

## Breeanne Martin

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**From:** Mark Langlois  
**Sent:** June 4, 2025 8:51 AM  
**To:** Breeanne Martin  
**Cc:**  
**Subject:** Confirmation of interest in purchasing the 33 foot road allowance from the township of North Kawartha  
**Attachments:** North Kawartha confirmation of interest in purchasing 33 foot road allowance - Breeanne Martin May 27 2025.pdf

Good Morning Breeanne

Thanks for taking the time to discuss with us the Township of North Kawartha 66 foot road allowance that runs between our family cottage at the end of Spence Road and cottage on Doc Evans Road.

We were very relieved to know that the township did not place the half a dozen flags that run across our side of the Towns road allowance from the waters edge and continue along the road allowance well past our property.

Our family is even more relieved to hear that nobody was entitles to clear to the ground a 6 to 8 foot wide trail from Tom Mc Kellar's back lot to the lake.

Interesting, the people who clean cut this trail down to the ground also took every little bit of the material with them: there is not twig to be seen. The main reason I can think of for this is because they plan to use it and it could have been blocked up with the dozen trees and several dozen brushes that were removed.

Here is an electronic copy of our application to purchase our share of the 66 foot road allowance that we dropped off to you Monday morning.

As you let us know in our meeting this process takes some time and we understand the value of moving with the regular flow of council business.

Our one request to council is that they consider putting up some signage on the clear cut trail, that is/was not cleared legally to prevent a cleared trail down to the lake. This will prevent any members of the "I don't know who cleared this trail club" from using it under false pretences until the matter is decided by council.

Thanks again for letting us know everything and really appreciate your helping to guide us through this process which we have only used once when we purchased our shoreline many years ago.

Sincerely,

Janice and Mark Langlois and family



**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](http://www.northkawartha.ca)

May 7, 2025

Janice & Mark Landais

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 259 Spence Road, Roll #010-101-00101, 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 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.

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 lead to water the cost of the property would be determined as outlined in our policy on page 4. Therefore, if you wished to purchase the 33', you would be responsible for part of the cost of the survey the land fee as follows:

**Cost of lands**

**Unopened Municipal Road Allowance leading to water:**

Effective January 1 2025, to December 31, 2025

- Minimum fee of \$4010 plus HST for up to 150 feet / 45.72 metres of the depth of the road allowance being purchased
- Over 150 feet, \$4010 plus \$30 for each additional foot plus HST
- An amount of \$350 (no HST) to cover municipal administration cost

A retainer for the legal fees would be \$2000 and would be payable to the Municipal Solicitor, Ewart, O'Dwyer.



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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](mailto:b.martin@northkawartha.ca) no later than Monday, June 9 2025.

We look forward to hearing from you.

Sincerely

\_\_\_\_\_  
Breeanne Martin  
Building/Planning Assistant Secretary

Encl.

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May 8, 2025


To: Janice & Mark Langlois,  
property at 259 Spence Road, 010-101-00101

owner(s) of the

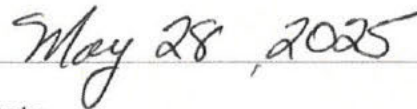
☐ I (we) the undersigned abutting property owner(s), wish to provide the following comments regarding the purchase of 66' Unopened Municipal Road Allowance Part of Lot 16, Concession 10, Chandos Ward, 226 Doc Evans Road, as shown on map provided.

☒ 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

  
Janice Langlois

Mark Langlois

  
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 I
- 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

229.3 0 114.66 229.3 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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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