

# Summary Report

## Dock Encroachment Policy Survey

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### SURVEY RESPONSE REPORT

01 March 2021 - 31 August 2021

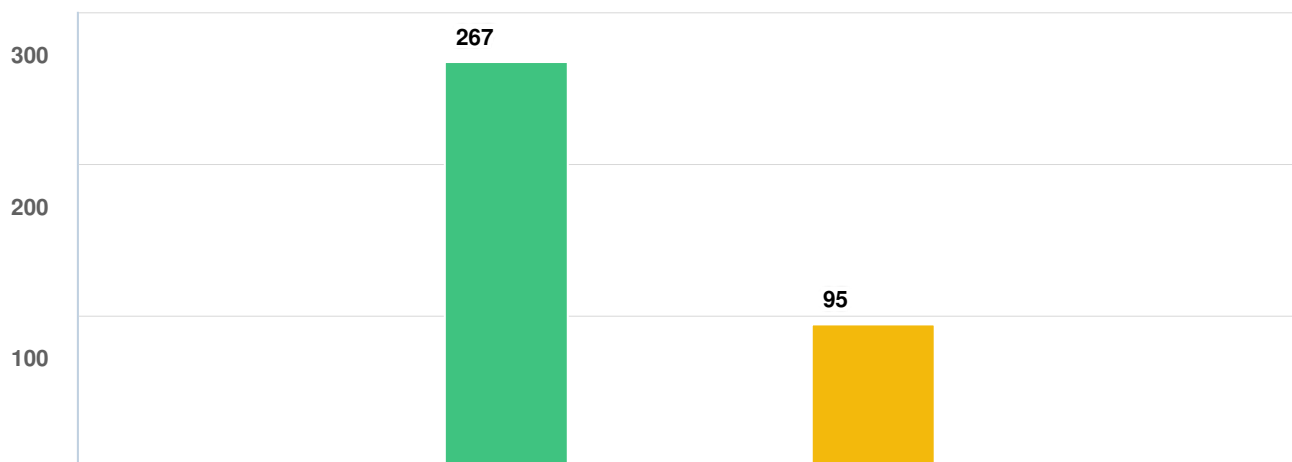
**PROJECT NAME:**

Proposed amendments to Dock Encroachment Policy



# SURVEY QUESTIONS

### Q1 Do you currently have a dock in Kawartha Lakes?



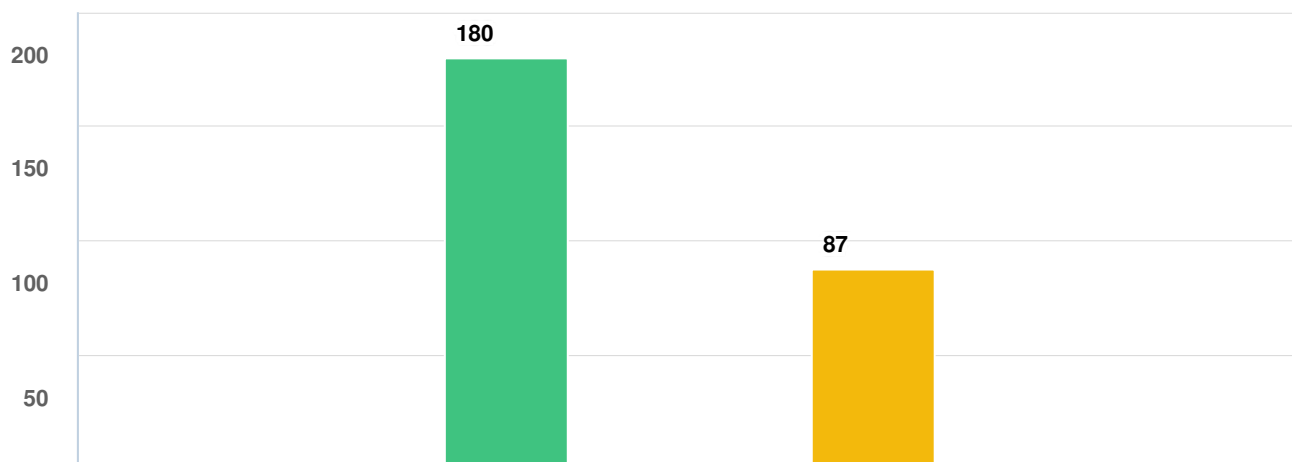
#### Question options

● Yes ● No

Mandatory Question (362 response(s))

Question type: Checkbox Question

### Q2 Is your dock located in one of the areas eligible for an agreement (please see Additional Resources for listing)?



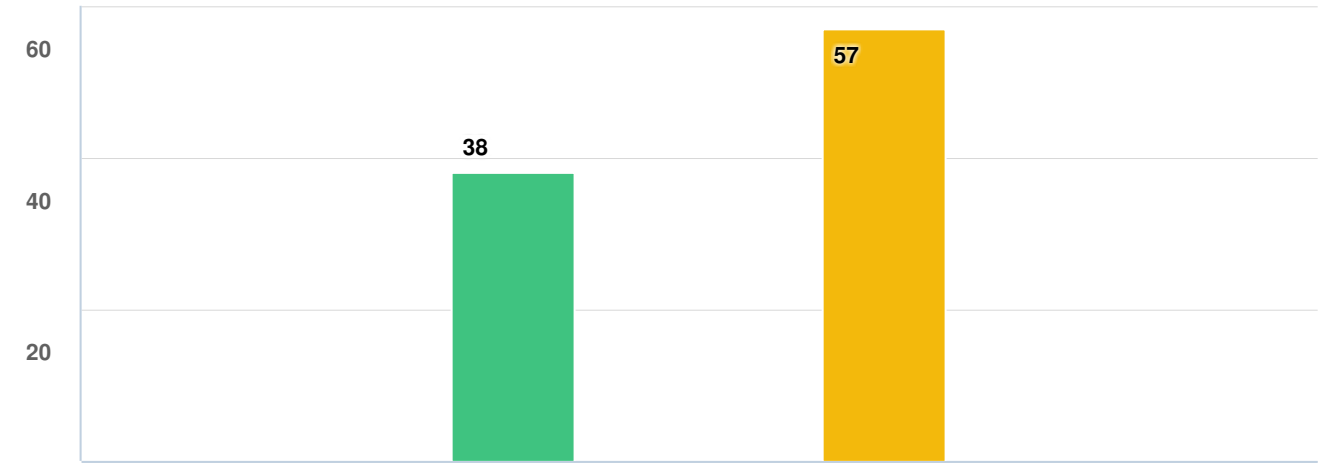
#### Question options

● Yes ● No

Mandatory Question (267 response(s))

Question type: Checkbox Question

Q3 Would you like to have a dock?



Question options

☒ Yes ☐ No

Mandatory Question (95 response(s))  
Question type: Checkbox Question

**Q4** | Where would you like to have your dock?

[REDACTED]

3/26/2021 05:18 PM

South view estates

[REDACTED]

3/26/2021 06:56 PM

As close to my home as is possible

[REDACTED]

3/26/2021 08:09 PM

AT THE END OF OUR STREET [REDACTED] IN THURSTONIA THERE IS NO ONE IN THIS SPOT! WE WERE TOLD WE COULD HAVE ONE WHEN WE GOT OUR HOUSE. THEN TOLD THAT WE COULD NOT HAVE ONE! NOW OUR HOUSE IS GOING TO GO DOWN IN VALUE BECAUSE OF THIS!

[REDACTED]

3/27/2021 08:06 AM

Lake side to match my nieghbour

[REDACTED]

3/29/2021 09:23 AM

municipal lot on washburn island

[REDACTED]

5/01/2021 07:10 AM

Washburn Island

[REDACTED]

5/01/2021 04:08 PM

in the water!!

[REDACTED]

5/07/2021 01:35 PM

The end of division st, Lindsay ontario

[REDACTED]

5/21/2021 08:38 AM

Cedar Glen

[REDACTED]

6/01/2021 09:02 AM

On North Bay Drive public waterfront

[REDACTED]

6/09/2021 09:59 AM

Lake dalrymple

[REDACTED]

Bobcaygeon

6/18/2021 06:06 PM

[REDACTED]

I don't live on the water but would like to

6/18/2021 06:09 PM

[REDACTED]

On the end of my property (live on the lake)

7/11/2021 09:01 AM

[REDACTED]

At my property.

7/16/2021 04:00 PM

[REDACTED]

In Bobcaygeon in an accessible area with parking.

7/21/2021 07:56 PM

[REDACTED]

Thurstonia

7/21/2021 08:51 PM

[REDACTED]

Scugog River

7/23/2021 01:26 PM

[REDACTED]

Hickory Beach

7/28/2021 09:43 PM

[REDACTED]

on the water free of weeds

7/31/2021 07:19 AM

[REDACTED]

Hazel street Thurstonia

8/07/2021 03:16 PM

[REDACTED]

Rodman Dr and long beach rd

8/09/2021 04:30 PM

[REDACTED]

Sturgeon lake

8/10/2021 05:18 PM

[REDACTED]

Canal lake, MacPherson Cres. [REDACTED]

8/15/2021 05:18 PM

[REDACTED]

Grove Rd... We live on the 'no exit' street behind the cottages on Grove Rd...survey of the area shows access to the lakefront and all residents of our street were told we had access to the lakefront

8/17/2021 02:09 PM

and we would like to be able to utilize an open spot.

[REDACTED]

8/17/2021 03:35 PM

I would just like to have access to waterfront and right of way/ trail to swim with my children. I am on Avonline Blvd

[REDACTED]

8/19/2021 03:18 PM

Pinewood Blvd, Bolsover (the back lot owners were told when they originally purchased their properties that the right-of-ways in the subdivision were created for their use. The back lot owners have maintained and used the access' for decades.)

[REDACTED]

8/23/2021 12:47 PM

a good swimming area

[REDACTED]

8/23/2021 02:45 PM

Hazel Street area 1 near pavillion road and viamede street

[REDACTED]

8/27/2021 11:55 AM

as a resident it would be great to have a dock, but you have to own land on the water

[REDACTED]

8/28/2021 11:10 AM

On Hazel st by First st

[REDACTED]

8/28/2021 10:20 PM

We have had a dock before just not now. The dock would be in front of our property and put in and remove.

[REDACTED]

8/30/2021 10:20 AM

I'd prefer not to deal with COKL at all after hearing of the horror stories from other residents.

[REDACTED]

8/30/2021 04:18 PM

Municipal Right of Way to access water across from me.

[REDACTED]

8/30/2021 09:28 PM

Williams point road, Caesarea, ON. We have a number of water accesses throughout our street and we would like to (as second tier homeowners) be able to have dock on one of these accesses in front of our house.

**Optional question** (35 response(s), 327 skipped)

**Question type:** Single Line Question

**Q5** | How do you anticipate this dock policy would affect you, if at all?

[REDACTED]  
3/26/2021 12:21 PM

Damage and garbage on parkland. My tax dollars being used to repair / remove and police the areas. It is public property and should remain as such.

[REDACTED]  
3/26/2021 05:49 PM

Much better for the environment and lake. Tired of seeing abandoned docks, strewn garbage, toys, etc on the lake shore. Brutal chopping down of trees and shrubbery on shoreline is a shame

[REDACTED]  
3/27/2021 09:28 AM

I am anticipating a desire to access a dock

[REDACTED]  
3/27/2021 09:54 AM

As a resident and taxpayer providing funds to enforce and investigate infractions.

[REDACTED]  
3/27/2021 11:25 AM

Public access to water front

[REDACTED]  
3/27/2021 06:38 PM

not directly, family and friends yes

[REDACTED]  
3/28/2021 11:41 AM

Only if it restricts my access to the waterfront on municipal property

[REDACTED]  
3/29/2021 12:14 AM

Ensuring this does not interfere with the water front views

[REDACTED]  
4/09/2021 04:57 PM

Na

[REDACTED]  
4/12/2021 09:17 AM

As an avid boater and fisher we make extensive use of the lakes across CKL.

[REDACTED]  
4/12/2021 11:08 AM

My family has property in one of the communities affected, and it can be concerning when people install private docks on public



property- safety, parking, challenges created for people trying to launch boats at the public boat launches where private docks have been installed are among my concerns

[REDACTED]  
4/25/2021 05:15 AM

I don't think there are any examples of docks on municipal property on Head Lake.

[REDACTED]  
5/01/2021 06:42 AM

An example for an adjoining municipality

[REDACTED]  
6/02/2021 05:05 PM

Sometimes I like to sit on the dock that my neighbors have installed.

[REDACTED]  
6/02/2021 06:02 PM

Probably not at all but when we owned a 20 ft boat, a 6 foot spacing between two adjoining docks would be too little

[REDACTED]  
6/08/2021 01:33 PM

Had a dock in the past on municipal property and may look at it again in the future

[REDACTED]  
6/21/2021 09:48 AM

none

[REDACTED]  
7/02/2021 03:08 PM

I have a boat kept on a trailer and use local waterways. Water safety affects me.

[REDACTED]  
7/02/2021 05:16 PM

Not at all

[REDACTED]  
7/02/2021 06:58 PM

Unlikely to unless I purchase non waterfront

[REDACTED]  
7/03/2021 07:11 AM

Possibly may affect my ability to use municipal property on the waterfront

[REDACTED]  
7/09/2021 05:20 PM

It would not.

[REDACTED]

I own 2 waterfront lots and 2 back lots on Cedar Glen. I do not

7/14/2021 08:57 AM

have a dock for either back lot. However if I choose to ever sell these backlots they currently have a much lower resale value than the backlots that are dock squatting. Yet I pay the same taxes. One local real estate agent has told backlot owners that they can ask more if they have a dock. This has caused quite a problem in the past, last year when one owner without a dock was selling they tried to install a dock on the already overcrowded waterfront, the confrontation escalated and the police were called.

[REDACTED]

7/14/2021 11:31 PM

I own a back lot and this new dock policy on cedar glen road would devalue my property. Not having the ability to access the water would limit buyers and decrease the value of my property.

[REDACTED]

7/16/2021 04:36 PM

Allowing private docks on public property would affect public swimming areas and interfere with views and recreational options for the general public.

[REDACTED]

7/20/2021 05:25 PM

Access to the lake(s), overcrowding on the shoreline

[REDACTED]

7/21/2021 05:23 PM

Socks encroaching on municipal waterfront that I use

[REDACTED]

7/22/2021 10:52 AM

Yes. The ability to walk along the public lands are significantly impaired when the docks are being stored on public lands. You literally have to climb over the docks on narrow public land allowances for 7-8 months of the year.

[REDACTED]

7/22/2021 02:48 PM

It might in the future.

[REDACTED]

7/24/2021 11:08 AM

Viewing and enjoying water and nature

[REDACTED]

7/26/2021 12:18 PM

[REDACTED]

7/27/2021 06:44 PM

It could open up green space if some are removed.

[REDACTED]

7/27/2021 07:43 PM

Enjoyment of municipal property adjacent to water.

[REDACTED]

7/28/2021 09:41 AM

road maintenance may be hindered

[REDACTED]

8/03/2021 09:01 AM

The boathouse is encroaching on the road allowance

[REDACTED]

8/04/2021 11:20 PM

Those with docks on municipal land take away from public enjoyment of our lake fronts.

[REDACTED]

8/05/2021 04:03 PM

its a money grab.

[REDACTED]

8/08/2021 06:39 PM

My access to the water

[REDACTED]

8/08/2021 08:31 PM

We want our community to be peaceful

[REDACTED]

8/13/2021 07:00 PM

probably not

[REDACTED]

8/17/2021 06:51 PM

I like to kayak, and enjoy the natural beauty of CKL, but am disappointed at the derelict debris and rotting docks and boat houses in CKL waterways. It is like the CKL cares neither about the natural environment nor the water trails value for our quality of life and passive recreation opportunities. It is like paddling in a slum in some places. Very sad, and disrespectful to the environment.

[REDACTED]

8/25/2021 07:50 AM

Would not affect me personally..not on water

[REDACTED]

8/26/2021 08:58 AM

not personally but generally within the CoKL

[REDACTED]

8/27/2021 04:01 PM

Not at all.



