



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: Janet Woodbeck
Date: March 6, 2025
Subject: Application to Purchase Unopened Municipal Road Allowance (Gill)

Recommendation:

That following the input received in the public hearing, Council consider passing the appropriate by-law to stop up, to close and sell to the abutting land owners or their respective nominees those lands and premises more particularly described in Schedule "A".

Background:

The Township of North Kawartha currently has Policies to offer Unopened Municipal Road Allowances for sale.

The property owner has applied to purchase the Unopened Municipal Road Allowance described as Pt Municipal Road Allowance between Concession 10 & 11, in front of Lot 6, Concession 11, Township of Chandos, being Part 1 on Plan 45R-17410, being part of PIN 28276-0175 (LT), subject to an easement in favor of Bell Canada, Roll #1536-010-100-02005, Johnson Road owned by Brian Gill.

Approval in principle for the sale of the unopened municipal road allowance was provided by Council at the November 5, 2019 Council Meeting.

"Municipal Road Allowance Purchase – Approval in Principle

19 - 470

Moved by - Deputy Mayor Whelan

Seconded by - Councillor O'Shea



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That Council approve in principle the sale of the municipal road allowance as shown in orange on the GIS Map and running adjacent to the property identified as Concession 10, Part Lot 6, Chandos Ward, County Road 620, Roll # 010-100-02005. Carried.”

The adjacent property owner of roll #1536-010-100-14005, Junjibond International was contacted on November 27, 2019 and June 6, 2020 to determine if they wished to purchase 33’ of the road allowance. Since no response was received from them, Mr. Ewart has confirmed that notice was sufficient to proceed.

A draft survey was prepared and our policy at the time required that we have Antec Appraisers provide the appraised value of the property thereby being the land fees for the purchase. Mr. Gill did not proceed with the purchase at that time.

Analysis:

Our new policy for the calculation of the land fees passed in December 20, 2022, thereby adjusting the land fees to \$2401.80 which was offered to Mr. Gill and he advised he wished to proceed with the purchase so he reapplied.

All posting and notice requirements have been met.

To the time of this report, the Clerk and I have not received any written submissions in regards to this application

Registered survey plans are available in my office for viewing prior to the meeting or can be requested during the meeting.

Financial Implications:

Fees are set in the policies. Legal fees are the responsibility of the applicants.

Strategic and/or Other Plans:

4.0 Protect and enhance the natural and human environment.

Attachments:

Schedule “A”

Copy of survey

By-law



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Schedule “A”

In the Township of North Kawartha, in the County of Peterborough, Province of Ontario, more particularly described as follows:

1. Pt Municipal Rdal between Concession 10 & 11, in front of Lot 6, Concession 11, Geographic Township of Chandos, Township of North Kawartha, being Part 1 on Plan 45R-17410, being part of PIN 28276-0175 (LT), subject to an easement in favour of Bell Canada.

PLAN OF SURVEY OF
 PART OF THE ROAD ALLOWANCE
 BETWEEN CONCESSIONS 10 AND 11
 IN FRONT OF LOT 6, CONCESSION 11
 GEOGRAPHIC TOWNSHIP OF CHANDOS
 TOWNSHIP OF NORTH KAWARTHA
 COUNTY OF PETERBOROUGH

SCALE 1 : 750
 PAUL A. MILLER, O. L. S.



PLAN 45R-1741D
 RECEIVED AND DEPOSITED

I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE LAND TITLES
 ACT.

DATE: JULY 5, 2022

DATE: Dec 28, 2022

PAUL A. MILLER, O. L. S.

REPRESENTATIVE FOR LAND
 REGISTRY FOR THE LAND TITLES
 DIVISION OF PETERBOROUGH (45)

SCHEDULE

PART LOT	CONCESSION	PN	AREA	NAME OF USER RECENT TRANSFEREE
1	Pl. Road Allowance Between 10 & 11	28276-0175 (L1)	0.209 Hg. (0.007 Hg.)	PUBLIC AUTHORITY HAVING JURISDICTION
2				

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
 POINTS A AND B, BY STATIC G.A.S.S. OBSERVATIONS, SHOWN HEREON,
 BEARING OF N82°07'00" E, REFERRED TO THE CENTRAL MERIDIAN OF UTM,
 ZONE 18 Q, DATUM OF 2011, BY THE METHOD OF THE
 BASELINE POST PROCESSED FROM LOCAL OBSERVATIONS.
 FOR BEARING COMPARISONS, A ROTATION OF 207°50" COUNTER-CLOCKWISE
 WAS APPLIED TO BEARINGS ON PLANS 45R-4186 & P.P. 141031.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000222.
 ALL PROPERTY LINES ARE UNFINISHED, UNLESS OTHERWISE NOTED.
 UNLESS OTHERWISE NOTED, PROPERTY LINES,
 FENCES AND OTHER FEATURES ARE UNFINISHED.
 S.S.S.P.'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

LEGEND

- SYMBOLS**
- DENOTES SURVEY MONUMENT PLANTED
 - SSB SHORT STANDARD IRON BAR 25mm x 25mm x 60mm
 - IB IRON BAR 15mm x 15mm x 120mm
 - RPL ROCK PLAGIO 15mm x 15mm x 15mm
 - MSL MESSING 15mm x 15mm x 15mm
 - MEAS. ROTATED
 - O/H OVERHEAD
 - ORP OBSERVED REFERENCE POINT
 - GRP GRASSY POINT
 - PI PLANTING
 - P2 P2
- DENOTES**
- R.P. 141031 (Department of Highways file P-3247-0006)
 - R.P. 141031 (Department of Highways file P-3247-0006)
 - R.P. 141031 (Department of Highways file P-3247-0006)
 - R.P. 141031 (Department of Highways file P-3247-0006)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE REQUIREMENTS OF THE LAND TITLES ACT, AND THE LAND
 TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THIS SURVEY WAS COMPLETED ON THE 2nd DAY OF MAY, 2022.

