

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 Members of Council
From: Matt Aldom, Chief Building Official/By-law Enforcement Officer
Date: April 14, 2026
Subject: Purchase of Unopened Municipal Road Allowance, Eliot Beaubien,
Revised Approval in Principle

Recommendation

That Council provide the applicant approval in principle for the purchase of the unopened municipal road allowance (MRA) including two inland portions of the MRA and two portions of flooded MRA as identified on the provided sketch adjacent to their property located within, Part of Lot 1, Concession 12, Burleigh Ward, having Roll #1536-020-003-12800 and municipally known as 3716 County Road 6.

Background

On July 15, 2025, Council approved in principle that Eliot Beaubien purchase certain portions of the road allowance adjacent to his property located at 3716 County Road 6.

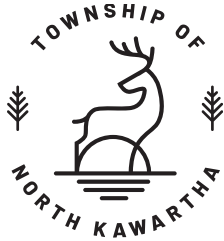
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Moved by – Deputy Mayor Whelan

Seconded by – Councillor O'Shea

That Council approve in principle for the purchase of the unopened municipal road allowance (MRA) including two inland portions of the MRA and two portions of flooded MRA as identified on the provided sketch adjacent to their property located within, Part of Lot 1, Concession 12, Burleigh Ward, having Roll #1536-020-003-12800 and municipally known as 3716 County Road 6. Carried.

Attachment# 1 is the site plan that illustrates the portions of the unopened MRA which Council originally approved in principle for Mr. Beaubien to purchase. Mr. Beaubien has since requested a change to the portions of the unopened MRA that he would like to purchase. The attached revised site plan (Attachment# 2) was provided to the Township for consideration. He is seeking to purchase two inland portions of the unopened MRA adjacent to the lake side of his property (labelled "Part 1" & "Part 2" on the provided site plan). These portions of the MRA are adjacent to where a boathouse



and dock were located. The purchase of the portions of MRA would permit the owner to have ownership of the lands surrounding his boathouse.

Additionally, Mr. Beaubien is requesting to purchase two flooded portions of MRA (labelled "Part 3" & "Part 4" on the provided site plan). Part 3 would allow for the reconstruction of the boathouse that has already been demolished and include a 0.9 metre (3 foot) buffer around the boathouse to allow for maintenance. Part 4 would allow for the construction of a new enlarged dock in a location that is better suited to Mr. Beaubien's needs and would also include a 0.9 metre (3 foot) buffer around the new dock. The purchase of these two portions would allow Mr. Beaubien to obtain building permits for the reconstruction of the boathouse and dock without needing to enter into a license of occupation agreement with the Township.

Analysis

The Township's policy for the sale of unopened MRAs identifies some considerations in assessing requests to purchase MRAs including, but not limited to, the requirement for future use of allowance by the Municipality, the requirement for public access, existing encroachments on municipal lands and sale of flooded lands.

The subject unopened MRA is on the lake side of Mr. Beaubien's property and although the MRA leads to Stony Lake, the portions of the MRA that Mr. Beaubien is requesting to purchase would not be completely cutting off public access to the lake. A portion of the MRA will remain in the ownership of the Municipality which is significant enough to allow for public access and potential future use by the Municipality.

As mentioned previously in the background of this report, the primary reason for the request to purchase the MRA is to allow for the re-construction of the boathouse and dock that encroach on municipal lands as well as access to, and around, the boathouse and dock. Although as a policy the Municipality does not typically sell flooded lands, in this case the sale of the flooded portions of the MRA, as identified as Part 3 and Part 4, would be to address encroachments on municipal land. It should be noted that the surveyor from JBF Surveyors that produced the site plan confirmed that Mr. Beaubien owns the flooded portion of land located between Part 4 and the inland property.

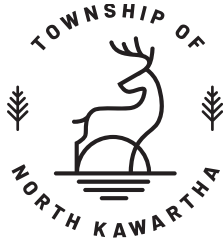
For this reason, Staff recommend the approval in principle of the sale of the subject portions of unopened MRA to Mr. Beaubien.

Financial Implications

Survey, land and legal costs would be the responsibility of the property owners.

Strategic and/or Other Plans

County of Peterborough Official Plan, 1990



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Strategic Plan, Protect and enhance the environment

In Consultation With

Breeanne Martin, Building & By-Law/Planning Assistant Secretary

Connie Parent, Clerk

John Ewart, Municipal Solicitor

Attachments

Original site plan illustrating the portions of the unopened MRA Council approved in principle for purchase

Revised scaled site plan of portion of unopened MRA proposed to be purchased