



Beaverton Harbour Advisory Committee

Date: Wednesday, September 01, 2021

Time: 7:00 p.m.

Location: Electronic Meeting via Microsoft Teams

Minutes

Present: Christine Dukelow, Ryan Lloyd, Councillor Claire Doble, Ralph Davidson, Paul Nelson, Randy Straeten, Paula Warder

Absent: Councillor Cria Pettingill

Staff Present: Maralee Drake, Deputy Clerk, Paul Lagrandeur, Director of Public Works

1. Call to Order

Chair Dukelow called the meeting to order at 7:08 p.m.

2. Disclosure of Pecuniary Interest

3. Confirmation of Minutes

Moved by Ralph Davidson that the minutes of the August 4, 2021 meeting be approved.

MOTION CARRIED

4. Hearing of Deputations – none

5. General Items

1) Long Term Plan for Boathouses

Councillor Doble advised that legal advice was retained regarding the date to give notice to boathouse owners of the termination of the lease as notice can only be given July 21, 2024, but an advance notification that the notice will be provided on July 21, 2024 is permissible.

The committee discussed the following topics in relation to the leased boathouses at the harbour:

- The importance of having a clear understanding of what can be done with that portion of the harbour before boathouses are removed – LSRCA input required.
- Potential to extend the lease on one-year terms with increased fees after the 2029 end date, and saving those funds for future development.
- Requirement of public consultation and engagement of all stakeholders (service clubs, volunteer organizations, business owners, user groups, boathouse owners etc.)

- Sending out a gentle reminder of the terms of the lease and notice that the harbour is currently under review to the boathouse owners so that any recommendations or changes would not come as a surprise to those owners.
- Opportunity for that area to be developed by a Public-Private Partnership. The first few years of the partnership would be for the private partner to make their money back and monetize the area. After the end of the agreement the Township would be able to take back the operations and ownership and generate income. Making the opportunity available to the private sector would give a clear indication if it is a viable option. If no private partners are interested, that is a clear indication that such a project might not be economically viable
- The legal status of the properties and if it is possible to build into the water, or only on the existing footprints of the boathouses. Using the existing footprints would limit the opportunities. Only being permitted to build on the adjacent land would require pushing the development onto the roadway and take up valuable real-estate.
- Consideration of selling the municipal owned boathouse lots of the east side, and using those funds to assist with harbour development costs vs. the importance of retraining municipal waterfront properties to determine what is developable

The committee determined that a Harbour Master Plan should be conducted with consideration given to all opportunities and challenges in relation to available property, sales, leases, building and development restrictions in all areas of the harbour, before a decision could be made about giving notice to the boathouse owners.

The committee discussed providing feedback as part of the Official Plan review and the importance of all members of Brock Township communities to participate.

2) Harbour Washroom Facilities

The Deputy Clerk advised that the new washroom facilities in Fenelon Falls cost the City of Kawartha Lakes \$400,000.00.

The committee discussed the benefits of a year-round washroom facility at the lower level of the harbour. Elements to be included the facility should be:

- Water refill station
- Automatic locking doors
- Changeroom facilities
- Shower facilities (if overnight docking is added to the harbour)

Ms. Warder advised a shower near the beach would be beneficial for rinsing off sand.

The committee enquired if the current washrooms at the top of the hill could be retrofitted to include heating and constant water circulation to prevent freezing to permit year-round use to which the Director of Public Works advised that the costs would be extremely high.

The committee expressed concerns with only having full washroom facilities at the top of the hill, as it is challenging for those with mobility issues.

The committee discussed building a washroom facility in the fairgrounds and determined that the size and location of the washroom facility would be determined as part of a Harbour Master Plan, and that additional facilities will also require increased staff time for cleaning and monitoring.

3) Resident / Non Resident access to the harbour

The committee discussed that access to the harbour should be available for all, but that there should be a mechanism to monetize parking and boat launching for non-residents, and that new technologies such as parking apps, barrier arms to allow entry (via credit card) and licence plate photographing should be considered.

Mr. Straeten enquired if the one-way signage could be moved farther down the hill so that those parking in the upper lot could drive directly into the lot rather than going down, around and back up the hill to access the lot. Chair Dukelow enquired if the entrance to the parking lot could be moved. The Director of Public Works advised it is an ongoing concern and that the current traffic flow is the best solution, but that changes could be made coming out of a Harbour Master Plan review.

The committee discussed the need for trucks with boat trailers to park in the arena lot, as they take up a number of spots in the upper lot. With COVID restrictions lifting, it is anticipated that there will be increased use of the ball diamonds and those users also expect to have parking availability in the upper lot.

The committee discussed winter use and parking at the harbour, and it was suggested that should parking on the lake continue for ice fishing, that paid parking should be implemented on the ice as well.

6. Other Items & Inquiries

1) New Business

Mr. Lloyd advised that the committee and future consultants should think outside of the box in terms of marketing the harbour, as it may be possible to market the harbour as a destination without relying on the harbour having a beach or a boat launch. With continual water quality issues that are increasing year over year it could be possible to market and enhance the harbour without relying on those assets by focusing on other elements of the harbour.

Mr. Nelson advised that consideration should be given to land acquisition by the Township of the properties surrounding the harbour and fairgrounds.

Councillor Doble enquired if unique beach names rather than North and South Beach would be beneficial in attracting visitors to the area.

Mr. Davidson requested that improved water quality be added as an agenda item for the next meeting.

2) Next Meeting Date – October 6, 2021

7. Adjournment

Moved by Claire Doble to adjourn the meeting at 8:38 p.m.

MOTION CARRIED