

The Corporation of the City of Kawartha Lakes

Committee of the Whole Report

Report Number RS2019-015

Date: March 19, 2019
Time: 1:00 p.m.
Place: Council Chambers

Ward Community Identifier: All

Title: Surplus Property Update

Author and Title: Laura Carnochan, Law Clerk – Realty Services

Recommendations:

That Report RS2019-015, Surplus Property Update, be received;

That Resolution CR2013-848 be amended to remove the following properties from the list of properties to be sold:

- BLK D PL 386; KAWARTHA LAKES
 - PIN: 63119-0232 (LT)
 - Roll Number: 1651 310 020 30601
- BLK E PL 386; KAWARTHA LAKES
 - PIN: 63119-0231 (LT)
 - Roll Number: 1651 310 020 31000
- PCL BLOCKS-1 SEC 9M731; BLK 64 PL 9M371; KAWARTHA LAKES
 - PIN: 63269-0293 (LT)
 - Roll Number: 1651 008 010 21538
- PT LT 10 CON 2 MANVERS; KAWARTHA LAKES
 - PIN: 63270-0135 (R)
 - Roll Number: 1651 008 010 10320

(A two-thirds majority vote is required to pass this specific resolution)

That Resolution CR2014-101 be amended to remove the following properties from the list of properties to be sold:

- CON 8 PT N1/2 LOT 16 RP 57R4258 PART 2
 - Part of PIN: 63184-0290 (LT)

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

- Roll Number: 1651 110 030 20000
- PT LT 43 CON S PORTAGE RD ELDON PT 1 57R8184; KAWARTHA LAKES
 - Part of PIN: 63166-0087 (LT)
 - Roll Number: 1651 160 041 06000
- PT LT 21 CON 5 ELDON AS IN E11901; KAWARTHA LAKES
 - Part of PIN: 63167-0052 (LT)
 - Roll Number: 1651 160 050 11150
- LT 56 PL 190; KAWARTHA LAKES
 - PIN: 63160-0226 (LT)
 - Roll Number: 1651 210 040 68000
- PT LT J PL 22 PT 1 & 2, 57R5578; KAWARTHA LAKES
 - PIN: 63146-0065 (LT)
 - Roll Number: 1651 240 003 24504
- PT LT G, J PL 22 PT 3, 57R295 & PT 23 & 24, 57R5578; KAWARTHA LAKES
 - PIN: 63146-0077 (LT)
 - Roll Number: 1651 240 003 24513

(A two-thirds majority vote is required to pass this specific resolution)

That Resolution CR2014-147 be amended to remove the following property from the list of properties to be sold;

- PT W1/2 LT 16 CON 5 MARIPOSA AS IN VT80339; KAWARTHA LAKES
 - PIN: 63191-0128 (LT)
 - Roll Number: 1651 110 020 15504

(A two-thirds majority vote is required to pass this specific resolution)

That Resolution CR2016-755 be amended to remove the following properties from the list of properties to be sold:

- S1/2 LT 5 E/S KING ST AND N/S MILL ST PL 79; CITY OF KAWARTHA LAKES
 - PIN: 63191-0140 (LT)
 - Roll Number: 1651 110 021 07600
- PT LT 8 CON 6 LAXTON AS IN L1114; KAWARTHA LAKES
 - PIN: 63273-0190 (LT)
 - Roll Number: 1651 420 001 01802
- PT LT 6 S/S KENT ST PL TOWN PLOT AS IN R266051; S/T & T/W R266051; CITY OF KAWARTHA LAKES
 - PIN: 63228-0015 (LT)
 - Roll Number: 1651 020 002 16900
- PT BLK M PL 119 PARTS 1 TO 4, 57R296; KAWARTHA LAKES
 - PIN: 63181-0105 (LT)

- Roll Number: 1651 140 000 07903
- PT MARKET SQUARE PL 17 FENELON PT 1, 7-10 57R8606; KAWARTHA LAKES
 - PIN: 63155-0091 (LT)
 - Roll Number: 1651 240 002 26800

(A two-thirds majority vote is required to pass this specific resolution)

That the surplus declaration of the following properties be rescinded:

