #3.

Table 1: Action Plan Operational/Policy Step Status

Step	Operational/Policy Step	Status	Report Date	Resolution
1	Whether Council wishes to pursue the potential divestiture of the lakeside lands.	Complete	August 9, 2017	C-2017-0443
2	Receive report on the Legislative/Legal matters to be addressed to proceed with sale or lease of the lakeside lands.	Complete	January 10, 2018	C-2018-0005
3	Establish Public Consultation process to receive public input related to potential sale or lease of the lakeside lands.	Complete	Communications Plan	N/A
4	Determine whether the divestiture will be based upon concept of profit for the Town, cost recovery only, or expense to the Town.	Complete	January 10, 2018	C-2018-0005
5	Town must determine the extent of the lands along Lake Drive to potentially be divested.	Complete	Conceptual Design	N/A
6	Town to send out notices to all EPOs (or others as determined by Council) to determine which EPOs are interested in obtaining legal interest in lakeside lots.	Complete	November 22, 2023	C-2023-0403
7	Town to award contract to Surveyor(s) to create the lakeside lots and have R-Plans registered.	Complete	November 22, 2023	C-2023-0403
8	Town to receive public input regarding Zoning By-law restrictions that may apply to all lakeside lots.	2025/2026		
9	Town to determine the value of the lots based upon location, proposed zoning and market for the lots if they are to be sold or lease only to EPOs (or others as determined by Council).	Complete	June 22, 2022	C-2022-0238C-2022-0239C-2022-0240
10	Town to pass Zoning By-law to restrict the use of the lakeside lands/lakeside lots to uses deemed appropriate by the Town.	2026		
11	Town to establish a policy as to what access, if any, and use, if any, the Town will permit upon lakeside lands that remain with the Town (i.e., lands that have not been sold or leased).	2026		

12	Town to establish a policy as to how it will deal with situations in which Cottage Associations with numerous members wish to make use of one lot and situations in which two persons wish to make use of one lot (i.e., can more than one person and can an association be an EPO for the purpose of obtaining an interest in one lot?).	June 4, 2025	June 4, 2025	TBD
13	Town to establish terms by which it is prepared to sell or lease the lakeside lots to EPOs	Complete	November 22, 2023	C-2023-0403
14	Town to sell or lease the lakeside lots to EPOs (or others as determined by Council) that the Town has identified	2026		

4.12 Budget Status

The Lake Drive Shoreline Action Plan continues to operate within the budget envelope approved by Council in 2022. The project is structured as a cost-recovery initiative, with participating EPOs covering a share of the total cost based on their shoreline parcel. The average estimated cost per EPO parcel remains approximately \$10,000, which includes:

- Project administrative costs (including legal, planning, and communications support): \$3,609
- Lot creation and survey costs: \$2,433
- Estimated land transfer and closing costs: \$1,000
- Average land cost (at \$2/sq ft): \$2,714

The land cost will be refined as reference plans are finalized and the final land areas are confirmed.

When Council approved the project budget in 2022, it included dedicated staffing to support early implementation. A Planner/GIS Specialist was hired in January 2023 and contributed to the foundational mapping and design work. With the GIS tasks completed by July 2024, the position concluded ahead of schedule.

At this time, no additional funding is requested. The project team will continue to monitor budget alignment as the project progresses.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report and the recommendations address the following Goal and Indicator in the current 2023-2027 Corporate Strategic Plan, under the “Proactively Manage Infrastructure and Assets to Ensure Service Continuity” pillar:

Continue to advance the Lake Drive Shoreline Jurisdiction Action Plan.

6. FINANCIAL AND BUDGETARY IMPACT:

The budget for the Lake Drive Shoreline Action Plan was previously approved by Council in 2022. This report does not include any new funding requests or changes to the approved project budget. The project remains within the approved funding envelope, and a more detailed update on the budget is provided in Section 4.12 of this report.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

This matter is not subject to specific legislative notice requirements. However, staff have implemented a communications plan to ensure timely and transparent updates with property owners and stakeholders throughout the project.

Ongoing engagement will continue through regular project updates, direct letters to EPOs, and future communications related to the shoreline zoning study. That study will involve a separate consultation process with the public and Council, as described in the report above.

Notice of the June 4, 2025 Council meeting was emailed to all interested parties on May 28, 2025.

8. CONCLUSION:

The Lake Drive Shoreline Action Plan has made steady progress toward resolving long-standing shoreline title issues. With survey and mapping work largely complete, a property-specific communications underway, and the planning study set to begin in mid-2025, the project has reached a major transitional point. Although the overall timeline has been extended to late 2026 to address legal complexities and the need to align next steps with the upcoming shoreline zoning study, and to ensure meaningful consultation, the project remains within budget. This report outlines the status of each major task, summarizes the current approach to easements and land sales, and presents recommendations to support continued implementation. Council's direction on the proposed easement framework and sale policy will guide the next phase of the project, including finalizing reference plans and preparing formal offers to Eligible Property Owners.

APPROVALS

Prepared By:	Trevor Jacobs, CET, PMP Senior Project Manager, Corporate Projects
Reviewed By:	Alan Drozd, MCIP, RPP Manager of Planning Policy
Reviewed By:	Michael Bigioni

Director of Legislative Services

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

- Attachment 1: Lake Drive Shoreline Action Plan Area Map
- Attachment 2: Lake Drive Shoreline Action Plan, "Action Plan"
- Attachment 3: Project Schedule