



# Request to Speak before Council

Request to Make a Deputation/Presentation to  
Council/Committee  
City of Kawartha Lakes  
City Clerk's Office  
26 Francis Street, PO Box 9000  
Lindsay, ON K9V 5R8  
705-324-9411

**Name: \***

James Roberts Webster

**Address: \***

20 Francis St W, PO Box 103

**City/Town/Village:**

Feneion Falls

**Province: \***

Ontario

**Postal Code:**

K0M 1N0

**Telephone: \***

(705) 887-2533

**Email: \***

jwebster@i-zoom.net

There can be a maximum of two speakers for each deputation. Please list the name(s) of the individual(s) who will be speaking. The names that are listed here will be included on the Council Meeting Agenda.

**Deputant One:**

James Roberts Webster

**Deputant Two:**

Please provide details of the matter to which you wish to speak: \*

See Attached materials

Please attach any additional supporting documents you wish to provide and submit with this completed form.

Have you discussed this matter with City Staff?

Yes

As in attached materials by correspondence only

No

If yes, Which department and staff member(s) have you spoken to? ~~None~~

Sharri Dyer of Realty Services who advised that there is an issue in my request that concerns the subject road allowance "being unbooked & may be useful for future connectivity" & CKL requires that such matters are out of the hands of Land Management + ~~can not be addressed~~ must be addressed by CKL Council.

As such I am requesting that ~~the~~ CKL provide direction to have ~~to~~ my request considered on its merits.

What action are you hoping will result from your presentation/deputation? \*

See previous box.

By signing this form you are acknowledging that all of the information you are providing on this form is true, and giving the City permission to collect your personal information for the principal purpose of a request to make a deputation to Committee or Council as outlined below.

Signature:

*J. Wilson*

Date:

*Nov 9-2023*

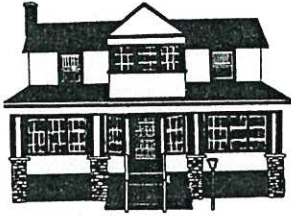
The personal information is being collected by the City of Kawartha Lakes for the principal purpose of a request to make a deputation to Committee or Council pursuant to the City's procedural by-law. This information, including all attachments submitted may be circulated to members of Council, staff, the general public and posted on the City website. Questions about the collection of this information should be directed to the City Clerk or Deputy Clerk at 705 324-9411 ext. 1322.

**Do you agree to the publication of your contact information (including your address, telephone number and email) on the City's website as part of a meeting agenda? \***

Yes

No

Please complete this form and return to the City Clerk's Office by submitting it online or:  
Fax: 705-324-8110 Email: [agendaitems@kawarthalakes.ca](mailto:agendaitems@kawarthalakes.ca)



# James R. Webster, B.A., LL.B.

BARRISTER and SOLICITOR

P.O. BOX 103 • 20 FRANCIS ST. WEST • FENELON FALLS, ONTARIO • K0M 1N0

(705) 887-2533

FAX (705) 887-4285

Email: [jwebster@i-zoom.net](mailto:jwebster@i-zoom.net)

May 12, 2023

City of Kawartha Lakes  
Realty Services - Legal Services  
26 Francis Street, PO Box 9000  
Lindsay, ON K9V 5R8

Attention: Laura Carnochan

Dear Madam:

Re: Portion of Road Allowance between Fenelon Township and Somerville Township  
North Side of Lot 32 Concession 9, Fenelon Township

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I own vacant land in Lot 32 Concession 9, Fenelon Township and am personally interested in purchasing a portion of the above road allowance.

I enclose the following:

- (a) CKL Form - Road Allowance Purchase Inquiry signed May 11, 2023
- (b) Webster cheque payable to CKL in the amount of \$139.10
- (c) Parcel Register for PIN 63158-0052 (LT)
- (d) Deed to me, No. 282069 registered August 15, 1991
- (e) Property Index Map printed May 1, 2023
- (f) Sketch-Design dated December 18, 1991
- (g) My May 4, 2023 letter to CKL Planning with respect to multiple severance applications
- (h) Copy of Severance Application submitted with the above May 4, 2023 letter

Please note Schedule A and the 1991 O.P. Amendment Application receipt in the Severance Application.