- BLK D PL 386; KAWARTHA LAKES
 - PIN: 63119-0232 (LT)
 - Roll Number: 1651 310 020 30601
- BLK E PL 386; KAWARTHA LAKES
 - PIN: 63119-0231 (LT)
 - Roll Number: 1651 310 020 31000
- PCL BLOCKS-1 SEC 9M731; BLK 64 PL 9M371; KAWARTHA LAKES
 - PIN: 63269-0293 (LT)
 - Roll Number: 1651 008 010 21538
- PT LT 10 CON 2 MANVERS; KAWARTHA LAKES
 - PIN: 63270-0135 (R)
 - Roll Number: 1651 008 010 10320
- CON 8 PT N1/2 LOT 16 RP 57R4258 PART 2
 - Part of PIN: 63184-0290 (LT)
 - Roll Number: 1651 110 030 20000
- PT LT 43 CON S PORTAGE RD ELDON PT 1 57R8184; KAWARTHA LAKES
 - Part of PIN: 63166-0087 (LT)
 - Roll Number: 1651 160 041 06000
- PT LT 21 CON 5 ELDON AS IN E11901; KAWARTHA LAKES
 - Part of PIN: 63167-0052 (LT)
 - Roll Number: 1651 160 050 11150
- LT 56 PL 190; KAWARTHA LAKES
 - PIN: 63160-0226 (LT)
 - Roll Number: 1651 210 040 68000
- PT LT J PL 22 PT 1 & 2, 57R5578; KAWARTHA LAKES
 - PIN: 63146-0065 (LT)
 - Roll Number: 1651 240 003 24504
- PT LT G, J PL 22 PT 3, 57R295 & PT 23 & 24, 57R5578; KAWARTHA LAKES
 - PIN: 63146-0077 (LT)
 - Roll Number: 1651 240 003 24513
- PT W1/2 LT 16 CON 5 MARIPOSA AS IN VT80339; KAWARTHA LAKES
 - PIN: 63191-0128 (LT)
 - Roll Number: 1651 110 020 15504

- S1/2 LT 5 E/S KING ST AND N/S MILL ST PL 79; CITY OF KAWARTHA LAKES
 - PIN: 63191-0140 (LT)
 - Roll Number: 1651 110 021 07600
- PT LT 8 CON 6 LAXTON AS IN L1114; KAWARTHA LAKES
 - PIN: 63273-0190 (LT)
 - Roll Number: 1651 420 001 01802
- PT LT 6 S/S KENT ST PL TOWN PLOT AS IN R266051; S/T & T/W R266051; CITY OF KAWARTHA LAKES
 - PIN: 63228-0015 (LT)
 - Roll Number: 1651 020 002 16900
- PT BLK M PL 119 PARTS 1 TO 4, 57R296; KAWARTHA LAKES
 - PIN: 63181-0105 (LT)
 - Roll Number: 1651 140 000 07903
- PT MARKET SQUARE PL 17 FENELON PT 1, 7-10 57R8606; KAWARTHA LAKES
 - PIN: 63155-0091 (LT)
- Roll Number: 1651 240 002 26800

(A two-thirds majority vote is required to pass this specific resolution); and

That these recommendations be brought forward to Council for consideration at the next Regular Council meeting.

Background:

At the Council Meeting of May 8, 2018, Council adopted the following resolution:

CR2018-288

Moved By Councillor Dunn

Seconded By Councillor Miller

That the Memo from Councillor Dunn dated May 8, 2018 regarding Surplusing of Parkland/Greenspace, be received;

That Staff be requested to identify all parkland and/or greenspace currently declared surplus or being considered for surplus declaration;

That Staff bring forward recommendations respecting the disposition process and public notification/consultation provision early in the surplus process;

That any surplus park or greenspace planned for disposition in the 2018 workplan be deferred until a future year;

That any City-owned lands, parkland or otherwise, being reviewed and/or recommended to be transferred to or utilized by the Kawartha Lakes Haliburton Housing Corporation for the provision of affordable housing development continue to be brought forward on a project-specific basis to Council for consideration; and

That a report be brought back to Council by Q3, 2018.

Carried

This specific direction was addressed at the Regular Council meeting on September 25, 2018 by Report RS2018-028 (attached as Appendix A), in that it identified all parkland and/or greenspace currently declared surplus or being considered for surplus declaration and the current status of each property.

This report goes further than Council Resolution CR2018-288, in that it identifies all remaining surplus properties (non-parkland/ greenspace) and providing a current status on those properties.

This report recommends that certain properties no longer be declared surplus for the purpose of sale, for reasons given in the chart below. The reason to rescind this declaration could be: 1) the property is in use by the City; or 2) the property – while not in use – is not likely to be sold due to encumbrances.

