

Eliot Beaubien

June 28, 2025

Council of the Township of North Kawartha
c/o Connie Parent, Clerk
280 Burleigh Street, P.O. Box 550
Apsley, ON K0L 1A0

Dear Members of Council,

Re: Request for Preliminary Review – Purchase of Unopened Municipal Road Allowance Adjacent to 3716 County Road 6

I am the owner of the property municipally known as 3716 County Road 6, North Kawartha (Concession 12, Part Lot 1; Roll No. 1536 020 00312800 0000) and wish to request an approval in principle from Council to purchase portions of the unopened municipal road allowance fronting my lot, as illustrated in the attached marked-up survey plan.

Request for Approval in Principle:

Before commissioning a full survey and preparing a formal submission, I respectfully ask Council to grant **an approval in principle** for the purchase of:

- **Portions A1 and A2:** The standard upland section of the unopened municipal road allowance fronting my property, including a small triangular wedge adjacent to the boathouse and dock.
- **Portion B:** The flooded portion of the unopened road allowance beneath the footprint of the existing boathouse, plus a 0.9 m radial buffer surrounding the boathouse footprint.
- **Portion C:** The flooded portion of the unopened road allowance beneath the previous dock, plus an area for a future dock extension and a 0.9 m radial buffer, to support future maintenance or reconstruction.

Exception to Standard Policy Requirements:

I understand the Township's current policies discourage the sale of submerged or filled lands without Council-approved exceptions. Given that the dock and boathouse are pre-existing structures, I respectfully request such an exception to ensure the following:

- **Maintenance and Structural Safety:** Ownership of the lakebed and surrounding buffer is essential for inspections, maintenance, and safe structural repairs to the dock and boathouse.
- **Regulatory Compliance:** This purchase will allow compliance with future permitting and construction regulations.

- **Public Interest:** Transfer of ownership will clarify maintenance responsibilities and prevent misuse of the currently unassumed municipal lands (e.g., informal dumping).

Should preliminary approval be granted, I will engage a licensed surveyor to prepare a reference plan with formal Part numbers for each area.

Thank you for considering this request for approval in principle and for a policy exception regarding submerged municipal land. I am happy to provide further details or clarification as needed and look forward to your guidance on next steps.

Respectfully submitted,

Eliot Beaubien