



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: Alana Solman, Chief Administrative Officer
Date: March 10, 2025
Subject: Municipal property - roll number 1536-020-002-27407

Recommendation:

That Council pass a by-law at the end of the meeting for the disposition of municipal property being part lot 6 & 7 Concession 15 (former Township of Burleigh) Township of North Kawartha, being part 40 on Plan 45R-363 ("the Lands")., and further that staff be directed to obtain an appraisal for the property.

Background:

Further to the staff report from the CAO dated Feb. 24, 2025 Municipal property - roll number 1536-020-002-27407 provided to Council at the March 4, 2025 Council meeting, Council considered the matter of declaring this property surplus and selling the property. Several emails were received just prior to the meeting asking Council to defer a decision. Also, Max Steinman, was permitted to appear as a deputation in regards to the Jack Lake Boat Launch Report.

The following motion was passed:

Municipal Property – Roll Number 1536-020-002-27407 (Jack Lake Launch)

25 - 66

Moved by – Deputy Mayor Whelan

Seconded by - Councillor McIlmoyl

That Council declare the municipal property, roll number 1536-020-002-27407 as surplus and further that notice be provided with the intention to pass a by-law to declare the property surplus at the March 18th meeting. Recorded Vote: Councillor McIlmoyl Yes; Councillor McLellan No; Councillor O'Shea No, Deputy Mayor Whelan, Yes Mayor Amyotte Yes Carried.



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In order to allow time for further comment from the public, the Township did provide Notice to the Public which is attached to this report.

If the Township was to sell the property, several expressions of interest to purchase have been received. The Township has a by-law in regards to the sale of municipal property. The intent would be to sell the property by public tender.

Analysis:

Reasons to declare the property surplus were provided in the previous report, attached for reference. After much research, the Township is now aware of the constraints and restrictions impacting this property and cannot disregard the information. The zoning for the private and municipal properties does not permit the use of a boat launch. A site-specific by-law would not resolve the issues of trespassing over private property or the right of way issues. A large portion of the property is flooded land.

Financial Implications:

Revenue, minus associated costs, from the sale of the property. An estimated value for the property could be determined by an appraisal and there would be a cost for the appraisal.

Strategic and/or Other Plans:

3.1 Maintain policies and processes that enable effective governance.

4.2 Protect the human environment.

In Consultation With:

M. John Ewart; Matt Aldom, CBO; Connie Parent, Clerk;

Attachment:

By-Law #106/07 to establish policies for the Sale of Real Property

Staff Report to Council from the CAO dated August 27, 2024

Staff Report to Council from the CAO dated November 29, 2024

Staff Report to Council from the CAO dated February 28, 2025

Legal opinion provided by M. John Ewart, Ewart O'Dwyer on November 19, 2024, File 3195.

Sketch provided by J. D. Barnes, OLS (Elliot and Parr) dated October 22, 2024.



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Public Notice dated March 11, 2025