



# Staff Report

## Operations Department

**Report To:** Committee of the Whole  
**Meeting Date:** May 19, 2020  
**Report Number:** CSOPS.20.028  
**Subject:** Request to Dispose of Victoria Street North Road Allowance  
**Prepared by:** Jim McCannell, Manager of Roads and Drainage

### A. Recommendations

THAT Council receive Staff Report CSOPS.20.028, entitled "Request to Dispose of Victoria Street North Road Allowance" for their information;

AND THAT Council endorse the Staff recommendation to keep the subject lands within the Town's ownership,

AND THAT Council endorse Staff's continued use of the Municipal permitting process for potential shoreline repair works.

### B. Overview

This report is being considered by Council in response to a request by the owner of 80 Lakeshore Drive to purchase Town lands being the unopened portion of Victoria Street North. See the Certified Resolution for the October 21, 2019 meeting of Council.

### C. Background

The Town has received numerous requests from the owner of 80 Lakeshore Drive to purchase all or part of the Victoria Street North road allowance. This road section is a short section extending from Lakeshore Road to the shore of Georgian Bay. See the location map below.



The Town has not declared these lands as surplus to the Town's needs. This parcel could serve as an important drainage outlet particularly when Lakeshore Road is reconstructed. In 2013, the Town issued a Request for Proposal for Engineering service for Water and Sewer. RFP 2013-32-P-EPW was issued but not awarded pending the service requirements needed within the TRIP development area. The details of that drainage outlet will not be known until the engineering and final design are completed.

Furthermore, these waterfront access points have also proven valuable for temporary construction access to facilitate potential shoreline protection measures for adjacent lands as well as Town lands. Staff regularly issue permits to allow for shoreline access over Town lands.

The owner at 80 Lakeshore Drive and the landowner adjacent to the Victoria Street North road allowance has made numerous requests to Staff to purchase all or part of the road allowance. The Proponent, Mr. Hock has submitted written and verb request to Staff as well presented before Council requested the purchase of Victoria Street north.

The Town has issued several permits to Mr. Hock in order to facilitate his requests for landscaping features on Town lands and to allow to for access for shoreline repairs.

The Town issued a Municipal Lands Use Permit MLUP (Permit PRMWP 2017-848) to allow for the placement of landscaping on Victoria Street North the details of which are outlined in Staff Report CSOPS.19.085 presented at the December 9, 2019 Committee of the Whole. Permit PRMWP 2017-848 was issued to the resident at 80 Lakeshore Drive to acknowledge the existing landscaping that was installed on the Town lands. The permit allows for the landscaping to remain until such time as the Town requires use of the lands and requires the landscaping to be removed. This permit can be updated to reflect changes in the landscaping and to accommodate remedial shoreline works to be placed on Town lands.

On October 22, 2019, an additional MLUP permit was issued (Permit PRMWP 2019-824) to allow for access over the Town's land for the landowner's Contractor to complete shoreline repairs along the water. This permit may be reactivated to allow for additional shoreline works.

## **D. Analysis**

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The unopened portion of Victoria Street will be considered for a drainage outlet when Lakeshore Drive is reconstructed. The Town will need this access to the shoreline in order to provide roadside drainage. The Town will not know if a ditch or storm sewer will be constructed until the final design for the road is completed. Currently the servicing and reconstruction of Lakeshore Drive is not in the Town's 5-year plan.

These lands are not surplus to the Town's future needs and Staff recommendation to keep the subject lands within the Town 's ownership.

## **E. The Blue Mountains Strategic Plan**

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Goal #5: Ensure Our Infrastructure is Sustainable

Objective #2 Avoid Unexpected Infrastructure Failure and Associated Costs and Liability

Objective #3 Implement Best Practices in Sustainable Infrastructure

Objective #4 Ensure that Infrastructure is Available to Support Development

## **F. Environmental Impacts**

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Staff will ensure other appropriate agencies permits have been issued prior to issuing a a MULP permit. Erosion control measures will be reviewed by Staff.

## **G. Financial Impact**

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Permit fees including insurance and all other associated costs will be borne by the permit holder.

## **H. In Consultation With**

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Ryan Gibbons, Director of Community Services

Nathan Westendorp, Director of Planning and Development Engineering.

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Jim McCannell, Manager of Roads and Drainage, [managerroadsdrainage@thebluemountains.ca](mailto:managerroadsdrainage@thebluemountains.ca).

## **J. Attached**

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1. Certified Resolution from Council

Respectfully submitted,

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Jim McCannell  
Manager of Roads and Drainage.

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Shawn Carey  
Director of Operations

For more information, please contact:  
Jim McCannell  
[managerroadsdrainage@thebluemountains.ca](mailto:managerroadsdrainage@thebluemountains.ca)  
519-599-3131 extension 271



## Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: (519) 599-3131 • Fax: (519) 599-7723

Toll Free: 1-888-BLU-MTNS (1-888-258-6867)

info@thebluemountains.ca • www.thebluemountains.ca

CSOPS.20.028

Attachment 1

October 21, 2019

Moved by: Jim Uram

Seconded by: Odette Bartnicki

THAT Council receive the deputation of Helmut Hock regarding a request to purchase a portion of Victoria Street North, Thornbury;

AND THAT Council direct staff to provide a staff report in response to the request of Mr. Hock to purchase a portion of the Victoria Street North, Thornbury road allowance, including details of the Municipal Land Use Permit, and a full inventory of the Town's waterfront lands, **CARRIED**.

CERTIFIED TO BE A TRUE COPY

A black rectangular box redacting the signature of the Deputy Clerk.

Krista Royal, Deputy Clerk