

Report to Committee of the Whole (CoW)  
April 13, 2026  
**Report Title: Request to Extend Municipal Maintenance of Poonamalie Road**  
Department: Development Services  
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Position: Manager of Development Services  
Report #: DS-2026-09



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## RECOMMENDATION

Be it resolved that the Committee of the Whole (CoW) recommends to Council that staff be directed to advise the resident that the Township is unable to extend the assumption or maintenance of Poonamalie Road due to the absence of legal access across lands owned by Parks Canada, as presented in DS-2026-09

## STRATEGIC PLAN COMMENTS

Sector 8 – Governance and Administration – Strategic Initiative #2 – Review the fundamental governance elements of Rideau Lakes Township.

Sector 8 – Governance and Administration - Strategic Initiative #4 – Township Council will ensure openness and transparency in its operations.

## BACKGROUND

At its meeting of March 2, 2026, Council received a delegation from Sulaiman Olomi requesting that the Township extend its assumption of maintenance on Poonamalie Road approximately 150 metres to provide access to his property. Council adopted Resolution 38-2026 directing staff to report back on the request. The subject property was acquired by the applicant through a municipal tax sale in 2024. The property fronts on Parks Canada Land that connects to the Township owned and maintained portion of Poonamalie Road; however, a portion of the road between the assumed municipal section and the property lies within lands owned by Parks Canada (Rideau Canal National Historic Site).

## DISCUSSION

The Township currently maintains approximately 265 metres of Poonamalie Road beyond the municipal road allowance to a turnaround area. This is a historical arrangement. Based on discussions with Public Works staff, the Township has continued maintenance to this location to facilitate access and provide a turnaround area. The resident has requested that this maintenance be extended approximately an additional 150 metres further to reach his property.

For a property to function as a building lot, legal access must exist from a publicly maintained road, or a road that is assumed and maintained by either the Township, County or Province. In this case, access to the subject property would require crossing lands owned by Parks Canada. As such, legal access would require a deeded easement or similar legal agreement from Parks Canada. The Township cannot create or grant legal access across lands it does not own or control. Ultimately it is entirely within Parks Canada jurisdiction as to whether access to the subject property for building or any other purpose can be granted.



*Green – currently maintained; Red – requested to be maintained; Blue – subject parcel*

Staff consulted with Parks Canada regarding the potential for extending maintenance and establishing access across their lands. Parks Canada confirmed that, given the nature of the property's location, the continual access required, and the need for a deeded easement within lands used for operational purposes, such an easement would not be granted. Parks Canada further advised that this position had previously been communicated to the applicant and will not be reconsidered at this time.

In the absence of a legal easement across Parks Canada lands the property does not have legal access to a public road. Extending municipal maintenance would not cure the issue of needing to establish legal access and the Township cannot resolve the access constraint through maintenance alone. Accordingly, extending the maintenance of Poonamalie Road would not result in the property being buildable.

The subject property was acquired through a municipal tax sale. Under the tax sale process, properties are sold “as is,” and the Township provides no guarantees with respect to access, servicing, or development potential. Purchasers assume all risks associated with the property.

CONCLUSION

Legal access to the subject property requires a deeded easement across Parks Canada lands. Parks Canada has confirmed that such an easement will not be granted. As a result, legal access to the property cannot be established. Extending maintenance on portion of Poonamalie Road on Parks Canada lands would not resolve this constraint.

FINANCIAL IMPLICATIONS

Extending maintenance on Poonamalie Road would result in additional operational and lifecycle costs on lands outside municipal ownership. There may also be potential liability considerations associated with maintaining infrastructure on federal lands.

ATTACHMENTS

e-signed  
Tom Fehr, Manager of Development Services

April 8, 2026  
Date

e-signed  
Shellee Fournier, CAO

April 8, 2026  
Date