

Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Breeanne Martin
Date: May 1, 2026
Subject: Application to Purchase Unopened Municipal Road Allowance (Travers)

Recommendation:

That following the input received in the public hearing, Council consider passing the appropriate by-law to stop up, to close and sell to the abutting landowners or their respective nominees those lands and premises more particularly described in Schedule "A".

Background:

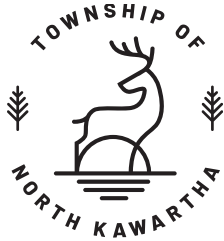
The Township of North Kawartha currently has Policies to offer Unopened Municipal Road Allowances for sale.

Staff received a letter from the Ministry of Natural Resources and Forestry on November 13, 2018, stating their receipt of an application to purchase the unPINed road allowance located at 48 Fire Route 76A, Eels Lake. They had confirmed with the Ontario Surveyor General's office that the Ministry of Natural Resources and Forestry had no interest in this land and therefore regarded the land to be under the jurisdiction of Township of North Kawartha.

On February 5, 2019, a report was presented to Council requesting the approval in principle to sell this unopened municipal road allowance to the property owner at 48 Fire Route 76A, where the motion 19-37 was passed providing Council's approval of the sale.

An updated draft survey was provided to the municipality in January 2025, which resumed the purchase of the Unopened Municipal Road allowance. The delay in the purchase process was due to a separate inquiry and proposal to purchase the Shoreline Road Allowance which the property owner had decided to not proceed with at this time. The property was relinquished to the Township of North Kawartha in November of 2025 for the purpose of this sale

This unopened municipal road allowance is currently zoned Crown Land. It is our recommendation that it is in the best interest of the property owner following the



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completion of the purchase of the unopened municipal road allowance to apply for and complete a Zoning By-Law Amendment to have this portion of the property rezoned.

I have included an opinion provided by our Planning Consultant, Laura Stone who explains that it is her opinion “that should a parcel of land maintain a zone that is not consistent with the property it is merging with, a Zoning By-Law Amendment is required, unless the aforementioned zone does not offend the zone of the property in which it is merging”-Laura Stone, Planning Consultant

Analysis:

When the abutting landowner applied to purchase the Unopened Municipal Road Allowance, the applicant on Schedule “A” has applied according to the above policies, guidelines and application process.

All posting and notice requirements have been met.

To the time of this report, the Clerk and I have not received any written submissions regarding this application.

Registered survey plans are available in my office for viewing prior to the meeting or can be requested during the meeting.

Financial Implications:

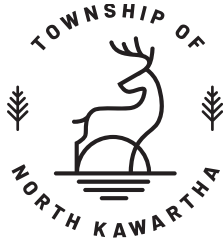
Fees are set in the policies. Legal fees are the responsibility of the applicants.

Strategic and/or Other Plans:

4.0 Protect and enhance the natural and human environment.

Consultant(s) Sourced:

Laura Stone



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Attachment:

Schedule "A"

Copy of the Survey

Copy of the GIS Map

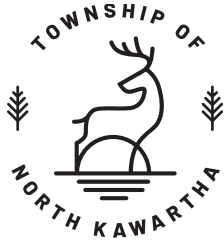
By-Law

Report to Council from Janet Woodbeck with original letter from the Ministry of Natural Resources and Forestry.

Letter from the property owner submitted with the updated survey and application

Title Search provided by Ewart, O'Dwyer's office

Opinion from Planning Consultant, Laura Stone



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SCHEDULE 'A'

In the Township of North Kawartha, in the County of Peterborough, Province of Ontario, more particularly described as follows:

1. Pt of Lot 38 & Lot 39, Concession 15, Geographic Township of Anstruther, Township of North Kawartha, being Part 2 on Plan 45R-17839, being PIN 28281-0421(LT), subject to an easement in favour of Hydro One Networks Inc..