

Deputation – Requesting the Opportunity to Purchase the Bay St W Unopened Road Allowance

Monday, September 8, 2025

Christina Eaton

Deputy Mayor, Members of Council, and Town Staff,

Good morning. My name is Christina Eaton, and I am a long-time resident of Lakeshore Drive. I'm here today on behalf of a group of homeowners whose properties back onto the Town-owned Bay Street West road allowance. We are respectfully requesting that Council consider allowing us the opportunity to purchase this unused road allowance, with the intention of incorporating it into our properties under mutually agreeable terms.



Background & Historical Context

The Bay Street West road allowance was originally intended to serve as the primary roadway through our neighbourhood. However, with the inadvertent development of Lakeshore Drive—now the area's

main thoroughfare—that original purpose is no longer relevant. Historical mapping and the evolution of surrounding development confirm that this land has become functionally redundant.

Benefits to the Town

Our proposal offers several clear benefits to the Town:

- **Increased Tax Revenue**
Once incorporated into our properties, the land would become taxable, creating a new and ongoing source of municipal revenue without cost to the Town.
- **Improved Drainage Infrastructure**
We are willing to work collaboratively with the Town to address the issue of the unmaintained stormwater drainage ditch on this land. The extreme flooding caused by the storm on June 30, 2025, which flooded many homes on our street, highlights the urgency of addressing these concerns.

D. Existing Open Ditch – Stormwater Drainage



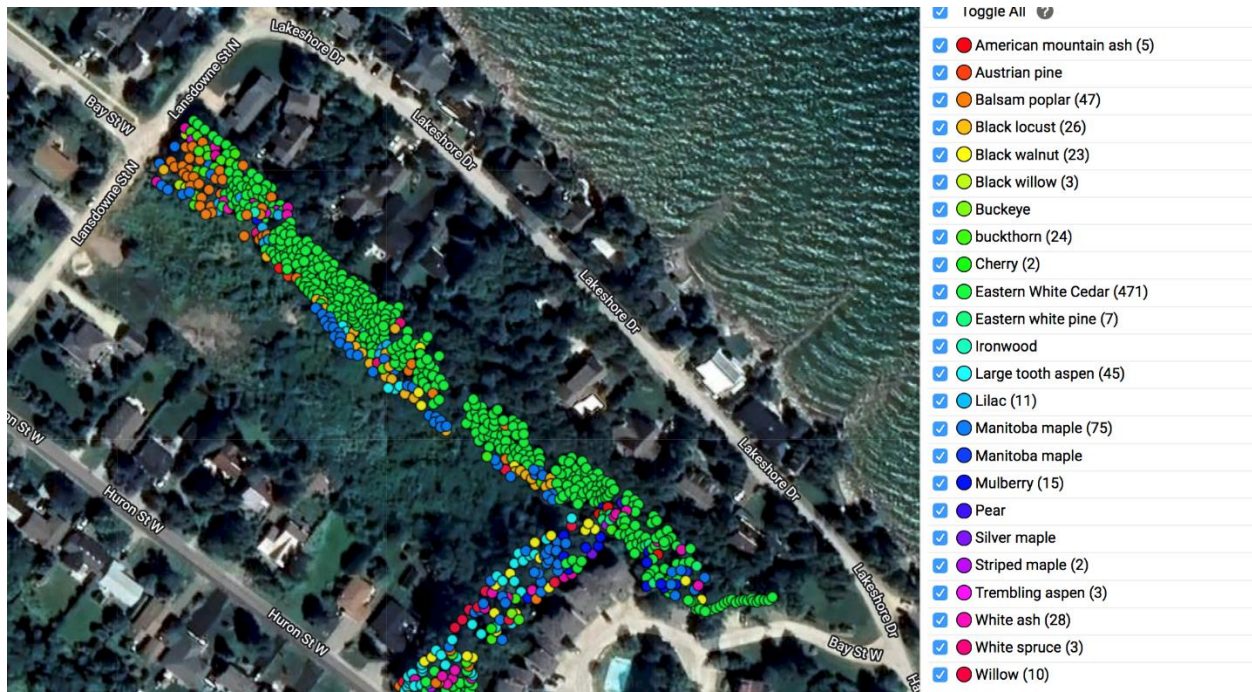
- **Reduced Liability and Maintenance Costs**

The Town would no longer be responsible for maintaining or overseeing this underutilized parcel, reducing its ongoing obligations and potential liabilities.

Environmental Considerations

This road allowance contains a number of mature trees that form part of our local tree canopy. These trees play a critical role in supporting natural drainage, absorbing stormwater, and providing habitat. Our group is committed to preserving these trees as part of our stewardship of the land.

If this land were ever developed, nearly all of these trees would be removed—intensifying drainage challenges and increasing water runoff to neighbouring properties. In contrast, our proposal preserves the environmental value of the space and aligns with the Town’s stated sustainability and climate resilience goals.





E. Existing Tree Canopy and Vegetative Buffer adjacent to backyards of Lakeshore Drive Residences:



Proposed Terms of Purchase

We are proposing a nominal purchase price, recognizing that the Town will benefit over the long term through increased taxation and improved drainage infrastructure. This is not a commercial initiative; it is a resident-led, community-minded proposal aimed at responsible land management in partnership with the Town.

Our Commitment

As residents and stakeholders, we are committed to:

- Working collaboratively and transparently with Town staff;
- Supporting and maintaining drainage improvements;
- Accepting any reasonable covenants the Town may impose regarding use and preservation of the land.

Conclusion & Precedent

We respectfully ask Council to support our request to purchase this unused road allowance, based on the following:

- Its original intended purpose as a roadway was made redundant by the creation of Lakeshore Drive;
- It is not actively used by the public;
- Our proposal enhances municipal infrastructure, environmental stewardship, and finances.

We also note that Council recently approved a similar request at the August 25 Committee of the Whole meeting, where the sale of an unopened portion of the Louise Street road allowance was recommended by staff, and supported by Council. We are seeking similar consideration, and would welcome the opportunity to meet with Town staff to explore next steps.

Thank you for your time and consideration.

Respectfully submitted,

Christina Eaton