
Plan of Subdivision 15T-25002 and OPA 15OP-25005

From Andy Allison [REDACTED]

Date Tue 5/19/2026 9:15 AM

To planning@ptbocounty.ca <planning@ptbocounty.ca>; Breeanne Martin <B.Martin@northkawartha.ca>

[REDACTED]

County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3

Township of North Kawartha
280 Burleigh Street
Apsley, ON
K0L 1A0

Please accept this email as my submission in relation to these applications.

My name is Andy Allison. My sister Jane and I own a cottage on Big Cedar Lake [REDACTED]. This cottage has been in our family since 1969. We have enjoyed spending our summers in the Township of North Kawartha since we were toddlers. We love the area.

In my opinion, housing like this is needed in the Township. A residential development of the nature proposed will provide much needed jobs for our community. It will offer potential home buyers choices. It will also hopefully encourage other economic investment in our community. The Township needs to grow - not in a sprawling urban or even suburban way, but in a way that reflects and supports the rural nature of our community. This modest sized subdivision does exactly that.

The proposed location is ideal. As I understand the planning documents, this precise location was identified a long time ago for residential growth, and that is why the Township has invested in the community infrastructure right across the road. It just makes sense to put residential development on this property.

I would like to be notified of the decision. I can be reached at this email address.

Thank you for your consideration of my comments.

Andy Allison

From: [REDACTED]
To: [Menon, Malini](#)
Subject: RE: Request for Comments - Notice of Complete Applications (65 Northey's Bay Rd, NK File No.15T-25002/15OP-25005)
Date: Thursday, April 10, 2025 1:46:38 PM
Attachments: [Notice of Complete Application - 15T-25002, 15OP-25005 \(Woodview GC\).pdf](#)

Good afternoon Malina,

Subsequent to review of the subject development, we wish to confirm that Bell Canada has no comment or requirement for the application of any conditions.

Thank you,

Kevin G. Dinsmore

Right of Way Manager 705/807

2nd Floor, 140 Bayfield St.

Barrie, Ontario

L4M 3B1

705-797-9912

833-654-1827

From:

To:

Cc:

Subject:

RE: [EXTERNAL Request for Comments - Notice of Complete Applications (65 Northey's Bay Rd, NK File No.15T-25002/15OP-25005)

Date:

Friday, April 25, 2025 11:39:07 AM

Attachments:

[CLFN Level 2 Letter - 65 Northey's Bay Rd. Notice of Complete Application for Plan of Subdivision and Official Plan Amendment County of Peterborough V2.pdf](#)

Good morning.

On behalf of Curve Lake First Nation, please see attached a response to your correspondence dated April 8, 2025, regarding the Notice of Complete Applications for 65 Northey's Bay Road in North Kawartha.

Please note that the main contact for development matters within the Curve Lake First Nation Consultation Department is David Rewniak, Consultation Lead - Development.

Please do not hesitate to reach out should you have any questions or concerns. Curve Lake First Nation appreciates the efforts of Peterborough County to initiate the consultation process.

Thank you,
Jaimi O'Hara

Support to Curve Lake First Nation
Project Manager
Consultant to Francis Chua Consulting Services Inc.

From: Menon, Malini <MMenon@ptbocounty.ca>

Sent: April 8, 2025 12:23 PM

To: Stevenson, Kari <KStevenson@ptbocounty.ca>; CRANEY-TWOLAN, Corey <corey.craney-twolan@canadapost.postescanada.ca>; circulations@bell.ca; LANDUSEPLANNING <landuseplanning@hydroone.com>; utilities@nexicomgroup.net; Municipal Planning <MunicipalPlanning@enbridge.com>; executivevp.lawanddevelopment@opg.com; Schaefer, Damien (MMAH) <Damien.Schaefer@ontario.ca>; corridoreast@ontario.ca; noticereview@infrastructureontario.ca; kevhickey@pvnccdsb.on.ca; Jeannette Thompson <jeannette_thompson@kprdsb.ca>; planification@cscmonavenir.ca; Consultation Email <Consultation@curvelake.ca>; Tom Cowie <tcowie@hiawathafn.ca>; 'Sean Davison' <sdavison@hiawathafn.ca>; Parent, Connie NK Clerk <c.parent@northkawartha.ca>; Emily Fitzgerald <e.fitzgerald@northkawartha.ca>; Saccoccia, Doug <DSaccoccia@ptbocounty.ca>; Hynes, Pete <phynes@ptbocounty.ca>

