



## Report to Council

To: Mayor and Members of Council  
From: Forbes Symon, RPP, MCIP  
Senior Planner (Contract), Jp2g Consultants Inc.  
Date: February 12, 2026  
Subject: Report on Consent Applications B-59-25 & B60-25 (Tucker)

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## Recommendation

That Council recommend Approval to Peterborough County Land Division Committee for consent applications B-59-25 and B60-25, subject to the recommended conditions.

## Background

Consent applications B-59-25 and B60-25 were submitted by EcoVue Consulting Services on behalf of the owner Gord Tucker, for the property located in Part of Lots 23 and 24, Concession 16, in the Burleigh Ward, municipally known as 198 Jack Lake Road to create two additional residential building lots.

In September of 2025, Council received a planning report on the applications that recommended deferral of B59-25 and B60-25 until such time as Official Plan conformity issues were addressed.

On February 4, 2026, Peterborough County Council approved OPA #83, which had the effect of permitting two additional severances from the subject property, one on the northern portion of the property, located within the boundaries of the Hamlet of Apsley, and one on the southern portion of the property, located within the Rural designation. The approved OPA #83 now brings the consent applications into conformity with the Official Plan.

Accordingly, it is now appropriate for Council to once again consider consent applications B-59-25 and B60-25.

The subject property is approximately 37.98 ha (93.8 ac) in size with 375 m (1,230 ft) of frontage on Jack Lake Road. The property is occupied by single detached dwelling on private services. Surrounding land uses are largely rural residential in nature.

It is acknowledged that the northern half of the subject property is located within the Hamlet of Apsley, with the southern half being designated "Rural" and Environmental Constraint" in the County Official Plan. The lands are zoned "Rural (RU)" in the Township Zoning By-law.



## Proposed Consents

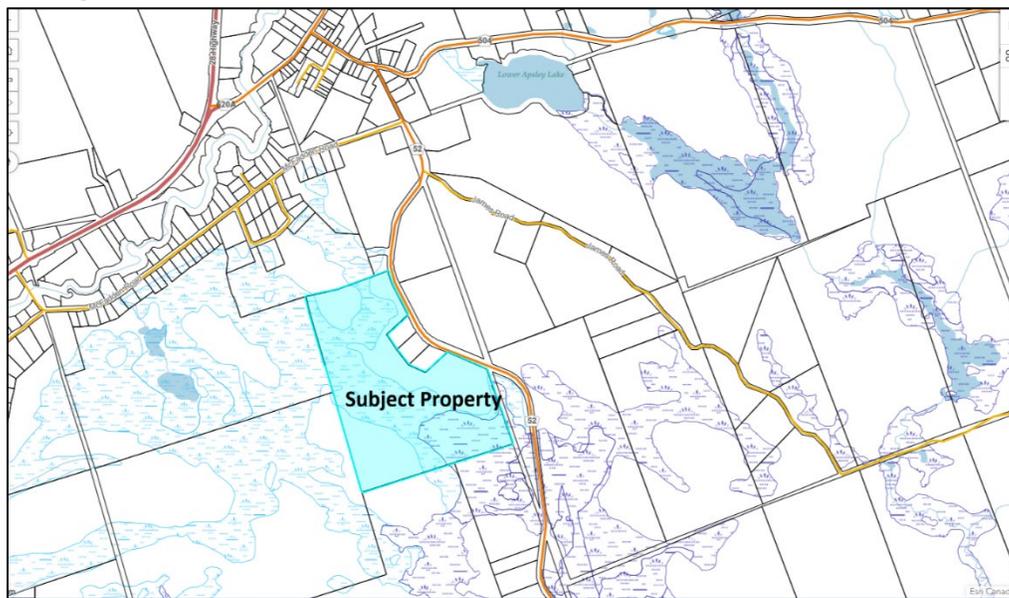
Consent applications B-59-25 and B60-25 propose to sever two residential building lots from the subject property, each with the following characteristics:

B59-25: proposed minimum lot area of 1.06 ha (2.6 ac) and 59.97 (196 ft) of frontage;

B60-25: proposed minimum lot area of 2.2 ha (5.4 ac) and 62 m (203 ft) of frontage.

