



# Staff Report

## Community Services

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**Report To:** COW-Finance, Admin, Fire, Legal, Community Services  
**Meeting Date:** June 26, 2023  
**Report Number:** CSOPS.23.024  
**Title:** Cameron Shores Tennis Club Request  
**Prepared by:** Ryan Gibbons, Director Community Services

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### A. Recommendations

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THAT Council receive Staff Report CSOPS.23.024, entitled "Cameron Shores Tennis Club Request";

AND THAT Council direct staff to engage the community to determine an appropriate location for outdoor tennis courts;

AND THAT Council direct staff to negotiate an agreement with the Cameron Shores Tennis Club to utilize the new outdoor courts using the Nipissing Ridge Tennis Club Agreement and fees template;

AND THAT Council direct staff to consider the future use of the Peel St. property.

### B. Overview

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This report is being brought forward as directed by Council at the March 27, 2023 Council meeting to review the history of the Cameron Shores Tennis Club and provide options to consider the future use of the property and potential future relationship of the Town and the Cameron Shores Tennis Club.

"THAT Council of the Town of The Blue Mountains receives for information the deputation of Arnis Pukitis, Cameron Shores Tennis Club, regarding the request for continued Council support for the use of Town Lands for the Cameron Shores Tennis Club;

AND THAT Council direct staff to provide a staff report in response to the deputation, providing options to Council".

### C. Background

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Town records indicate that the Town has previously held an agreement for the use of the property known as Cameron Shores Tennis Club, Peel St.

To the best of staff's knowledge, a group of residents in the Cameron St. area entered into an agreement with the municipality to use the property to construct a tennis court for the use of residents that would invest in the capital and operating expenses of the court. Funding and operations of the courts were the responsibility of the Cameron Shores Tennis Club and required a lease to be paid to the municipality as well as property taxes. Following review of available information, it appears that all lease payments and property taxes have been paid.

Further review of this file indicates that there has not been an executed agreement since the 1990's.

Over the period of time that the Cameron Shores Tennis Club has operated, it is likely that there were few if any tennis facilities available in the municipality and this court served the group of interested residents that were willing to build and operate the courts when there weren't other opportunities.

Funds from taxation and lease payments have been included in general revenue by the municipality.

There has been an inquiry regarding 216 Cameron St. and whether it is Town owned land as there is a sign at the property stating "Cameron Shores R.C.". This is not Town owned land. There is an unopened municipal roadway "Louise St." adjacent to the property. Town bylaw staff are reviewing the current state of roadway and will provide information to the Town's Senior Management Team for consideration of the future use of this land.

## **D. Analysis**

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The courts are now in a state that they need repairs and the current members of the Cameron Shores Tennis Club have approached the Town to request a new agreement that would allow them to raise funds and increase their membership to continue the operations. Staff believe this is an opportunity to review the needs of the community and consider the most appropriate use of the existing property and agreement. Council has previously indicated that the current property may be better utilized for a different use.

Staff believe that the most appropriate action moving forward is to construct new tennis facilities that are operated by the Town and consider entering into an agreement with a club that could pay a fee for dedicated hours of use, similar to the Nipissing Ridge Tennis Courts. The remaining hours would be available to the public.

Within the previous budget there was funding identified to construct 2 (two) outdoor tennis courts and consider an appropriate location for them. At that time the Town was going through a process to determine the future use of 125 Peel St. which would have been a key property to consider for this process. Now that there is more known about the future of 125 Peel st., staff believe it would be appropriate to move forward with community consultation to consider a location for the construction of 2 (two) outdoor tennis courts.

It has been suggested to staff that the funding for the 2 (two) outdoor courts could be considered for the construction of an indoor racquet facility. At this time, staff believe that the funding should be used for the construction of outdoor courts and consideration for an indoor racquet facility should be a consideration within the Multi Use Recreation Facility Feasibility study.

Options for tennis court locations:

1. Peel St. Property (existing location of Cameron Shores Tennis Club)
2. Town of The Blue Mountains 10<sup>th</sup> line Recreation Property
3. 125 Peel St.
4. Bayview Park
5. Beaver Valley Community Centre

Options for agreements:

1. Mirror NRTC Agreement
2. Create new agreement (if Council directs staff to include specific clauses)

Options for use of Peel St. land if not selected for location of tennis courts

1. Direct staff to review property and consider deeming surplus for the purposes of disposition.
2. Direct staff to review the property and consider it for other municipal use.

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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To be determined, depending on direction from Council.

## **G. Financial Impacts**

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To be determined – depending on direction from Council.

## **H. In Consultation With**

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Name, Title

## **I. Public Engagement**

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The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Ryan Gibbons, Director Community Services [directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca).

## **J. Attached**

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### **1. Map of Cameron Shore Tennis Club Property**

Respectfully submitted,

Ryan Gibbons  
Director Community Services

For more information, please contact:  
Ryan Gibbons, Director Community Services  
[directorcs@thebluemountains.ca](mailto:directorcs@thebluemountains.ca)  
519-599-3131 extension 281

**Report Approval Details**

Document Title:	CSOPS.23.024 Cameron Shores Tennis Club Request.docx
Attachments:	
Final Approval Date:	Jun 19, 2023

This report and all of its attachments were approved and signed as outlined below:

**Ryan Gibbons - Jun 19, 2023 - 9:07 AM**