

Breeanne Martin

From: Tom Mckellar
Sent: June 4, 2025 8:23 AM
To: Carolyn Amyotte
Cc: Matt Aldom; Breeanne Martin; Connie Parent
Subject: Objection to Proposed Sale of Road Allowance – 226 Doc Evans Road (Roll No. 1536-010-101-01800)
Attachments: IMG_6621.HEIC

Dear Township of North Kawartha,

I am writing to formally register my objection to the proposed sale of the municipally owned road allowance located at Part of Lot 16, Concession 10, Chandos Ward, known municipally as 226 Doc Evans Road (Roll Number 1536-010-101-01800).

It is my understanding that an application has been submitted—reportedly by Mr. Brown—to purchase this road allowance, which provides direct access to the water. The proposed transaction would, in effect, eliminate a longstanding point of public access to the waterfront, which my family, our guests, and I have made regular use of over the past 17 years.

I refer the Township to the relevant provisions of the County of Peterborough Official Plan, which I have previously discussed with Township staff, including Ms. Janet Woodbeck. These policies affirm that public access to the waterfront is to be preserved as a matter of principle and good planning practice. The road allowance in question clearly meets the definition of public land that contributes to such access.

Furthermore, I refer you to the correspondence I received from Ms. Emily Fitzgerald dated October 9, 2023, in which she confirmed that preservation of public waterfront access is a recognized and supported objective within the applicable planning framework. The content of that email reinforces my understanding that alienating public waterfront access by conveying this road allowance to a private individual would be inconsistent with those policies.

In light of these considerations, I respectfully submit that the Township has both a legal and policy-based obligation to retain ownership of this land and to preserve its public utility. To do otherwise would be to act contrary to the interests of the broader community and to set a concerning precedent regarding the privatization of public shoreline access.

Thank you for your attention to this matter. I trust that Council will take appropriate action to preserve public access and uphold the guiding principles of the Official Plan.

Yours sincerely,

Tom Mckellar

From: Emily Fitzgerald <

Date: October 9, 2024 at 2:53:38 PM EDT

To: Tom Mckellar

Cc: Darryl Tighe <

Janet Woodbeck

Subject: Re: Buying road allowance

Good afternoon Tom,

Thanks for your patience as I reviewed your inquiry and discussed with the Manager of Planning, Darryl Tighe (cc'd on this email). The Township's policy regarding the purchase of unopened municipal road allowances (MRA) (attached) outlines several considerations in assessing whether Staff can support an application to purchase an unopened MRA.

An important consideration is public access to the waterfront, which is reinforced by policies of the County of Peterborough Official Plan. It is a directive of both to allow for appropriate public access to the waterfront. Given that the road allowance leads to water, it is in the public interest to maintain the public ownership of the land. Additionally, where an unopened MRA contains wetlands, as is the case based on natural heritage feature mapping on Peterborough County GIS, it is generally the Township's preference to maintain the lands in public ownership for wetland conservation purposes.

The Township is generally favourable of conveying an unopened MRA in order to correct existing building encroachments or to bring a lot into compliance with the minimum lot area provisions of the Zoning By-law; however, neither are relevant in this instance. Rather, the addition of the entire MRA to your property would result in a deficient lot frontage given that the water frontage would become the lot frontage as per the Zoning By-law definitions.

Neighbours adjacent to both sides of the MRA have the opportunity to purchase half. Given that your property does not directly abut the portion of the MRA in closest proximity to the shoreline, both neighbours abutting that portion of the MRA would have the opportunity to purchase half. In the event that both of these neighbours express an interest, you would not be able to purchase this portion of the MRA.

For the above noted reasons, Staff would have difficulty supporting an application to purchase the unopened MRA. Nonetheless, you are free to submit an application. The procedures for doing so, as well as the associated costs, are outlined within the attached policy.

Should you have any further questions, please do not hesitate to reach out.

Best,

Emily Fitzgerald, BES (Hons.)

Junior Planner

P: (705) 656-5183

F: (705) 656-4446

E: e.fitzgerald@northkawartha.ca



Township of North Kawartha
P.O. Box 550, 280 Burleigh Street
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www.northkawartha.ca

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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

May 7, 2025

Thomas McKeller

Dear Property Owner:

The Township has been approached by the owner(s) of the property at Part of Lot 16, Concession 10, Chandos Ward, having roll # 1536-010-101-01800, municipally known as 226 Doc Evans Road.

Due to the fact that the unopened municipal road allowance also abuts your property located at 175 Spence Road, Roll #010-101-00100, we are writing to determine if you would be interested in purchasing 33' of the unopened municipal road allowance and to seek your comments regarding the purchase prior to the property owner incurring the expense of obtaining a survey. If you so choose to purchase said 33', please contact us prior to taking any further steps. We have attached a map indicating the location of the property in relation to yours.

A proper Public Meeting will be held prior to the purchase being approved by Council and you will be notified of the date of the public meeting at least 30 days prior to the scheduled date.

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Attached is a copy of our policy for the purchase of unopened municipal road allowances outlining the procedure and the costs. In this case, because the road allowance does not lead to water the cost of the property would be determined as a landlocked concession or lot allowance. Therefore, if you wished to purchase the 33', you would be responsible for part of the cost of the survey, the land fee would be \$.08 per square foot plus HST. As well as an admin fee of \$350 (no HST) to cover municipal administration cost. The retainer for the legal fees would be \$2000 and would be payable to the Municipal Solicitor, Ewart, O'Dwyer.



