



Report to Council

To: The Mayor and Members of Council

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

Meeting Date: May 5, 2026

Subject: Report on Zone Amendment Application #ZA-2-26

Purpose and Effect:

The purpose of this report is to present Zoning By-law Amendment Application #ZA-2-26 for consideration by Council.

Recommendation:

“That Council **approve** Zone Amendment Application #ZA-2-26, to remove the “General Commercial (C-3)” zoning and replace it with “Environmental Constraint (EC)” and “Rural (RU)” zoning.”

Property Information:

Owner –	PME Investments
Roll No. –	153602020130002
Ward –	Anstruther
Concession –	2
Part Lots –	34
Zoning –	“Rural (RU)” and “General Commercial -3 (C-3)”
Official Plan –	Hamlet (Apsley)
Area –	4.2 ha (10.38 ac)
Frontage –	226 m (741 feet)
911 –	10394 Highway #28



Background: Proposal Overview

Zone Amendment Application #ZA-2-26 has been submitted by Kevin M. Duguay Community Planning and Consulting Inc. on behalf of PME Investments, to satisfy a condition of consent for application B89-25. Through the review of B89-25 it was noted that the subject property is zoned Rural (RU) and General Commercial -3 (C-3) in the Township's Zoning By-law. For lots in the RU zone, the Zoning By-law requires a minimum lot area of 2 hectares (4.9 acres) and a minimum lot frontage of 60 metres (197 feet). Both the severed and retained lots meet the RU zone standards, but there is a need for a zoning by-law amendment to remove the C-3 zoning and replace it with the Rural (RU) zone and the Environmental Constraint (EC) zone where appropriate.

In support of the application, the agent submitted a Planning Justification Report . The application acknowledged the need for the rezoning application and that there is a vacant, former small-scale commercial building accessed from Mackay Lake Road which is no longer desired. The subject property is also occupied by a single detached dwelling and garage on private services. No new development of the subject property has been identified.

Concurrent Applications: B89-25

Planning Analysis:

As per the Planning Act, decisions on planning matters including zoning by-law amendments are required to be consistent with the Provincial Planning Statement (2024) and conform to the Official Plan and the Zoning By-law.

Provincial Planning Statement, 2024

Under the policies of the Provincial Planning Statement (2024), the subject property is considered rural settlement area. The PPS directs that rural settlement areas be the focus of growth and development and that their vitality and regeneration shall be promoted. It is accepted that the proposed rezoning is consistent with the PPS (2024).



County of Peterborough Official Plan

The subject property is designated “Settlement Area” in the Upper Tier County of Peterborough Official Plan and “Hamlet” in the Local Component of the Official Plan for the Township of North Kawartha. This report accepts the applicant’s PJR and professional opinion that concluded that the property forms part of the designated rural settlement area of Apsley and that the application is in keeping with the policies of the County Official Plan.

Township of North Kawartha Comprehensive Zoning By-law (#26-2013)

The subject lands are currently zoned “Rural (RU)” and General Commercial -3 (C-3) in the Township’s Zoning By-law. For lots in the RU zone, the Zoning By-law requires a minimum lot area of 2 hectares (4.9 acres) and a minimum lot frontage of 60 metres (197 feet). The subject property will meet the RU zone standards.

The applicants PJR acknowledged the requirement that as a condition of consent the subject property required an amendment to the Township’s Zoning By-law to recognize the removal of the C-3 zoning and its replacement with the RU zone and EC zone where wetlands have been identified.

Public and Agency Comments:

There were no comments from the public or agencies at the time of the writing of this report. Comments received, if any, will be presented at the public meeting.

Financial Implications:

N/A.

Concluding Comments:

Zone Amendment Application #ZA-2-26 seeks to rezone the subject property to satisfy a condition of consent application B89/25, removing the current “General Commercial -3



(C-3) zoning from the property and replacing it with the “Environmental Constraint (EC)” where wetlands have been identified and the balance of the lands placed in the “Rural (RU)”.

It is staff’s professional opinion that the proposal before Council is consistent with the PPS 2024, is in conformity with the Peterborough County Official Plan, is consistent with the Township of North Kawartha’s Zoning By-law and represents good land use planning.

