

Report to Council

To: Mayor and Council Members
From: Breeanne Martin
Date: May 19, 2026
Subject: Application to Purchase Shoreline Road Allowance (Spasuk)

Recommendation:

That following the input received in the public hearing, Council defer 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" until the applicant is compliant with the required setbacks and the Zoning By-Law.

Background:

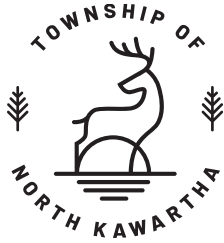
The Township of North Kawartha currently has Policies to offer Shoreline Road Allowances for sale.

The property owner has applied to purchase the Shoreline Road Allowance in front of their property at Lot 8, Concession 7, Municipally known as 13 Swallow Lane. Upon review of the property we have found there are some deficiencies.

Staff received a letter from the neighboring property owner explaining their concerns with the encroachment of the detached deck and dock located along the property line on the shoreline road allowance.

The dock does not comply with the side lot line setback of 4.5 metres including a straight-line projection into the waterbody. Additionally, the detached deck does not comply with the Zoning By-law water setback requirements. Therefore, it is staff's recommendation of a deferral of the passing of the by-law until the applicant has met the requirements of the Zoning By-law for the dock and deck.

Through the property owner's agent, it is our understanding that the cottage, attached deck and woodshed on the property will be demolished and a proposal to rebuild closer to the centre of the property after the Shoreline Road Allowance Purchase has been completed.



Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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Analysis:

All posting and notice requirements have been met.

The two email submissions for opposition have been included as attachments to the report.

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:

Matt Aldom, Chief Building Official/By-law Enforcement Officer

Attachment:

Schedule "A"

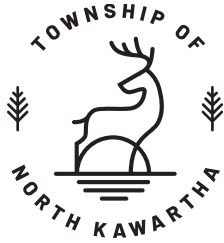
Copy of the Survey

Copy of the Survey provided with Opposition

Copy of the GIS Map

By-Law

Opposition letters from the neighboring property owner



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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 RDAL in front of Lot 8, Concession 7, Geographic Township of Chandos, Township of North Kawartha, being Part 1 on Plan 45R-17918, being part of PIN 28270-0391 (LT).