James R. Webster B.A., LL.B.

A portion of the road allowance north of the proposed lots, C, D and E is of interest to me depending on price.

I have spoken to [REDACTED] who owns the land in Somerville abutting the road allowance. [REDACTED] advised that he is probably not interested in purchasing his half so if closing does proceed, I would most likely be purchasing the full 66 feet.

Assuming, without knowing, that in the normal course, CKL would proceed with a closing, the question becomes the appraised value, etc.

I can not imagine that anyone would ever want to open the road allowance and build a road as there are extensive wetlands both west and east of the area I am interested in what is essentially a high area behind (north) the east half of proposed Lot C, behind proposed Lot D and behind Lot E or a portion of Lot E.

Considering all of the above, if possible, rather than going through the usual process and then getting an appraisal and the appraised value being more than what the land is worth to me, can we discuss getting the appraiser involved at an early stage?

I would rather pay for an appraisal, etc. and determine if we can come to terms on price, all subject to eventually later obtaining closing and conveyance approval, etc. from CKL than following the usual process.

I would like to meet with the appropriate committee to discuss this.

Please advise.

Yours truly,



**JAMES R. WEBSTER**

JRW:ag

Encls.

JRW:



Realty Services – Legal Services  
26 Francis Street, P.O. Box 9000  
Lindsay, Ontario K9V 5R8  
Phone: 705-324-9411 ext. 1261  
Fax: 705-324-7058  
lcarnochan@kawarthalakes.ca

July 21, 2023

VIA E-MAIL: [jwebster@i-zoom.net](mailto:jwebster@i-zoom.net)

James R. Webster  
Barrister and Solicitor  
20 Francis Street West  
P.O. Box 103  
Fenelon Falls, ON K0M 1N0

Dear Mr. Webster:

Re: Request to Purchase Road Allowance adjacent to Part Lot 32, Concession 9,  
Fenelon  
Our File No.: L06-25-RS025

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We confirm your above-noted request was reviewed by the Land Management Team at their meeting on July 10, 2023. Unfortunately, the Team members could not approve your request as the road allowance is unbroken and may be useful for future connectivity.

Should you not agree with this decision you are able to make a deputation directly to Council. Please note that deputations are scheduled through the Clerk's office and delegations are limited to a time period of not more than five (5) minutes inclusive of all speakers. The application form and additional information on this process can be found on the City of Kawartha Lakes website: <https://www.kawarthalakes.ca/en/municipal-services/speak-before-council.aspx>. The Clerk's office can be reached by telephone at: 705-324-9411 ext. 1341 or by e-mail: [clerks@kawarthalakes.ca](mailto:clerks@kawarthalakes.ca).

Sincerely,

The Corporation of the City of Kawartha Lakes

Laura Carnochan  
Law Clerk – Realty Services  
LC:lc

cc Pat Warren, Councillor – Ward 2

**Subject:** Re: Request to Purchase RDAL adj Part Lot 32, Concession 9, Fenelon  
**From:** "James R. Webster" <jwebster@i-zoom.net>  
**Date:** 2023-07-25, 3:20 p.m.  
**To:** Laura Carnochan <lcarnochan@kawarthalakes.ca>  
**CC:** Pat Warren <pwarren@kawarthalakes.ca>

Good Afternoon,

Thank you for your July 21, 2023 letter.

I do not understand what is meant in paragraph one - "the road allowance is unbroken and may be useful for future connectivity".

I can not imagine what "future connectivity" would possibly be applicable considering the "lay of the land" - both the road allowance and the adjacent/surrounding lands.

As this does not make any sense to me and I therefore need to be better informed to try to understand this, please respond to the following:

- (a) Who is on/participated in the Land Management meeting and what are their roles with CKL?
- (b) Did anyone from CKL attend the site and review the lands? If so, who, when and what did they observe and report? If there was an on site report, please provide a copy to me.
- (c) Where or what or how do they think the land may be "useful for future connectivity"? What do they think or propose is going to possibly be connected?

