

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL AGENDA ADDENDUM 1

Wednesday, April 11, 2018  
7:00 PM

### 12. REPORTS

- (1) ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION
- (2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Recreation and Culture Department:

- (C) Snake Island Cottager's Association – Agreement Renewal

Report No. RC-2018-0012

**Recommendation(s):**

1. That Council receive Report No. RC-2018-0012 prepared by the Recreation and Culture Department dated April 18, 2018 respecting the Snake Island Cottagers Association – Agreement Renewal.
2. That Council authorize staff to work with the Town solicitor to generate a Licence Agreement between the Snake Island Cottagers Association and the Town of Georgina for the use of the Sheppard's Wharf dock at the rate of \$1,810.00 and based on the terms as outlined in the report.
3. That Council authorize the Recreation and Culture Department to renew the agreement annually applying the applicable CPI to the rate and for staff to report back with any proposed revisions to the agreement based on the outcomes of the Jackson's Point Harbourfront Redevelopment Plan, the Lake Dr. Shoreline Jurisdiction Review or any other factor that needs Council consideration.
4. That a By-law be passed to authorize the Mayor and Clerk to enter into a licence agreement between the Snake Island Cottagers Association and the Town of Georgina.

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT RC-2018-0012**

**FOR CONSIDERATION OF  
COUNCIL  
APRIL 11, 2018**

**SUBJECT: SNAKE ISLAND COTTAGERS ASSOCIATION – AGREEMENT RENEWAL**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. RC-2018-0012 prepared by the Recreation and Culture Department dated April 18, 2018 respecting the Snake Island Cottagers Association – Agreement Renewal.**
- 2. That Council authorize staff to work with the Town solicitor to generate a Licence Agreement between the Snake Island Cottagers Association and the Town of Georgina for the use of the Sheppard's Wharf dock at the rate of \$1,810.00 and based on the terms as outlined in the report.**
- 3. That Council authorize the Recreation and Culture Department to renew the agreement annually applying the applicable CPI to the rate and for staff to report back with any proposed revisions to the agreement based on the outcomes of the Jackson's Point Harbourfront Redevelopment Plan, the Lake Dr. Shoreline Jurisdiction Review or any other factor that needs Council consideration.**
- 4. That a By-law be passed to authorize the Mayor and Clerk to enter into a licence agreement between the Snake Island Cottagers Association and the Town of Georgina.**

**2. PURPOSE:**

To provide Council an update on the history of the agreement between the Town and Snake Island Cottagers Association (SICA) for the use of the dock at Sheppard's Wharf and to obtain further direction to renew an agreement at the proposed amended rate.

**3. BACKGROUND:**

In 2000, Georgina assumed ownership of the Island Grove Wharf (Sheppard Wharf), 971 Lake Dr. E., Island Grove (Attachment 1). The following year the Town entered into an agreement with SICA to manage the wharf on behalf of the Municipality and Association. The following is the Council resolution.

*RESOLUTION NO. C-2001-0095*

- 1. That Report No. LS-2001-0006 be received for information.*
- 2. That the Town of Georgina authorize the Mayor and Clerk to enter into a renewable three year lease agreement with the Snake Island Cottager's Association for the management and use of the Island Grove Wharf at a Lease rate of \$200.00 per month payable for each of the months of May and September and \$400 per month for each of the months of June, July and August.*
- 3. That the Leisure Services Department monitor the yearly management of the wharf and authorize renewal each season as appropriate.*

Although SICA had an agreement to use the wharf, they were to ensure that the public, recreational boaters and Islanders had reasonable access to the facility. Transient boaters were welcome for not more than 3 days and maximum 4 hours per visit.

Aside from the occasional misuse (extended stays), SICA and the public have enjoyed the use of the wharf as a temporary site to dock their boat. To help mitigate the misuse and to communicate the Town's agreement with SICA, a sign at the property states: "*This wharf/dock is leased by the Snake Island Cottagers' Association. The intended use of this dock is for short term (less than 4 hours) temporary parking! For additional information regarding the use of this wharf/dock, please email us at [snakeislandca@gmail.com](mailto:snakeislandca@gmail.com)*".

Staff have been monitoring the agreement since its inception and have renewed each season as authorized by Council resolution. In light of the years that have passed, the fee increases of users of other docking facilities and the need for capital improvements to the wharf, staff felt the need to bring the agreement forward to review the use the wharf by SICA and to obtain Council's direction moving forward.

