



## 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)

# Report to Council

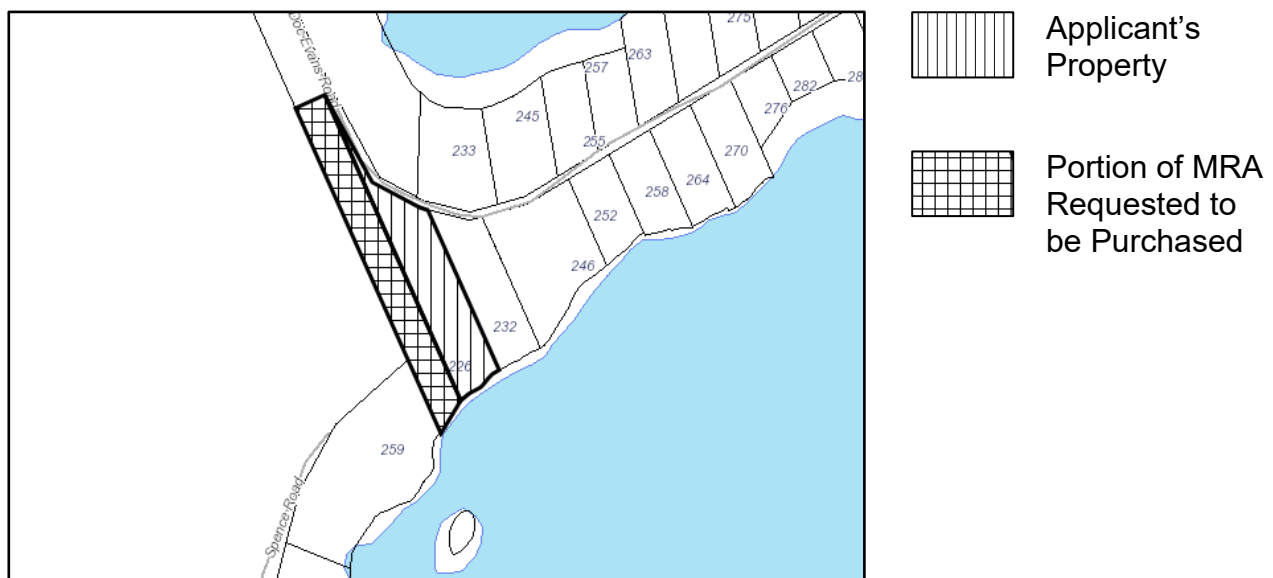
To: Mayor and Members of Council  
From: Emily Fitzgerald, BES (Hons.)  
Junior Planner, Township of North Kawartha  
Date: April 15, 2025  
Subject: Purchase of Unopened Municipal Road Allowance, Robert Brown,  
Approval in Principle

## Recommendation

That Council deny the applicant approval in principle for the purchase of the unopened municipal road allowance (MRA) adjacent to their property located within, Part of Lot 16, Concession 10, Chandos Ward, having Roll #1536-010-101-01800 and municipally known as 226 Doc Evans Road.

## Background

Township Staff have received a request from Mr. Robert Brown to purchase the portion of the unopened MRA adjacent to the above described property, as shown in the key map below:





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As per Mr. Brown's letter to Council (Attachment #1), he is seeking to purchase this portion of the unopened MRA to allow for the future expansion of the existing dwelling to the west which would otherwise encroach on the unopened MRA.

Mr. Brown further notes that a Habitat Survey Report conducted by The Land Between in 2024 identified a wetland on his property and the adjacent unopened MRA which he intends to preserve in accordance with the recommendations of the Habitat Survey Report.

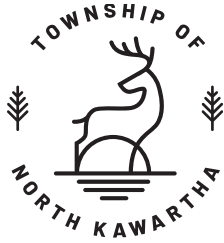
### **Analysis**

The Township's policy for the sale of unopened MRAs identifies several considerations in assessing requests to purchase such, including but not limited to, the requirement for public access, site specific based on hardship, and protection of wetlands.

