



Continuing the practice of  
Michael L. Fowler Professional Corporation

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June 17, 2020

VIA email csisson@kawarthalakes.ca

City of Kawartha Lakes  
Planning and Development  
180 Kent Street West  
Lindsay, Ontario  
K9V 2Y6

Attention: Christina Sisson  
Supervisor, Development Engineering

Dear Ms. Sisson:

Re: Subdivision Agreement dated November 24, 2004 between Gary Ross Marquis and  
Wall Beresford Holdings Limited and The Corporation of the City of Kawartha Lakes  
Our File: C24320-02

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This letter is further to your letter of March 13, 2020 whereby you requested a letter from our firm as solicitors for the developers of the above referenced Subdivision Agreement for the City's records.

This letter to confirm that under the terms of the Subdivision Agreement it was originally contemplated that our clients would develop Block 27 in the Subdivision Plan as a water access parcel for the benefit of all of the residents in the subdivision. Our clients have gone through a lengthy process to prepare this lot. All of the terms of the Subdivision Agreement have been met, including the fencing, other than one item. Unfortunately, the dock that was originally constructed on the lot could not be used because of growing vegetation and the change in water levels, there has been siltation in front of this Block that precludes having a dock. Our clients had had a permit from Parks Canada to construct a dock on the site, but that permit is no longer valid. Our clients have worked with Parks Canada seeking permission to do some dredge work and other work to allow for lake access, but that application has been denied. I confirm that a photocopy of correspondence dated November 23, 2018 from the Real Property Officer, Trent-Severn Waterway National Historic Site & Rideau Canal Historic Site, Parks Canada which denied the permit for dredging and removal of aquatic vegetation at the site was provided to you under our letter dated December 31, 2019. As a result of this, the dock material has been removed or is in the process of being removed from the park lot.

I trust this is the information you require to continue with the proposed closing of a small portion of the street to add to Lot 9 and for the lands to be transferred to Lots 9 and 10.

If you require further information or documentation, please do not hesitate to call the undersigned or my assistant Cheryl Hurst.

Thank you for your assistance with this matter.

Yours truly,



James Tudhope

JT/cah

cc: Sharri Dyer, Manager - Realty Services  
Robyn Carlson - City Solicitor  
Wall Berrisford Holdings Limited