**4. ANALYSIS:**

In February 2018, staff met with a representative from SICA. In a letter (Attachment 2) from the executive of Snake Island Cottagers Association, they confirm their interest in continuing with the agreement to use the wharf. With their annual meeting coming up in June, they are eager to confirm their relationship with the Town. They would be interested in discussing a longer term contract with defined annual increases.

The SICA representative explained that there are 244 lots on the island but only 126 of them are members of the Snake Island Cottagers Association. The current membership fee is \$50 per year per lot. The membership to SICA is voluntary but it is used to cover costs for such things as; hosting community events, scrap metal removal, lease fee for dock, insurance, administration fees, etc.

When assessing the use of Sheppard Wharf, staff compared the current amenities available at Sheppard Wharf to other docking facilities (Attachment 3). It is evident that Sheppard Wharf is a basic docking area. For example, aside from a municipal park and playground across the street, there are no other amenities available at this site. Where in comparison to Jackson's Point Harbour (JPH), there is a park, playground, hydro, water, parking, washrooms, showers, and beach. In addition, the agreement with SICA requires them to continue to allow the public to use the docking area along with their members.

Therefore, they do not have exclusive use of the dock. These factors need to be considered when assessing an appropriate annual fee.

SICA has been paying \$1,600 since 2001 with only one nominal 3% increase in 2017 to \$1,648. In determining a reasonable rate moving forward, staff considered a few factors.

- JPH has 8 of the basic amenities, SICA has 2 of the basic amenities (25% of JPH)
- JPH seasonal slip rates are on average \$47/ft., therefore, it's reasonable to apply the factor that SICA has a lack of amenities or 25% of the amenities to JPH. This would result in the rate for SICA being \$11.75/ft.
- Sheppard Wharf has approximately 154ft of docking space (accommodates approximately 11-12 run-about boats at one time).
- Therefore, it is reasonable to consider SICA's rate should be \$1,810 (154ft x \$11.75)

The difference between \$1,810 and \$1,648 is \$162. Staff recommend that SICA pay \$1,810 for 2018 and then the CPI rate be applied annually.

As for the recommended term of the agreement, staff support the relationship with SICA and recommend continuing with an agreement for use of the wharf. However, based on the review that is underway for the Jackson's Point Harbourfront Redevelopment Plan (JPHRP), the Lake Drive Shoreline Jurisdiction Review (LDSJR) and infrastructure improvements required on the dock, staff recommend entering into a one-year agreement with SICA. Staff also recommend that the agreement is renewable at the authority of the Department of Recreation and Culture with the understanding that once the two Reviews (JPHRP and LDSJR) are complete, and staff confirm the level of infrastructure improvement needed on the dock, that staff return to Council for further direction on the use of Sheppard Wharf.

#### **5. RELATIONSHIP TO STRATEGIC PLAN:**

*This report addresses the following strategic goal(s):*

GOAL 1: "Grow Our Economy"

GOAL 2: "Promote a High Quality of Life"

GOAL 3: "Engage Our Community & Build Partnerships"

GOAL 4: "Provide Exceptional Municipal Service"

#### **6. FINANCIAL AND BUDGETARY IMPACT:**

If Council approves staff's recommendation, revenues for the wharf would increase to \$1,810 for 2018 with CPI being applied for all renewal periods.

Any capital infrastructure investment required on the docks will be brought back to Council during budget discussions.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

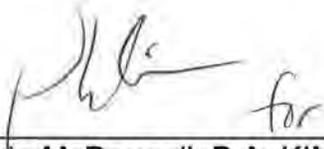
Not required for this report. Staff consulted with SICA executive to confirm their interest in continuing the agreement.

**8. CONCLUSION:**

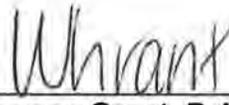
Snake Island Cottagers Association and the Town have been in an agreement for the use of Sheppard Wharf dock since 2001. With Council's approval, staff recommend continuing with the agreement with the proposed increase in rate.

