
Opposition of application to purchase road allowance PIN 28270-0391

[REDACTED]

Date Thu 4/30/2026 2:04 PM

To lauraoneplanning@northkawartha.ca <lauraoneplanning@northkawartha.ca>

Cc Planning <planning@northkawartha.ca>

[REDACTED]

To Laura and members of council.

We received a letter informing us that our neighbours located on 13 Swallow Lane, wish to purchase the shoreline road allowance which their cottage sits on. The meeting to decide is being held on May 19th at 9:30 AM. You have informed us, so as to give us an opportunity to oppose this purchase. We are exercising that right.

We are [REDACTED] and have owned the Shoreline road allowance in front of our cottage for over 22 years.

The neighbours cottage, which has a tool shed attached is at present situated on our property as well as the shoreline deck/dock, which when their boat is moored on the dock floats in front of our waterfront area and the large steel rod he has hammered into our waterfront to hold his boat away from the dock is a danger to our our family and friends swimming and playing in that area.

As we had purchased the cottage in 2004 we had a survey done to prove where the lot line was, as we knew we had 77.5 feet of frontage, and noticed that they were encroaching on the lot lines which they said was incorrect. After showing them the survey we asked, as it was not a huge request, to remove the tool shed that was built over the property line and relocate it, they refused.

We also asked them to move their deck/dock over to where it was supposed to be at least 5-15 feet from our property line so their boat and boat mooring posts will remain in front of their own waterfront, not ours. Again they did nothing.

The final issue is their water line which is supposed to stay in front of their waterfront is in fact coming out of the ground on our waterfront at least 5-7 feet over our property line as well and as it extends in the lake is in the way of our swim/play area.

We are asking the township to address these encroachments before they permit the sale of the shoreline road allowance, and have the neighbours remove these encumbrances back to where the zoning by laws require them to. If they were to ever sell their property as it is, with these encroachments, where does that leave us?

We have always been courteous and good neighbours: when we had to re-build our cottage a few years back we waited till the fall season to begin work and did not encroach on their property with any equipment and were respectful of their space and had it done and re landscaped before the following summer season began. We were told we had to keep the cottage to within the 15 foot side set back zoning by-law to property lines which we did, and moved the boathouse away from the property line as

well as instructed. We hope to continue to maintain a good relationship with our neighbours in future as we all want to enjoy the time spent at the cottage, they as well as us. If they are planning to re-build, now is the time to act, so we are asking the township to intervene on our behalf please and resolve these encroachment issues once and for all.

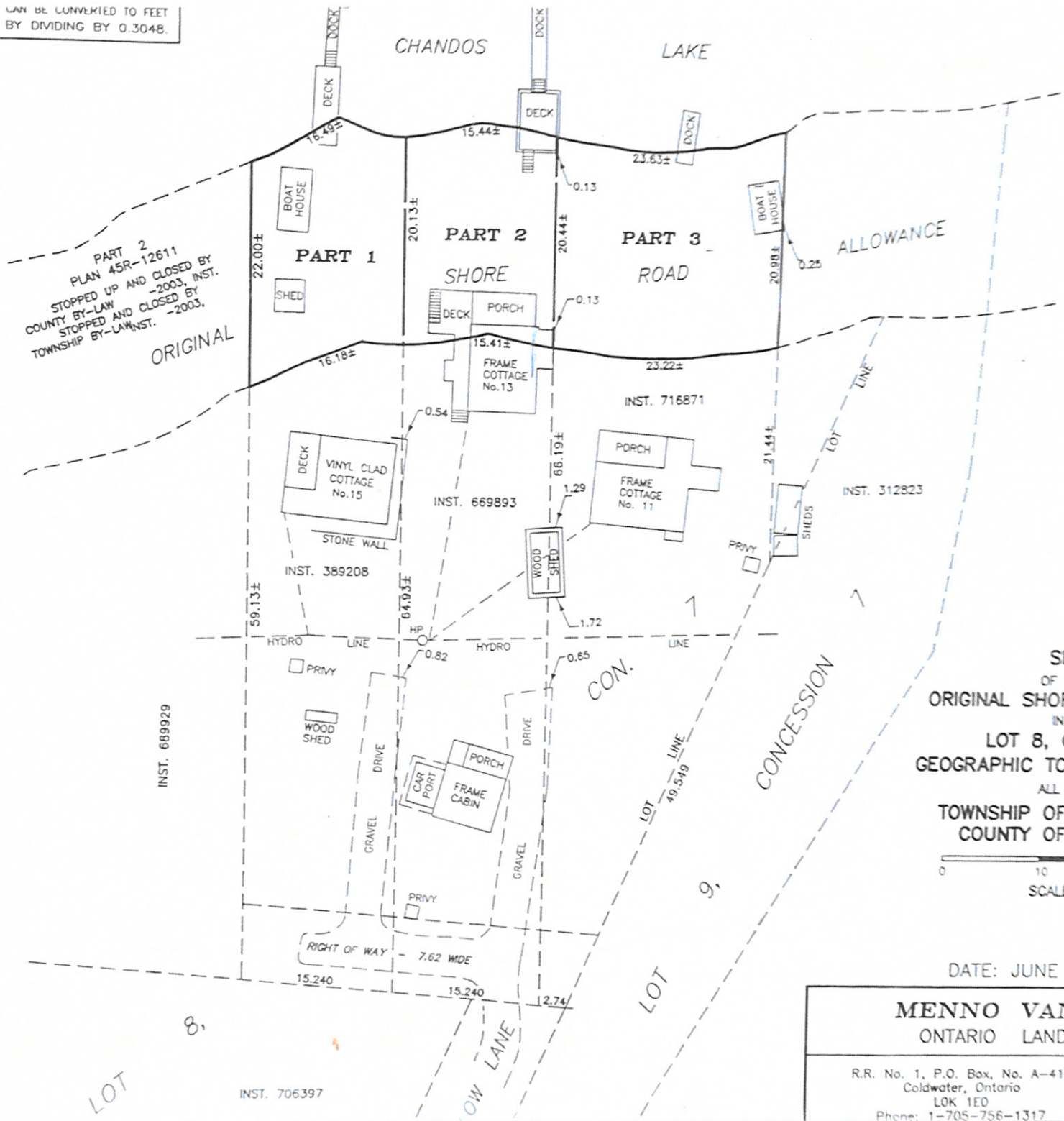
I have attached a copy of the survey done in 2004 showing the building and docks [REDACTED] [REDACTED] and they are the cottage in the middle,(Part 2). As you can see, the tool shed corner of the cottage is over the property line as well as the shoreline deck/dock They also had a large shed, placed well over the property line in front of the cottage, and finally after much argument moved it back to just over the line where it still sits today.