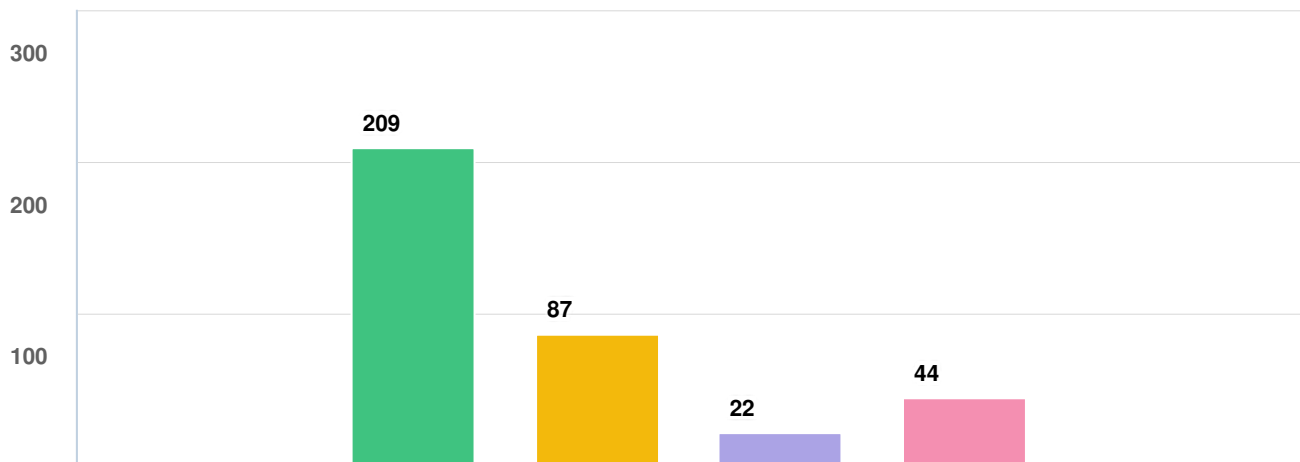
Not at all. We need equity for all who do have a dock

8/27/2021 05:56 PM

**Optional question** (44 response(s), 318 skipped)

**Question type:** Essay Question

**Q6** Do you think it is acceptable to have private docks on municipal property?



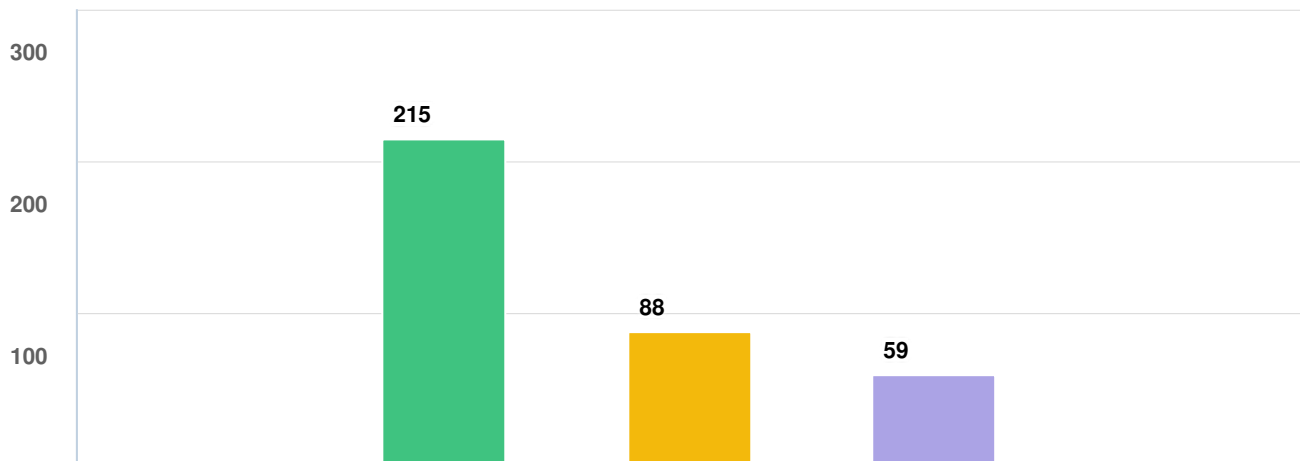
**Question options**

Yes No Undecided Please feel free to clarify your response below:

Mandatory Question (362 response(s))

Question type: Checkbox Question

**Q7** Currently the licensing fee is \$150 per year for both docks and boathouses. Under the proposed amendments dock fees would remain \$150 per year, but boathouses would increase to \$400 per year to help recover additional administrative costs. Do you think the fees and increases to boathouses is fair?



**Question options**

Yes No Please feel free to clarify your response below:

Mandatory Question (362 response(s))

Question type: Checkbox Question

**Q8** What do you think is an acceptable fee, if any? Should boathouses have a higher fee than docks?

[REDACTED]

3/26/2021 12:50 PM

Boathouses should be more but \$400 seems high.

[REDACTED]

3/26/2021 05:07 PM

Maybe a little because you're including a structure. You must remember we maintain all the grasses in the property the city doesn't!

[REDACTED]

3/26/2021 05:32 PM

I think the fees should be left as is. The COKL has done nothing to justify those extra fees. New docks in Thurstonia Park as well as the new boat launch have been paid for by tax payers already. The COKL does nothing to maintain our dock space lands at all, residents do. As for administrative costs there shouldn't need to be any, they have taken an easy lease program and made it difficult with unnecessary paperwork that the dock space lessees have also filled out and submitted themselves too

[REDACTED]

3/26/2021 05:48 PM

No! This was never a thing? Please stop trying to take every penny we honestly come by. Dock fees use to be 10\$ a year? What has happened?? A pandemic?? Where we are already losing everything and working to get by?? Please stop!

[REDACTED]

3/26/2021 06:11 PM

No they should not as some of these structures came with the homes and some are not even boathouses and don't have 4 walls but the owners are being charged same

[REDACTED]

3/26/2021 06:29 PM

No, why would there be an additional fee required?

[REDACTED]

3/26/2021 07:27 PM

For docks no fee we got we got along fine until [REDACTED] dropped docks in anywhere to sell houses without asking

[REDACTED]

3/26/2021 08:17 PM

Equal to marinas.

[REDACTED]

3/27/2021 08:32 AM

No

3/28/2021 09:03 PM

\$1.00 a foot (for docks) like it used to be, before this all started. We should be "Grandfathered" into this price. If houses sell -then prices can go up. But, Yes- Boathouses should be charged the \$150 or \$400 per year. It is not fair that some are allowed Boathouses but NOT everyone is allowed to have boathouses.

3/29/2021 08:17 AM

When we first paid for docks it was 1 dollar a ft. Now its 10, thats enough, no more.

3/30/2021 03:19 PM

No I do not feel that this is fair. My "boat house" is basically a canopy with a roof. How is that the same as a true boathouse like my neighbour's who's is falling apart?!?!? Perhaps full boathouse can be charged additional \$\$\$\$ but ones that have 4 posts and a roof should be charged MAYBE an additional \$25 but no more. How can you justify charging that much more for my structure??? I do not agree with charging more period for a dock like mine or a regular dock. Why don't you start charging for bigger and longer docks instead?????

3/31/2021 07:04 PM

Based on square meters

4/01/2021 07:23 AM

Those who can provide evidence of exclusive use should be able to purchase the land. Boat houses on municipal property should be removed.

4/07/2021 11:51 AM

Again, I believe the city should follow other municipalities to allow front lot owners the opportunity to apply to purchase the shore allowance via a very simple application process. It would take this situation out of the City's hands and if it was in place already, would have prevented people who live kilometers away from setting up dock.

4/08/2021 09:08 AM

No

4/08/2021 03:16 PM

No I think they should be the same.

[REDACTED]

4/09/2021 04:57 PM

There should be no fees

[REDACTED]

4/10/2021 10:45 AM

Yes, given that the users of the property do not pay any waterfront taxes, it is in my mind that the fees charged should be close to what the increase in taxes that the property would have to pay if it is waterfront. The fees should also be indexed to inflation or the tax increase / mill change.

[REDACTED]

4/10/2021 10:45 AM

\$600 for docks and \$1000 for boathouses

[REDACTED]

4/10/2021 08:05 PM

Why should there be a difference in administrative fees?

[REDACTED]

4/14/2021 06:09 PM

Maybe a little bit. Maybe \$200 or \$250

[REDACTED]

4/23/2021 07:12 PM

Same as dock as long as they are in good repair.

[REDACTED]

4/24/2021 06:41 AM

I think any fees should be part of one's property taxes.

[REDACTED]

4/24/2021 05:17 PM

There should be no private docks or boathouses on Municipal land. There are many problems that arise from this situation. Many of the docks are located in significant wetland locations where abuse of the land and water occurs.

[REDACTED]

4/25/2021 09:40 AM

same fee

[REDACTED]

5/01/2021 04:08 PM

Absolutely they should not be charged a fee. They have been where they are for years and, in my opinion, should be grandfathered!!

[REDACTED]

5/14/2021 04:26 PM

None

[REDACTED]

No fee No



5/15/2021 09:13 AM

[REDACTED]

Maybe \$25 /yr. for docks and \$150 for boathouses.

5/16/2021 10:28 AM

[REDACTED]

There shouldn't be a fee.

5/22/2021 07:21 PM

[REDACTED]

Please clarify between boathouses and boat lifts. Boathouses are bigger structures that block views. Boatlifts are not as obtrusive. Fees for boathouses are ok at \$400. For boat lifts, \$150 is more acceptable.

5/28/2021 09:04 PM

[REDACTED]

No fees

5/31/2021 01:50 PM

[REDACTED]

there should be no fees at all

6/01/2021 05:25 PM

[REDACTED]

I do not think there should be any docks or boathouses on public lands. Backlotters do not pay taxes for waterfront.

6/08/2021 06:14 PM

[REDACTED]

the fee should be the same as a dock space. The boathouse has the same ground coverage as dock space and there was no differences in registering them 4 years ago and going back 30 years plus.

6/09/2021 12:23 PM

[REDACTED]

Usually there is a boat house and a dock.

6/09/2021 06:18 PM

[REDACTED]

\$200

6/10/2021 10:14 AM

[REDACTED]

People living on waterfront pay a lot more taxes, why not use part of the tax money instead of dingling them again? I would pay \$150 extra if I had to

6/18/2021 06:09 PM

[REDACTED]

\$25

6/21/2021 09:48 AM

[REDACTED]

6/21/2021 10:08 AM

I am not sure what the licensing fee is even for? I have a boathouse and maintain that boathouse at my own expense. If there must be a fee, I do not see why boathouses should be more than docks.

[REDACTED]

6/21/2021 11:30 AM

A boat house carries no extra liability to CKL than a dock. There is no legitimate reason to apply an extra fee to a dock with a boat house. All docks have the same liability clauses. This is just a cash grab.

[REDACTED]

6/25/2021 06:46 PM

Fees should be in line with marina fees for dock space. Municipality should be charging enough for maintenance and replacement costs on docks. No insight to boathouses

[REDACTED]

7/03/2021 01:11 PM

I think when the property touches municipal land, ie at Pleasant Point, there should be no fees.

[REDACTED]

7/04/2021 05:42 PM

We believe that the taxes we pay for our property, should cover these fees. There is nothing that the City has ever done to our dock or boathouse, and we believe that it is not on city property,

[REDACTED]

7/09/2021 04:36 PM

I would propose NO FEE and have owners spend \$'s to implement liability insurance to indemnify CKL to solve this problem.

[REDACTED]

7/09/2021 06:41 PM

I would agree to boathouse being a greater fee...how about just making it double rather than almost 3 times.

[REDACTED]

7/14/2021 11:31 PM

a) you need to install a public dock for the remainder of the cottagers on Cedar Glen Road b) fees should be equivalent to or close to what others with waterfront properties are being taxed. c) you are in essence giving the individuals exclusive access to a strip of public property d) they will post do not trespass signs and claim as their own e) you need to monitor the situation; cedar glen road is out of control

[REDACTED]

7/17/2021 11:11 AM

If the structures are permanent, whether docks or boathouses, fees should be higher than for removable docks. There is not a "one size fits all" solution to this situation. Some people have a single dock on a section of lakefront adjacent to many other similar

installations. In other cases, there are property owners located on the opposite side of a road allowance or rail trail who have essentially claimed the waterfront on the other side of the allowance. They essentially have waterfront property at a far lower level of property taxes. They should be paying much more than \$400 for this privilege.

[REDACTED]  
7/17/2021 01:01 PM

No, boathouses should not. The administration costs should not increase because it is a boathouse and not a dock. What "extra administration" is needed?

[REDACTED]  
7/21/2021 04:10 PM

150

[REDACTED]  
7/22/2021 02:48 PM

Maybe \$250. \$400 is too much.

[REDACTED]  
7/23/2021 11:13 AM

Boathouse should not be penalized

[REDACTED]  
7/27/2021 04:35 PM

Same fee. We shouldn't be penalized for having boathouse especially when our dock is clean and not interfering with anyone else. We take pride in our dock space and boathouse compared to what I see along the shore by the government dock area.

[REDACTED]  
7/29/2021 08:22 AM

this sounds like a tax grab against tax payers

[REDACTED]  
7/29/2021 08:32 AM

none please, this is a tax grab and property value has skyrocketed through the pandemic, property tax revenue should suffice

[REDACTED]  
7/29/2021 08:33 AM

Docks should be grandfathered in

[REDACTED]  
7/29/2021 08:33 AM

We pay high property taxes already!

[REDACTED]  
7/29/2021 08:34 AM

0\$

[REDACTED]  
7/30/2021 09:24 AM

\$150.00

[REDACTED]  
7/30/2021 10:43 AM

I don't believe fees should be charged unless they are in environmentally sensitive areas or specific managed areas. I think \$150 for having a dock is a bit much but understandable but \$400 is slightly outrageous for a boat house fee. I think the boat house fee should be at max \$50 higher then the dock fee. CKL is an area that relies heavily on tourism and seasonal visitors, the city should not be making the area more cost prohibitive to enjoy.

[REDACTED]  
7/30/2021 07:36 PM

\$150 is minimum in my mind for boathouses. I would like to see \$250 for boathouses.

[REDACTED]  
7/31/2021 04:58 PM

As a waterfront cottager I spend a couple thousand dollars per year in waterfront taxes. Why do they get the privilege of a dock/boathouse at a fraction of the cost?

[REDACTED]  
8/03/2021 09:01 AM

The sane as a dock.

[REDACTED]  
8/05/2021 04:03 PM

no, its municipal property. if the municipality has another use for it, they should utilize it for that purpose. if they no longer require the property, consider selling. if municipality wishes to keep the property for no purpose, they should allow the docks to remain for no fee. The proposed fees do not reflect the administrative and insurance costs to the City to enforce or administer this policy.

[REDACTED]  
8/07/2021 07:27 AM

To change prices now is not fair. Existing boat houses should remain the same as docks

[REDACTED]  
8/08/2021 06:39 PM

No boathouses no dock

[REDACTED]  
8/08/2021 08:23 PM

With the boathouse fee should be higher

[REDACTED]  
8/10/2021 08:09 AM

\$150. Show me anywhere on the planet, in any business or service that thinks a 300% increase on anything is justified.

[REDACTED]  
8/18/2021 06:59 PM

I would propose NO FEE and have owners spend \$'s to implement liability insurance to indemnify CKL to solve this problem.

[REDACTED]  
8/19/2021 09:17 PM

\$200

[REDACTED]  
8/25/2021 10:25 AM

Our taxes should cover our use of the lakefront

[REDACTED]  
8/27/2021 04:53 PM

I would propose NO FEE and have owners spend \$'s to implement liability insurance to indemnify CKL to solve this problem.

[REDACTED]  
8/28/2021 12:06 AM

It is irrelevant if there is a structure, your renting space.

[REDACTED]  
8/28/2021 11:30 AM

I would propose NO FEE and have owners spend \$'s to implement liability insurance to indemnify CKL to solve this problem. If possible sell waterfront where it makes sense for higher tax revenue and totally eliminate liability issues.

[REDACTED]  
8/28/2021 12:35 PM

I think that it should depend on your space I don't think it's fair that I pay \$150 for a little tiny space while my neighbours pay the same for 2x the space! I think \$100.00 is fair for the year for a small space... and more for boathouses and large spaces!

[REDACTED]  
8/28/2021 12:59 PM

Yes boat houses should have higher fees. However no fees should be paid unless everyone who has a boathouse or dock on municipal property pays a fee.

[REDACTED]  
8/28/2021 10:20 PM








No fees. Boathouses and docks are usually attached as one.

[REDACTED]  
8/29/2021 11:02 AM

I really don't think it is necessary to even collect fees on docks whether it's a boathouse or dock.