Rationale:

Since 2013, 69 properties have been declared surplus to municipal needs. As of the date of this Report, 24 properties have been sold. 21 properties were included in an update to Council on September 25, 2018 as an update of all surplus parkland/greenspace properties. 14 of the parkland properties had their surplus declarations rescinded by CR2018-599 as the properties were unsaleable due to restrictions on title and/or being required for municipal purposes. The status of each of the remaining 24 surplus properties is as follows:

App- endix	Ward	Legal Description	Roll Number	Original Surplus Report	Conditions of City Acquisition	Status
B	2	BLK D PL 386; KAWARTHA LAKES River Road, Somerville PIN: 63119-0232 (LT)	1651 310 020 30601	LM2013- 009	Transferred as "5% of the subdivision"	Property not viable for open market sale, as there are too many encumbrances. Surplus declaration – under the old process, which was made without public consultation – to be rescinded. Abutting landowner interested in purchasing a portion of this property, along with adjacent road allowance. Report proceeding to Committee of the Whole on the same Agenda to

						declare a portion of this property surplus and sell it by direct sale to the abutting landowner. Public consultation for this potential declaration has occurred. See Report RS2019-016.
C	2	BLK E PL 386; KAWARTHA LAKES River Road, Somerville PIN: 63119-0231 (LT)	1651 310 020 31000	LM2013-009	Transferred as "5% of the subdivision"	Property not viable for open market sale, property is too small to be developable on its own and is required for drainage purpose. Property also acts as access to water Surplus declaration to be rescinded.
D	8	PCL BLOCKS-1 SEC 9M731; BLK 64 PL 9M371; KAWARTHA LAKES Royal Estate Drive, Manvers PIN: 63269-0293 (LT)	1651 008 010 21538	LM2013-009	Transferred pursuant to a Subdivision Agreement (as "Lands for Municipal Purposes")	Property not viable for open market sale, as hydro easement would encumber significant portion of property Surplus declaration to

						<p>be rescinded.</p> <p>Realty Services will revisit direct sale in the future following public consultation. Inventory of City owned properties created by Portfolio Management Team reflect this long term opportunity accordingly.</p>
E	8	<p>LT 4 S/S QUEEN ST, 5 S/S QUEEN ST, 6 2S/S QUEEN ST PL 9 MANVERS; KAWARTHA LAKES</p> <p>Fleetwood Road, Manvers</p> <p>PIN: 63260-0189 (R)</p>	1651 008 050 06520	LM2013-009	Vested into ownership of the former Township of Manvers due to tax arrears	In progress – target 2020 for listing on open market.
F	8	<p>PT LT 10 CON 2 MANVERS; KAWARTHA LAKES</p> <p>Pacific Street/Highway 35, Manvers</p> <p>PIN: 63270-0135 (R)</p>	1651 008 010 10320	LM2013-009	Vested into ownership of the former Township of Manvers due to tax arrears	<p>Property not viable for open market sale, as hydro easement would encumber significant portion of property.</p> <p>Surplus declaration to be rescinded.</p>

G	4	<p>CON 8 PT N1/2 LOT 16 RP 57R4258 PART 2</p> <p>6 Eldon Street South, Oakwood</p> <p>Part of PIN: 63184-0290 (LT)</p>	<p>1651 110 030 20000</p>	LM2014-003	<p>Transferred from the former Police Village of Oakwood to the former Township of Mariposa</p>	<p>In review – Part of Oakwood Library parcel, currently vacant space.</p> <p>Property is zoned Community Facility.</p> <p>Neighbouring City-owned properties (Oakwood Fire Hall and Dragonflies Building) will potentially become surplus in the future: It would be more appropriate to consider all the parcels at one time for better sale potential.</p> <p>Surplus declaration to be rescinded at this time. If the property will be sold in the future, it will proceed to Council following public consultation.</p>
H	1	<p>PT LT 46 CON N PORTAGE RD ELDON AS IN R240710; KAWARTHA</p>	<p>1651 160 040 10701</p>	LM2014-003	<p>Purchased by the former Township of Eldon – no reason for</p>	<p>In review – notes from previous staff indicate property</p>

