



## Committee of the Whole Report

---

**Report Number:** RS2022-037

**Meeting Date:** June 7, 2022

**Title:** **Deputation Response to Vacant Dock Space  
Associated with 31 Pavillion Road, Veralum**

**Description:** Response to the deputation regarding a vacant dock space associated with 31 Pavillion Road, in the Geographic Township of Veralum, legally described as Part of Lot 9, Concession 2, further described as Lot 1 and 2 on Plan 156, in the City of Kawartha Lakes

**Author and Title:** Christine Oliver, Law Clerk – Realty Services

---

### Recommendations:

**That** Report RS2022-037, **Deputation Response to Vacant Dock Space Associated with 31 Pavillion Road, in the Geographic Township of Veralum, in the City of Kawartha Lakes**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The property owners of 31 Pavillion Road, in the Geographic Township of Verulam, in the City of Kawartha Lakes, purchased their property in Thurstonia 5 years ago (in 2017).

In 2018, these property owners made an application to the Land Management Team and paid the fee of \$125.00 (now the fee is \$135.00), with respect to a vacant 5-metre wide portion of the shoreline on Hazel Street. The approximate location of this portion of shoreline in relation to 31 Pavillion Road is shown on Appendix C.

The Staff decision was to license the vacant dock space to the applicants, and a letter was sent confirming the City's agreement to enter into a license agreement. The letter provided an option to the property owners to enter into a license and construct a dock within the five-year term initiating January 1, 2019 and terminating December 31, 2023. The licensees received a letter from Realty Services staff identifying the decision and next steps.

To date, the property owners have not entered into a license agreement or built a dock on their assigned dock space. Accordingly, during this time, they were not charged the annual fee (\$150). According to the letter of offer (Appendix F), the property owners have until December 31, 2023 in which to construct a dock at the permitted location. Following a lengthy public consultation process and several public meetings, at the Council Meeting of November 16, 2021, Council adopted an amended docking policy that specifically did not allow for the licensing of new docks. Council also passed the following resolution:

### **CR2021-554**

**Moved By** Councillor Yeo

**Seconded By** Deputy Mayor O'Reilly

**That** Staff be authorized to license up to 176 out of the 177 existing licensed private individual docks on Hazel Street, when those dock licenses are due for renewal.

**Carried**

Accordingly, those individuals who have been provided letters of offer such as at Appendix F (comprising 13 properties including the one at 31 Pavillion Street) were sent further correspondence was sent in May 2022 advising that, according to CR2021-554, they may no longer construct a dock on their vacant shoreline road allowance. A copy of this letter is attached as Appendix G. The deputant has not received the letter

because they were proceeding with a deputation to request a dock space that is closer to their property. Hazel Street does not allow for on-street parking, due to the insufficient width of the street. The deputant is one of many people who have requested dock spaces that are closer to their home.

This report provides information to Council for its consideration when considering the deputation.

### **Rationale:**

The Trent Severn Waterway requires enough space for a vessel to be pulled onto the shore between structures. The private docking on City property (Hazel Street) currently does not meet this requirement. Appendix D identifies the area at the end of Pavillion Road along Hazel Street and provides a visual aid that the structures are not in compliance with Trent Severn Waterway requirements.

During the public consultation process associated with bringing forward an amended Docking Policy, overcrowding and parking were determined to be issues impacting the residents in the area.

In response to this, the City passed a by-law prohibiting parking on Hazel Street. The City also passed an amended Docking Policy, and a resolution to allow existing dock licenses to be renewed in all cases but one (in which the owner did not live in the neighbourhood).

There is sufficient public docking at the end of Pavillion Street (the location where the deputant wishes to add a private dock).

### **Other Alternatives Considered:**

Council could direct Realty Services to bring back a report with recommendations for rearranging all existing docks, and vacant licensed spaces, so as to reduce the distance between each dock and its related property. This is not recommended.

Another option would be to honour Realty Services' original offer to allow for a dock to be installed in the original location before December 31, 2023. However, this would not be in line with Council's decision not to allow new docks in this area, exacerbates the crowding and parking issues on Hazel Street, and does not satisfy the deputant's stated request to have a dock in proximity to their house.

## **Alignment to Strategic Priorities**

The recommendation set out in this Report align with the strategic priority of Good Government and more specifically to the strategic enabler of effective management of the municipal building and land portfolio.

## **Financial/Operation Impacts:**

If Council does not add an additional structure to the area, there would not be a financial impact to the City. If Council decided to allow a new structure to be placed within the vacant space, the City would receive an annual fee of \$150.00 for the dock to be present from the applicant and would require the applicant have insurance.

## **Consultations:**

Land Management Team

## **Attachments:**

### Appendix A – Location Map



Appendix A -  
Location Map.pdf

### Appendix B – Map



Appendix B -  
Map.pdf

### Appendix C – Aerial



Appendix C - Aerial  
Map.pdf

### Appendix D – Dock Numbers 06-099 to 06-109



Appendix D - Dk  
99-109.pdf

## Appendix E – Dock Encroachment Policy



Appendix E - Dock  
Encroachment Policy

## Appendix F – Letter



Appendix F - Letter  
to Applicant - black

## Appendix G – Letter



Appendix G - Letter  
to Applicant (Vacant

**Department Head E-mail:** [rcarlson@kawarthalakes.ca](mailto:rcarlson@kawarthalakes.ca)

**Department Head:** Robyn Carlson

**Department File:** L17-18-RS250