

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 Council

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: June 30, 2026
Subject: Zoning By-law Amendment Application ZA-05-26

Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-05-26 to rezone the conditionally approved severed lots from Rural (RU) Zone to Rural Residential (RR) Zone, as a condition of Consent to address the undersized severed lots.

Background:

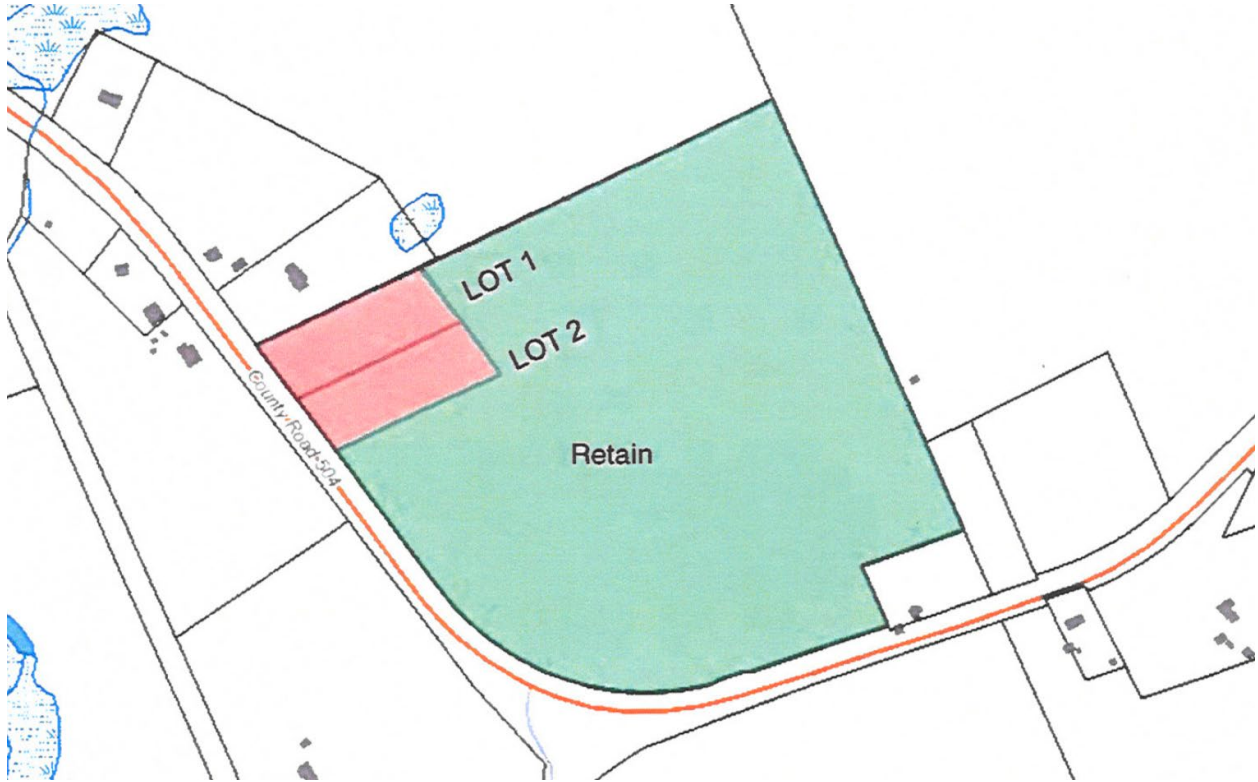
This application comes to Council as a Condition of Consent to sever 2 (two) parcels of land from a larger Rural lot. The report for Consent was brought before Council on December 17, 2024 to provide conditions to the proposed severances. Neither of the severed lots meet the minimum lot sizes for the Rural (RU) zone and require rezoning to Rural Residential (RR). When rezoned to Rural Residential (RR), the severed lots meet the requirements of lot size and frontage for the RR zone.

Section 17.2(o) of the Comprehensive Zoning By-law permits a minimum lot area of 2 hectares for a Rural zone, provided the property is created through consent and the proposed lot sizes do not meet this provision with each of the severed lots proposed to be 1.07 hectares each.



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Property Information:

Roll No: 1536-010-200-08900 (vacant)
Owners: Jason and Stephanie Noffke
Zoning: Rural
Official Plan Designation: Rural
Total lot area before severance: 20.6ha
Total frontage along County Road 504: ~720m
Proposed severed lot 1 area: 1.07ha
Proposed severed lot 1 frontage: 61m
Proposed severed lot 2 area: 1.07ha
Proposed severed lot 2 frontage: 61m
Retained lot area: 18.46ha
Retained lot frontage: ~598m



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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);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;



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- 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 application to permit undersized Rural lot is in conformity with the PPS. The properties will each have private wells and septic systems which shall be reviewed to the satisfaction of the Building Department at the Township of North Kawartha. The retained parcel meets the requirements of the Rural (RU) zone as well as the intent of the Provincial Planning Statement.

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:



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Section 6.2.2 Rural

Section 6.2.2.1 – General Principles

The Rural designation applies to areas where Class 4, 5, 6 and 7 and Organic soils under the Canada Land Inventory Soil Capability for Agriculture predominate and areas where previous non-farm development has effectively limited the future of intensive farm activity.

6.2.2.2 – Permitted Uses

The predominant use of land within the Rural designation may include all agricultural uses outlined in Section 6.2.1 of this Plan. Other permitted uses shall include forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife.

Development by consent will be permitted within the Rural designation, although that development shall be limited and will be subject to the following policies.... Low density residential development as defined by the Policies of Section 6.2.2.3, home occupations and home industries shall be permitted.

6.2.2.3 – Rural Policies

- a) It shall be a policy of this Plan to discourage the development of non-rural related uses within the rural designation and to prevent uncontrolled and scattered development. This leads to an unnecessary fragmentation of the land base. Non-rural grown related uses shall be encouraged to locate within designated growth centres and hamlet areas as identified on the land use schedules.*

Opinion: Given that the application is a condition of Consent, which was permitted and approved with conditions, the application to rezone both severed parcels is in keeping with the intent of the Official Plan for the County of Peterborough.

Zoning By-law

The property is currently zoned as Rural (RU). The retained lot meets the requirements of the Rural zone does not require planning relief. The severed lots no longer conform with the Rural (RU) zone and rezoning to Rural Residential (RR) is required to accommodate the lot sizes of 1.07ha each. Each proposed lot has sufficient lot frontage onto Trotter Road to meet the requirements of the Rural Residential (RR) zone. The applicant has demonstrated that each severed lot has a suitable building envelope for the proposed residential uses.



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Conclusion

The application to rezone both of the 1.07ha severed lots to Rural Residential (RR) is consistent with the Provincial Planning Statement and the County's Official Plan and should be approved.

Financial Implications:

N/A

Attachments:

Site Plan
Notice