



Lagoon City Shorewall Inspection Program

Overview

In the fall of 2015 the Lagoon City Parks & Waterways Commission (LCPW) inspected the shorewalls in Gondola Lagoon up to the Pinetree Court bridge and around Harbour lagoon on the east side 1-23 Old Indian Trail. During this visual inspection, the LCPW noted properties whose shorewalls appeared to need repair or replacement. These were mostly original wood walls. Following the inspection the LCPW mailed 18 letters to owners requesting the owners repair/replace their shorewalls.

Following receipt of the letters, some owners made deputations to the LCPW questioning the LCPW's expertise regarding the repair requests and requested that professional engineers do the inspection. The LCPW rescinded the letters and contracted the Township's engineers, C.C. Tatham & Associates, to inspect the shorewalls in 2016.

All these decisions were made at the monthly LCPW meetings in open forum. New letters were sent to owners advising them of the cost and time line in July 2016. We did not hear back from anyone regarding the forthcoming inspections. Further information was provided about the 25 foot restricted area and that owners were to make the shorewall accessible. C.C. Tatham completed the inspections in September 2016. The results of the inspections were mailed to owners in early February, 2017.

Results of PHASE 1 INSPECTION: 58 shore walls inspected; 6 require no repairs; 12 must be re-inspected as the shorewall was covered with i.e., decking; 19 require major repairs and the remaining 21 require minor repairs. Repairs are to be completed in accordance with By-Law 2017.25.

In C.C. Tatham's letter of February 7th, 2017, property owners in Phase 1 must submit work plans by October 31st, 2017 and submit approved permits from regulatory authorities (Township of Ramara and Lake Simcoe Region Conservation Authority (LSRCA)) by December 31st, 2017.

C.C. Tatham was contracted to review the 1997 shorewall bylaw and make recommendations for changes before owners started on construction or repairs. The LCPW plan was to ensure a new updated bylaw was in place. On April 13, 2017, C.C. Tatham presented their changes to the bylaw and LCPW voted to accept the changes recommended by C.C. Tatham at an open meeting. The bylaw was then forwarded to Council for final review and approval. On April 24, 2017 Township Council received and passed Shorewall Bylaw 2017.25

LCPW had recommended to Council that the 25 ft. restricted area be modified to allow temporary structures however, the request was denied. More consideration is necessary to the wording.

Owners who received notices in the Phase 1 inspection are now required to move forward with their shorewall repairs.



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Recommended Steps for Shorewall Repairs

1. Contact a qualified shorewall repair contractor. (There are several contractors in the Simcoe County area.)
2. Review the C.C. Tatham report with the contractor(s) and request an estimate.
3. Decide which contractor best meets your needs and hire a contractor.
4. Prepare a repair plan for your shorewall.
5. Submit the plan from the contractor to the (LSRCA) and Township of Ramara for the two permits.
6. Have the contractor do the repairs or replacement according to Bylaw 2017.25
7. Have the contractor's engineer inspect and certify the work.
8. Submit the certification to both LSRCA and Township of Ramara to close the permit file.

LCPW trusts this summary and explanation is helpful to all residents who are concerned about their shorewall repairs.

Lagoon City Parks and Waterways Commission

October 23, 2017