

## 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 Council Members  
From: Laura Stone, Planning Consultant  
Date: July 31, 2025  
Subject: Zoning By-law Amendment Application ZA-05-25

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## Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-05-25 to create one site specific zone for the entirety of the property and to permit a tear down and rebuild of an existing dwelling with a proposed high water mark setback of 8.3 metres to the deck and 11 metres to the dwelling. The proposed height of the dwelling is 8.5 metres.

## Background:

This application comes to Council as a teardown and rebuild cottage development. The Pre-consultation was completed in late 2024 with Planners Darryl Tighe and Emily Fitzgerald. The Pre-consultation was favorable to the redevelopment and noted that given a merger of neighbouring properties having different zoning, a Zoning By-law Amendment Application is the most appropriate planning tool to move ahead, which will provide a uniform zone for the now merged lots.

## Property Information:

Address: 40 Siskin Lane  
Roll No: 1536-010-201-07000  
Owners: Rachel and Eric Vannetten  
Zone: Shoreline Residential and Shoreline Residential with Exception 73  
Official Plan Designation: Seasonal Residential

This property is located in the Chandos Ward of the Township of North Kawartha with frontage onto Chandos Lake. The surrounding land uses are exclusively Shoreline Residential with rural areas to the rear.



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The property itself is constrained between the roadway (Siskin Lane) and Chandos Lake, providing limited ability to move further from the high water mark than what is existing. The proposal has the dwelling located 11 metres from the high water mark and 8.3 metres from the high water mark to the deck. The height of the proposed building is 8.5 metres.

The subject property consists of two merged lots with the following zoning:

Westerly lot: Shoreline Residential (SR)

Easterly lot: Shoreline Residential with Exception 73 (SR-73)

It is recommended that the entirety of the subject property be rezoned to reflect one uniform zone.

## **Planning Policy Discussion**

### **Provincial Planning Statement**

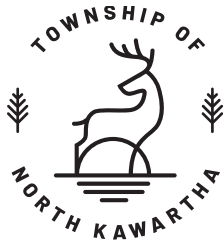
The Provincial government released the Provincial Planning Statement (PPS) in 2024. This policy document is intended to provide planning direction for all of Ontario. The following policies from the PPS are relevant to this application:

#### **Chapter 2.1 Planning for People and Homes**

6. Planning authorities should support the achievement of complete communities by:
- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
  - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
  - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

#### **Chapter 2.5 Rural Areas in Municipalities**

1. Healthy, integrated and viable rural areas should be supported by:
- a) building upon rural character, and leveraging rural amenities and assets;
  - b) promoting regeneration, including the redevelopment of brownfield sites;
  - c) accommodating an appropriate range and mix of housing in rural settlement areas;
  - d) using rural infrastructure and public service facilities efficiently;
  - e) promoting diversification of the economic base and employment opportunities



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through goods and services, including value-added products and the sustainable management or use of resources;

f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

g) conserving biodiversity and considering the ecological benefits provided by nature;

### **Chapter 2.6 Rural Lands in Municipalities**

1. On rural lands located in municipalities, permitted uses are:

a) the management or use of resources;

b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);

c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

g) other rural land uses.

2. Development that can be sustained by rural service levels should be promoted.

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

### **Chapter 3.6 Sewage, Water and Stormwater**

4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

### **Chapter 5.2 Natural Hazards**

8. Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;

b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;

c) new hazards are not created and existing hazards are not aggravated; and

d) no adverse environmental impacts will result.



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**Opinion: The rezoning of the subject property to create one uniform zone, while also allowing for relief from the highwater mark setback to the deck and dwelling, as well as the height of the dwelling, is consistent with the PPS.**

### **Peterborough County Official Plan**

The Official Plan for the County of Peterborough provides further policies on the direction of planning for the entirety of the County. The Township of North Kawartha is part of the County of Peterborough and relies on the Official Plan policies for decisions regarding Planning Act applications.

The following policies from the Official Plan are relevant:

#### **Section 4.4 Shoreland Areas and the Waterfront**

##### **Section 4.4.1 Goal**

- To improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore.

##### **Section 4.4.2**

- To permit sustainable shoreland development that allows for limited growth of existing and new tourist developments and innovatively design residential developments;
- To ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form:

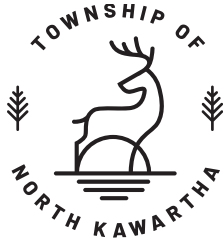
#### **Section 6.2.5 Seasonal Residential**

Section 6.2.5.2 – Permitted Uses: The predominate use of land within the Seasonal Residential designation shall be for seasonal cottages.

**Opinion: The Seasonal Residential designation permits cottage redevelopment and thus this application is in keeping with the County of Peterborough's Official Plan.**

### **Zoning By-law**

As noted, this property enjoys two separate zones, being SR and SR-73. Relief is required for the height of the proposed building, as well as the highwater mark setback to the deck and dwelling. The application maintains consistency with the Comprehensive Zoning By-law, however, a full rezoning to create one uniform zone for the subject property is required.



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A minimum High Water Mark setback to a dwelling in an SR zone is 30 metres and no new development is permitted to occur within the first 9 metres of said setback. The proposed deck is located 8 metres from the high water mark and while expansion is permitted at 11 metres to the cottage, the deck would require relief from the Zoning By-law. The maximum height permitted for a SR dwelling is 7.6 metres and 8.5 metres is being applied for. The topographical challenges of the property encourage an increase in height, as height is measured from lowest point of grade to mid-span of the roof.

Furthermore, given the merging of the properties, it is desirable for the subject property to have one consistent zone.

### **Conclusion**

The application to rezone the subject lots is consistent with the Provincial Planning Statement and the County's Official Plan and should be approved.

### **Financial Implications:**

N/A

### **Attachments:**

Site Plan  
Notice