



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: July 4, 2025
Subject: Report on Zoning By-law Amendment Application ZA-08-25

Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-08-25 to rezone the subject property to General Residential (R) and Environmental Constraint (EC).

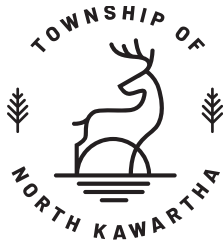
Background:

This application comes to Council to permit a rezoning of the subject property in its entirety from Rural/Environmental Constraint to General Residential (R)/Environmental Constraint. It was determined through a formal Pre-consultation that the rezoning permits a more suitable building envelope and also better aligns with the regulations in the Comprehensive Zoning By-law.

Property Information:

Address: 76 Jack White Road
Roll No: 1536-010-003-29715
Owners: Paul and Amanda Gray
Zone: Rural/Environmental Constraint
Official Plan Designation: Hamlet/Environmental Constraint

This property is located in the Chandos Ward of the Township of North Kawartha with frontage onto both Crowe River and Jack White Road. The subject property is accessed by Jack White Road, which branches off of County Road 620. The surrounding land uses are primarily residential with significant amounts of environmentally sensitive lands. The subject property has approximately 330 metres of frontage onto Jack White Road and is 2.74 hectares in size.



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The subject property is currently undersized for a Rural zone and is vacant.

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 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);



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- 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.

Opinion: The rezoning of the subject property protects the Environmental Constraint parcel of the lot while ensuring that development is directed to a more restrained building envelope that also considers a septic system. New hazards are not being created and existing hazards are not aggravated.

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 4.2 Settlement Areas

Section 4.2.1 – Goal



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- To provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space, maintain County unity and retain local community identity.

Section 6.2.3 Hamlet

Section 6.2.3.2 – Permitted Uses: The predominant use of land within the Hamlet designation shall be for single detached residential dwellings with some limited provision for multiple unit dwellings. Other uses, which are considered necessary to serve the community or the surrounding rural area may be permitted such as schools, parks, churches, physicians' and dentists' offices and public or municipal facilities. This category may include retail and service commercial uses deemed necessary to serve the surrounding agricultural, rural and/or recreational areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community.

Section 6.2.3.3 – Hamlet Policies

d) New development shall primarily be single detached dwellings with some limited provision for multiple unit dwellings.

Opinion: The Official Plan designation of Hamlet permits the rezoning of the property from Rural to General Residential, with attention paid to the Environmental Constraint zone.

Conclusion

The application to rezone the subject property from Rural/Environmental Constraint is consistent with the 2024 PPS and the Official Plan for the County of Peterborough and should be approved.

Financial Implications:

N/A

Attachments:

Application
Site Plan
Notice

Crowe Valley Conservation Authority Letter