The applicant has submitted a Planning Justification Report (PJR) in support of the consent applications. The Consent sketch is provided for reference in Attachment #2.

## Location Map



## Preliminary Severance Review

A Preliminary Severance Review (PSR) was completed on March 24, 2025, prior to the applicant filing the formal Consent applications with the County of Peterborough. The PSR was primarily focused on B59-25 and B60-25 which are proposed to be new residential building lots.

The preconsultation acknowledged that "Current OP policy prohibits more than two additional severed lots on the property from a landholding as it existed in 1990. The property already received 2 severances under this policy. However in the new draft County Official Plan, the property would be eligible for two additional lots, given that at least 15 years have elapsed since the date of last application. Since the new County OP is not yet in effect, the applicant initiated an amendment to the current Official Plan to permit additional severances.



## **Planning Analysis**

The applicant's Planning Justification Report (PJR) makes the argument that, notwithstanding Official Plan conformity issues, the proposed applications are consistent with the Planning Act and Provincial Policy Statement. This information is accepted as submitted.

## **County of Peterborough Official Plan**

The northern half of the subject property is designated "Hamlet" (Apsley) and "Environmental Constraint" in the Local Component of the County of Peterborough Official Plan for the Township of North Kawartha. The southern half of the subject property is designated "Rural" and "Environmental Constraint".

It is acknowledged that Section 6.2.2.5 Residential Consents in Rural Area, limits the number of rural severances to a maximum of two new lots since January 1, 1990. The applicant's PJR acknowledges that there have been two severances since 1990 and are not eligible for additional severances under the current Official Plan. The PJR acknowledges that an Official Plan Amendment (OPA) will be required to permit the proposed development.

The PJR assessment of the current Official Plan policies and the proposed new County of Peterborough Official Plan is accepted as written.

Official Plan Amendment #83 was approved by Peterborough County Council on February 4, 2026, in support of the two consent applications. The amendment had the effect of changing two policy areas to permit the consent applications:

1. Section 6.2.2.5 (c), Rural, Residential Consents was amended for those lands located at 198 Jack Lake Road, being Part of Lots 23 to 25, Concession 15 & 16, Burleigh Ward, identified by roll number 1536-020-002-37000, and designated Rural, to permit one consent to create one new lot, subject to the OPA coming into force and effect.
2. Section 6.2.3.4 c), Hamlet Special Policy Areas was amended for those lands located at 198 Jack Lake Road, being Part of Lots 23 to 25, Concession 15 & 16, Burleigh Ward, and identified by roll number 1536-020-002-37000, and designated Hamlet, to permit one consent to create one new lot, subject to the OPA #83 coming into force and effect.

Subject to OPA #83 being finalized and coming into force and effect, the applications for two additional residential building lots are deemed to conform to the Official Plan.



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

The subject property is zoned Rural (RU) in the Township's Zoning By-law. For lots in the RU zone, the Zoning By-law requires a minimum lot area of 10 hectares (25 acres) and a minimum lot frontage of 90 metres (295 feet). Both the proposed residential lots will require an amendment to the Township Zoning By-law to place the proposed lots within the "Rural Residential (RR)" zone. The PJR confirms that the proposed two building lots will comply with the provisions of the RR zone.

The applications for consent will require an amendment to the Township's Zoning By-law.

### **Concluding Comments**

With the approval of OPA #83, the applications for two new additional residential building lots now conform to the Official Plan.

With respect to the above, should Council agree with the above, they may recommend to Peterborough County Land Division that the applications be approved, subject to the following municipal conditions:

1. That cash-in-lieu of parkland be paid to the Township for both severed lots in the amount of \$800.00 each.
2. That the applicant obtains approval of a zoning by-law amendment placing the two new lots within the "Rural Residential (RR)" zone.

Respectfully submitted,

Forbes Symon, RPP, MCIP  
Senior Planner (Contract)  
Jp2g Consultants Inc.

### **Attachments**

Attachment #1 – Application Forms B-59-25 & B60-25  
Attachment #2 – Consent Sketch



Attachment #2