The subject unopened MRA leads from Doc Evans Road, a substantial portion of which is classified as a municipally owned and maintained road, to the shoreline of Chandos Lake. The sale of said unopened MRA would eliminate an existing access public point to Chandos Lake, which is generally discouraged under the policies of the County of Peterborough Official Plan. Specifically, Section 4.4.3 of the Official Plan provides that: "The waterfront is a major recreation resource area that should be made accessible to both public and private users, where appropriate." For this reason, Staff are of the opinion that the sale of the subject unopened MRA would be contrary to the direction of the Official Plan and the Township's policy for the sale of unopened MRAs.

The request letter to Council from the applicant notes that the purchase of the unopened MRA would allow for the expansion of the existing dwelling on the applicant's property towards the west. Based on available aerial imagery, the existing dwelling is in close proximity to the western side lot line, and Staff anticipate that the dwelling could be expanded towards the rear and/or the east side of the property without undue hardship to the property owner. Additionally, should the property owner adjacent the opposite side of the subject unopened MRA express an interest in purchasing half of the width (33 feet) of said unopened MRA, they would be allowed to do so. This would constrain the area available to expand the dwelling on the applicant's property to the west in accordance with the regulations of the Township's Zoning By-law.

The request letter also notes that should the applicant be permitted to purchase the subject unopened MRA, he would implement the recommendations of the Habitat Survey Report prepared by The Land Between based on their assessment of the property and adjacent unopened MRA in 2024. Staff recognize and appreciate the important role of private property owners in land stewardship initiatives; however, it is Staff's opinion that retaining the identified portion of the unopened MRA in public ownership would more strongly guarantee the protection and enhancement of the wetland in the long-term.



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Should Council choose to provide approval in principle regarding the subject request to purchase a portion of the unopened MRA, the owner(s) of the property adjacent the western limit of the unopened MRA and described as Part of Lot 15, Concession 10, Chandos Ward, having Roll #1536-010-101-00101 and municipally known as 259 Spence Road, will be contacted by Staff to determine whether they wish to purchase half of the width (33 feet) of the unopened MRA adjacent their eastern side lot line.

Likewise, should the subject request to purchase an unopened MRA proceed further, a registered survey will be required for the purchase. An application and payment, as outlined in the Township's policy for the sale of unopened MRAs, must be received before the purchase can proceed.

### **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

Strategic Plan, Protect and enhance the environment

### **In Consultation With**

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

Connie Parent, Clerk

### **Attachments**

**Attachment #1** – Request letter to Council from applicant

**Attachment #2** – Scaled sketch of portion of unopened municipal road allowance proposed to be purchased

Robert Brown



January 15, 2025

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

**Request to Purchase**

Members of Council,

I am writing this letter to request the purchase of the Municipal road allowance between Lot 15 Concession 10 and Lot 16 Concession 10.

The subject parcel is adjacent to my property,  
Roll # 010-101-01800-0000, with a Municipal address of 226 Doc Evans Road.

The reason for my request are twofold.

Firstly, the current structure on my lot was built in the 1960's, I would like to update and enlarge the current cottage to meet the needs of our family. Due to the nature of the lot, the ability to enlarge the cottage is most readily achieved by expanding to the West which would encroach on the lot line to the West.

Secondly, based on a Habitat Survey Report conducted by The Land Between in 2024 there is a Wetland area on my lot as well as the Municipal road allowance that was described as important habitat. Quote” This wetland serves as critical breeding grounds for Yellow-spotted salamanders, Blue-spotted salamanders, and various species of frogs, all of which I observed using this area.” End Quote.

It is my plan to adopt the recommendations provided by the survey to promote and protect the biodiversity of this wetland.

Sincerely,

A black rectangular box redacting the signature of Robert Brown.

Robert Brown