Subject: [EXTERNAL][Possible spam] Request for Comments - Notice of Complete Applications (65 Northey's Bay Rd, NK File No.15T-25002/15OP-25005)

You don't often get email from mmenon@ptbocounty.ca. [Learn why this is important](#)

CAUTION/Wewena sa naa!: This is an external email from outside Curve Lake First Nation. Please take care when clicking links or opening attachments and check the senders e-mail address. When in doubt contact the sender by phone or reach out to the IT Department (aasnaa@curvelake.ca) | Ow waasmo-biijbii'gan giibwijnjibaamgad n'goji maa goj'yi'ing Oshkiigamaag. Aangwaam'zin piiewanaab'ndman aan'koobjig'nan maage'sh zheyaakonaman gegoon e-aan'koobdeg, naanaagdawaab'ndan ezhibii'igaadeg e-aawid aw gaa-waasmo-maajiibii'ged. Giishpin gyakwendanzwan, Gdaa-gnoonaa aw gaa-maajiibii'ged aabjitooyen biiwaabkoonsgii'g'dowin maage ggwejim aw ewezhtood waasmo-zhibiigew-aabjichganan (aasnaa@curvelake.ca).

Good afternoon,

Please see the attached Notice of Complete Application for a proposed Plan of Subdivision and Official Plan Amendment. The subject lands are located at 65 Northey's Bay Road in the Township of North Kawartha. The purpose of the subdivision application is to permit development of the site with a 58 lot plan of subdivision and 1 commercial block. The plan includes blocks for open space, stormwater management and public streets.

The purpose of the Official Plan amendment is to redesignate the easterly portion of lands, currently designated Rural, to Hamlet/Settlement Area in the current County Official Plan.

In support of the applications, the following documents were submitted:

- Planning Justification Report prepared by EcoVue Consulting Services, 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.
- Preliminary Stormwater Management Report prepared by Tatham Engineering, dated May 30, 2023.
- Hydrogeological Assessment prepared by Cambium Inc., dated February 28, 2023.
- 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 Services, dated January 13, 2025.

The County of Peterborough kindly requests your comments on the applications by May 9, 2025. All supporting documentation can be found on the County [website](#). Please note this Notice is being sent to you by email only.

Please do not hesitate to contact me should you require further information.

Sincerely,

Malini Menon, B.E.S. [hear name](#)
Senior Planner, County of Peterborough
mmenon@ptbocounty.ca
705-743-0380 ext. 2404



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22 Winookeedaa Road
Curve Lake, Ontario K0L1R0

Phone: 705.657.8045
Fax: 705.657.8708
www.curvelakefirstnation.ca

April 25, 2025

Ms. Malini Menon, B.E.S.
Senior Planner
County of Peterborough
705-743-0380 ext. 2404
mmenon@ptbocounty.ca
SENT VIA E-MAIL

RE: Notice of Complete Application for proposed Plan of Subdivision and Official Plan Amendment – 65 Northey's Bay Road, Township of North Kawartha

Dear Ms. Menon,

On behalf of Curve Lake First Nation, I would like to acknowledge receipt of email correspondence dated April 8, 2025, regarding the Notice of Complete Application for the proposed Plan of Subdivision and Official Plan Amendment related to development at 65 Northey's Bay Road in the Township of North Kawartha.

This proposed Plan of Subdivision is taking place within Curve Lake First Nation's Traditional Territory and is in **very close proximity to areas of specific cultural significance** to our Nation. We wish to note that the proposed project is on lands covered by Treaty 20, 1818, the Williams Treaties 1923 and the Williams Treaties Settlement Agreement of 2018. Given the significance of this Crown decision, under the Planning Act, as it relates to potential impacts to our Lands, Waters and areas of cultural significance, a detailed response to your request and proposed next steps for consultation are outlined below.