As such, it is the recommendation of this report that Council support the zoning by-law amendment ZA-2-26 to rezone 10394 Highway #28 to remove the C-3 zoning and replacing it with EC and RU zones.

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

“Original Signed by”

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

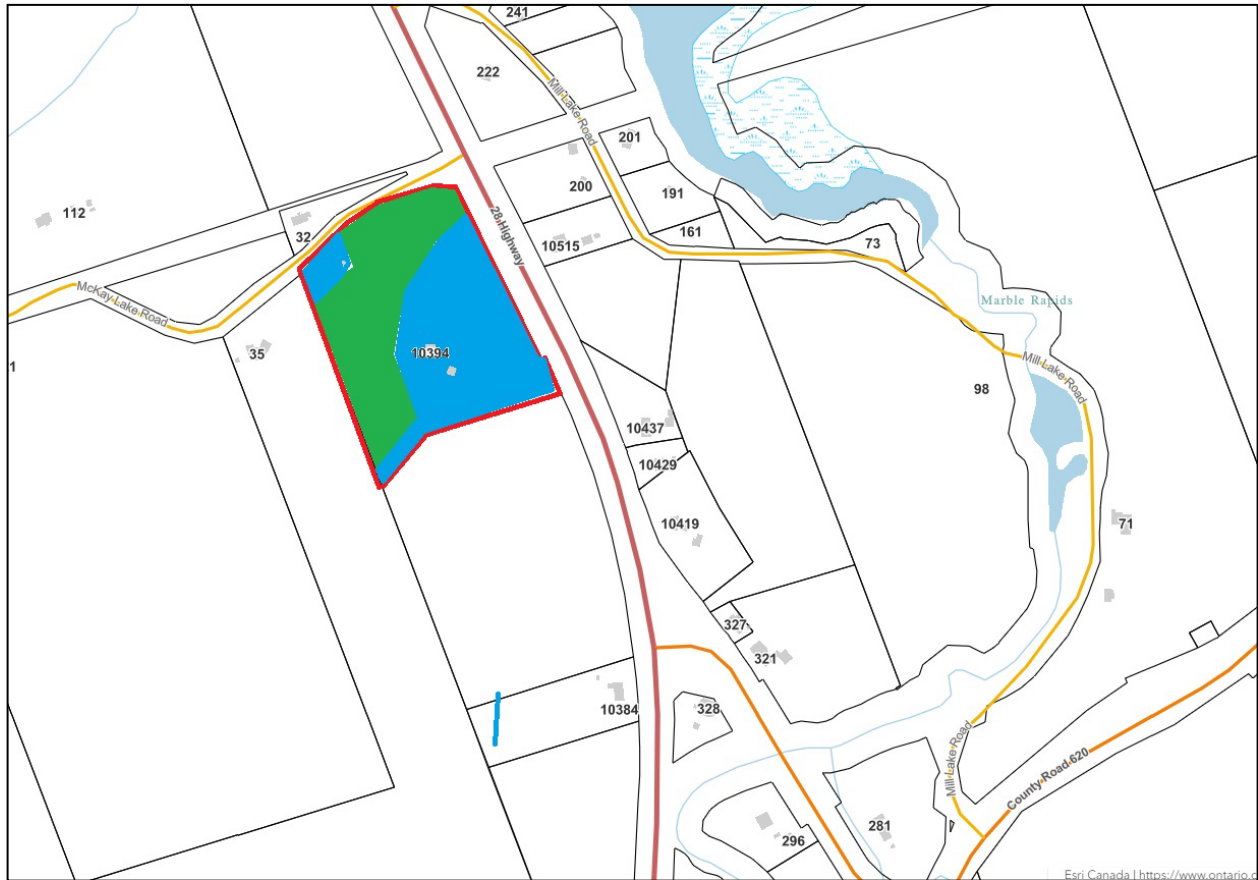
Attachments:

Attachment #1: Notice of Public Meeting

Attachment #2: Draft Proposed Zoning By-law Amendment



Key Map



Subject Property



Lands to be Zoned "Rural (RU)"



Lands to be Zoned "Environmental Constraint (EC)"