		<p>LAKES</p> <p>Portage Road (beside 1083 Portage Road)</p> <p>PIN: 63168-0359 (LT)</p>			<p>purchase noted on Transfer/Deed of Land</p>	<p>unsaleable due to encumbrances, however, no record of encumbrances on file</p> <p>Realty Services to complete utility consultation to confirm whether there are significant encumbrances on property.</p>
I	1	<p>PT LT 43 CON S PORTAGE RD ELDON PT 1 57R8184; KAWARTHA LAKES</p> <p>Tower Road</p> <p>Part of PIN: 63166-0087 (LT)</p>	<p>1651 160 041 06000</p>	LM2014-003	<p>Conveyed for road purposes</p>	<p>NetCom currently has a tower and associated building located on-site, on which Fire Services communication equipment is located</p> <p>Surplus declaration to be rescinded.</p> <p>If tower moves, Council could declare this surplus in the future following public consultation. Inventory of City-owned property created and managed by the Portfolio</p>

						Management Team reflects this long term opportunity, accordingly.
J	1	PT LT 21 CON 5 ELDON AS IN E11901; KAWARTHA LAKES Eldon Station Road Part of PIN: 63167-0052 (LT)	1651 160 050 11150	LM2014- 003	Conveyed for “the purpose of eliminating the jog in the travelled road”	Property is part of road allowance and could be used for road widening in future, if required Surplus declaration to be rescinded.
K	3	BLK A PL 474; T/W VT96592; KAWARTHA LAKES Butternut Drive PIN: 63163-0203 (LT)	1651 210 010 28507	LM2014- 003	Conveyed “as a condition of registering Subdivision Agreement”	In progress – Target 2021 for sale.
L	3	LT 56 PL 190; KAWARTHA LAKES West Street North PIN: 63160-0226 (LT)	1651 210 040 68000	LM2014- 003	Vested into former Township of Fenelon ownership due to tax arrears	Property not viable for open market sale due to large hydro easement. Surplus declaration to be rescinded.
M	3	PT LT J PL 22 PT 1 & 2, 57R5578; KAWARTHA LAKES Industrial Park Road PIN: 63146-0065	1651 240 003 24504	LM2014- 003	Conveyed to the former Village of Fenelon Falls – no reason noted on Deed of Land	Cannot sell as property is used as snow dump area by Public Works. Surplus declaration to be rescinded.

		(LT)				
N	3	PT LT G, J PL 22 PT 3, 57R295 & PT 23 & 24, 57R5578; KAWARTHA LAKES Industrial Park Road PIN: 63146-0077 (LT)	1651 240 003 24513	LM2014- 003	Conveyed from OCWA pursuant to Municipal Water and Sewage Transfer Act, 1997	Cannot sell as property is part of the Fenelon Falls Sewage Treatment facility. Staff feel that property should not be severed as any unused portions may be necessary for either expansion or buffer lands. Surplus declaration to be rescinded.
O	4	PT W1/2 LT 9-10 CON 10 ELDON AS IN A8240, VT 65944, VT65955, VT71433 & PT 4, 57R1770; S/T 168899; KAWARTHA LAKES 574 Hartley Road (Former Hartley Depot) Part of PIN: 63176-0158 (LT)	1651 160 020 17800	LM2014- 005	Conveyed for road purposes	In progress – Property will be re-zoned by the City prior to listing on the open market for sale. To be rezoned from Community Facility to Industrial. Target – 2021 for sale
P	4	PT W1/2 LT 16 CON 5 MARIPOSA AS IN VT80339; KAWARTHA LAKES 552 Eldon Road (Former Little	1651 110 020 15504	LM2014- 005	Purchased by the former County of Victoria – no reason noted on Deed of Land	Cannot sell as property has been identified as location for consolidated Oakwood/Little Britain Fire Hall.

		Britain Depot) PIN: 63191-0128 (LT)				Surplus declaration to be rescinded.
Q	1	PT W1/2 LT 5 CON 1 BEXLEY AS IN R313533 EXCEPT HWY 648H; KAWARTHA LAKES 2116 Victoria Road, Kirkfield PIN: 63155-0063 (LT)	1651 340 020 07700	LM2015-015	Vested into City ownership due to tax arrears	Property is currently listed for sale.
R	1	PT BLK B PL 531 PT 1 57R3017; S/T EXECUTION 83-0000334, IF ENFORCEABLE; CITY OF KAWARTHA LAKES 7 Morrison Street, Norland PIN: 63113-0284 (LT)	1651 420 001 40408	LM2015-005	Vested into City ownership due to tax arrears	Property is currently listed for sale.
S	4	S1/2 LT 5 E/S KING ST AND N/S MILL ST PL 79; CITY OF KAWARTHA LAKES 4 King Street (on Eldon Road), Little Britain PIN: 63191-0140 (LT)	1651 110 021 07600	RS2016-001	Vested into City ownership due to tax arrears	Bridge substructure located beside property. This property can be used as a construction lie down area and should not be sold. Surplus declaration to be rescinded.