Note that the requested comments by May 9, 2025, is unrealistic. There is a volume of information linked to this request; Curve Lake First Nation also requests the peer review documents.



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INTRODUCTION TO CURVE LAKE FIRST NATION

The area in which your project is proposed is situated within the Traditional Territory of Curve Lake First Nation. Curve Lake First Nation is a part of the Michi Saagiig Anishinaabeg, whose traditional homelands stretched across the north shore of Lake Ontario. The Michi Saagiig Anishinaabeg lived, and continue to live, communally, with our Relations in these areas, along the tributaries of Lake Ontario, and especially at river mouths. The Michi Saagiig Anishinaabeg are known as “the people of the big river mouths”. Our winter harvesting grounds extended north of Lake Ontario.¹ The citizens of Curve Lake have long had a deep and meaningful connection to the land in our beautiful territory, fostered through the hunting, fishing, gathering, harvesting, and ceremony that strengthens our relationship to each other and to the land that sustains us. The area in which your project is proposed is situated within the Treaty Lands and Waters of Curve Lake First Nation. Curve Lake First Nation is signatory to many of the pre-Confederation Gunshot Treaties, Treaty 20 of 1818, and the Williams Treaties of 1923. After 90 years of dispute between the Crown and the Williams Treaties First Nations, a final settlement agreement was reached in 2018 which reaffirmed our pre-confederation treaty Rights in our Territories. As part of this settlement, Canada and Ontario re-affirmed the pre-existing Aboriginal and Treaty rights of all 7 First Nations within the Williams Treaties, including re-affirming harvesting rights in parts of our territory. Curve Lake First Nation’s Inherent, Aboriginal and Treaty rights are affirmed and protected by Section 35(1) of the *Canadian Constitution Act, 1982*.

CONSULTATION FRAMEWORK

Curve Lake First Nation reserves the right to be consulted about projects and involved in decision making processes occurring in our Territory, especially where potential impacts to the Rights or interests of our community may exist. As such, we have developed [*Consultation and Accommodation Standards*](#) which outlines the minimum standards and expectations for consultation and engagement activities. We appreciate that you have proactively informed Curve Lake First Nation of your project and its associated activities, which begins the consultation process. Curve Lake First Nation should be consulted on all activities related to your project

¹ As documented by Curve Lake First Nation Elder and Knowledge Keeper Gitiga Migizi (Doug Williams). Additional Information about the Michi Saagiig Anishinaabeg can be found in “Michi Saagiig Historical/Background”, prepared by Gitiga Migizi, and attached as Appendix A.



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which may **involve decisions or impacts** related to:

- the natural environment, including species of specific cultural, spiritual and relational value to Curve Lake First Nation citizens;
- cultural heritage and archaeological resources;
- watercourses and waterbodies, including wetlands.

As set out in the *Standards*, Curve Lake First Nation will require a filing fee in the amount of \$500.00 to support opening a file, an internal cursory review, and to support an initial meeting with the proponent.

In addition, based on the information that you have provided us with respect to the proposed project, Curve Lake First Nation requires a Special Consultation Framework. The Special Consultation Framework provides Proponents with direction regarding Curve Lake First Nation's participation in consultation and engagement tasks such as field activities, site visits, review of draft/final technical documents, meetings, community engagement sessions, internal processes to support decision making, etc.

MATERIALS PROVIDED TO DATE

Curve Lake First Nation appreciates having received initial documentation regarding this project. Note that the requested comments by May 9, 2025 is unrealistic. There is a volume of information linked to this request; Curve Lake First Nation also requests the peer review documents, including:

- Planning Justification Report prepared by EcoVue Consulting Services, 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.
- Preliminary Stormwater Management Report prepared by Tatham Engineering, dated May 30, 2023.
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- 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 Services, dated January 13, 2025.

To assist us in understanding the project and to provide you with timely input, it would be appreciated if a summary statement, indicating how the project will address the following areas of concern to our Nation, could be forwarded as soon as possible:

- possible impact to the community;
- possible environmental impact;
- endangerment to fish and wild game;
- possible impacts to water;
- possible impacts on Aboriginal heritage and cultural values; and
- to endangered species; lands; savannas, etc.