Thank you for your assistance.

Jim

On 2023-07-21 3:49 p.m., Laura Carnochan wrote:

Good afternoon,

Please see the attached letter.

Thank you,

Laura Carnochan  
Law Clerk - Realty Services  
Legal Division, City of Kawartha Lakes  
Tel: 705-324-9411 Ext. 1261  
Fax: 705-324-7058



Realty Services – Legal Services  
 26 Francis Street, P.O. Box 9000  
 Lindsay, Ontario K9V 5R8  
 Phone: 705-324-9411 ext. 1261 or 2116  
 Fax: 705-324-7058  
 E-mail: realtyservices@kawarthalakes.ca

## APPLICATION SHORELINE ROAD ALLOWANCE OR ROAD ALLOWANCE PURCHASE INQUIRY

Office Use Only			
Date Stamp – Date Received:	Received By:		
	Application Fee Paid (\$139.10)	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date Paid:
	Account No: 1-3-8510-8510 (JDE: 11450.44425)		
Requirements/checklist for complete application:			
Original completed and signed Application Form			
\$139.10 Application Fee (non-refundable) payable to the City of Kawartha Lakes			
Copy of your deed or tax bill for your adjoining property			
1.0–Applicant and Property Information			
Applicant Information			
Applicant	Surname: <i>Webster</i>	First Name: <i>F. R.</i>	
Mailing Address	Street No. & Name: <i>Box 103</i>	Unit Number/P.O. Box, Etc. <i>20 Francis St W</i>	
	Town/City: <i>Fenelon Falls</i>	Province	Postal Code <i>K0M 1N0</i>
Contact	Phone (day): <i>705-887-2533</i>	Fax: <i>887-4285</i>	
	Email: <i>jwebster@i-200m.net</i>		
Shoreline Road Allowance or Road Allowance Information			
Civic Address of Adjoining Property	Street No. & Name	Town/Township:	
Legal Description (if no adjoining civic address)	<i>Rd. All. Between Fen Twp and Somerville Twp</i>		
Intended use of lands	<i>Potentially Expavel Res. Building Lot and Access.</i>		



**2.0 – Additional Information**

Please provide any additional information you feel would be beneficial to the application (e.g. Do you have any Planning/Building applications currently in progress which require the purchase of municipal property; do you have any encroachments located on the shoreline or road allowance):

See Webster letter etc attached for explanation

**3.0 – Applicant Consent**

I/We, JR Webster, being the applicant(s), hereby agree and acknowledge as follows:

1. That this application and any supporting material - including surveys, sketches and photographs - filed with this application are public information, and form part of the public record. As public information, the applicant(s) hereby consents to the City copying and releasing the application and supporting materials for either its own use in the processing of the application or at the request of any third party.
2. I/We as applicant(s)/purchaser(s) are responsible for any and all costs which are incurred by the municipality in connection to the transaction, such as the cost of any required appraisals, reference plan of surveys, public advertising, city staff time fee, legal and registration costs, and any other costs which may be incurred by the municipality in connection to this application.
3. It is my/our responsibility to notify the Realty Services Department of the City of Kawartha Lakes, in writing, should I/we decide at any point to no longer proceed with this transaction. I/we confirm that any costs which are incurred by the municipality until such time as written notice to terminate the transaction is received are my/our responsibility.
4. In signing below, I/we acknowledge that I/we are the owner(s) of any encroachment(s) on the land that I/we are applying to purchase. I/we acknowledge that this does not guarantee approval of the above request.
5. By signing below I/we are confirming that I/we would like to proceed with this transaction.

Date May 11/23

Signature JR Webster

Date

Signature

The information on this form is being collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act* and the *Municipal Act*, for the principle purpose of processing your application. Questions about this collection should be directed to the City Clerk or Deputy Clerk at 705-324-9411 extension 1295 or 1322.