Township of North Kawartha

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Please provide your comments and sign and date attached map. We would appreciate it if you could return the map in person, by email or regular mail to me at b.martin@northkawartha.ca no later than Monday, June 9 2025.

We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Martin", followed by a horizontal line.

Breeanne Martin
Building/Planning Assistant Secretary

Encl.

May 8, 2025

To: Thomas McKeller

Spence Road, #010-101-00100

owner(s) of the property at 175

☒ I (we) the undersigned abutting property owner(s), wish to provide the following comments regarding the purchase of 66' Unopened Municipal Road Allowance Part of Lot 16, Concession 10, Chandos Ward, 226 Doc Evans Road, as shown on map provided.

☐ I (we) would be interested in purchasing 33' of the unopened municipal road allowance

☐ I (we) would **NOT** be interested in purchasing 33' of the unopened municipal road allowance

Thomas McKeller

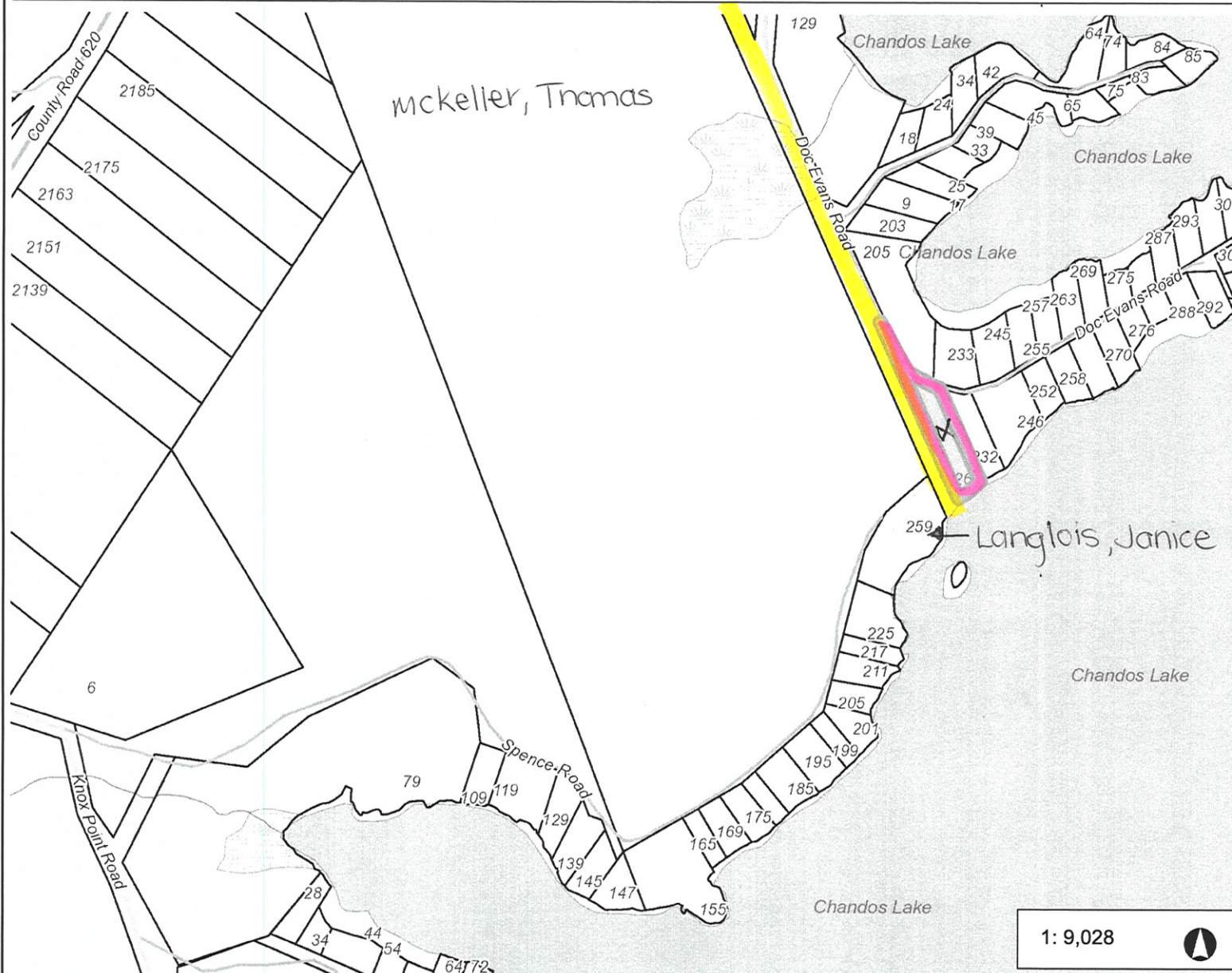
June 4/2025

Date



County of
Peterborough

GIS Viewer



Legend

Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

Outside Roads < 50,000

- Major Roads
- Local Roads

Peterborough Proposed Bypass

First Nations

Civic Address

Parcel Fabric

Parcel First Nations - Canada

Rivers

- Intermittent
- Permanent

Clean Water Act Policies Apply

Provincially Significant Wetlands

Locally Significant Wetlands

Non-evaluated Wetlands

Lakes - Local Scale

Municipal Boundary - Upper Ti

<all other values>

COUNTY OF PETERBOROUGH

1: 9,028



458.6 0 229.31 458.6 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes