

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: Matt Aldom, Chief Building Official / By-law Enforcement Officer
Date: November 25, 2025
Subject: Licence of Occupation Agreement with Rachael Victoria Wymer and Craig Allan Wymer

Recommendation:

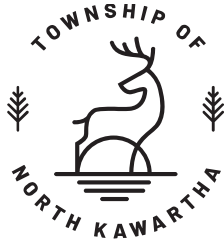
That Council pass a by-law at the end of the meeting to authorize the Mayor and the Clerk to enter into a Licence of Occupation Agreement as set out in Schedule 'A' of the by-law with Rachael and Craig Wymer to establish the terms under which the licensee would be given permission to repair/renovate, including replacement of piers and deck on the existing cottage located on the original shore road allowance described as being Part of the Road Allowance in front of Lot 14, Concession 11, Geographic Township as set out in Schedule 'B' and depicted in Schedule 'C' of the by-law;

Background:

The property located at 108 R J Lucas Road, roll number 1536-010-101-16500 is owned by Rachael and Craig Wymer. The cottage and a storage building associated with this property are located on the original shore road allowance between this property and Clydesdale Lake.

Analysis:

The piers and attached deck on the existing cottage located on the original shore road allowance need to be repaired or replaced and a building permit application has been received for the work to be completed. The Wymer's have applied to purchase the original shore road allowance from the Township but wish to begin the pier and deck repair or replacement prior to the purchase being completed. There is no proposed work associated with the storage building located on the original shore road allowance at this time. The license of occupation agreement would allow the building permit to be issued and work to be completed in the piers and attached deck while the shore road allowance purchase is being completed.



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As per the license agreement, the licensee is to maintain the encroachments on the shore road allowance in good and proper repair and condition at all times. The Licensee indemnifies the Township and is to provide a Certificate of Liability Insurance to the satisfaction of the Township in the amount of \$2,000,000. The term of the agreement is two (2) years to allow for the purchase of the original shore road allowance to be completed.

Financial Implications:

The licensee shall pay the Township an administrative fee of \$250

Strategic and/or Other Plans:

Governance 3.1 Maintain policies and processes that enable effective governance.

In Consultation with:

Alana Solman, Chief Administrative Officer

Connie Parent, Clerk

Attachments:

Draft By-law and Schedules