

Council Report

Report Number:	RS2025-035
Meeting Date:	August 26, 2025
Title:	Request to Renew Dock License Agreement – Block M, Plan 175
Description:	Report in response to a deputation requesting renewal of a dock license agreement over Block M, Plan 375 on Treewood Lane, which was not renewed by Staff due to site-specific and regulatory concerns.
Author and Title:	Lucas Almeida, Law Clerk – Realty Services

Recommendations:

That Report RS2025-035, **Request to Renew Dock License Agreement – Block M, Plan 175**, be received for information purposes.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

A deputation request was received from Lorraine McCrae and Radmila Rakita. The deputants are requesting that a previously expired dock license agreement related to Block M, Plan 175 on Treewood Lane be renewed. This report provides information regarding the circumstances surrounding the non-renewal of the license agreement.

Rationale:

The license agreement previously issued to Lorraine McCrae for the placement of a dock on the road allowance between 10 and 12 Treewood Lane expired after a five-year term. The agreement included no right of renewal. Upon receiving a renewal request, the following issues were identified:

Undersized Road Allowance: The road allowance at this location is only 33 feet wide, rather than the standard 66 feet, raising concerns regarding the sufficiency of public access and safety.

Lack of Federal Authorization: The dock in question extends into water under the jurisdiction of the Trent Severn Waterway. City Staff contacted Parks Canada, who confirmed that the Trent Severn Waterway had not issued a federal license for the dock. Moreover, they advised they would be unlikely to support a license being issued in this location, citing concerns over the narrow width of the road allowance.

Neighbourhood Conflict and Public Complaints: A review of public complaints associated with this dock revealed ongoing neighbourhood conflict, including physical altercations. At least one criminal charge was laid in relation to disputes associated with this dock. That charge resulted in a finding of guilt and an absolute discharge.

Given the cumulative concerns noted above, City staff determined that the dock license agreement should not be renewed. The City maintains that the road allowance should remain available for public access and day use only. The placement of a private dock in this location is no longer supported.

Other Alternatives Considered:

Council may choose to direct staff to renew this agreement, but this alternative is not recommended due to the absence of federal authorization and the documented history of conflict related to this dock. It should be noted that there is a public boat launch located in the area which is available for continued access to water.

Alignment to Strategic Priorities:

The recommendations set out in this Report align with the following strategic priority:

- Good Government
 - Effective management of the municipal building and land portfolio

Financial/Operation Impacts:

Should the agreement be renewed, the City would collect a dock license fee of \$200.00 per year. However, renewal may also result in increased operational costs associated with the management of neighbourhood conflict, enforcement issues, and intergovernmental coordination—particularly with Parks Canada (Trent Severn Waterway), which has expressed concern regarding the location and has not issued federal authorization for the dock. These administrative and enforcement burdens could exceed the nominal annual fee collected, particularly given the history of conflict at this location.

Consultations:

Land Management Team

Attachments:

Appendix A – General Location Map



Appendix A -
RS2025-035.pdf

Appendix B – Aerial Map



Appendix B -
RS2025-035.pdf

Appendix C – Map



Appendix C -
RS2025-035.pdf

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Department File: L17-18-RS035