

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

Report to Committee of Adjustment

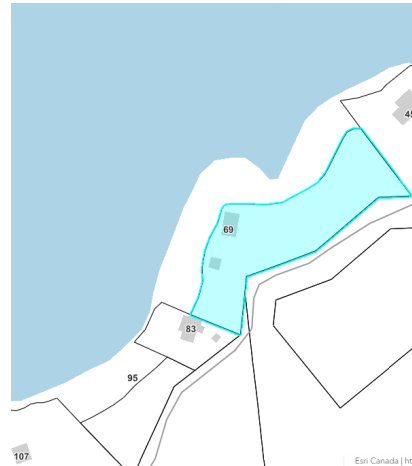
To: Chair and Members of the Committee of Adjustment
From: Laura Stone, Planning Consultant
Date: July 23, 2026
Subject: Permission Application A-17-26

Recommendation:

That the Committee of Adjustment **approve** Permission Application A-17-26, with the condition that the building be constructed with the setbacks and dimensions provided on the site plan, to permit the redevelopment of an existing one storey garage in the form of a two storey garage with a bunkhouse use in the second storey, located at 24 metres from the high water mark, as it is in compliance with the 2024 Provincial Planning Statement and the County of Peterborough's Official Plan.

Background:

This application comes to the Committee to permit the redevelopment of an existing one storey garage. The proposal is to rebuild the garage on the same footprint with a second storey that will house a bunkhouse use. Where Minor Variances use Section 45(1) of the Planning Act, Section 45(2) allow for permissions of like uses.



Property Information:

Address: 69 Loon Echo Lane
Roll No: 1536-010-100-13800
Concession 10, PT Lot 11, Knox Point; Plan Lots 50 to 55
Owners: Sedgwick/Turner



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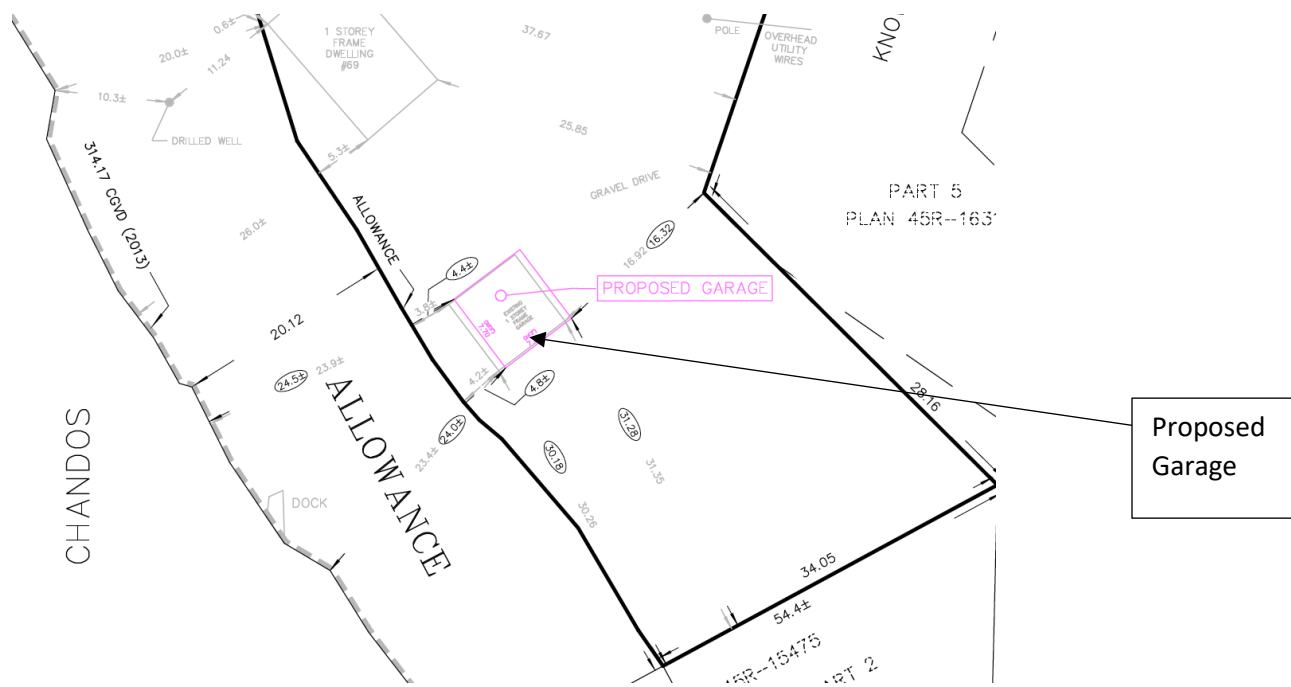
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Agent: Andrew Waddell
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential

This property is located in the Chandos Ward of the Township of North Kawartha with frontage onto Chandos Lake.

Planning Policy Discussion

The Township of North Kawartha's Comprehensive Zoning By-law (2013-26), as amended, gives permissions through Sections 3.1 and 6 to allow for a bunkhouse use to be located on the second storey of a garage. Since the uses are permitted, and the proposed redevelopment of the garage occurs on the same footprint as the existing garage, it is determined that Section 45(2) is an acceptable application to allow the permission of this redevelopment. Section 6.2.5.2 of the County of Peterborough's Official Plan permits recreational development to occur on lands designed Seasonal Residential. Section 6.2.5.3 further indicates that the uses in this designation shall be regulated by the Township's Zoning By-law.





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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

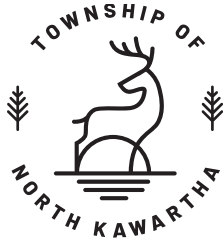
6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated 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);
 - 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.



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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.

Opinion: The application is in keeping with the directives of the PPS.

Conclusion

This Permission Application meets the intent of the Comprehensive Zoning By-law, the County of Peterborough's Official Plan and is also consistent with the intent of the Provincial Planning Statement. This application is representative of good planning and should be approved with the following condition:

1. That the building be constructed with the setbacks and dimensions provided on the site plan.

Financial Implications:

N/A

Attachments:

Site Plan
Notice