[REDACTED]  
8/29/2021 11:27 AM

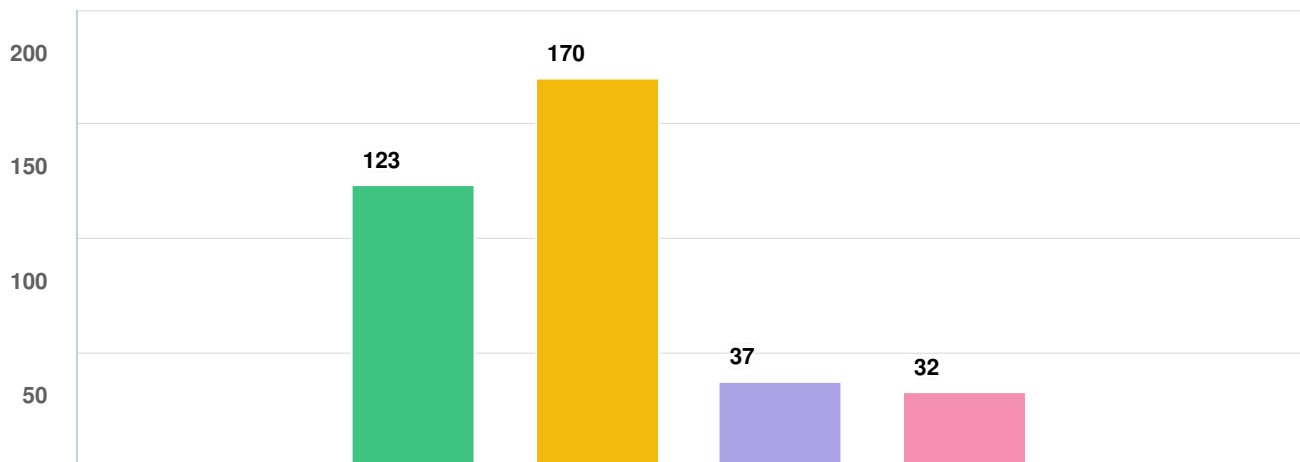
none

 8/29/2021 11:36 AM	none
 8/29/2021 11:42 AM	none
 8/29/2021 12:04 PM	I would propose NO FEE and have owners spend \$'s to implement liability insurance to indemnify CKL to solve this problem
 8/29/2021 12:34 PM	Instead of fees, City of Kawartha lakes should arrange to sell to affected property owners the portion of land between the road and the lake which is not part of the road allowance.
 8/29/2021 02:37 PM	We would prefer to purchase the land from the City of Kawartha Lakes and pay taxes on this land as opposed to dock fees.
 8/29/2021 08:46 PM	50 dollars a year for docks should be ok for both.
 8/30/2021 10:20 AM	0
 8/30/2021 09:54 PM	I think an additional 200.00 would be fine if an increase is even necessary. The residents of Thurstonia Park maintain their spaces and pay to lease them on top of having to obtain insurance as well

**Mandatory Question** (88 response(s))

**Question type:** Essay Question

**Q9 Do you feel that waterfront overcrowding due to docks is an issue for Kawartha Lakes?**



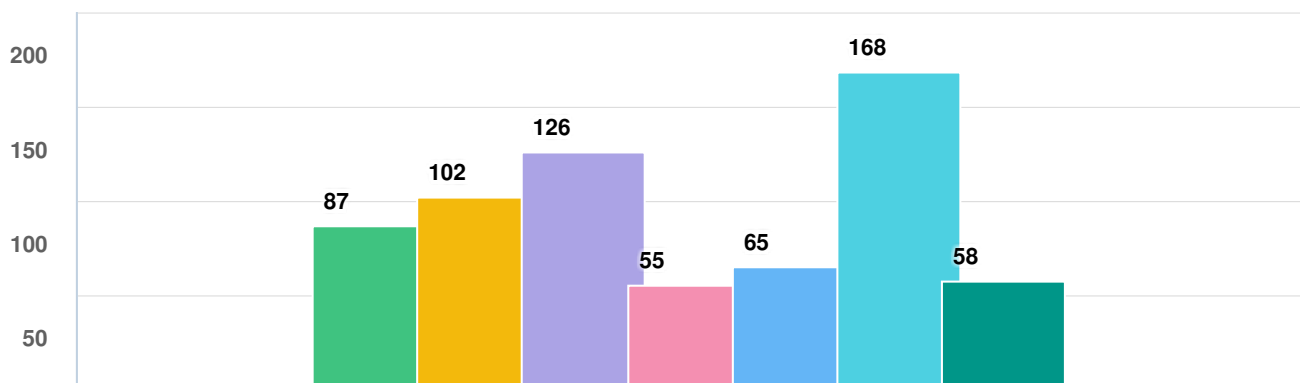
**Question options**

Yes No Undecided Please feel free to clarify your response below:

Mandatory Question (362 response(s))

Question type: Checkbox Question

**Q10 Do you have a concern with any of the following? Select all that apply.**



**Question options**

Docks limiting your access to water Safety concerns due to docks Parking/traffic concerns due to docks  
Docks limiting your view of the water Docks reducing the attractiveness of your property and view No concerns  
Other (please specify)

Optional question (358 response(s), 4 skipped)

Question type: Checkbox Question

**Q11 Please provide any additional comments to the encroachment of private docks on municipal property.**

[REDACTED] waste, vandalism, garbage misuse  
3/26/2021 12:10 PM

[REDACTED] Give them an inch, and they will take a mile!!  
3/26/2021 12:21 PM

[REDACTED] Existing docks should be grandfathered in. Ours for instance has been put in in the same spot for over 71 years!

[REDACTED] I applaud the city's approach to the dock policy. As a back lot dock owner I am more than happy to pay a licensing fee to maintain my space and also the value of our property. It will curb some of the issues that have arisen in Cedar Glen this past summer. I do wonder what the city considers to be the boundary to be considered a backlot. There is one dock owner currently who has a dock and lives 2km inland from the shoreline.

[REDACTED] As there are conflicts there is necessity for some sort of management and if a bylaw works then that is the way to go. Since different locales have different situations it is not reasonable to assume a one-size-fits-all solution. Good on the City for their commitment to public consultations on this matter as it is ideal for identifying unique local situations and the development of solutions adapted to those situations.

[REDACTED] I feel and have noticed better interaction in the community because of the dock spaces . If dark spaces are eliminated the congestion at the boat launch will be twofold. As now we put the boats in once a year and take them out at the end of the year. Also I am a single person retired trying to put my boat in and out every time I want to use it.I invested a lot of money in my lives and docs and retired here for the reason of having this access which is very important in my lifestyle golden years.

[REDACTED] Everyone has space for their dock. If you don't have a dock there are 2 public dock spaces in Thurstonia Park ([REDACTED]) we did have 3 docks but one got ripped out in the spring a few years ago and was never replaced by the COKL



yet they replaced [REDACTED] not once but twice paid for by the tax payers and we were never told how much they cost in the first place

[REDACTED]  
3/26/2021 05:48 PM

We pay a yearly fee and insurance and taxes and for what?? The city dose ZERO for us ?? We do all maintenace comcerning waterway, beach front etc. Our dock fees have gone up astronomical.. Our docks bring our community together its all we have please dont take away the best part of heritage. Thurstonia park, Dusenford ont.

[REDACTED]  
3/26/2021 05:49 PM

I applaud the township removal of abandoned docks and concrete bases on hazel street. Many dock owners now have much nicer docks due to the new requirements. A bit more pride of ownership is beginning to show. Hope the rest of the eyesores will be cleaned up too! Thank you!

[REDACTED]  
3/26/2021 06:11 PM

I do not feel it is acceptable for COKL to in my opinion be (bullying) the residents of Thurstonia with unreasonable proposals to find anyway possible to collect whatever they feel like in fees which have been increased significantly 2020 and dis

[REDACTED]  
3/26/2021 06:29 PM

I purchased my family cottage with a dock in Thurstonia. My property value will decrease without the dock. How will I be compensated? Everyone needs to be grandfathered. There are clear guidelines in place. If people do not obey, they can be fined. Everyone jumped through the city's "insurance" hoop and now more issues. Everyone now has their identified dock space. Everyone purchased their property with their current docking space and were happy with their purchase. Please let us be, we are busy making priceless memories. The lack of communication in this matter is horrendous. Each property owner deserves to have a mailed letter or put in with their tax bill, the items that are being discussed about our properties in Thurstonia. I truly believe COKL has much much bigger things to worry about.

[REDACTED]  
3/26/2021 06:41 PM

I can understand fees going up, I can understand making sure docks are safe, but what this is doing is discrimination towards owners that aren't close to the water. [REDACTED], once told my father that "nobody has a lake front" in Thurstonia, but what you have tried to do is make people who live down by the water think they have a true lake front cottage. Im not sure why there is such hate

towards the residents of Thurstonia, because the last time I check, we all pay the same property tax rate. We've had our dock since the mid 50's, I've been using it 1978, and not once have I ever seen "dock hopping" in fact I've only seen everyone there respect each others property. Raise the fees, but leave the rest alone, it works. 6ft between docks has never been an issue, so why make it one? The lake has always had that many docks, probably more at times, and not once have I ever heard a complaint about that, so why make it an issue? If the people that live there, and use it every year are happy with it, why is this even worth wasting time that could be used in a better way, to actually improve the conditions? Just scrap what you are doing, and leave things alone, the city makes money, the residents have their docks, so everyone should be happy.

[REDACTED]

3/26/2021 06:56 PM

I'd like to see the dock spaces clearly marked as such as a number clearly marking whose dock space is whose. And as a full time resident in Thurstonia park, I'd like an opportunity to have a dock space. I feel it is unfair seasonal residents have more opportunities than me. I'd also like a waiting list, so if someone moves, doesn't pay or passes away, etc., those in the waiting list have a chance to apply and dock spaces don't just get signed over to their friends or new residents. I was told via email I cannot apply for a dock space at this time. Very frustrating

[REDACTED]

3/26/2021 07:27 PM

There should be limited parking for people who do not live on the waterfront which was originally their waterfront they should walk to their docks or use a 4 wheeler

[REDACTED]

3/26/2021 07:34 PM

It's been this way for 70 years. No one bought a property in Thrustonia Park— and likely elsewhere in KawRtha Lakes— who wasn't aware of the existence of docks prior to purchasing. Any complaints are NIMBYism gone wild. City council and staff should not be wasting taxpayers' money on this.

[REDACTED]

3/26/2021 07:38 PM

I had this Dock space for the last 22 years and we never had the problems that we are having now that the city of Kawartha lakes has taken over our area you people are going charge and do what ever you want anyways I don't think you really care what we have to say

[REDACTED]

I've owned my cottage for almost 10 years we have never had

3/26/2021 07:58 PM

issues with docks and Neighbours we purposely purchased the cottage because the access to water



3/26/2021 08:09 PM

My comments are more selfish than as a commentary.! We have lived in Thurstonia for the past four years. The first year,as renters and the past three as owners. The moment we became owners, we applied for a dock space and were told that we could not because all spaces had been absorbed into public access.. This arbitrary decision is particularly harmful to the people who have chosen to purchase in this area because of the personal access to Sturgeon Lake through their own leased dock space. The people who have been on a waiting list for a dock space should be given special " grandfathered " status and be allowed to lease a space to go along with their beloved homes in the Geenhurst-Thurstonia area!



3/26/2021 08:17 PM

Land owners pay increased taxes for waterfront so anyone city or others should charge a reasonable fee, Remit HST, and have Insurance for the business of renting docks.



3/26/2021 09:25 PM

I support replacing problematic spaces less than six feet when possible I support making guidelines for safer docks for the local people. I support local people being able to stop and sit along the lakeside for a rest I have concerns for making too much of the space open for public access to out of town people New issues are created that have not been reviewed. Parking Overcrowding Garbage Parties Overnight campers Currently the spaces are policed and controlled by the lease holders so Parking is controllable in most cases People enjoy the space and camp back at cottage after the sun goes down Allowing free new public access is concerning due to the fear of overcrowding the waterfront area as it has not been designed as public free park Places like Sibald point have parking and paid access and can overflow with tourist as we have limited waterfront access as the best of times. I am in support of cleaning up the area as much as possible while respecting the Heritage that goes with all of the existing space that currently do function well Making improvements gradually is preferred. That would mean not allowing a new lease be granted to a back lot space that is in clear violations of 6 feet rule I do not support making all back lot docks that conform into public spaces This is a concern Maybe signs to support local residents and cottage owners If made public then some kind of day permit access should be explored to control parking and upkeep It's delicate for everyone And all improvements and efforts are appreciated Thank you for your efforts to make a difference.

[REDACTED]

3/26/2021 09:32 PM

Please let us keep our docks, it's the reason we live here. Thank you

[REDACTED]

3/26/2021 10:18 PM

Docks should go to permanent residents of Kawartha Lakes first!

[REDACTED]

3/26/2021 10:36 PM

Thurstonia has long since been a community based on docks. The reason why people are here is because they can get to water by way of there own dock. My 12x12 piece of paradise. It has worked for so many years!! I think the old rule applies if it's not broken, don't fix it. Love my dock. love where I live love. my community.

[REDACTED]

3/27/2021 08:32 AM

Why is it municipal property. Why does the rest of the lake where people own to the lake front not have to pay for their docks to be in the lake. Why is the water in some areas municipal property and others not?

[REDACTED]

3/27/2021 09:48 AM

Enjoying the water is part of the joy of the Kawartha Lakes and what brings tourism to the area which is a significant driving force for the local economy. There is no need to increase the financial burden of dock owners who happen to be in conflict with municipal RAs.

[REDACTED]

3/27/2021 11:25 AM


The majority of people do not own waterfront property in the City of Kawartha Lakes. Many can not afford it. Municipal property should be preserved to provide lake access to the public. Many of the private docks presently on municipal property block lake access to the public. In addition, many home/cottagers who own these docks attempt to block the public from accessing this same public water frontage by claiming a right of exclusive use or even by claiming ownership of these lands. Many of these docks are maintained in poor condition representing a safety hazard to anyone who may access them (including children). Some of these docks may not be properly anchored to the shoreline and may break away on whole or in part to become a navigational hazard on the waterways.

[REDACTED]


3/27/2021 08:34 PM

Our Dock and our access to Sturgeon lake is a significant part of our quality of life. We bought here over 20 years ago. Turned our old cottage into a brand new log home and created our permanent residence here 4 years ago. Our quality of life would be drastically

impacted if we were to lose our lake access and Dock. Thanks, for your consideration of our comments!

  
3/27/2021 10:08 PM


Docks for residents, permanent or seasonal, backlot or closer to lake, are a huge part of the Greenhurst-Thurstonia community and have been what has made this area a "community" for many decades. As backlot owners, we have had our property since the early 1950's and have raised 3 generations here, enjoying countless hours both at our property and on our dock. We have never experienced or been a part of dock hopping and have enjoyed years of enjoyment of our leased dock space and our neighbouring dock owners. I find it terribly upsetting that any considerations are being considered to disallow backlot owners of their right to retain their dock spaces. None of the properties here are true lakefront properties as there is a road between all properties and the lake. Pride of ownership for us has always included our actual property, our cottage AND our dock. We have paid for, and had the pleasure of our dock space for over 60 years and we definitely believe that we should be entitled and do possess the right to maintain this dock space.

  
3/28/2021 12:47 PM

People that own a waterfront property should be the only people that have their own docks. It is overcrowded and unattractive. I realize that this would be difficult to change but to ignore and not make the right call is a worse choice. There are many other people that are near to us with waterfront properties but don't have to rent it. We should have the same opportunity. On many occasions cars park in front of my home in a no parking zone ruining my view and creating safety issues with children, pets and people just out for a walk

  
3/28/2021 04:49 PM

the docks have been there for decades--we maintain our dock and are very respectful of others. There are 'government ' docks available in the area. the dock we have is the whole reason we come and spend our time and money in the community- restaurants-marinas tradesmen etc.

  
3/28/2021 09:03 PM

Dock spaces that are already here should be allowed to be sold to new house buyers as part of the Sale of Property that already exists.



If there is a fee to put a dock on municipal property, I would be

3/29/2021 09:23 AM

open to paying. I have not witnesses overcrowding

[REDACTED]

3/29/2021 03:58 PM

We have been using our dock for over 20 years. There has never ever been an issue with safety. Or overcrowding in our area. We chose to make Dunsford our retirement home. Spent a lot of money to build a new forever home which goes hand in hand with having a dock space. The thoughts of not having our dock to enjoy the summer would be devastating to me and my family. I seriously hope council reconsiders removal of any docks!!! The main reason we chose to build here was to be able to access our dock. Thank you.

[REDACTED]

3/30/2021 03:19 PM

I do feel that traffic along Hazel is insane especially when people drive like maniacs to get to their docks or just to the other areas!!! I do not feel it is safe as Hazel is very narrow and the speed limits and parking should be respected and enforced! If you are launching your boat, it would be smarter to book an appointment time to do so otherwise you have upto 10 vehicles with boats and unfortunately those awful jet skis (that are risen like formula one cars on Sturgeon and endangered so many boaters, swimmers, canoes, SUP and cottagers!!!) Perhaps a launch fee would be better?

[REDACTED]

3/31/2021 04:30 PM

Have seen to many shorelines, especially in marshy areas being ruined by docks and overuse. Lakes and wildlife can not be sustained under these pressures.

[REDACTED]

3/31/2021 10:27 PM

While it seems appropriate for a general approach to be taken with respect to "dock spacing requirements" for FUTURE licensing agreements, I am respectfully asking that current owners with license agreements (such as Hazel St in Thurstonia Park) be allowed to continue with existing spacing arrangements, unless an issue or discrepancy arises between the "dock neighbours".

[REDACTED]

4/01/2021 07:23 AM

This better apply to municipal property only. It looks like just another cash grab by the city.

[REDACTED]

4/03/2021 04:46 PM

I am very grateful for the opportunity to have this leasehold as I own a property on Hazel Street in Thurstonia and my dock is right across from. I wish to keep it as it is.

[REDACTED]  
4/05/2021 11:35 AM

As stated, my dock space is not encroaching any others space or enjoyment of the water. I purchased my home because I had a dock space. I have put a lot of money into the space to ensure it is not an eye sore or a danger. I am a house behind my dock space and don't feel it is right to loose it. My self and family respectfully use that space a lot and would loose the quality of life that we have become accustom to.

[REDACTED]  
4/07/2021 11:51 AM

All surrounding municipalities allow for the purchase of the shore allowance, and it is a simple process. The CKL has an amendment not allowing this starting in 2001, which was the year of amalgamation. This amendment should be changed, which would allow those affected most the ability to control the situation, which the city has not been able since the amalgamation. [www.trentlakes.ca](http://www.trentlakes.ca) has a link to the Shoreline Road Allowance Closure Application Guidelines. [www.algonquinhighlands.ca](http://www.algonquinhighlands.ca) has a similar link which allows people who own land to buy the adjoining space on the other side of the road their property borders on. Simple solution.

[REDACTED]  
4/07/2021 01:17 PM

In my view, arriving at a fair solution that will satisfy everyone is near to impossible. Forming a Community Association or any form of self management poses additional problems. Kawartha Lakes clearly wants the issue resolved and as we all know, each year the problem and definition of backlot entitlement has grown out of control. It is not uncommon for me to arrive at my cottage to find a dozen vehicles including 4X4's parked along Cedar Glen Road, blocking access to docks and boat ramp. There are seven-eight docks in front of the first property as you turn the corner. This is unacceptable!! I believe that allocating the ends of lower Cedar Glen Road where the road meets the shore for backlot access and a boat ramp would satisfy the community needs. My suggestion of allowing front lot ownership of shoreline has been highly successful in neighbouring municipalities and townships. An application is paid for and submitted to KL, a new survey created and paid for, then ownership is registered on title by lawyer. The shoreline owners would become responsible for following the by-laws when allowing others to occupy space on their shoreline. A portion of the costs to obtain ownership could be recovered over time with a license/lease agreement with users. It would be extremely difficult for KL to decide who has to forfeit their current occupancy to conform to by-laws. They are not in the dock/shoreline management business. What would the qualification criteria be for current users to remain? What about others who feel entitled and are not given an opportunity to secure space. Regardless of choices made, there

will be disappointments. We would need to start with a clean slate with all docks removed except front lot owners. Based on by-laws and shoreline frontage on each lot, the number of additional allowable docks can be calculated easily. Front lot owners would be selective on who they allow to use the space based on safety of dock, pride of ownership, payment of fee, insurability and inter-personal relationship. The option of ownership should be offered to all front lot owners but some may not be interested in or able to purchase. The by-laws would still apply regardless of ownership or licensing use of shoreline/dock space. I sent sample applications to purchase shoreline allowances from four neighbouring municipalities to [REDACTED] our Councillor. [REDACTED] and I met with [REDACTED] to discuss this option. It was well received. Thanks for your cooperation in this matter. I would love to see Cedar Glen get back to a thriving, friendly community. Continuing on in the same manner will only cause further anxiety and disagreements.

[REDACTED]

4/08/2021 09:08 AM

Break walls should be repaired and maintained by the City so people with current agreements see something for their \$150.00 Public beach and open spaces should have garbage picked up and grass maintained by the City

[REDACTED]

4/08/2021 03:16 PM

I do not agree with deleting the back lots especially since these people have had these docks before the city came into being. I believe you are being really unfair. If you are allowing some backlocks at Thurstonia to keep their's, then the few that are on Kenstone should be allowed to stay. The city is really creating hard feelings among the other people. There are only 16 docks here and some of them are not in the water and others are not used only once in a while. Stop and think how you would feel if you were one of the ones that is going to lose to your dock because of this. People like their docks, it is part of their property and if you take them away, you are lowering their property values. Enough is enough, this is the 4th time we have had dealings over our docks. If Hickory Beach can have an association then why not us since there is only 16. We have done everything over the years to keep the area and our docks in good state of repair as requested by the City.

[REDACTED]

4/08/2021 08:09 PM

Docks have been an ongoing issue that should not present such a difficult issue for the CKL - SELL US OUR DOCK SPACE, realize the revenues they represent to you and walk away from the responsibility and exposure they represent to you. You are then also absolved from the good guy/bad guy conversations that arise



whenever you try and change things up again!

[REDACTED]

None

4/09/2021 04:57 PM

[REDACTED]

My family has had a dock in Thurstonia Park for 70 years. There were never any issues until this city government got involved and started making things up on the fly. This includes creating a “dock hopping problem” that doesn’t exist. No one one at the City has ever been able to point to an actual example.

4/09/2021 05:10 PM

[REDACTED]

Where dock / boat houses are on a one to one ratio, I think the fees should be raised even further as indirectly the adjacent landowner has a private waterfront without paying waterfront taxes. Have no data but my guess is that the tax difference is more like \$1000 per year. The province assessment group could provide data to support what the correct fees should be.

4/10/2021 10:45 AM

[REDACTED]

Designate sections of the waterfront for docks and install proper finger docks to accommodate cottage/home owners. If the City wants to control docks then establish themselves as a Dock Corporation and rent space just like any other marina.

4/10/2021 10:45 AM

[REDACTED]

As long as the municipality is making money on them and they are not an insurance issue I don't a problem. Whose is responsible for them if they are a banded?

4/10/2021 08:05 PM

[REDACTED]

I believe that whichever homes originally had a municipal dock spot/ access assigned to them, should be able to keep them. The access spot should be maintained by the home it was originally assigned to years ago and if they don't want it, a legal document should be drafted and signed, in order to legally transfer the spot to a new home. When that home is sold, the access spot goes with it. OR to make it easier, just keep all access spots belonging to the original home no matter what, whether they want to use it or not. Hickory Beach community has a dock association (as do others) that should be given the blueprints of the original assignments and should mind their own original assignments of access. I hope that makes sense.

4/11/2021 08:07 AM

[REDACTED]

Traffic concerns may not be directly related to dock usage. Can be

4/11/2021 08:23 AM

easily regulated with municipal authority (parking).



4/12/2021 09:11 AM

I do not believe that there are any issues with docks in the area at the bottom of Thurstonia Road. The docks in our area are well maintained. There are a few government docks in this area that are available for anyone to enjoy - yet they are rarely occupied.



4/12/2021 09:17 AM

over the past 2 years we have had numerous issues with cottagers who feel that we should not be on "their lake" particularly if fishing near their docks. The increasing congestion has made it difficult to avoid casting around areas where a private dock is located. In fact, we have been threatened and advised fishing near their property was illegal. While we do not own waterfront where we boat (our waterfront is on a small lake with not motor allowance), we are residents in the area and access such lakes legally via the public launches and use our legal license to fish as set out under the act. I feel that increasing density would only cause further altercations of such nature. As for increasing fees for boathouses, I do not feel they are a right and if someone has the financial capacity to own waterfront and a boat, they should be able to afford this increase.



4/13/2021 04:19 AM

The suggested 6 foot distance between docks definitely is too close as two people could easily collide if jumping off of opposing docks. Our dog can easily jump 6-8 foot with a running start. If two dock owners each had a boat and lift, there wouldn't be enough room to set up safely. Thurstonia has allows looked overcrowded and junky, and I'm hoping Cedarglen doesn't go down that same path. Thank you.



4/13/2021 08:51 AM

I am in support of dock licensing for front and back lot owners as well as grandfathering existing back lot owners docks in the areas currently presented in the proposed bylaw.



4/13/2021 09:24 AM

should there be a defined local area of property owners that would be eligible for a dock if space becomes available. ie. do we want to prevent out of area citizens access to dock locations?



4/13/2021 10:54 AM

Please allow existing docks to remain. All of our existing dock owners have a wonderful respectful relationship we are grateful.

[REDACTED]  
4/13/2021 11:08 AM

All of our dock neighbors display pride of ownership in our dock area and we have a great relationship between all of us.

[REDACTED]  
4/14/2021 06:09 PM

We do have a 5 year dock agreement but our dock is not in one of the eligible areas. The Kawartha Lakes is a beautiful spot and we are surrounded by all this water. It seems a shame that some of these docks will have to be removed after the 5 year agreement. I am sure that the docks are well used and maintained. Why can't we keep the agreements with the City like we are doing now?

[REDACTED]  
4/14/2021 10:41 PM

No additional concerns!

[REDACTED]  
4/19/2021 04:10 PM

Some people are building big decks and taking more space than they should. Some are very close to the road. Some people have a dock at the waterfront and they live way up the road and have no right to the space they are taking. The odd home owner along here has no dock due to a lack of space.

[REDACTED]  
4/19/2021 05:17 PM

Important : Please see above # 5 and 6.

[REDACTED]  
4/23/2021 07:12 PM

Do not like the idea of the City taking away backlot docks. I have one and I use it constantly in the summer and if it's gone it would devalue my property if I ever sell it. Please reconsider this, there is no problems at Kenstone Beach where my dock is. Everyone gets along.


[REDACTED]  
4/23/2021 08:10 PM

Public property is for the good and use of all, having exceptions for docks is discriminatory and docks are a fixed item which should not be on public property


[REDACTED]  
4/24/2021 06:41 AM

I think this initiative has generated much frustration within CKW. If the primary reason is to generate more taxes then the city has a right to increase property taxes where appropriate. Many docks and boathouses have been in existence for over 80 years and should be grandfathered into the property. There is also the issue of who has responsibility in this area, CKL or Parks Canada. Requesting the city to be named on a cottage owners private insurance on these structures is asking for more exposure to the city which will mean unnecessary legal liability. I understand there

are some areas in the Kawarthas where clarification of ownership is required but implementing a area wide mandate to address these specific issues is using a hammer to kill a fly. There are other ways to address this problem for the city but this is clearly not the most effective way to resolve. The city should focus on those problem areas without involving many other areas that have never been an issue. Thank you for the ability to supply input and the city should never introduce new policies in the winter when most cottagers are gone for the winter. This is not the first time the city has used this approach. The city needs to give cottagers an opportunity to have input into these types of decisions as you are doing now but it must be tabled in the summer months when we are all here. Except during Covid.

  
4/24/2021 07:08 AM


I feel everything should be on a case to case basis. Many community's in the CKL have public access and are using city property for a dock. There may be some areas that are overcrowding etc at which point could be a danger however, some are not and should be considered. I feel that everyone should be given a chance to explain their current situation.

  
4/24/2021 05:17 PM

Private docks we are familiar with are in significant wetland areas and has caused noticeable land and water pollution, damage to wildlife, . No toilet access causes people to pollute the area around the dock. Docks in West Bay wetland area of Balsam Lake, is used for airplanes to moor and take off through the wetland area on a daily basis during the Spring, summer and Fall months. This should be stopped. We have had to clean up huge amounts of garbage thrown into the water and on land around the dock areas.

  
4/25/2021 02:02 PM

The use of the waterfront and cost of using it, should be equal for every property in the City. Obviously, grandfathering older agreements makes people happy, but it is time to update these policies. The City should be charging more than a paperwork fee, and be making money on the rental/use of Municipal property , when they cannot charge taxes.

  
4/28/2021 01:08 PM

Unless you totally regulated these structures, it's a huge liability issue for the town. Are their any provisions ensuring that the people currently having or new owners going forward have the adequate personal insurance in place.

[REDACTED]

5/01/2021 04:08 PM

First and foremost Septics should be a first priority!

[REDACTED]

5/04/2021 05:02 PM

It is unfair to not allow backlot owners to have a dock. In our community there is 4 right of ways that is municipal property. Our deed indicates legal access to our right of way to get to the water and it is not easy to access the water without a dock (slippery rocks and zebra mussels make it dangerous). One of the main reasons these right of ways were originally put there was for the backlot owners to enjoy the lake. If you eliminate the dock access it greatly impairs us to enjoy this wonderful lake properly.

[REDACTED]

5/07/2021 01:35 PM

No reason that we can not build a dock. We own the property and have never been able to use it, in my lifetime! Just let us build a dock..

[REDACTED]

5/13/2021 11:25 PM

Front lot owners should have first priority to purchase the shore/road allowance in front of their lot

[REDACTED]

5/14/2021 03:46 PM

Lake Avenue between Cedar Glen and Kenhill Beach rd has a dock and a boathouse with power. It is sitting on municipal land. The people that have the dock get angry when we cut our grass on our property because it's their quiet spot by the water. ???

[REDACTED]

5/14/2021 05:18 PM

Unfortunately we have a person taking up a dock space that already has a lake front property on Cedar Glen. Ppl from Dunsford come park and use it! We thought Dock usage was for the ppl of this subdivision! not for ppl out of area!

[REDACTED]

5/14/2021 05:26 PM

I believe the new property owners on Cedar Glen that have squeezed/crowded in docks in the last 10 years should be examined on whether they encroached on docks that were previously in place for so many years without any crowding. There has always been a place on the road for public swimming & launching a boat. Also there's a property owner on Cedar Glen closer to [REDACTED] not even in the lake front area that has a dock & lift in the water. This should be removed immediately before everyone in The City of Kawartha Lakes decides they have the right to the same opportunity. I feel that property owners that live on Cedar Glen (from Earl Kennedy Road toward the lake) should be the only ones with permission to put in a dock. Reason being, we are the ones that paid a premium for the properties by the lake

front & the cost of this is reflected in our higher taxes.

[REDACTED]

5/16/2021 10:28 AM

Our privacy has been eroded for those owning waterfront property. Cars parked on road near back lot owners' docks cause a hazard .

[REDACTED]

5/16/2021 06:14 PM

I hear some residents on cedar glen want to try and buy the road with plans on restricting assess and block access then charge them for access to make money. This cannot happen, especially with some of the personalities attempting to do so. They would restrict access for all to use. Who would maintain the road, what about garbage, city services, what about those further down the road that need access. The city needs to purchase the road, or expropriate if necessary. If necessary add an equal amount to each and every cedar glen property owners tax bills until paid for. This should have been address many many years ago by the City. MANY OF US have used this road for access to our properties for 80 years. The road must be owned by the City of kawartha lakes period.

[REDACTED]

5/17/2021 05:18 PM

We have had a dock for over 50 years. Why the concern now? And with the significantly higher fee increase, we have seen no improvements in the park.

[REDACTED]

5/18/2021 10:29 AM

Thurstonia has been a quaint community for generations. Families get a lot of enjoyment from the use of their docks. They also bring the community together in a good way. Part of the problem regarding encroaching docks is there are no markers to indicate where your dock is supposed to be. Markers would be helpful. I don't feel that everyone should lose their docks just because they are on a back lot. Everyone has gotten insurance at your request and paid higher fees. For years people who didn't pay were allowed to keep their dock spaces. These would have been ideal to shut down and not renew. It is unfair to penalize those who have always been responsible, even though on a back lot. I suggest that reducing the number of lots on a shore line be done much more gradually and be based on non-payment.

[REDACTED]

5/21/2021 08:38 AM

1 dock per legitimate resident with restrictions on width so no one can take up LARGE spaces. Equality for ALL. There is enough room for all if everyone cooperates and doesn't overdo it.

[REDACTED]  
5/22/2021 07:21 PM

Clarification needs to be provided on the definition of 1 dock to 1 house.

[REDACTED]  
5/23/2021 07:33 PM

I bought my house entirely because of the dock access.

[REDACTED]  
5/26/2021 12:41 PM

My family has had the same dock for 62 years and we are a back lot owner. To think cottages on the waterfront road should have more rights then the ones on the back lot's is wrong! Just like us the people on the front lot's need to "cross the road" to get to their dock (it is not part of their property). We all have to cross the road to get to the docks on Hazel. Everyone should be treated the same and as someone with a dock for 62 years, Kawartha Lakes needs to stop messing and changing every year something, we are a community and not individuals!

[REDACTED]  
5/28/2021 03:00 PM

Posting private property signs on areas that are clearly municipal lands and strings of private docks and lifts are creating an environment more like a parking lot than a shoreline.

[REDACTED]  
5/28/2021 09:04 PM

Let front lot owners purchase the shoreline. It minimizes work for the city, and maintains the attractiveness/preservation of the surroundings and the lake. Front lot owners can then sublease within by-law regulations if there is ample space to do so, enforce the by-laws and ensure safety.

[REDACTED]  
5/31/2021 01:50 PM

I didn't know the municipal owed all the land around all the lakes.

[REDACTED]  
5/31/2021 07:51 PM

It is not appropriate, the public lands are for everyone to enjoy

[REDACTED]  
6/01/2021 09:02 AM

North Bay Drive public access is unregulated, citizens placed very unsafe and unattractive docks there and claim ownership to the waterfront. On several occasions some of us were bullied out of fishing from the shore. In order to prevent serious consequences I ask that the City intervene.

[REDACTED]  
6/01/2021 11:00 AM

For Cedar glen: all docks should be evenly divided along lines of residents. We have enough room, if the people /did not take up two and three spots. This lake front and we should share as

community, not “bullying” by some land owners.

[REDACTED]

6/01/2021 11:26 AM

I own property on sturgeon lake paying high taxes the docks on Longbeach rd are a danger with people crossing the street and storing their docks at shoreline in winter the docks are a eyesore. Longbeach rd is dangerous enough without people and children think they have the right to control this road

[REDACTED]

6/01/2021 01:55 PM

At this time, I believe that anyone who wants to put a dock in on municipal land is entitled to. The people who already have think they own the land and need to be set straight. They do not have deeded access and should respect the waterfront. Look at Cedar Glen.....there are docks right along the water and not even enough room to walk to the water. They are taking over every inch that they can and actually do believe that they own it. I am entitled to this area as much as they are. This is consistent with everyone who lives in Cedar Glen. If you purchase property on the water.....pay the taxes and enjoy it. If not.....stay off.

[REDACTED]

6/01/2021 05:25 PM

We look after the shoreline. Charge for public access launches. Non owners pollute!!! Owners do not

[REDACTED]

6/01/2021 11:13 PM

back lot owners have a small piece of what makes Kawartha great please dont take that away

[REDACTED]

6/02/2021 03:42 PM

The issue on our lake (Balsam) has been the creation of private docks on right-of-ways by owners of back lots. They impede the use of the right-of-way to put boats into the water and the dock owners make people feel like they are trespassing on their property. In one case, the dock is unsafe. It is not clear that whether the dock owners have the necessary licenses for the docks.

[REDACTED]

6/02/2021 05:05 PM

At one time our road had that is the backlots had a clause that said we were able to use the docks, now there are saying that our neighbors have to take the dock out, they have 2 boats there and it doesn't bother me at all. It's nice to hear the children laughing when they are down there.

[REDACTED]

Private docks , particularly proximate to public launches, have a



6/02/2021 06:02 PM

tendency to migrate into the public launch space causing friction with those occasional public users and the private party who thinks he controls the area.

■

6/04/2021 05:11 PM

My house is on Hazel street. I take care of my dock space and surrounding area. Unfortunately there is a lot of very old docks that are not taken care of and they look hideous. I do not overcrowd around my dock. But unfortunately the fellow dock that sits to the right of me is presently taking two dock spaces. I'm dock space ■ and he has dock space ■ and is using ■ as well. He said he doesn't care and that he's going to do what he wants.

■

6/08/2021 09:19 AM

Since having a private dock put beside my property, I have seen overcrowding ( in a pandemic), Shampooing in the lakes, garbage ( incl. Diapers), increased alcohol consumption, sexual acts on the docks, increased screaming, unleashed dogs on my property, boats being moored over night, damages to my property and increased traffic (resulting in theft). People who own the docks have used physical force to remove others from their dock. The city's decision to allow a dock does not match with the TSW's policy for dock placement (15' from the adjoining property). The net.. while the city thinks they are granting access... in reality they are restricting others from using the waters ( including first responders). They are also negatively impacting those who pay waterfront taxes. Do the correct thing, stop private docks on municipal lands. You don't see people building fire pits in the middle of baseball diamonds throughout the community ??? No other region to my knowledge allows private docks to be placed on municipal lands. Eliminate this practice!

■

6/08/2021 10:01 AM

People walk across my property, I have been actually assaulted because of these docks, they bring nothing but trouble, I hope someone reads this a helps voice my concerns

■

6/08/2021 10:37 AM

These need to be removed immediately, people especially during covid over crowd, swim from the docks to private owned floating rafts and we have even had the person who puts the dock in hit one of our watercraft with their boat and damage it severely. This needs to be accounted for immediately as their is no respect while using the docks and they feel they own the public launch. We have had numerous back litters trespass on our property which is beside the public access and has only created problems and harassment. As a result of a back lotter thinking they own the dock I was

actually assaulted on one of these docks which lays on city land and if anything happens again I will be pursuing legal action against the city for not solving the problem that has existed for years and if one of these docks that is on city land is unsafe which they almost all are because they're old then I will be also pursuing legal action on that or any damage that these docks which encroach on the launching ramp cause to any of my property since they did not remove them.

  
6/08/2021 01:33 PM

Coulson Park on Washburn Island has a very good program and lease agreement that we entered in to with the township of Mariposa in the past. It includes liability insurance that each member has to carry as a rider on their own insurance(it was for 2 million but not sure now what the amount is) this insurance should have to be carried by anyone that has a dock on public property to help reduce the risk to the city

  
6/08/2021 06:14 PM

My family has owned property beside a right-of-way all of my life. Over the course of 50+ years I have experienced everything imaginable. As a child I was almost hit by boats coming in as I was swimming. As a mother I have had my children almost hit by boats coming in as they were swimming. We even had one of my son's friends in the water at the end of a ski rope, ready to take off skiing and someone trying to dock their boat ran right over the ski rope! I have watched people trying to launch their boats be told they weren't allowed to as it was a private dock. In fact the backlotter behind us even drilled out a trough in the cement ramp so other people could not launch their boats. He then would bring down ramps to place over the trough so he could launch his own boat. To this day this has not been filled in. Even children coming down to fish were told they were not allowed on the dock as it was private. We have had property damage from people congregating on these docks. People casting off boats, motors won't start and smash into our dock. Trash being dumped on our property. Our own boat was hit by someone attempting to park their boat at the dock on the right of way. People fishing off the dock casting and catching their hooks in our seadoo seat, ripping it. Hedges on our property being cut by backlotters trying to widen the dock area. Unleashed dogs coming down to the dock with their owners and attacking my dog that was tied up. Fireworks being set off the end of the dock and landing on top of my boathouse roof. City of Kawartha Lakes Right Of Way signs are being ripped down so no one else attempts to use the dock. The list goes on and on. If you say anything you fear retaliation from the backlotters who own these docks. In fact I actually noticed last month that the city had

placed signs at 2 docks requesting they be removed by a certain date or they would be disposed of (I believe the date said May 10, 2021) and they are still there as of June 7, 2021. People come down and monopolize these docks, not allowing others access to them. They place their belongings all over the dock so that even if they are not physically there no one else can use the dock. Backlotters tie their boats to these docks to prevent others from launching their boats. We have even had to go and look for the owner of a boat that was tied up overnight to ask them to move it so we could launch our own boat. By allowing backlotters to put docks on public land the city is setting itself up for a class action lawsuit. It is only a matter of time before someone is seriously hurt on or because of one of these docks. Leave these public lands as parkland!

[REDACTED]

6/09/2021 09:59 AM

Happy to pay my share to cover costs for keeping public land safe, aesthetically appealing and ecologically sound.

[REDACTED]

6/09/2021 12:23 PM

6' spacing between the docks:: I have been paying for my lease on the dock space for over 33 years. Although the 6' space does not involve me I would like to comment. It was mentioned that there have been concerns with dock hopping and arguments. Fences make good neighbours and why should ALL be punished for a Few of the offenders. In our area, the closeness of the docks have made it very friendly and much cooperation in sharing space and sharing of water toys. 3metre from edge of road:: Let me point out that the new beach area on Hazel Street has a railing very close to the road. Let me also point out that I have been here for over 33 years and have never had an issue with the snow plow hitting my stair rail. [REDACTED] mentioned that someone could hit the trees and stair rails. That is a BIG WHAT IF. It has not happened and if it did, who is in the wrong. The driver should obey the speed sign and drive with their EYES OPEN. I should not have to worry about all the what ifs because of someone else's carelessness. Back lots 5year and front lots 10year:: My interpretation of this is scary. The city feels that the back lots should lose their dock space because they are not in front of the water. This area has been doing fine with the distribution and managing of the waterfront for many many years and treating back and front lot owners equally. This is a community and it should not be judged by where you live. When the lease of the dock space was managed by a local committee, it was affordable and was managed fairly. Since the city got involved, it has been a big headache for us property owners. There has been a big money grab at the beginning and after many meetings and finally an agreement there has been

some relative peace and then another big money grab and more headaches. As a property owner of a dock space, I should not worry every time there is a renewal on what the city will do to create more obstacles in keeping my dock space.

[REDACTED]

6/09/2021 06:18 PM

We have deeded access on Pickerel Point and the 2 that have docks on it, think they own that property and give others a hard time for using that space. This should not be allowed, it is for all in the neighborhood to use.

[REDACTED]

6/10/2021 10:14 AM

There should be limits on the length and breadth of docks. Too many stretch up to 50' into the lakes. 20' max more than appropriate. And City needs to publicize these bylaws - via Lake and Road Associations would be useful.

[REDACTED]

6/11/2021 09:12 PM

Should no be allowed

[REDACTED]

6/15/2021 11:51 AM

The dock closest to our property is well maintained presenting a safe place for families on back properties to have access to swimming, water activities as well as safe launches for our neighbours ... We have not had problems with the dock next to our property - there has been a dock at this location for about 5 decades with no safety issues presented. I would be interested in knowing if the municipality is in fact responsible for cutting grass/trimming trees and maintaining the areas in questions ..

[REDACTED]

6/21/2021 10:08 AM


where we are located is not directly impacted by private docks. Each homeowner has their own space and uses it accordingly. I know there are other areas where docks are very close together and it is not the most attractive but the enjoyment of the docks by the homeowners is also important. So long as they maintain and follow distancing restrictions I do not see it as an issue.

[REDACTED]


6/21/2021 11:30 AM

These docks have been here for decades. Anyone purchasing a house/cottage in the area buys their place fully knowing the view, private dock policies, etc. It is not up to the city to start to deny dock space that has been in place for generations. Keeping them clean and safe is great, but pulling out or possibly re-structuring existing structures does not make sense. Access to docks for waterfront properties adds to the value of the cottage/house. Cottage/house owners who have dock access have been


upgrading their lots and structures over the years far quicker than the residents not on the lake. CWL needs to continue to keep the municipal dock and boat launch in good shape so residents have a place to swim, fish, picnic and not look to trespassing on private docks to do so.

  
6/25/2021 06:46 PM

Municipality should not be subsidizing any costs to this. Costs to be recouped in fees

  
7/02/2021 03:08 PM

Why should anyone be allowed to build anything on public property? I can't build a shed on the boulevard between the sidewalk and curb.

  
7/02/2021 08:15 PM

I have had a dock on municipal land for over 45 years and there is no issue. If you do not allow my dock then I would have no way to enjoy the lake properly and it would cut me off of the lake for the 5-6 months that I use it. My deed also allows me to have access to this right of way. There is absolutely no overcrowding as there are 4 right of ways in our community and 4-5 backlots share each right of way closest to them. Please do not pass this bylaw as it would greatly affect my living and enjoying this area if you enact it.

  
7/03/2021 08:35 AM


It shouldn't be tolerated! Now with so many GTA'ers now living in the area the overcrowding is becoming prevalent and they're used to getting their way.

  
7/04/2021 05:42 PM

The City's proposed plan to not allow hydro at the waterfront, and the plan to eliminate Grove Road Cottage Owners to withdrawl water from Cameron Lake in systems which have been in place for upwards of 100 years, is frankly absurd. We as a group of cottage owners will defend what has been in place for many decades. We do not understand this plan and strongly disagree with it. Thank you,

  
7/05/2021 02:51 PM

Quite a bit of confirmation bias in this survey structure. Designed to support the City's view that it should regulate docks. Redo it and get an academic to structure it in the neutral.

  
7/09/2021 02:50 PM

As I stated we have been enjoying, maintaining, planting trees & treating our space as if it is part of our property for many decades.

This section is private property & we should have Squatters rights to this space. If this property was part of our deed the city would not have to deal with these issues any longer. We would be the registered owners and take care of this ourselves. New residents have been lead to believe by real estate agents they have deeded access to put in a dock. This has caused the issues on Cedar Glen over the last 4-5 years. We even have a dock on our shore that belongs to a home at [REDACTED], they should not be allowed to intrude into our lakefront community. They park multiple cars on the bend of the road way for the full day as if it's a public park. This space is supposed be an open area for the residents to launch their boats & those who are not in front of the water to access for swimming. The only docks that should be allowed on the lake shore are the property owners directly in front of the water & the back lots on the laneways directly in front of the lakeshore. This is they way it was for many decades. All the properties directly across from the water have all payed more in taxes for many years for "Water View". We also paid more for our properties because of our position on the road. Why should we suddenly, be forced to share the space we've been using & maintaining for decades. The residents that have squeezed their docks in and caused the crowding of the original spaces should be removed. This was never the intent of the original plan of the neighbourhood. There has always been open areas to access the lake for swimming. These areas were the intent of the deeded access clause on the residents deeds not a space to install a dock.

[REDACTED]  
7/09/2021 04:36 PM

Here is a copy of my letter sent July 8th 2021... To His Worship Mayor A. Letham, City of Kawartha Lakes Council Members and City Staff, My name is [REDACTED] and I, along with my husband [REDACTED] are the third generation of the [REDACTED] to own [REDACTED], Fenelon Falls. I have served as [REDACTED] of the [REDACTED] for over [REDACTED] I also serve as a [REDACTED] [REDACTED] and the [REDACTED] [REDACTED]. [REDACTED] was the second cottage built in the [REDACTED] subdivision. We have just become aware of the proposed dock encroachment policy CP2018-001 and we are thankful that you are conducting a public consultation. In our case, we entered into an Encroachment agreement with the City of Kawartha Lakes for the un-travelled portion of our shoreline road allowance on Grove Road on March 23, 2006. We have liability insurance for our boathouse, pump house, retaining wall, dock and boat rail storage facility and we indemnify CKL harmless from all costs arising out of any claim for damages, expenses, costs, charges, claims, liabilities, indebtedness, and sums, including legal

fees for our encroachment onto the Highway (Grove Road). As you may know, the affected owners on Grove Road are very keen to either purchase or license the exclusive use of their waterfront with CKL. If this could be enacted by CKL, it would provide the City with several benefits, including: (a) no more liability (b) a one-time cash infusion for the sale (c) increased long term property tax revenues / licensing dues and (d) relieves the City of the dock monitoring and associated staffing costs to expedite same. The prospect of cutting hydro and water on the Grove shoreline road allowance and the setback requirement of handrails has owners very concerned and stressed at the very thought! For over a hundred years, we have used hydro to pull water and filter it from the lake for our drinking water. As we are on granite, a well is not possible, and we must pull our water from the lake. We have lighting and a handrail to safely navigate the steep decline of our stairs to the boathouse and waterfront. We also have lighting in the boathouse to monitor our water pump if needed at night. We must have railings to support our walk down those stairs as it is steep. Not just for the elderly, but all ages rely on the support of the handrail. How would we access the waterfront safely without the use of the handrail? I can't imagine that you would want to put everyone at risk. We also use hydro for our boat lift to both use and store our boat. I also think that the Byrnell Golf Course would be alarmed as they have a pumphouse on the Grove to water their grounds and replenish their water ponds. We don't understand why it is only Grove Road that has been designated to lose hydro and water access. I understand that the deadline for owners to submit their concerns to CKL is July 31, 2021. As we have only heard about this proposed policy a few weeks ago, please consider extending the time for submissions to late Fall of 2021 as there are owners who have not yet returned this summer due to Covid. This is a very emotional and highly charged issue for all of us who are affected. Thank you sincerely for taking our concerns into consideration. We all hope that licensing the exclusive use or purchasing our waterfronts is possible. Respectfully, [REDACTED] and [REDACTED]  
[REDACTED]. [REDACTED]

[REDACTED]  
7/11/2021 12:23 PM

Hickory Beach.....Our family has cottaged here since the 1940's and have always had a dock. [REDACTED] deeded the land to Lot 153 owners which includes all properties south of Edgewood to the lake. The current agreement is working, however the current situation includes many owners north of Edgewood. We do not want to lose our generations of usage and would only recommend that if crowding is the issue, we go back and honour Mr. Golden's wishes of Lot 153 owners only, which we strongly feel should have been the case moving forward when the Hickory Beach Dock

Association began. Kind regards

  
7/12/2021 07:50 PM

I think it is very difficult and unfair to have one policy for all areas as each shoreline is different. Some docks and boathouses have existed for over 100 years near the water with zero issues on certain small cottage roads. Thank you.

  
7/13/2021 10:53 AM

Basically I feel our dock and boathouse are not encroaching on municipal property, but is under federal jurisdiction. I feel the proposals are going to be difficult to manage by Realty Services and unnecessary. There is no mention here about the liability issues, but I believe each cottage owner already has liability coverage for that area and could provide that information or correct it. I also am concerned that we (Cameron Lake South Shores Association CLSSA) only learned about these recent proposals on 23 June which gives us only a little over a month to respond to this policy. I hope we can continue our good relations with CKL as in the past. We have owned our cottage for 104 years. Our boathouse was built in 1910 and is still solid. Thank you for allowing our input.

  
7/13/2021 05:49 PM

People living right across from lake and having a dock in front of their place across the road are not paying waterfront taxes, but enjoying the amenities of it. When they have guests or even homes from further away come to use docks you can barely and unsafely get up road. Fires on the little strip of property they are using are almost on road its so narrow. Unused docks sitting on side of road are unsightly as well. This is in reference to Cedar Glen Docks

  
7/14/2021 08:57 AM

I am a 3rd generation cottage whose family has been on Cedar Glen for over 70 years. For years the only docks on the public lands of this road were owned by the properties directly across the road. When the back lots were sold and developed the owners took it upon themselves to place docks in this area. Some of these owners have said their deed claims they have deeded access, but on both of the deeds for my back lots which would be the same as theirs It is stated that we have "a right of way in common with all others entitled thereto over a 66 feet road allowance as shown on said Registered Plan Number 163." the same is said for "Registered Plan Number 209". There is not statement regarding deeded water access only road access.



