



Township of North Kawartha

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Opinion

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: April 27, 2026
Subject: Opinion: When is Rezoning Required for the Purchase of a Road Allowance

From time to time, a section of Unopened Road Allowance carries a zone designation solely on that piece of property. For example, if a parcel of land which is considered, or was formerly considered, zoned Crown Land, which acted in the manner of a road allowance, that zone designation carries over through the purchase of the parcel of land.

In the case noted above, it is my 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.

The majority of time, Unopened Road Allowances and Shoreline Road Allowances do not have a zone associated with them. Section 1.3h) of the Comprehensive Zoning By-law regulates the requirement of rezoning through the provision: "Any original shore road allowance or shoreline crown reserves located above the high water mark and **not located in a zone category** shall be deemed to be zoned in the same manner as the abutting upland lot. Any unopened road allowance absent zoning that is stopped, closed and transferred for the purpose of a boundary adjustment shall be deemed to be zoned in the same manner as the lot is has been transferred to".

Financial Implications:

N/A