



SIoux LOOKOUT
Hub of the North

REPORT

MEETING TYPE: Regular Council Meeting

To:	Council
From:	Bright Opare, Planning Coordinator Jody Brinkman, Manager of Development Services/Chief Building Official
Date:	May 21, 2025
Subject:	Unopened Shoreline Road Allowance Closure and Sale
Report No.:	2025-558

TITLE: Unopened Shoreline Road Allowance Closure and Sale

RECOMMENDATION:

THAT Council authorizes the passing of the following By-laws:

- By-law No. 36-25, Being By-law to Permanently Close, Declare Surplus and Authorize the Sale of a Highway of the Municipality of Sioux Lookout, and Rescind By-law No. 37-23 (86 Fanning Avenue); and
- By-law No. 37-25, Being a By-law to Permanently Close, Declare Surplus and Authorize the Sale of a Highway of the Municipality of Sioux Lookout (PLAN M302 LOT B PCL 17596)

PURPOSE:

The purpose of this report is to authorize the closure and sale of a portion of shoreline road allowances legally described as:

- PT RD ALLOW AND RP 23R14989 PART 1 (hereinafter referred to as Road Allowance #1); and
- PT RD ALLOW AND RP 23R14989 PART 2 (hereinafter referred to as Road Allowance #2).

The shoreline road allowances are included in an attachment to this report.

BACKGROUND:

Llewellyn Morgan and Geraldine Morgan submitted two offers within a single application, in

April 2023, to purchase shoreline road allowances abutting their two properties along Pelican Lake. The two properties are legally described as:

- PLAN M302 LOT A PCL 17595. Locally known as 86 Fanning Avenue
- PLAN M302 LOT B PCL 17596

The offers and accompanying applications proposed the purchase of Road Allowance #1 and Road Allowance #2 as separate lots.

By-law No. 37-23 was enacted by Council on May 17th, 2023 to close, declare surplus and authorize the sale of the shoreline road allowances.

By-law No. 37-23 authorized the sale of both unopened shoreline road allowances to the applicants. The effect of By-law No. 37-23 was that the unopened shoreline road allowances were to be sold as one lot, instead of two separate lots.

The purpose of this report and attached By-laws is to rescind By-law No. 37-23, and propose By-law Nos. 36-25 and 37-25 to facilitate the sale of the two unopened shoreline road allowances as two separate lots.

Tariff of Fees

An administration fee of \$1,250 was paid by the applicants to cover the cost of advertising and staff time to process the application in 2023.

A Cost of Land/Purchase Price is determined depending on the nature of the road allowance being sold. For road allowances, the Cost of Land fee is either Fair Market Value if the addition results in a significant increase in the abutting land's value, or the flat rate of \$1,000.00 plus HST.

DISCUSSION:

Since Council previously approved the sale of the shoreline road allowance as a single parcel, the public hearing requirement has been satisfied. The intent of this report is to rescind the previous By-Law No. 37-23 for the sale of a single parcel and to approve the necessary By-laws to split the single lot in to two parcels.

The Tariff of Fees By-law provides guidance for the sale price of shoreline road allowances.

The consideration applied for a sale/purchase is either Fair Market Value, if the addition results in a significant increase in value, or \$1,000.00 plus HST. Additionally, the purchaser is responsible for all survey costs, legal fees and registration costs.

Council has the option of requiring a market value appraisal if they feel that the addition of the shoreline road allowance will substantially increase the value of the lot. The applicant would be responsible for the cost of the Market Value Appraisal.

It is recommended that the standard sale/purchase price of \$1,000 plus HST be applied to the sale of each shoreline road allowance. This addition should not add a significant increase in the value of the abutting property.

RELATIONSHIP TO THE STRATEGIC PLAN:

Community Development

FINANCIAL IMPLICATIONS:

The entire cost to purchase the road allowance is the responsibility of the applicant/purchaser, and they are responsible for all survey costs, legal fees and registration costs. The revenue from the sale would be, as recommended, \$2,000.00 (\$1,000 per shoreline road allowance).

ATTACHMENTS:

1. [36-25__86_Fanning_Ave__Morgan_.docx](#)
2. [37-25_abutting_Morgan_.docx](#)
3. [Lots.docx](#)
4. [23R14989.pdf](#)

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