[REDACTED]  
7/14/2021 08:04 PM

I bought my "back lot" property as a primary residence in CKL under the assumption I could have a dock. I went through the process of leasing an unattended, run down section of shoreline and refurbished it better than it was. I purchased a dock and boat lift under the assumption I was investing in something that my family could enjoy indefinitely. When CKL said I needed to jump through hoops and insure it to their liking, I did just that because it was worth the effort. My dock space, while within the road allowance, does not affect road maintenance. My spot is at the bottom of a 15ft cliff. I could have a houseboat docked and it would not block line of sight to the houses across the road. This shouldn't matter anyway as these "front lot" residents bought into the area as it is. "Dock hopping" is a zero liability to CKL due to the insurance CKL had us all get, aside from the fact it simply doesn't happen and is a non-issue.

[REDACTED]  
7/14/2021 08:54 PM

I would like to get an answer about my deeded access..I've looked after n maintained the dock n area for 25 yrs

[REDACTED]  
7/14/2021 09:34 PM

As a resident that has completed everything requested by the city of Kawartha Lakes to complete the licensing process, I have earned the right to this small dock that is licensed to me. There were additional costs to those of us with docks (licensing and insurance). To say, that for this privilege to be taken away after such a short period of time is an injustice, would be an understatement.


[REDACTED]  
7/14/2021 10:09 PM

For areas that have had this in place for years it should be grandfathered in. A lot of people have invested a lot of money on decks and docks along with up keep. In return these dock spaces add value to our houses and cottages . With out our spaces our home values will decrease


[REDACTED]  
7/14/2021 11:31 PM

You need to install a government dock on Cedar Glen Road and a public dock launch so the remainder of the home owners along the road WILL HAVE ACCESS TO THIS STRIP OF PROPERTY. These home owners will be paying the same taxes as the individuals that you will be giving docks. You need to fine [REDACTED] [REDACTED] as she has been selling houses along Cedar Glen Road on the backlots and telling people that they have a dock; when she posts a house she installs a sign at the dock with the house number. You cannot give people private docks on municipal property and not tax them same as everyone else. You cannot give


people private docks and not provide the remainder of the residence with access to a public dock and boat launch.

  
7/15/2021 07:26 AM


Along cedar Glen it is unsightly, trees have been cut down, it is over crowded, fights have broken out, and it is a mess. People who don't even live on the road have put a dock in. We use to have two boat launches but people have built docks over them. I am for a regulated system that can benefit everyone along the road.

  
7/16/2021 04:00 PM


This should not be permitted.

  
7/17/2021 07:38 AM


At what rate are Boat Lifts taxed at? How many are aloud per household?

  
7/18/2021 12:45 PM


Docks should be limited, controlled and insured.an association to oversee these things in each area is advisable and take the responsibility off the city.

  
7/19/2021 03:31 PM

As a family, we have owned property on Pavillion Rd., and leased and maintained "our" dock on Hazel for 20+ years, without incident. The access to the lake was the primary reason for purchasing the property and also why we complied, in good faith, providing liability insurance and increased lease fees among other things, when the new realty division took over managing the leases a couple of years ago. We've enjoyed being a part of this lakefront community and have forged great, lifelong friendships in our time here, and we are devastated that the council would consider us ineligible to continue to do so at our next renewal, as we are considered "backlot owners". We've made significant investments to our property in Thurstonia specifically because of the lake access. While the CoKL may have some concerns, we believe that they can be addressed, as needed, without the significant changes being suggested here.

  
7/20/2021 12:52 PM

This has never been an issue in our area.

  
7/20/2021 05:25 PM

I agree with revoking permits if dock owners get violent or who harass others.

[REDACTED]  
7/21/2021 12:07 PM

I have had a dock in the same place for decades and have had no problem with encroachments until my neighbor bought a bigger boat and now cannot fit it into his dock which is sideways on his land attachment instead of straight out, without bumping into my dock. He has demanded I shorten my dock for his access. I feel some things should be grandfathered to the land and access to the dock should be directly in front of your property instead of constant use of other's lake front.

[REDACTED]  
7/21/2021 04:10 PM

Real estate division needs to stop harassing long term dock owners and stop their high handed attitude

[REDACTED]  
7/21/2021 07:56 PM

Many of these private docks/boathouses are also unsightly areas for storage of garbage, building materials, and/or vehicles. Private docks are fine if they're maintained appropriately

[REDACTED]  
7/21/2021 08:20 PM

Additional docks result in more boat traffic on already overcrowded waterways

[REDACTED]  
7/21/2021 08:51 PM

I've just purchased a primary residence within Thurstonia and one of the main attractions to the area was our ability to obtain a dock lease from the City. If the leases are discontinued for backlot owners, it will bring down property values.

[REDACTED]  
7/22/2021 09:51 AM

I like the idea of being able to terminate an application or license if someone is being abusive. However, I'd be interested to know what kind of hoops we all need to jump through to have this done. With all the city people moving here and kinda taking over, it'll be nice to have it better regulated because they don't seem to have the same respect for others that long time residents do, their entitlement is staggering. I think \$150 is still pretty low considering the cost of everything else these days. \$250 would give us more revenue and if someone can afford a boat, they can afford that fee. Thank you for taking the time to ask the public for our opinions.

[REDACTED]  
7/22/2021 10:52 AM

Many private dock owners are realizing a personal monetary advantage when selling their residential properties. They sell their properties with the inclusion of water access and private dock. This also disadvantages other residents wanting a dock on the public lands as the new owners automatically get a private dock on public

lands while other longtime residents awaiting an opening do not get the opportunity to acquire a dock. As stated above, the off season storage of docks should not be on the public lands as this significantly impairs access to the public lands by others who are not fortunate enough to have a dock. These are public lands, of which there are very few relative to the total shoreline on our lakes. Any consideration for this proposal should approach the situation with the viewpoint of enhancing general public access as many residents do not have direct water access.

[REDACTED]

7/22/2021 02:48 PM

I only see a small part of Kawartha Lakes. I don't know what goes on everywhere.

[REDACTED]

7/22/2021 07:37 PM

We live next to a right of way where there are 3 or 4 private docks. Some are run down and look to be very unsafe yet people in the neighborhood walk on them. Some are extremely close to our own private dock which also makes privacy a concern. These regulations make me want to take advantage and put a dock and boathouse next to mine to extend my property and gain some privacy. I don't see anything preventing me from doing this.

[REDACTED]

7/23/2021 10:55 AM

Who is liable for accidents on these docks?

[REDACTED]

7/24/2021 01:20 AM

Should any dock located on public property not be a public dock?! Who comes up with these rules which allow the private use of public land?! How about getting rid of every single private dock on public land and opening these spaces back up for public use and access? While we're at it, let's change an annual fee for all of these affluent seasonal waterfront residents who wish to put a dock in the water! They purchased the land, not the lake!!! All private docks should all require inspections and permits. These menaces of shoreline ecology have gone unchecked long enough.

[REDACTED]

7/24/2021 10:51 AM

I feel that the docks have been regulated by the city to the point where the remaining docks are maintained by the leaseholders to a very high standard. The waterfront at Thurstonia is well used, attractive, safe and can continue to be a wonderful place for the families who live and cottage there. I feel that the city is now exerting undo stress upon the people who have docks and boathouses. Please grandfather the leases, stop pitting lake-facing lots against back lots, and let people here enjoy their lake time with

their families for another hundred years. Respectfully, [REDACTED]

[REDACTED]

[REDACTED]

7/24/2021 11:08 AM

Municipal property should be equitably accessible for the enjoyment of all residents, not for the lease/rental for some.

[REDACTED]

7/25/2021 10:55 AM

My concern is the use by people so far away that they need to drive to use the dock they have put in. Please register cedar glen back cottages that have had a dock for decades peacefull and respectfully. The parking by well distanced users along cedar glen is a hazard for kids that have been able to check for traffic but are now blocked seeing oncoming traffic because of cars parked with boat trailers

[REDACTED]

7/26/2021 12:18 PM

My comments refer to Long Beach were some dock owners seem to think they own the road. Vehicles parked on the road stop traffic Pedestrians walk on the road with total disregard for traffic. Docks, decks sun umbrellas etc are positioned very close to the road. There is virtually no road allowance on the lake side in places.

[REDACTED]

7/26/2021 12:46 PM

Simply ticket the parties abusing the system and leaving garbage on the parts they use permit or no permit.

[REDACTED]

7/26/2021 05:52 PM

Within our dock proximity/area we have a dock that has been unused for some time - rusting and sitting ashore, a dock that has been left with garbage and personal items for weeks and a dock next to us with a large pontoon boat (we understand a back lot has rented to a neighbor who already has a dock - for docking pontoon ).

[REDACTED]

7/27/2021 11:36 AM

Most of these docks are not on Municipal property - they are in the water. We maintain the municipal property not the municipality. I rarely see any maintenance done in our area, so I see this a huge money grab.

[REDACTED]

7/27/2021 01:50 PM

This comment is specific to Cedar Glen Rd. Front lot owners are seeking to purchase the shorefront road allowance from the city. If the city entertains this action then there must be consideration for fairness to back lot owners who have used the road allowance for docks for decades (just as front lot owners have). Excluding

historic Cedar Glen dock owners from the benefits of the Encroachment bylaw by selling the road allowance may make the city's life simpler but is unfair and inequitable unless historic dock owners are accommodated by those purchasing the land. That might mean that the city mandates, through the sale, that backlot owners be afforded, by the front lot owners, the same rights of access that the Encroachment bylaw was to provide. This might be through deeded access or licensing using the city bylaw details.

  
7/27/2021 04:35 PM

As mentioned some docks are very unsafe and I'm surprised they haven't been taken out as what was supposed to happen a couple of years ago. We did our due diligence and submitted all the necessary paperwork and got the required insurance and nothing had happened to other docks that didn't do this work. I'm sure Covid delayed things but it's very unattractive along the government dock area especially in the winter when everyone leaves their docks on the side of the road. We take pride in our dock space and shouldn't be penalized with a price increase.

  
7/27/2021 06:44 PM


Get rid of the docks on properties that should not have any.

  
7/27/2021 09:28 PM

If you are adjacent to the water I would say that you should have full access to the water. Many people buy houses in the area with "docks" as long as they are maintained they should be allowed to keep them. The owner should also have full legal right and responsibility to whom and what is allowed on the dock.

  
7/27/2021 09:53 PM

people should be allowed to use the water as they have for many years before. most people have bought places with docks that have been used for a long time. make it easy to liscence them! also if this is going to be enforced it needs to be enforced city wide. picking on a select few areas isnt right, this needs to be across the board. being only complaint based means that one bad neighbour can cause alot of problems for one person yet their neighbour next door is left alone. how is that fair! this is 2021 everyone needs to be treated equally

  
7/28/2021 09:41 AM

Can I build a shed on municipal property? What about a deck?

Thurstonia is unique, the community should continue as it is, I

7/28/2021 10:26 AM

restate my comment from question #3 below The licensing system implemented by the city is a good way to manage the partnership between dock users and the city. With the skyrocketing costs of waterfront properties throughout the region, it is essential the city maintains waterfront accessibility for all, particularly for Thurstonia, which has evolved and flourished around it's waterfront access through it's history. If the city takes away the docks from the backlot owners, this Hamlet may lose it's uniqueness and inclusiveness. Front lot owners having exclusive access to the waterfront will blunt the attractiveness and desire for future real estate investors to buy and improve the backlot homes and cottages. The City of Kawartha Lakes, like all modern municipalities throughout Canada are striving to implement inclusiveness and equal access to all, to the best of their abilities, granting exclusive waterfront rights to a small group of homes while excluding the majority in Thurstonia would be a mistake

  
7/28/2021 12:00 PM

I believe that ONLY owners with adjacent properties should be allowed to place private docks on municipal property.

  
7/28/2021 05:32 PM

We have been addressing this issue for the past 3 yrs approx. We own a property on Salmon Lake . According to information you provided in your Proposed amendments to Dock Encroachment Policy...you stated " Back lot owners elsewhere in the Municipality other than those areas stated in you Policy, will not be approved for a licensing agreement as access to water is limited and , our shoreline areas do not have enough space to accommodate everyone ." Currently the back lot owner on Salmon Lake has constructed approximately 50' of unsafe dock on a very small portion of unopened road allowance leading to water (approx 30' wide). This small portion of unopened road allowance just so happens to be the top portion of our driveway (which is part of the unopened road allowance ). On any given weekend , you can see many people on the dock with a gazebo , coolers etc...and a couple of boats and water toys. The boat is tied there all summer....

  
7/28/2021 07:55 PM

Municipal property is for public use, not private use.

  
7/28/2021 09:43 PM

Some dock owners in the Hickory beach area who do not have back lot dock spaces as part of the original road allowance and are treating the dock as a vacation property, sitting with lawn chairs and coolers for the day, driving sport utility vehicles on the road

allowance repeatedly all day over the weekends. There does not appear to be any guidelines on dock shape, length or width in spaces.

[REDACTED]

7/28/2021 10:08 PM

I live in western Trent. There is a common area behind our house which myself and next door neighbour maintain the town property. I have lived here for six years. The neighbourhood is changing with more younger families living and using the common area. My neighbour and myself own the dock, maintain it, have allowed other neighbours to freely use the dock and park boats. However... the amount of people traffic has increased as not only more families but neighbours from other areas using the dock. Since this has now become a "community area" why don't you have each common area in western Trent as a community association where residence pay for dockage and an association fee. This will encourage residence to take responsibility of use of both common area and private docks and insurance. Community Associations can add multiple benefits to town property. In the past six years all investment of dock, picnic table, garden, maintenance, weed raking has been done by two families while others enjoy at no expense. If an association fee is required by each residential family the funds can equally be spread to pay for dock lease and maintenance. Perhaps this will encourage residence to take part in responsibility and helping to maintain. I came from Keswick. This system is applied to several waterfront beaches along Cooks Bay. Residence pay an association fee to cover the cost of dockage and maintenance. A committee is formed where individuals volunteer to take on responsibilities. It brings community together. Differences are generally resolved by the residence through the committee. The town benefits by receiving a portion paid and no requirement to maintain as all maintenance is done by the community association who must follow town guidelines and Bylaws. Besides.... I'm really tired of watching neighbours do nothing while we do all the work. You do not have western Trent listed. You should. This community is growing.

[REDACTED]

7/28/2021 10:18 PM

If my dock is safe and insured and spaced adequately and has been in existence for decades in the same spot my feeling is that it should be eligible for a license, even though I am on a back lot in Hickory Beach. We have already lost our boat launch in Hickory Beach. If the city intends on selling off the park land where the docks are to the waterfront properties to make some money this would be very disappointing. These docks have been here for many years and for some generations have used them. Removing them would be taking away a lot of joy and memories for many



families. Our association has been doing a great job of managing the dock owners and outside of one or two very hard to please members everything has run quite smoothly. Removing the docks would have a very negative effect on our great little community both in property values, and the overall charm of Hickory Beach. Please allow us to continue the use of these docks the way we have for so many years. Thank you.

  
7/29/2021 08:22 AM


docks should be grandfathered in weather its on RA or other city property. This should not be a complaint based system, where one person can ruin access for an entire street where no problem exists (like Stanley Rd). common sense here. This stinks of a tax grab by a city that was millions in surplus last year. People will not stand for it. And there are numerous work arounds when dealing with the water because its federal regs on the water these changes will not change anything

  
7/29/2021 08:32 AM

if it aint broke don't fix it, my neighbor is a certified CUNT. new docks should be grandfathered in, going forward new docks should be held to new standards

  
7/29/2021 08:33 AM


This should be changed from a complaint based system to panel review type of system

  
7/29/2021 08:34 AM

The fee is a ridiculous money grab. docks should be allowed where necessary. This should not be left up to complaint type system.

  
7/29/2021 08:36 AM

docks should be grandfathered in

  
7/29/2021 08:38 AM

docks should be grandfathered in, someone should not lose their dock because new construction, dock should be first come first serve. A complaint based system is absolutely flawed. one constant complainer can cause major issues where none exists. Common sense should be used. this seems to be a bit of a tax grab where the city has been in surplus for years.

  
7/29/2021 08:48 AM

Docks that have been already in place for a certain period of time should be grandfathered in. Complaint based system is unfair, due to one individual being able to submit multiple complaints on one certain issue.

[REDACTED]  
7/30/2021 09:24 AM

We have enough restrictions in this province as is. Let it alone.

[REDACTED]  
7/30/2021 07:36 PM

Thank you for the opportunity to provide input!

[REDACTED]  
7/31/2021 07:19 AM

I am talking about Snug Harbour on Sturgeon Lake where weeds have become issue

[REDACTED]  
7/31/2021 04:04 PM

I thought that people that lived in the back lot areas in Dunsford weren't supposed to be granted dock license agreements that was what I was told back in 2018, then multiple dock spaces were added to those who don't live on Hazel Street. There seems to be a disconnect somewhere within Kawartha Lakes Reality. It makes it difficult for those to watch who are abiding by your license agreement.