T	1	<p>LT 5 N/S RICHMOND ST BLK A PL 113; KAWARTHA LAKES</p> <p>11 Richmond Street East, Victoria Road (Victoria Road Hall)</p>	1651 340 020 01100	RS2016- 001	<p>Purchased by the former Township of Bexley – no reason noted on Deed of Land</p>	<p>Not viable for sale on open market due to necessity of hydro easement through centre of property.</p> <p>As abutting property has stairs which encroach onto the property, a direct sale would be more appropriate in order to rectify the encroachment issue.</p> <p>Currently the Victoria Road Hall building is located on the property, but is intended for demolition.</p> <p>Once the building is demolished, Realty Services will contact the abutting landowner to offer a direct sale of the property.</p>
U	1	<p>PT LT 8 CON 6 LAXTON AS IN L1114; KAWARTHA</p>	1651 420 001 01802	RS2016- 001		<p>Not viable for sale on open market as property is too</p>

		<p>LAKES</p> <p>2681 Monck Road, Kirkfield (Head Lake Hall)</p> <p>PIN: 63273-0190 (LT)</p>				<p>small to build on. Abutting landowner not interested in acquiring land.</p> <p>Surplus declaration to be rescinded – Head Lake Hall to be demolished.</p> <p>Property can be retained and merged with abutting City property (used as boat launch parking area).</p> <p>Inventory of City-owned property created and maintained by Portfolio Management Team reflects a long term opportunity for direct sale to the neighbor, if subsequent purchaser interested in acquisition.</p>
V	7	<p>PT LT 6 S/S KENT ST PL TOWN PLOT AS IN R266051; S/T & T/W R266051; CITY OF KAWARTHA LAKES</p>	<p>1651 020 002 16900</p>	RS2016-001	<p>Vested into City ownership due to tax arrears</p>	<p>Property was listed for sale, no offers received.</p> <p>As property is consistently used as a</p>

		<p>7 William Street South, Lindsay (Former Irish House lot)</p> <p>PIN: 63228-015 (LT)</p>				<p>parking area, Staff feel it would be more appropriate to bring into the City's parking portfolio and signed/ maintained as a municipal lot.</p> <p>Surplus declaration to be rescinded.</p>
W	4	<p>PT BLK M PL 119 PARTS 1 TO 4, 57R296; KAWARTHA LAKES</p> <p>Duke Street, Woodville (Old Woodville Water Treatment Plant)</p> <p>PIN: 63181-0105 (LT)</p>	<p>1651 140 000 07903</p>	RS2016-001	<p>Conveyed by OCWA pursuant to the Municipal Water and Sewage Transfer Act, 1997</p>	<p>Property is not viable for sale on open market as property is too small to develop.</p> <p>Surplus declaration to be rescinded.</p> <p>Inventory of City-owned property created and maintained by Portfolio Management Team reflects a long term opportunity for direct sale to the neighbor.</p>
X	3	<p>PT MARKET SQUARE PL 17 FENELON PT 1, 7-10 57R8606; KAWARTHA LAKES</p> <p>45 Bond Street</p>	<p>1651 240 002 26800</p>	RS2016-001	<p>Conveyed to the former Village of Fenelon Falls – no reason noted</p>	<p>Property has a creek on property and neighbouring curling club has stairs that encroach onto property. City</p>

		West, Fenelon Falls (Former Fenelon Falls Arena) PIN: 63155-0091 (LT)				has rights to the curling club property, should it cease to be used as a curling club in the future. Could be used for future expansion of abutting municipal properties, for parking (pending Fenelon Falls parking study), or flood relief. Surplus declaration to be rescinded.
Y	3	PT LT 2 S/S FRANCIS ST AND E/S COLBORNE ST PL 17 FENELON PT 1, 57R4516; KAWARTHA LAKES 11 Francis Street East, Fenelon Falls Former OPP Building and public washrooms	1651 240 001 22700	RS2018-015		In progress – abutting property has “right of first refusal” and has expressed interest in proceeding with purchase.