DATE: JULY 5, 2022

PAUL A. MILLER
 ONTARIO LAND SURVEYOR

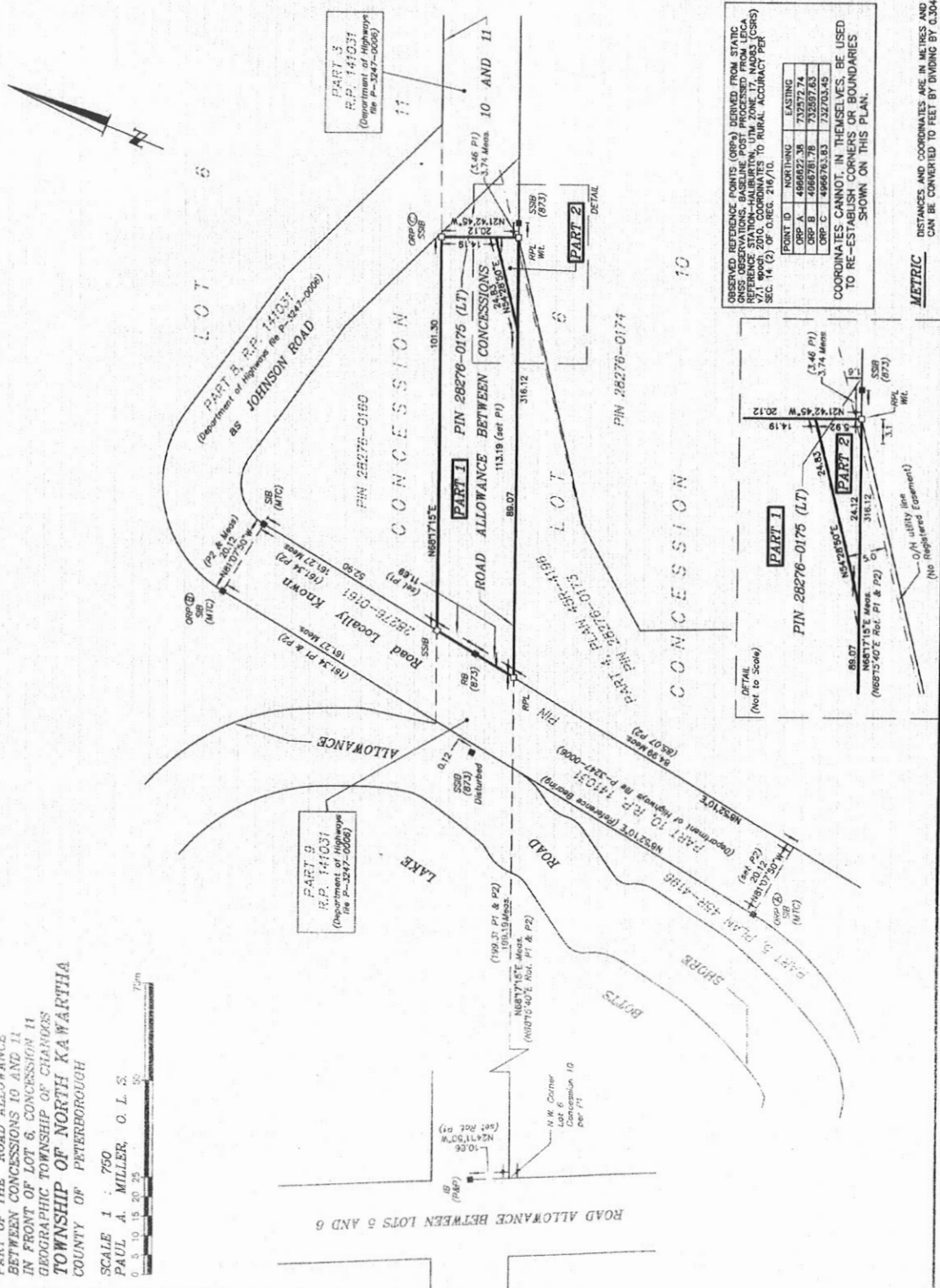
THIS PLAN OF SURVEY RELATES TO AALS PLAN SUBMISSION FORM
 NUMBER V-40383.

P. A. MILLER SURVEYING LTD.
 ONTARIO LAND SURVEYOR

P. O. BOX 680
 STURDIVANT
 (605) 586-5070

JOB # C74-27
 DRAWING # L39688 025: 10162 9166

22--10812



OBSERVED REFERENCE POINTS (ORP) DERIVED FROM STATIC
 GNSS OBSERVATIONS, BASELINE POST PROCESSED FROM LEICA
 REFERENCE STATION CHAMBERLAIN UTM ZONE 17, NAD83 (CSRS)
 REFERENCE STATION CHAMBERLAIN TO ADJUAL ACCURACY PER
 SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	4686822.38	732572.74
ORP B	4686781.78	732587.63
ORP C	4686763.83	732703.45

COORDINATES CANNOT, IN THEMSELVES, BE USED
 TO RE-ESTABLISH CORNERS OR BOUNDARIES
 SHOWN ON THIS PLAN.

METRIC

DISTANCES AND COORDINATES ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