[REDACTED]  
7/31/2021 04:58 PM

Who is responsible for legalities regarding slip and fall accidents, etc?

[REDACTED]  
8/01/2021 05:16 PM

I want to keep my dock space. Everyone is pleasant and happy, it has been a great enjoyment for my family to go out on the water without having a waterfront property.

[REDACTED]  
8/03/2021 09:01 AM

The encroachment issue is frankly not fair as most of these boathouses were present prior to amalgamation. In addition, the area of the road allowance in Sturgeon Point Village has extended to the waters edge which is in the domain of the Conservation Authority. The likelihood of the CKL developing the roadway to the allowance area is highly unlikely and appears to be a money grab.

[REDACTED]  
8/04/2021 10:28 AM

We are particularity concerned about the additional restrictions for hydro and water on the Grove road allowance. These seem to impose inequitable restrictions on Grove Road owners and should be removed.

[REDACTED]  
8/04/2021 11:09 AM

I have issue with backlot owners having more dock space than front lot owners, as well as other front lot owners being allowed to

have double lots ... how do I get this same treatment? I'd like to know! I think it only fair that all front lot owners be allowed to have more dock space than backlot owners. More than a 6 feet space should be enforced between dock spaces. Why are so-called policies not regulated? Why are some owners allowed to have fires when other owners are not? Why are there no "No Parking" signs in front of our dock spaces? People have removed signs and they are not replaced. The list of "issues" with dock space goes on & on!

[REDACTED]

8/05/2021 04:03 PM

Sell the property.

[REDACTED]

8/05/2021 06:41 PM

There is a park on Elm Street in Fenelon Falls that has docks that are a safety concern, limit view of the water, limit access (in the winter docks are stored on the park shore, and not taken back to owners property), family property beside it resulting in reducing attractiveness and value of property. Has also led to arguments about docking rights. I, and my family would like this issue to be further looked into.

[REDACTED]

8/07/2021 03:16 PM

We need to make sure whoever currently has a dock, have only the amount of space they're allowed, so others can have a chance to have a dock as well. The docks need to be taken care of and if there falling apart and not maintained they should be taken away and offered to who are waiting to enjoy this perk of living by the water. Also if users own the dock spot but are not using it or there's no dock there, maybe this could also be offered to people waiting on a waiting list. I have lived most my life down in Thurstonia park and now I own my own home down there but can't get a dock space. We have a boat and are frequent users of the water. I hope we can figure this out so we all have a chance to enjoy the docks!

[REDACTED]

8/07/2021 10:05 PM

when I pay a licensing fee to the city will they ensure that the dock use will remain mine exclusively

[REDACTED]

8/08/2021 06:39 PM

It is trespassing if you are building on property that is not your.

[REDACTED]

8/09/2021 04:30 PM

Way too many people have put docks into the lakes and have not gone to city of Kawartha lakes, Kawartha conservation or/and parks Canada to have the right to use this property. People who

pay for the right should have a permit showing that they have the right. If people put in docks with out authorization they should lose the right to do so in the future.

[REDACTED]  
8/10/2021 08:09 AM

I think council has way more important things to focus on than this. The roads in this "city" are abysmal, with no plan to improve them. Just a poor schedule for when re-paving is scheduled. As a side note, off-road vehicles are designed to be used "off road". Hence the name... when people bought them, they were aware of the limitations for their use.

[REDACTED]  
8/11/2021 11:46 AM

No private structures or docks should be located on municipal property, these areas should be accessible to be used by all

[REDACTED]  
8/11/2021 05:12 PM

We're proud new owners! Recently purchasing a property with a dock... I know we paid a premium for the property so we could have a dock. It was very important to us to have a dock to use we will be purchasing a boat in the near future. I have been a guest to Thurstonia for over 25 years. Have friends there that have owned their docks for many many years and raised their families around them and they will be raising their grandkids also. I admit that a small few of the dock spaces weren't being managed properly by the dock owner. But a vast number of docks are well maintained and with a little oversight from the municipal government I don't see any problem with them. The neighborhood hasn't looked so good.

[REDACTED] and [REDACTED]

[REDACTED]  
8/13/2021 06:18 PM

Boat launch has been reduced and restricted due to set up of docks on either side of boat launch.

[REDACTED]  
8/15/2021 05:18 PM

We applied for a dock licence in the last 30 days, for an existing dock. This dock has been in place on this lot since 1967. Our application has been denied and we just had the dock removed yesterday Aug 14 2021, as required by a MLEO. We are extremely disappointed in Kawartha Lakes decisions in this matter. Neighbors are in disbelief of such harsh measures.

[REDACTED]  
8/17/2021 02:09 PM


We as residents of Kawartha lakes should be afforded the same access to all municipal waterfronts as the cottages that are encroaching on the municipal properties

  
8/17/2021 06:51 PM

Please read above again, carefully. And I am not alone; many kayakers and canoeists feel depressed when seeing encroachment on waterways by docks and boat houses, and large motored boats that create waves that decimate the shorelines, ruining habitat for many wild species that bring joy and environmental integrity to an area. For instance in Lindsay, there is an incredible opportunity for CKL to purchase and RETAIN at least one hundred feet of depth on the east side of the river, but it is apparent by the monster homes creeping southward, that CKL does not care about its waterways. These homes have destroyed and removed all vegetation down to the river - how is this even allowed?! - and on steep slopes as well, so they have a 'view'. This kind of environmental destruction serves to destroy the shade and water filtration ability of the river, destroys the environmental beauty in its midst that CKL for some reason cannot even recognize, and that destroys the habitat for the birds, turtles, muskrats and other creatures than we enjoy in and around the river. We all need TREES. The CKL needs to develop 'linear parks' as I suggest herein, along all waterways within CKL. It is the best and easiest way to create quality of life for its residents, instead of giving away ALL our public rights piece by piece to wealthy landowners who do not respect nor understand the environment (either).

  
8/17/2021 11:00 PM

Ongoing neighbourly disputes as a result of the dock situation are unwanted.

  
8/18/2021 06:59 PM

As an affected owner on Grove Road, I am very interested in either purchase or license for the exclusive use of the waterfront with CKL. If this could be enacted by CKL, it would provide the City with several benefits, including (a) no more liability (b) a one-time cash infusion for the sale (c) increased long term property tax revenues / licensing dues and (d) relieves the City of the dock monitoring and associated staffing costs to expedite same. The prospect of cutting hydro and water on the Grove shoreline road allowance and the setback requirement of handrails has all owners very concerned. For over a hundred years, my family has used hydro to pull water and filter it from the lake for our drinking water. We have lighting and a handrail to safely navigate the stairs to the boathouse and waterfront. We must have railings to support our walk down those stairs as it is very steep. Not just the elderly, but all ages rely on the support and safety of the handrail. How would we access the waterfront safely without the use of the handrail? Do you want to put people at risk? We also use hydro for our boat lift to both use and store our boat. The Byrnell Golf Course would be negatively impacted as they have a pumphouse on the Grove Road

to water their grounds and replenish their ponds. Why has Grove Road has been designated to lose hydro and water access? How does this serve the needs of long-established members of the community? I understand that the deadline for owners to submit their concerns to CKL is July 31, 2021. As we have only heard about this proposed policy a few weeks ago, please consider extending the time for submissions to late Fall of 2021 as there are owners who have not yet returned this summer due to Covid. Thank you for taking my concerns into consideration. I hope that licensing the exclusive use or purchasing our waterfronts is possible. Best regards, [REDACTED], Fenelon Falls [REDACTED]

[REDACTED]  
8/19/2021 03:18 PM

The back lot residents of Pinewood Blvd. are concerned that the City of Kawartha lakes will deem at some point to sell the waterfront access lots which would greatly devalue the properties across the road from the water access. They are concerned that by maintaining the water access themselves that the City feels they do not need to come and maintain the properties. They are also concerned that if they stopped maintaining the water front access that the City will take it as a sign that they are not being used and take it as an indication that they can sell them.

[REDACTED]  
8/19/2021 03:56 PM

What about grandfathering? As for front and back lots, every lot is south of the road and should not make a difference.

[REDACTED]  
8/23/2021 10:35 AM

I think that the more residents that can have their own docks means less traffic and parking of cars. The only vehicles I ever see parked are of those that do not have a dock so they bring a car to the water , park along the road side and swim at the public dock . Also anyone who doesn't have a dock for their boat , those residents and tourists park along the roads with cars and boat trailers and leave for the day to go boating. The cars are the eye sore due to lack of dock spaces. The backlot people , some of them are 30 + year residents. Don't take away their dock access while leaving a front lot owner alone , practically every front lot owner is a new resident. This is not fair to those who have been here for many years. Seniority should def be considered first. Most importantly , we love our docks. It's our happy place and a safe space for our children to play and swim privately . I think the dock space fee is more that reasonable and I would willing to pay more to accommodate any administration costs just to ensure I am able to keep my dock space. Thank you

[REDACTED]  
8/23/2021 12:47 PM

If private docks are allowed on municipal property, appropriate standardized signage should be present, at the cost of the dock owner, stating that it is a private dock and not for public use. At the same location there needs to be public access as well to the same waterfront. The entire waterfront and parking area should not be considered private and made accessible to the public.

[REDACTED]  
8/23/2021 02:45 PM

We had a dock space and were not aware of these changes. We live in Mississauga and unfortunately did not find out in time to apply to continue with the dock space we had for over 30 years. Very unfair. We have been in Thurstonia Park since 1984 and it is hard to believe our dock space was taken away from us. I hope Council allows extensions for applications for historically occupied dock space. This is totally different from a new application with no prior dock space.

[REDACTED]  
8/23/2021 06:41 PM

The dock structure should be limited to docking space for the water craft; users that are building decks and extended docks so they can party and disturb the peacefulness of a local area should not be allowed. Docks and dock use should be limited to the access of one's watercraft, not for a place to party.

[REDACTED]  
8/25/2021 07:50 AM

Curious on rationale for target area. Is it based on past complaints? Notice on Lake Dalrymple not all residents will be affected..ie Fulsom Cres, Campbell Beach, etc. Is this due to proximity of travelled road to Avery Pt and Lake dalrymple rd.? I think anyone who would be eligible to purchase shore road allowances should be encouraged to do so and if they decline should be subject to licensing of docks, etc. I feel this should apply to all lakes with 66ft municipally owned shore rd allowances. This would seem less punitive and more equitable.

[REDACTED]  
8/25/2021 09:59 AM

In my area of lake Dalrymple Road, docks are well separated and don't raise safety concerns as owners take care of their docks and unaware of any neighbour disputes. Docks don't appear to be on municipal property as they sit in the water and don't touch the road allowance. Frankly, don't see need for what seems to be a tax as no discernible benefit coming back to residents for this fee. If liability is the concern, suggest the city sell any municipal property where a private dock is situated on it to the resident property owner so as to shift liability and insurance responsibility from the city to the resident.

██████████  
8/25/2021 10:25 AM

We would like the option of purchasing the waterfront at fair market value sharing survey costs with others who would like to purchase

██████████  
8/25/2021 04:58 PM

Suggest the purchase of waterfront at fair market value

██████████  
8/26/2021 08:58 AM

since waterlot owners are paying higher taxes, they should have the option to have a dock

██████████  
8/26/2021 09:05 AM

I belive we should have the option of buying the water front

██████████  
8/27/2021 11:55 AM

as the city is quickly selling off road access to water and the municipal boat launches my concern is two fold. Previously , the end of roads that went to the water, were kept available for water access to allow fire rescue launches , and access for fire tanker fill up. This also allowed smaller craft to launch. As the city has sold off or let cottagers and associations take over areas , rescue and launches are reduced to 1 or 2 areas in Balsam, Cameron and Sturgeon. ( 8 in scugog). The noted sites on Hickory and Long beach used to be available for the public, those tax payers , that live here but don't own property on the water. As I read the amendments , all these sites will end up like Killarney Bay road . The city let the association take over, (of course this saved money) , you cant launch here, the area which was used by local farms as a picnic and swim area is now reduced and frowned upon by the local cottagers. I have spoken to lots of fishermen who now fish elsewhere because there are so few launches. The amendment will just let people take over what few dock areas are left.

██████████  
8/27/2021 03:44 PM

It is not clear that the waterfront property on Cameron Lake is municipally owned. Is it not correct that it belongs to the Trent Severn Waterway?

██████████  
8/27/2021 04:53 PM

My wife, ██████████ and I are second generation cottage owners at ██████████. The cottage is approximately 100 years old, having been purchased by my parents, ██████████ and ██████████ in ██████████. We require hydro in the boathouse to operate our boatlift, lighting and water pump to draw water for washing facilities and toilet. We are not on a well. Loss of any of these amenities would be a sever hardship and diminish the value of our property. This is



a very emotional and highly charged issue for all of us who are affected!

[REDACTED]  
8/27/2021 05:56 PM

Thanks for well thought out questions

[REDACTED]  
8/28/2021 11:10 AM

I feel that we own property here and we bought our house knowing that we were going to be able to have a Doc space Because this is what was told to us by the town.. We bought our house and then we're told that we are not allowed to have doc space. The town has flip flop so much on this topic that it is not right! One person tells us 1 thing and another person tells us another! We have so many people now coming to threstonia to put their boat in that you can't even walk down Hazel street safely it should be only 4 people that have houses here that should be a lot able to use the docs!

[REDACTED]  
8/28/2021 11:30 AM

As a cottage owner on Grove Road there have been ZERO issues with docks - they are properly spaced and cottage owners take great pride in safely maintaining them. SELL the property where it makes sense - I understand there may be areas that could have public access in the future but Grove Road has a steep embankment and there is no area for others to access waterfront (or park) without using causing issues for both cottage owners and the City.

[REDACTED]  
8/28/2021 12:35 PM

I feel there needs to be more definite property lines so it's clear where your dock space is for yourself and for your neighbours! So there isn't arguments and disagreements and large water crafts encroaching on your space!!!!

[REDACTED]  
8/28/2021 12:59 PM

I know of at least one property on Scugog in the City of Kawartha Lakes where the boathouse, dock and entire cottage is built on the road shore allowance of the property. Your new policies will be in place for everyone but only policed for some. Insurance for only a few docks in Kawartha Lakes . Simply not right.

[REDACTED]  
8/28/2021 01:16 PM

Why are the properties on Lake Dalrymple Rd assessed as waterfront if in fact they are not?

[REDACTED]  
When we purchased our home in Thurstonia (backlot) it was

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8/28/2021 01:58 PM

because we were able to lease our own dock space. If this is no longer available this will greatly affect our property value and our enjoyment of the area. Also my concern is the wording for the backlot owners who already have a dock space. ("that agreement will remain in affect until it expires") . So when someone's 5 year or 1 year lease is up they wont be able to renew it? This is not acceptable to our family and to many of our neighbour's.

[REDACTED]

8/28/2021 03:25 PM

The backlot owner being excluded from dock licences is very unfair to both longterm owners and recent buyers who were led to believe that their property gave them access. The problems with the docks will not be resolved with the proposed changes and a return the the previous policy and practices would be appropriate. There are docks that encroach on the road and create problems for maintenance and this should be addressed by a specific policy in that regard. At one point it was suggested that the movable portion of dock extensions could not be stored at any dock space when this is an issue for a minority of dock spaces. Too many lawyers and not enough common sense.

[REDACTED]

8/28/2021 03:47 PM

Just stop and leave well enough alone. maybe enforce some parking bylaws in thurstonia.

[REDACTED]

8/28/2021 05:37 PM

My family has owned the property facing the public waterfront for 80 years. Docks have been in the water since the early days, with more being added in recent years. There has been peaceful cooperative use and care of the space for all these years. For the sake of past memories and to honour the farmer who created the first cottages, I would like to see the existing docks have the privilege to remain. People with front lots and those in close proximity are part of a community of mutual respect and sharing for the most part. Others are not discouraged from using the lake for recreational purposes if they wish to. I would encourage the city councillors to advise the real estate agents in surrounding areas against any false advertising or information which would mislead potential buyers of their right to add a dock to the existing ones. We are supportive of the agreement with the city and the fee for licensing to have a dock on municipal property and feel that we should be responsible for the upkeep of the waterfront and maintenance and insurance of the dock.

[REDACTED]

8/28/2021 10:20 PM

You do not mention what started this so it is hard to comment on this issue.

8/29/2021 11:27 AM

recently I could not launch my boat due to a dock and boat blocking the right of way launch site. the boat was there during the day and overnight and I was unable to locate the owner.

8/29/2021 11:36 AM

My family was unable to launch our boat recently due to someone blocking the right of way with their boat and 'lilly pad' floater.

8/29/2021 11:42 AM

I have found our public access point blocked multiple times by boats tied up and cars parked when I've come to try and put our boat on.

