



**The Corporation of the
County of Peterborough
and
The Corporation of the
Township of North Kawartha**



**Notice of Public Meeting
Concerning Proposed Official Plan and Zoning By-Law Amendments**

Take notice that the Corporation of the County of Peterborough has received a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the Planning Act, R.S.O., 1990, as amended. The application has been assigned file number 15OP-25005.

And take notice that the Corporation of the Township of North Kawartha has received a complete application to amend the Comprehensive Zoning By-Law No. 26-2013 for the former Townships of Burleigh and Anstruther in accordance with 34(10.4) of the Planning Act, R.S.O., 1990, as amended. The application has been assigned file number ZA-06-25.

Public Meeting

The Council for the Township of North Kawartha will hold a public meeting on **Tuesday, June 2nd, 2026 at 9:30 am**, at the North Kawartha Council Chambers, 280 Burleigh Street, Apsley, Ontario consider the proposed Official Plan Amendment and the proposed Zoning By-Law Amendment under Sections 22 and 34 of the Planning Act, R.S.O., 1990, as amended.

Participation in the Public Meeting

Any person may attend the public meeting and make written and/or verbal representation either in support of or in opposition to the proposal. Inquiries and written submissions concerning the applications can be made to the County of Peterborough Planning Department or to the Township of North Kawartha. This will be a Hybrid public meeting (In-person at the Council Chambers, 280 Burleigh Street, Apsley and Electronically via Zoom or by phone) before the Township Council. Public meetings are recorded and uploaded to the Township YouTube channel as soon as practical.

Location

A Key Map is below indicating the location of the lands to which the proposed amendments apply. The lands, having an area of 31.6 hectares (78 acres), are situated in Lots 6 & 7, Concession 6, Burleigh Ward, Township of North Kawartha, and are known municipally as 65 Northey's Bay Road.

Purpose and Effect of the Applications

The subject lands are designated Hamlet Area and Rural in the Local Component of the County Official Plan. The purpose of the Official Plan Amendment application is to amend the County Official Plan (and its Local Component) in order to redesignate the Rural lands, located on the east portion of the site, to Hamlet Area, effectively expanding the Woodview settlement area boundary. The amendment will facilitate the development of the subject lands with a proposed plan of subdivision, as noted below.

The subject lands are currently zoned “Rural – exception 124 (RU-124)” and “Rural (RU)” in the Township of North Kawartha Zoning By-law 26-2013, reflecting the former golf course and club house. The proposed Zoning By-Law Amendment is intended to rezone the subject lands from “RU-124” and “RU” to “Rural Residential – exception x (RR-x)”, “General Commercial (C)”, “Open Space (OS)” and “Environmental Constraint (EC)” to facilitate the development of a subdivision with 58 residential properties and one commercial property. The lands to be rezoned General Commercial cover the area currently occupied by the golf course club house. The amendment will also recognize the identified wetland features on the property within the EC zone and subdivision stormwater feature within the OS zone.

Related Application

The Corporation of the County of Peterborough has also received a complete application for a plan of subdivision, in accordance with Sections 51(17) and (19.1) of the Planning Act. The application has been assigned file number 15T-25002. The purpose of the subdivision application is to develop the site with a 58 lot residential plan of subdivision and 1 commercial lot. The plan includes blocks for open space, a storm water management facility and public streets.

In support of the above applications, the following documents were submitted:

- Planning Justification Report prepared by EcoVue Consulting, dated March 4, 2025.
- Stage 1 & 2 Archaeological Assessments prepared by Earthworks Archaeological Services, dated February 27, 2025
- Traffic Impact Study prepared by Tatham Engineering, date January 18, 2023, updated November 28, 2025.
- Preliminary Stormwater Management Report prepared by Tatham Engineering, dated May 30, 2023.
- Hydrogeological Assessment prepared by Cambium Inc., dated February 28, 2023, updated November 14, 2025.
- Geotechnical Investigation Report prepared by Cambium Inc., dated March 2, 2023.
- Phase One Environmental Site Assessment prepared by Palmer, dated March 21, 2023.
- Environmental Impact Assessment prepared by Palmer, dated December 21, 2022
- Environmental Impact Assessment Response to Peer Review Comments, dated August 14, 2023.
- Draft Plan of Subdivision prepared by EcoVue Consulting, dated January 13, 2025.

2nd Submission

- Traffic Impact Study Response to Peer Review Comments by Tatham Engineering, dated November 28, 2025.
- Geotechnical Investigation Report prepared by Cambium Inc., updated December 3, 2025.
- Hydrogeological Assessment Response to Peer Review Comments Letter prepared by Cambium, dated November 14, 2025.

Additional Background Work

- Hydrogeological Report for Permit to Take Water Application prepared by Genivar Consultants, dated March 2010.

The above listed documents are available for viewing on the County [website](#). Peer review of the supporting documents will be coordinated through the County office.

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision(s) of the Township of North Kawartha and/or County of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Kawartha and/or County of Peterborough before the proposed Official Plan Amendment is adopted or the Zoning By-Law Amendment passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Kawartha and/or County of Peterborough before the proposed Zoning By-Law Amendment is passed/Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

To Be Notified

If you wish to be notified of the decision for these applications, you must make a written request to the County of Peterborough or Township of North Kawartha at the addresses noted below:

County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3
planning@ptbocounty.ca

Township of North Kawartha
280 Burleigh Street
Apsley, ON
K0L 1A0
b.martin@northkawartha.ca

Getting Additional Information

The application and supporting documents are posted online at [Planning Notices | County of Peterborough](#) and at www.northkawartha.ca/living-here/planning-department/current-planning-applications. Additional information concerning the applications can be obtained by contacting the County of Peterborough or the Township of North Kawartha.

Dated at the County of Peterborough this Wednesday, May 13, 2026

KEY MAP

