



Report to Council

To: The Mayor and Members of Council

Prepared By: Forbes Symon, MCIP, RPP, Senior Planner, Jp2g Consultants Inc

Meeting Date: August 11, 2026

Subject: Report on Recommended Conditions of Draft Approval, Subdivision Application 15T-25002, 65 Northey's Bay Road (Challenger)

Purpose and Effect:

The purpose of this report is to introduce recommended conditions of draft approval for Council's consideration as they relate to the draft plan of subdivision application 15T-25002, located at 65 Northey's Bay Road (Challenger). The Township is requested by the County of Peterborough to identify conditions of draft approval for the County's consideration, similar to how the Township provides recommended conditions related to applications for consent.

Council has recommended that the County of Peterborough approve Official Plan Amendment Application 15OP-25005. Council has also passed a supporting Zoning By-law Amendment under Application #ZA-06-25 following the joint public meeting for the OPA and ZBA. It is now appropriate to consider the related application for draft plan of subdivision currently before the County of Peterborough (approval authority).

The application for draft plan of subdivision proposes to develop the former golf course site with a 59-lot subdivision, 58 lots intended for residential development and 1 commercial lot. The draft plan also includes blocks for open space, a storm water management facility and public streets.

There is no public meeting associated with applications for plans of subdivision, however the public has been provided notice of the application, many of whom have submitted comments to the County. The Township has heard from the public through the OPA and ZBA public meeting process.

Property Information:

Owner – Diane & Eric Challenger

Roll No. – 153602000163700

Ward – Burleigh



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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Concession –	6
Part Lots –	6 & 7
Area –	31.55 ha (78 ac)
Frontage –	543 m (1781 feet)
911 –	65 Northey's Bay Road

Background: Proposal Overview

EcoVue Consulting Services Inc. (Kent Randall) submitted the draft plan of subdivision on behalf of the owners of the property (Eric and Diane Challenger) in conjunction with OPA and ZBA applications.

In support of the applications, EcoVue Consulting Services Inc. submitted the following reports in support of the applications:

- 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.



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- 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 applicant is proposing a 59-lot plan of subdivision in the Hamlet of Woodview, with 58 residential units in the form of single detached dwellings on private services. Lots will range in size from a minimum of 3,000 square metres (0.75 acres) to 4,783 square metres (1.2 acres) with 30-80 metres of frontage on the proposed internal roads.

Lot 59, which will be approximately 1.4 hectares, is proposed to accommodate some small-scale neighbourhood/local commercial uses. The commercial lot will be located in the vicinity of the existing golf course clubhouse and parking lot. Three (3) open space blocks are proposed: two (2) of the blocks will contain environmental features and one (1) block will be used for a stormwater management pond. The existing irrigation pond will be removed to accommodate the stormwater management pond and two (2) of the subdivision lots. The proposed lots will be accessed and served by an internal road network with a single connection to Northey's Bay Road near the existing golf course entrance (approximately 400 metres south of Highway 28). The internal road network will be designed to municipal standards.

Through associated OPA the subject lands are in the process of being placed entirely within the Hamlet of Woodview. The property is also being placed within the General Residential Exception (R-x) Zone. Natural heritage features identified within each open space block are being rezoned to the Environmental Constraint (EC) Zone in order to protect said features and prohibit development, with the exception of stormwater management facilities, and developable lands within Block 3. Lot 59 is being rezoned to the General Commercial (C) Zone to permit commercial uses.

Concurrent Applications:

Official Plan Amendment Application 15OP-25005 and Zoning By-law Amendment Application #ZA-06-25

Planning Analysis:

As presented to Township Council in a previous planning report, the Planning Justification Report (PJR) prepared by EcoVue Consulting Services Inc. in support of the applications provided a comprehensive review and assessment of the relevant section of the Planning Act, the Provincial Planning Statement (2024), County of Peterborough Official Plan, and the Township of North Kawartha Comprehensive Zoning By-law 26-2013 and has been accepted as presented. For the purpose of this application, the draft plan of subdivision



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is deemed to have regard for matters set out in the Planning Act, conforms to the policies of the County Official Plan, and conforms to the Township of North Kawartha Zoning By-law.

Concluding Comments:

Most of the recommended conditions of draft approval relate a future subdivision agreement to be entered into between the owner and the Township, and which would address the majority of conditions to be established by the County. Appendix A contains the recommended conditions of draft approval, including conditions related to the finalization and implementation of the recommendations of the various supporting documents, construction standards associated with future Township assets (road and stormwater) and private assets (wells and septic), matters related to lot grading and drainage, the assumption of future Township assets, required financial matters including securities, notices to future property owners, cash in lieu of parkland, emergency services, construction traffic, FR #35, and other related matters.

It is staff's professional opinion that the recommended conditions presented in Appendix A, represent matters of Township concern with the development of the proposed plan of subdivision and are appropriate to present to the County of Peterborough for their consideration.

As such, it is the recommendation of this report that Council endorse the conditions of draft approval in Appendix A and forward them to the County of Peterborough for their consideration.

All of which is respectfully submitted for Council's consideration.

"Original Signed by"

Forbes Symon, MCIP, RPP
Senior Planner
Jp2g Consultants Inc.

Attachments:

Attachment #A: Recommended Township Conditions of Draft Approval – Application 15T-25002