8/29/2021 12:04 PM

We have just become aware of the proposed dock encroachment policy CP2018-001 and we are thankful that you are conducting a public consultation. In our case, we entered into an Encroachment agreement with the City of Kawartha Lakes for the un-travelled portion of our shoreline road allowance on Grove Road on March 23, 2006. As you may know, the affected owners on Grove Road are very keen to either purchase or license the exclusive use of their waterfront with CKL. If this could be enacted by CKL, it would provide the City with several benefits, including: (a) no more liability (b) a one-time cash infusion for the sale (c) increased long term property tax revenues / licensing dues and (d) relieves the City of the dock monitoring and associated staffing costs to expedite same. The prospect of cutting hydro and water on the Grove shoreline road allowance and the setback requirement of handrails has owners very concerned and stressed at the very thought! For over a hundred years, we have used hydro to pull water and filter it from the lake for our drinking water. As we are on granite, a well is not possible, and we must pull our water from the lake. We have lighting and a handrail to safely navigate the decline of our stairs to the boathouse and waterfront. We also have lighting in the boathouse to monitor our water pump if needed at night. We must have railings to support our walk down those stairs as it is steep. Not just for the elderly, but all ages rely on the support of the handrail. How would we access the waterfront safely without the use of the handrail? I can't imagine that you would want to put everyone at risk. We also use hydro for our boat lift to both use and store our boat. I also think that the Byrnell Golf Course would be alarmed as they have a pumphouse on the Grove to water their grounds and replenish their water ponds. We don't understand why it is only Grove Road that has been designated to lose hydro and water access. .This is a very emotional and highly charged issue

for all of us who are affected. Thank you sincerely for taking our concerns into consideration. We all hope that licensing the exclusive use or purchasing our waterfronts is possible. Thank you,

██████████ ██████████ ██████████

██████████

8/29/2021 12:34 PM

I have no specific concerns about the encroachment of private docks on municipal property, but I do have a very high level of concern about certain provisions in the proposed policy that prohibit the placement of water service pipes and electrical cables under Grove Road. Such a proposal will most certainly create immense difficulties for the multitude of property owners who depend on the lake for their water supply.

██████████

8/29/2021 02:37 PM

We have been family cottagers on The Grove Road for 55 years and rather than leasing lands and paying fees would rather purchase current municipal property in question and pay the additional taxes required.

██████████

8/29/2021 07:08 PM

I understand the proposal is 6ft between docks...our family cottage has been in Hickory Beach since the 40's with our dock...and yes crowding is an issue...we need to honour ██████████ wishes of docks usage solely for lot ██████████ only..this would bring the beach back to acceptable standards that the city is wanting. We plead with the city to bring this back and save our dock space and bring the beach back to normalcy and compliance. It would only require role numbers and letters to enforce. This is a public beach and we welcome anyone to enjoy it. But we have had a boat lift and dock and feel these many years of enjoyment should not be squashed due to numerous people moving in on us and not honouring ██████████ wishes. Kind regards

██████████

8/29/2021 08:46 PM

I think there should be an opportunity to purchase the property in front of your home or cottage.

██████████

8/30/2021 10:20 AM

This whole process is complete bullshit. Increasing the price from 150 to 400 for 'administrative costs' is completely outrageous, an additional \$250 is unreasonable and a huge scam. Your only goal is to increase pricing to deter residents from renewing, you should all be ashamed of yourselves.

██████████

I have lived on the waterfront at Hickory Beach for over 30+ years

8/30/2021 11:25 AM

and have witnessed many changes over those said years, such as the following: -every spring I witness/overhear prospective buyers being told by real estate agents that they have the right to put a dock along this shoreline, this has led to much overcrowding -my understanding when we first moved here was that [REDACTED] [REDACTED] had bequethed all residents of lot [REDACTED] ( Pleasant View Dr to Cedarhurst and along one side of Edgewood )access to put in docks along the shore, presently we have numerous households outside of [REDACTED] with docks , in your terminology back lots -one property with more than one dock is also an issue that needs to stop - would also expect real estate deals to be honoured, seen so-called legal sales not being abided by new owners, thereby leading to “ bad blood” between neighbours, entitlement in some areas has become a real issue - at times general cleaning and dock/ pad upkeep is also an issue -question how the 6ft between docks is going to be addressed as that may require the shifting of some very old cement pads, and then who will be required to move , in my opinion those that have been owners of said pads for many years should remain status quo - taxes are also questionable to me, on my taxes it refers to water-view as I do not own the waterfront land and if those not on the shoreline are using this area on a regular basis too why are they being excluded from paying extra taxes, just a question needing clarification - finally I would also like to commend those sitting on the Hickory Beach Dock Association for they do work tirelessly at trying to keep this running smoothly , but at times I feel like their hands are tied as some individuals feel very entitled and are disrespectful and bullying in nature ; I applauded them all for their efforts at a sometimes thankless job

[REDACTED]  
8/30/2021 11:47 AM

I feel on the whole people respect their neighbors. Never did i witness any bad behavior. We have had our dock for over 7 years, but previously much more years. We maintain it, cut the grass, pick up doogie poop, respect our neighbors. We are back lot leasers and realise we are very lucky to have a dock space so we treat it with respect, get along with our neighbors There is no issue in our vicinity of dock hopping. I'm not sure what all the issues are now after all these years as i havent seen any problems. We have a beautiful public dock that the city has installed for anyone who does not have a dock of their own. A beautiful boat launch area as well that is used by many who do not have a dock. I'm sure there are alot of people on a waiting list for a dock, but this has probably been the case for many years. We have followed city protocols in regards to the dock re: up keep, liability insurance etc. Spent alot of money on making a dock, boats, boat lifts, etc. Would be very upsetting to many people if we could not continue leasing the land

from the Kawarthas after so many years. I agree if people do not maintain to City standards that they should lose them or if they dont pay the fair fees, unfortunately alot of people will have to wait until one becomes available as some of the dock have been with the same houses for many many years. We would be very disappointed if we would lose our dock at the end of our lease agreement and hopefully this will not be the case. We have a lot invested in our dock for summer, winter and all year round enjoyment. We retired up here in 2019 and are hoping to enjoy the rest of our lives on the lake. Respectfully yours, [REDACTED]

[REDACTED]

[REDACTED]

8/30/2021 01:45 PM

I feel it would be unfair to take away docks from those who currently have. We purchased our property 2 years ago because it came with the dock. We also have since spent over \$5000.00 to repair and put up approved deck and dock that needed to be approved by Kawartha standards. If a decision is made to take away these docks I believe they should grandfather current clients. Otherwise I feel this is really unfair

[REDACTED]

8/30/2021 02:24 PM

As a long term resident of Thurstonia it is very disappointing to have the thought of losing our dock space. We are avid water lovers and have a boat, so if we lose our dock space we will have to aquire a spot at a marina and may have to travel out of our community for that.... Which I feel is very unfair and becomes very costly. A big part of the reason we live here is for our dock space.

[REDACTED]

8/30/2021 03:14 PM

My back lot cottage has been accompanied by a dock at the waters edge since 1942 when it was built. Currently the road is privately owned how can front lot cottages purchase road allowance on a private road from the city of Kawartha lakes?

[REDACTED]

8/30/2021 03:14 PM

Boat lifts with a canopy above are an eyesore and limit views. The metal boat lifts that aren't installed and sitting on shore are also any eyesore and should be removed.

[REDACTED]


8/30/2021 04:18 PM

We have 1 dock at our Right of Way, [REDACTED] [REDACTED] We share with 2-3 Backlots and there is absolutely no overcrowding or blocking any of the Right of Way for access to the water. Our community uses this dock also to help in launching boats and for safety reasons. If we have to remove this dock it would block us from getting on the lake and would greatly affect our enjoyment


throughout the summer with our families and community.

  
8/30/2021 05:08 PM

I don't think that the city should be picking and choosing where they are going to police/enforce the policy. You either enforce it across the board or not at all. You can't single out areas within the township and not others. We are on lake dalrymple and there is more than enough space for all the docks that have been here for ages. And singling out backlot owners that have had docks with no issues or concerns is ridiculous. We are backlot owners and have a dock that is shared with people and have never in 18 years had a single complaint or issue within our dock area. If u want to apply a fee for docks that's fine but you cannot single out areas and segregate those who've had docks without issue. Segregation and treating areas and people differently like you have in your policy right now could be likened to being prejudice. If everyone pays taxes and has the right to enjoy the lake and there is ample room for docks it shouldn't just be for front lot owners.

  
8/30/2021 05:32 PM

I don't believe that a licensing fee is necessary. We have handled our own issues for years and don't need the city to start charging us under the guise of problem solving.

  
8/30/2021 06:11 PM

As a longtime resident of Hickory Beach (almost 70 years), the last few years have been a nightmare dealing with dock issues. As properties are sold in the Hickory Beach area, newcomers are told by real estate agents they have dock space tied to the property they are purchasing. We have seen several new docks be put in along Hickory Beach which has lead to overcrowding and in some cases, longtime residents even losing their dock space. This has divided our community and has led to hostility between some people. The Hickory Beach Dock Association has tried their best to deal with these issues.

  
8/30/2021 07:40 PM

Where I live docks are well spaced apart and do not cause a hazard or block my view.

  
8/30/2021 08:58 PM

I've had my dock for 32 years and over those years I haven't experienced a problem driving down the lake road due to the docks. There is a problem in some areas concerning people that have cottages or homes on the water not having enough parking so they Park on the lake road and park there boats and trailers and guest vehicles on the lake road. As far as having excess to the

lake there is a public beach and a public government dock for people without dock space. Because of the rough rocky shore line and steep incline from the road to the lake it would be dangerous for people to try and gain access to the water if the 6 foot opening between docks were implemented. If the 6 foot implement between docks were to go into effect half the dock/deck spaces would be effected. At an average of 4 people per house hold it would be almost impossible for this amount of people to access the public beach safely. Is the City Of Kawartha Lakes planning to build dockage for all the people that will loose there boat docks,these people with boats generate income for the Marinas and Towns on the Lake. It's just not a well thought out plan all around and doesn't support any kind of financial growth to the community.

[REDACTED]  
8/30/2021 09:54 PM

I have owned a dock here in Thurstonia Park for 30 years when the fee was 1 dollar per foot. Since it's increased alot and now requires me to obtain insurance. My husband and I are on a fixed income and find it hard to spend much more than we are. In the mean time we rely on having a dockspace and would be devastated to see it removed because the realty division after all these years has decided to change things up on us. As a tax paying resident here I don't feel any of out neighbors who pay their taxes too to be here should lose their spots. We have never had so many issues since our dock space system has changed hands.

[REDACTED]  
8/31/2021 07:33 AM

I believe the CKL should not be applying a one size fits all model to the management of the lake front property areas on city lands. I live in the Hickory Beach area. Several years back when the city proposed our park/dock area as surplus land to be sold, we as a community worked very hard to research historical records, learning the area was bequethed to the city as a park with historic legal documents stating a term of "forever". Moreover, we have many long term residents and there have been docks on the areas since prior to city acquisition of the area, giving further claim to prescriptive easement rights. We as a community worked very hard with our dock owners and the city to develop a plan which would address the cities concerns and allow us to continued to enjoy an area which has been used for over 50 years for park and docks. We have worked very hard as a community to come together, to develop an association, develop a proposal for leasing the land from the city developed bylaws for the association and area for self-governance to reduce need for city involvement in complaints or issues while having a set out forum for addressing all issues; addressed all city concerns regarding liability by the association insuring the area and separately having all dock owners have



individual insurance on their docks which is mandated to put docks in and individuals provide documentation annually. We used historical precedent to individuals with existing spaces. As a result there is no or minimal demand on the city for management and or liability for the city. Since the signing of the lease, we have worked hard to use outlined procedures and unanimously agreed upon bylaws to address any and all concerns raised by individual dock owners, with the executive further working hard to hear all perspectives and working with residents to address individual worries with safety and/or encroachment; there have been no insurance based claims, and to date we have resolved all issues to the point that none have gone to the outlined mediation process which as per bylaws would be the next step if residents do not feel concerns are unresolved appropriately. This unique leasing arrangement and agreement has worked very well. It would be very unfortunate given all the hard work and collaborative community efforts, if the city were to try to apply a different model (such as original proposal where all the community would lose out). The park land area allows all residents, even those without docks lake access, the opportunity to stroll along lake front, etc. We have a unique situation, as many of the other areas have docks across from roads, it is a quiet area with no congestion or traffic/parking access, etc. Again, I believe respecting unique situations and the collaborative efforts of community areas to work with the city should be respected.



8/31/2021 10:45 AM

THERE ARE DOCK ENCROACHMENTS IN MORE AREAS THAN MENTIONED IN THIS SURVEY. SPECIFICALLY AT ELM STREET IN CRANE BAY. NO FEES BEING PAID AT ALL.

**Optional question** (248 response(s), 114 skipped)

**Question type:** Essay Question

# Proposed amendments to Dock Encroachment Policy

Jump In Kawartha Lakes

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## Survey

### Proposed Amendments to Dock Encroachment Policy

Kawartha Lakes is in the process of amending its Dock Encroachment Policy so staff can proactively regulate and address concerns of public safety. After receiving Council's support of the proposed amendments during Committee of the Whole on March 9, 2021, staff are now asking for the public to weigh in on the drafted policy and provide their feedback. This public consultation will take place until the end of July 2021. The public's feedback will then be compiled and presented to Council in the fall, so the policy can be revised as needed to incorporate the public's input before being passed.

# Proposed amendments to Dock Encroachment Policy

## Jump In Kawartha Lakes

Do you currently have a dock in Kawartha Lakes?

(Choose any 1 options) (Required)

☒ Yes

☐ No

Answer this question only if you have chosen Yes for Do you currently have a dock in Kawartha Lakes?

Is your dock located in one of the areas eligible for an agreement (please see Additional Resources for listing)?

(Choose any 1 options) (Required)

☒ Yes

☐ No

Answer this question only if you have chosen No for Do you currently have a dock in Kawartha Lakes?

Would you like to have a dock?

(Choose any 1 options) (Required)

☐ Yes

☐ No

Answer this question only if you have chosen Yes for Would you like to have a dock?

Where would you like to have your dock?

Answer this question only if you have chosen No for Would you like to have a dock?

How do you anticipate this dock policy would affect you, if at all?

Do you think it is acceptable to have private docks on municipal property?

(Choose any 1 options) (Required)

☐ Yes

☐ No

☒ Undecided

☐ Please feel free to clarify your response below:

It is a little late to ask that question when it has been allowed for close to 100 years.

Is it acceptable to the Trent Canal water way that there are decks, docks etc on federal property?

Currently the licensing fee is \$150 per year for both docks and boathouses. Under the proposed amendments dock fees would remain

# Proposed amendments to Dock Encroachment Policy

## Jump In Kawartha Lakes

\$150 per year, but boathouses would increase to \$400 per year to help recover additional administrative costs. Do you think the fees and increase to boathouses is fair?

(Choose any 1 option, if required)

☒ Yes

☐ No

☐ Please feel free to clarify your response below:

Answer this question only if you have chosen No for Currently the licensing fee is \$150 per year for both docks and boathouses. Under the proposed amendments dock fees would remain \$150 per year, but boathouses would increase to \$400 per year to help recover additional administrative costs. Do you think the fees and increase to boathouses is fair?

What do you think is an acceptable fee, if any? Should boathouses have a higher fee than docks?

(Required)

I think you need to clarify the difference between dock and decks. The massive decks currently being built should be of a size that they can be removed for winter to allow snow plowing. There should be no boathouses (as are permanent structures) and yes boat hoists, lifts etc take up a lot of space and require the extra fees.

Do you feel that waterfront overcrowding due to docks is an issue for Kawartha Lakes?

(Choose any 1 option, if required)

☐ Yes

☐ No

☒ Undecided

☐ Please feel free to clarify your response below:

CKL has a big problem in this issue - a lot has to do with a change in society. People got along for so many years but real estate has become so valuable that greed is consuming people. This issue will not be solved with a stroke of the pen at council.

Do you have a concern with any of the following? Select all that apply.

(Choose all that apply)

☐ Docks limiting your access to water

☐ Safety concerns due to docks

☒ Parking/traffic concerns due to docks

☐ Docks limiting your view of the water

☐ Docks reducing the attractiveness of your property and view

☐ No concerns

☐ Other (please specify)

- and sheds built on road allowance and decks built close to road.

Also - speeding.

Please provide any additional comments to the encroachment of private docks on municipal property?

There should not be any designation of front cottage and back cottage. The road divides everyone from the waterfront. If you take all docks, decks and sheds away from municipal property, then that is fair to all. Otherwise - everyone that has a dock should be able to keep a dock. Your questions are not specific enough. Has the mayor and real estate services physically visited all waterfronts involved? Have you considered sending questionnaire out

Page 3 of 3

in the municipal tax bills? A lot of property owners do not know anything about this issue.

Yet - they are affected by it as have to drive by these areas to get to their waterfront cottage or ~~permanent~~ permanent home. The outcome on this issue will affect everyone's property values - are you prepared for that ???

I understood the dock policy was for all of municipal encroachments in The City of Kawartha Lakes. However, in a recent newspaper article, the reporter said that only certain areas which were listed and where there are issues, will be subject to the new legislation. How is that going to work? The ruling should apply to everywhere in CKL!!!