

Details About the Shoreline Parcel Being Offered to You:

Legal Restriction on Future Sale

If you choose to purchase the shoreline parcel, please note that the land will be legally tied to your property across Lake Drive. This means the shoreline parcel cannot be sold, transferred, or conveyed on its own to another owner without approval from the Town. This condition is required by Town Council and will be included in the legal documents prepared as part of the purchase.

Emergency Access Easement

As part of the shoreline sale, the Town will register a legal easement over the shoreline parcel. The easement allows the Town to access the land in the future if emergency work is required to stabilize the shoreline to protect Lake Drive and its infrastructure. This easement is not for routine use and does not impact your ability to enjoy or maintain the shoreline. If unexpected emergency situations need to be addressed, the Town would ensure all disturbed areas would be restored.

Utility Easement

We have confirmed that there is utility infrastructure on this parcel of shoreline land. As such, it must remain accessible. When the land is registered, it will include an easement that allows **Hydro One** to access the entire shoreline parcel if needed for maintenance or repair work.

Stormwater Easement

None.

Estimated Cost to Purchase Shoreline Parcel:

The Town's goal is to make the purchase of shoreline property as affordable as possible. As such, the Action Plan is being implemented on a cost-recovery basis.

Based on the draft R-Plan for the shoreline parcel across from your residential property, the estimated cost to purchase it from the Town is detailed in the chart below.

Item	Cost
Land costs (947 ft ² * \$2/ft ²)	\$1,894
Administrative costs	\$3,924
Lot creation costs	\$2,433
Total to the Town*	\$8,251

**Note: This total does not include land transfer tax payable to the Provincial government nor closing costs payable to your lawyer.*

Frequently Asked Questions: Lake Drive Shoreline Action Plan, Surveying and Next Steps

Q: How is the surveyor determining property boundaries along Lake Drive?

For the most part, the existing limits along Lake Drive have been previously established. The Ontario Land Surveyor (OLS) is retracing the limits of Lake Drive in the same locations.

Any new shoreline parcels are created from surplus Town-owned land by extending property lines across Lake Drive to the lake and then selling these parcels to the eligible property owners if they are interested.

Q: What is a “Reference Plan” or “R-Plan”?

A Reference Plan (R-Plan) is a detailed map of land that shows surveyed boundaries and dimensions. It may also include features like fences, hedges, or retaining walls that could affect the property’s title. R-Plans are filed with the local Land Registry Office and must be prepared by a licensed Ontario Land Surveyor (OLS).

Q: What is a road allowance and how are the boundaries determined?

A road allowance is land set aside as a public road, including the paved road and adjacent areas that are required for ongoing service maintenance and roadway management. Boundaries are determined by historical surveys and legal descriptions. The Ontario Land Surveyor (OLS) confirms these boundaries based on existing records to ensure public access and use.

Q: Why can’t my neighbour and I just decide where we want to place the property boundary? Why do we need a survey?

In Ontario, only a licensed Ontario Land Surveyor can prepare land surveys. The Town is overseeing this process to make sure shoreline land transfers are consistent and legally clear. All required Reference Plans will be prepared as part of this process.

Q: I don’t agree with the property boundaries in the draft R-Plan. What do I do?

If you have questions, concerns, or would like to suggest changes to the draft R-Plan, please fill out the Eligible Property Owner Response Form and return it to the Town by the date specified in your letter. The Town will work with property owners to finalize the draft R-Plans.

Q: How do I know that the surveyor’s measurements are accurate?

Ontario Land Surveyors are held to high standards by the Government of Ontario. All surveyors must follow the standards of practice which are defined by regulations under the *Surveyors Act*. Additionally, IBW Surveyors Ltd. has its own processes and guidelines to ensure that its surveyors follow the provincial regulations.

Q: I don’t understand how to interpret the survey. Are there any resources that may help?

The Association of Ontario Land Surveyors provides useful resources at aols.org/resources

Visit protectyourboundaries.ca for tips on reading your survey plan, including videos.

Q: When will I be able to purchase shoreline land?

We estimate that eligible property owners will have the opportunity to gain clear title to lakeside land by the end of 2026. The Town will continue to share information as the Action Plan moves forward.

Q: I am satisfied with the draft R-Plan. Can I purchase the land now? I don’t want to wait any longer.

With more than 350 residential properties to consider, the Town is not able to speed up the sale of individual parcels of land. There are several legal and administrative steps to complete before the Town can finalize the properties. We have a responsibility to do this work in a way that is fair, affordable and practical for homeowners and for the Town. This will take time.

A step-by-step description of the Action Plan process is available at georgina.ca/LakeDrivePlan.

Q: Is there a payment plan to purchase shoreline land?

Staff is working on options and details for a payment plan. Once prepared, we will prepare a report to Council for their direction.

Q: Will I have to pay property taxes on the shoreline land?

The Municipal Property Assessment Corporation (MPAC) manages property assessment in Ontario. They have informed the Town that a reassessment of the Lake Drive shoreline properties will likely occur after the sales are completed. As such, it is possible (although not confirmed) that the assessed value of your property, and potentially your property taxes, may increase if you choose to purchase the land.

Q: What happens to fences or sheds that are partly on Town land?

If an existing fence or shed is located on land the Town is retaining for road purposes (meaning that it is not part of the parcel offered for sale), it will not require a separate encroachment agreement. However, you will not be allowed to expand or rebuild it without the Town's approval. We encourage you to move any small structures onto your shoreline parcel where possible.

Q: Why should I participate in the Lake Drive Shoreline Action Plan?

Participating in the Action Plan provides significant benefits, ensuring clarity of ownership and enhancing the value and use of your property. Here are some further benefits of participating:

- **Clear Ownership:** You will get clear, legal ownership of the shoreline land across from your property.
- **Increase Property Value:** Owning shoreline land can make your property more valuable and attractive to buyers.
- **Legal Protection:** You will have legal certainty about your property boundaries and ownership.
- **Enhanced Use of Land:** You can use, maintain, and make permitted improvements to the shoreline land.
- **Prepared for the Future:** Securing ownership gives you more flexibility and will help the Town assess permit applications related to shoreline use.

Q: Do I have to participate?

Participation is voluntary, but highly encouraged. The Lake Drive community engagement survey showed most property owners want clear title to their shoreline land. If you don't participate, you can still use and maintain the shoreline, but the Town may not be able to approve permits for future changes you might want to make.