

Lagoon City Parks & Waterways - Shorewalls

Responsibilities

The Lagoon City Parks & Waterways (the “Commission”) has authority over the Lagoon City shorewalls through provincial legislation Bill Pr11 and Township of Ramara Bylaw 2020.16.

Property owners in Lagoon City are responsible for the construction and maintenance of the shorewall along their property abutting the canals.

Permanent structures within the “restricted area” (25 feet /7.6 metres of the shorewall) are prohibited. Section 5.5(a) of the Shorewall Bylaw now permits removable decks and patios within the “restricted area” which was established to ensure there is no interference with the tiebacks for the shorewalls. Ensure your shorewall is in repair prior to adding any removable decking or patio.

The Township of Ramara (the Township) has an easement over the first 10 feet of land from the shorewall. This allows the Commission to enter upon your lands for the purpose of shorewall inspections. It also allows the Commission to do repairs to the shorewall at the property owner’s expense, should the property owner fail to do so.

Permits

Shorewall works require a permit from the Township of Ramara Building Department (\$75.00) as well as the Lake Simcoe Region Conservation Authority (\$300.00).

Shorewalls are engineered structures. Bylaw 2020.16 contains engineered drawings for standardized shorewalls in Lagoon City. As a property owner you are required to hire your own engineer to sign-off on the works conducted on your shorewall. Often, contractors have their own engineer that they use on a regular basis for these types of circumstances.

Shorewall Inspection Program Inspections

Tatham Engineering have been retained by the Lagoon City Parks & Waterways Commission to conduct initial inspections to determine the condition of shorewalls in

Lagoon City. Inspections are limited to portions of the shorewalls and surrounding grade accessible from land and water.

Property owners will receive a letter from the Township stating the time period in which your shorewall will be inspected. You will be required to remove all decking and structures from the 25 foot restricted area

The inspection cost has been established at \$8.00 per metre of shorewall along the property. From this inspection, you will receive a report stating the condition of your shorewall: good, fair, poor or not accessible. It will also identify any specific issues such as leaning/warping of wall panels or top cap; cracking/splitting of wall panels or top cap; exposed piles or tiebacks; erosion, etc.

The property owner is responsible for any repairs that are required, whether you hire a contractor and/or engineer, it is up to the property owner. An engineer is required to sign-off on any permits obtained from the Township or the LSRCA. Professional contractors often have their own engineer to sign-off on their works.

Failure to Construct or Maintain

If a property owner fails to construct or maintain the shorewall to the satisfaction of the Commission, the Commission may proceed with the construction/maintenance at the property owner's expense. These charges shall be deemed as taxes and may be levied and collected by the Township.

The Commission will obtain a quote for the required shorewall works. The property owner will be advised of the works that will be completed by the Commission along with a copy of the quotation. The property owner will have the opportunity to make oral or written representation to the Commission as to the necessity of repair or cost of construction or repair of the property work. The Commission will consider any objection, confirm or vary the proposed work and advise the property owner of its decision.

Recommended Action for Shorewall Repairs

1. Contact a qualified shorewall repair contractor or engineer. Meet with a few to determine one who best meets your needs;
2. If you have a shorewall report from Tatham Engineering, review this with your contractor/engineer and obtain an estimate for repairs;

3. Decide with your contractor/engineer how you are going to repair/replace your wall. Bylaw 2020.16 contains standardized drawings;
4. If you choose an alternate method of construction, it will be required to be engineered by your own engineer; submit engineered drawings to the Township along with a \$750.00 deposit for the Township's engineer review. Approval must be obtained from the Township's Engineer and the Lagoon City Parks & Waterways Commission;
5. Obtain any required permits from the Township of Ramara Building Department, Lake Simcoe Region Conservation Authority and any other permit that may be required. Your contractor or engineer may obtain these permits on your behalf;
6. Contact **Ontario One Call 1(800)400-2255** and obtain locates before you dig;
7. Arrange for the construction;
8. Arrange for your engineer to sign off on all permits issued by the Township of Ramara and the Lake Simcoe Region Conservation Authority in order to close the files.