Most notably, the above chart and the recommended resolutions propose to remove the surplus declaration status of the former Irish House property in Lindsay, on William Street. This will enable this property to be repaved as part of a future Capital Budget (2020 or following) and, following this, signed for public parking.

Also notable is that the surplus declaration on the former Fenelon Falls Arena is to be rescinded. Fenelon Falls is currently undergoing a parking study, which may make use of these lands. Furthermore, this parcel forms part of a larger parcel of municipal properties. If they expand or are rebuilt in the future, this could be the site of the new or expanded construction. Finally, a creek runs through this property. The City may be able to do some flood relief work on this property to lift a portion of downtown Fenelon Falls out of the floodplain.

This report is the second of two reports that, together, provide a complete inventory of properties declared surplus by Council upon recommendation of the Property Disposition Task Force.

Realty Services has transitioned from a historical process of declaring properties surplus prior to public consultation and confirmation that the property can be sold (which involves review of title for title restrictions and physical encumbrances such as hydro or drainage) into a process where this review occurs first; only bringing forward to Council those properties that can be sold. Accordingly, future similar reports will not be required.

The Portfolio Management Team will have completed a review of every City-owned property by March 7, 2019, with a view to determining if the property should be retained or offered for sale following a review of any physical or title encumbrances. This is the first phase of the inventory creation, and long term plan. By June 2019, the value of the properties identified for potential sale (subject to title and physical encumbrance review) will be quantified using MPAC data. This will inform the Asset Management Plan, which estimated a \$6,000,000.00 net revenue over a 10 year period (an average of \$600,000.00 in net revenues per annum).

This inventory will also be used by Realty Services staff to advance properties to Land Management Committee and from there, to Committee of the Whole and then Council, for surplus declaration and sale. The frequency with which these properties will be advanced to Council will generally be guided by the Asset Management Plan and the Operating Budget, and will be influenced by market conditions and competing priorities.

Other Alternatives Considered:

None.

Financial Impacts:

None

Relationship of Recommendations to the 2016-2019 Strategic Plan:

The recommendations in this report align both with the goal of “A Vibrant and Growing Economy” and the strategic enabler of “Efficient Asset Management.”

Consultations:

Land Management Committee
Portfolio Management Team

Attachments:

Appendix A – RS2018-028 Parkland and Greenspace Surplus Property Update



Appendix A -
RS2018-028 Parkland

Appendix B – River Road



Appendix B - River
Road.pdf

Appendix C – River Road



Appendix C - River
Road.pdf

Appendix D – Royal Estate Drive



Appendix D - Royal
Estate Drive.pdf

Appendix E – Fleetwood Road



Appendix E -
Fleetwood Road.pdf

Appendix F – Pacific Street



Appendix F - Pacific
Street.pdf

Appendix G – 6 Eldon Street South



Appendix G - 6 Eldon
Street South.pdf

Appendix H – Portage Road



Appendix H -
Portage Road.pdf

Appendix I – Tower Road



Appendix I - Tower
Road.pdf

Appendix J – Eldon Station Road



Appendix J - Eldon
Station Road.pdf

Appendix K – Butternut Drive



Appendix K -
Butternut Drive.pdf

Appendix L – West Street North



Appendix L - West
Street North.pdf

Appendix M – Industrial Park Road



Appendix M -
Industrial Park Road.]

Appendix N – Industrial Park Road



Appendix N -
Industrial Park Road.]

Appendix O – 574 Hartley Road



Appendix O - 574
Hartley Road.pdf

Appendix P – 552 Eldon Road



Appendix P - 552
Eldon Road.pdf

Appendix Q – 2116 Victoria Road



Appendix Q - 2116
Victoria Road.pdf

Appendix R – 7 Morrison Road



Appendix R - 7
Morrison Street.pdf

Appendix S – 4 King Street North



Appendix S - 4 King
Street North.pdf

Appendix T – 11 Richmond Street East



Appendix T - 11
Richmond Street East

Appendix U – 2681 Monck Road



Appendix U - 2681
Monck Road.pdf

Appendix V – 7 William Street South



Appendix V - 7
William Street South.1

Appendix W – Duke Street



Appendix W - Duke
Street.pdf

Appendix X – 45 Bond Street West



Appendix X - 45
Bond Street West.pdf

Appendix Y – 11 Francis Street East



Appendix Y - Francis
Street East.pdf

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