Prepared and Recommended by:

Approved by:



Robin McDougall, B.A. KINE, DPA  
Director of Recreation and Culture



Winanne Grant, B.A., AMCT, CEMC  
Chief Administrative Officer

*Attachment 1: Island Grove Wharf (Sheppard Wharf) – site map*

*Attachment 2: Letter from SICA requesting to continue use of the wharf*

*Attachment 3: Docking facility comparisons*



1: 1,128

March 13, 2018



Notes

This map was printed from a YorkMaps application.

Attachment 1, page 1

RC-2018-0012

## **Robin McDougall**

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**Subject:** FW: Snake Island Cottagers Association lease of the Island Grove Wharf

**From:** Karen Morrison [REDACTED]  
**Sent:** February-19-18 1:44 PM  
**To:** Lynda Giles <[lgiles@georgina.ca](mailto:lgiles@georgina.ca)>  
**Cc:** Keith Sandford [REDACTED]  
**Subject:** Snake Island Cottagers Association lease of the Island Grove Wharf

Hi Lynda

The Snake Island Cottagers' Association (SICA) has been renting the Island Grove Wharf from The Town of Georgina for more than 10 years. The wharf is rented on behalf of the SICA membership with the primary intended use being for short term day parking. We believe the relationship as a whole with the Town to be positive and our intent would be to continue the lease of the Island Grove Wharf assuming reasonable annual increases in line with the regional cost of living metrics.

SICA membership approves the budget for the upcoming fiscal year in June at our Annual General Meeting. Our fiscal year runs from April 1 to March 31. Based on discussions with The Town of Georgina, our membership approved a 3% increase for our lease of the Island Grove Wharf for the period of May 1 2018 – September 30, 2018.

We would be amenable to discussing a longer term contract with defined annual increases should the Town of Georgina be looking for a firm longer term commitment.

On behalf of the Snake Island Cottagers' Association  
Keith Sandford, President SICA  
Karen Morrison, Treasurer SICA

**Amenities - Docking Facility Comparisons**

Location	Hydro	Water	Parking	Cable TV	W-Rms	Shwrs	Beach	Park	Picnic Area	Security	Pool	Plgrnd	WIFI	Rstrnt	Store	Fuel	Lndry	Pump Out	Haul Out	Strge	TOTAL /20	
Sheppard Wharf	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	2
Lake Simcoe Marine Ltd.	Y	N	Y	N	Y	N	N	N	N	ON SITE	N	N	N	N	Y	N	N	N	N	Y	Y	7
Quinn's Marina	Y	N	Y	N	Y	N	N	N	Y	SECURITY COMPANY	N	N	N	N	N	N	N	N	N	Y	Y	7
Jackson's Point Harbour (Town)	Y few	N	Y	N	Y	Y	Y	Y	Y	N	N	Y	N	N	N	N	N	N	N	N	N	8
Island Grove Marina	Y	Y	N	N	Y	Y	N	Y	N	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	9
King Dragon Marine	Y	Y	Y	N	Y	N	Y	N	Y	CAMERAS	N	N	N	Y	N	N	N	N	N	N	Y	9
Crates - Willow Beach	Y	Y	Y	N	Y	N	N	N	Y	LIVE IN ON SITE	N	N	N	N	Y	Y	N	N	Y	Y	Y	10
Keswick Marine	Y	Y	Y	N	Y	Y	N	N	Y	GATES / VIDEO	N	N	Y	N	Y	N	N	Y	Y	Y	Y	12
Everglades	Y	Y	Y	N	Y	Y	N	Y	Y	GATES / CAMERA	N	Y	N	N	Y	Y	N	Y	Y	Y	Y	14
Krates - Keswick	Y	Y	Y	20%	Y	Y	N	N	Y	CAMERA / STAFF	N	N	Y	N	Y	Y	N	Y	Y	Y	Y	14
Cooks Bay Marina Inc.	Y	Y	Y	N	Y	Y	N	Y	Y	LIVE / ON CAMERA	N	Y	Y	N	Y	N	N	Y	Y	Y	Y	14
Holland River Marina	Y	Y	Y	N	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	15
Kon Tiki Marina	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	N	Y	Y	Y	Y	17
LeFroy Harbour Resorts Inc.	Y	Y	Y	Y	Y	Y	Y	N	Y	GATES / GUARD	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	19
Monto Reno Marina	Y	Y	Y	Y	Y	Y	Y	Y	Y	CAMERA	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	19
Crates - Lagoon City	Y	Y	Y	Y	Y	Y	Y	Y	Y	GATES / SECURITY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	20