Thank you for your time and attention to this matter and we hope you will take our requests seriously,
Thank you again, and we look forward to hearing from you soon,

[REDACTED]

CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

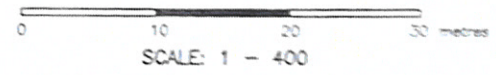
CHANDOS LAKE



PART 2
PLAN 45R-12611
STOPPED UP AND CLOSED BY
COUNTY BY-LAW -2003, INST.
STOPPED AND CLOSED BY
TOWNSHIP BY-LAW INST. -2003.
ORIGINAL



SITE PLAN
OF PART OF THE
ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF
LOT 8, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF CHANDOS
ALL NOW IN THE
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH



DATE: JUNE 21, 2005

MENNO VAN HARTEN ONTARIO LAND SURVEYOR	
R.R. No. 1, P.O. Box, No. A-415 Coldwater, Ontario L0K 1E0 Phone: 1-705-756-1317	PROJECT NO. 05243

[REDACTED]

Sent: May 1, 2026 1:28 PM

To: Carolyn Amyotte <mayor@northkawartha.ca>

Subject: Siteplan survey showing encroachments in opposite to purchase of shoreline road allowance.

[REDACTED]

Hello Carolyn,

How nice it was to speak with you earlier today, your time is valuable and so being able to speak with me was so very much appreciated. I just tried attaching the survey to the email but it is so large the message I'm writing disappears so I will send it separately in the next email.

Please see attached below the Siteplan survey that was done by Menno VanHarten Surveyors in 2005 when we purchased our road allowance in 2005, showing our cottage shoreline road allowance [REDACTED] and our neighbours road allowance(Part 2), which they are applying to purchase and we are in opposition to while these encroachments within this road allowance, remain. The 3 encroachments we speak of are:

1. Their cottage itself is partially over our property line by a tool shed they built attached to their cottage but was built over our property line. The tool shed built over our property line needs to be removed, and or, when they rebuild the cottage, will be set back to the zoning by law setbacks.
2. Their shoreline deck/dock is also over the property line when it should be over 15 feet, and as a result their boat is always moored in front of our waterfront swim area and poses a danger when coming in to the swim area. He also has a tall steel anchor rod just under the surface of the water, (so you couldn't see it) which he placed in our waterfront in order to moor his boat and keep it pulled tight away from his dock. The kids almost got impaled on it when they were playing with their paddle boards. As a side note: (They recently built a second deck on the shoreline and over the water area, to the left of their dock which they use to sit on with steps to access the water and where we think their original dock used to be.) If they got a permit to do this then the access allowed we believe the by-law says can be no more than a 2 meter length set of steps not an entire 8x10 deck with steps. But not sure about this:D
3. Their waterline is coming out of the shoreline a few feet over our property line in front of our waterfront swim play area and needs to be relocated back in front of their waterfront.

Thank you so much for reviewing these issues Carolyn and we appreciate you hearing us out and being our voice in this matter.

[REDACTED]