ARCHAEOLOGICAL RESOURCES

Although we have not yet conducted exhaustive research, there may be the presence of burial or archaeological sites in your proposed project area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains, or other such evidence of a native burial site or any other archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Furthermore, Curve Lake First Nation has adopted an [Archaeological Protocol](#), which we expect to be followed within our Territory. We also have available, trained Cultural Heritage Liaisons and qualified staff who can actively participate in the archaeological assessment process as a member of a field crew, the cost of which will be borne by the proponent. **Curve Lake First Nation expects engagement at Stage 1 of an archaeological assessment** so that we may include Indigenous Knowledge of the land in the process. We insist that our Cultural Heritage



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Liaisons be invited to participate in any Stage 2-4 assessments, including test pitting, and/or pedestrian surveys to full excavation. Additionally, our Archaeological Program Administrator or other staff may request a site visit in connection with any proposed archaeological activity, or in relation to a known or potential archaeological site within the vicinity of your project.

NEXT STEPS IN CONSULTATION PROCESS

As a next step in the consultation process, Curve Lake First Nation invites a meeting with you and any relevant project team members or consultants to understand more about the project in our Territory. We would like to initiate discussions and pre-planning for consultation and engagement, including:

- discussing Curve Lake First Nations Special Consultation Framework;
- Establish a preliminary scope of consultation and engagement activities.

Such discussions can establish an appropriate consultation and engagement budget to support Curve Lake First Nation's involvement in this project.

Costs associated with consultation are to be borne by Proponents. As with other similar engagements and consultations, we would like to initiate negotiations with you regarding a Framework Agreement to support consultation and engagement activities such as:

- Time to prepare for and attend project meetings;
- Review of project materials and submission of comments, as applicable;
- Participation in field surveys or site visits, as mutually agreed upon;
- Internal governance processes.

CONCLUDING REMARKS

It is Curve Lake First Nation's expectation to be kept apprised throughout all phases of this project. Please note that this letter does not constitute consultation, but it does represent the initial engagement process.



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Should you have further questions, please let us know. Our team will support you in navigating the processes at Curve Lake First Nation.

Sincerely,

Francis Chua

Francis Chua
Supporting Curve Lake First Nation
Director - Francis Chua Consulting Inc.

CC:

Mindy Knott, Director of Culture, Consultation and Economic Development, CLFN
Paige Williams, Manager of Consultation, CLFN
David Rawniak, Consultation Lead, Developments, CLFN
Derek Paauw, Consultation Lead, Archaeology, CLFN
Lois Taylor, Consultation Lead, Resources and Relationships, CLFN
Kayla Wright, Supporting Curve Lake First Nation, Director – Francis Chua Consulting Inc.



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APPENDIX A – Michi Saagiig Historical/Background Context – as prepared by Elder Gitiga Migizi (Doug Williams)

Michi Saagiig Historical/Background context:

The traditional homelands of the Michi Saagiig (Mississauga Anishinaabeg) encompass a vast area of what is now known as southern Ontario. The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon People” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in spring for the summer months.

The Michi Saagiig were a highly mobile people, travelling vast distances to procure subsistence for their people. They were also known as the “Peacekeepers” among Indigenous nations. The Michi Saagiig homelands were located directly between two very powerful Confederacies: The Three Fires Confederacy to the north and the Haudenosaunee Confederacy to the south. The Michi Saagiig were the negotiators, the messengers, the diplomats, and they successfully mediated peace throughout this area of Ontario for countless generations.

Michi Saagiig oral histories speak to their people being in this area of Ontario for thousands of years. These stories recount the “Old Ones” who spoke an ancient Algonquian dialect. The histories explain that the current Ojibwa phonology is the 5th transformation of this language, demonstrating a linguistic connection that spans back into deep time. The Michi Saagiig of today are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods. They are the original inhabitants of southern Ontario, and they are still here today.

The traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands. This also includes all the tributaries that flow from the height of land north of Toronto like the Oak Ridges Moraine, and all of the rivers that flow into Lake Ontario (the Rideau, the Salmon, the Ganaraska, the Moira, the Trent, the Don, the Rouge, the Etobicoke, the Humber, and the Credit, as well as Wilmot and 16 Mile Creeks) through Burlington Bay and the Niagara region including the Welland and Niagara Rivers, and beyond. The western side of the Michi Saagiig Nation was located around the Grand River which was used as a portage route as the Niagara portage was too dangerous. The Michi Saagiig would portage from present-day Burlington to the Grand River and travel south to the open water on Lake Erie.

Michi Saagiig oral histories also speak to the occurrence of people coming into their territories sometime between 500-1000 A.D. seeking to establish villages and a corn growing economy – these newcomers included peoples that would later be known as the Huron-Wendat, Neutral, Petun/Tobacco Nations. The Michi Saagiig made Treaties with these newcomers and granted them permission to stay with the understanding that they were visitors in these lands. Wampum was made to record these contracts, ceremonies would have bound each nation to their respective responsibilities within the political relationship, and these contracts would have been renewed annually (see Gitiga Migizi and Kapyrka 2015). These visitors were extremely successful as their corn economy grew as well as their populations. However, it was understood by all nations involved that this area of Ontario were the homeland territories of the Michi Saagiig.

The Odawa Nation worked with the Michi Saagiig to meet with the Huron-Wendat, the Petun, and Neutral Nations to continue the amicable political and economic relationship that existed – a symbiotic relationship that was mainly policed and enforced by the Odawa people.

Problems arose for the Michi Saagiig in the 1600s when the European way of life was introduced into southern Ontario. Also, around the same time, the Haudenosaunee were given firearms by the colonial governments in New York and Albany which ultimately made an expansion possible for them into Michi Saagiig territories. There began skirmishes with the various nations living in Ontario at the time. The Haudenosaunee engaged in fighting with the Huron-Wendat and between that and the onslaught of European diseases, the Iroquoian speaking peoples in Ontario were decimated.

The onset of colonial settlement and missionary involvement severely disrupted the original relationships between these Indigenous nations. Disease and warfare had a devastating impact upon the Indigenous peoples of Ontario, especially the large sedentary villages, which mostly included Iroquoian speaking peoples. The Michi Saagiig were largely able to avoid the devastation caused by these processes by retreating to their wintering grounds to the north, essentially waiting for the smoke to clear.

Michi Saagiig Elder Gitiga Migizi (2017) recounts:

“We weren’t affected as much as the larger villages because we learned to paddle away for several years until everything settled down. And we came back and tried to bury the bones of the Huron but it was overwhelming, it was all over, there were bones all over – that is our story.

There is a misnomer here, that this area of Ontario is not our traditional territory and that we came in here after the Huron-Wendat left or were defeated, but that is not true. That is a big misconception of our history that needs to be corrected. We are the traditional people, we are the ones that signed treaties with the Crown. We are recognized as the ones who signed these treaties and we are the ones to be dealt with officially in any matters concerning territory in southern Ontario.

We had peacemakers go to the Haudenosaunee and live amongst them in order to change their ways. We had also diplomatically dealt with some of the strong chiefs to the north and tried to make peace as much as possible. So we are very important in terms of keeping the balance of relationships in harmony.

Some of the old leaders recognized that it became increasingly difficult to keep the peace after the Europeans introduced guns. But we still continued to meet, and we still continued to have some wampum, which doesn’t mean we negated our territory or gave up our territory – we did not do that. We still consider ourselves a sovereign nation despite legal challenges against that. We still view ourselves as a nation and the government must negotiate from that basis.”

Often times, southern Ontario is described as being “vacant” after the dispersal of the Huron-Wendat peoples in 1649 (who fled east to Quebec and south to the United States). This is misleading as these territories remained the homelands of the Michi Saagiig Nation.

The Michi Saagiig participated in eighteen treaties from 1781 to 1923 to allow the growing number of European settlers to establish in Ontario. Pressures from increased settlement forced the Michi Saagiig to slowly move into small family groups around the present day communities: Curve Lake First Nation, Hiawatha First Nation, Alderville First Nation, Scugog Island First Nation, New Credit First Nation, and Mississauga First Nation.

The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.

This historical context was prepared by Gitiga Migizi, a respected Elder and Knowledge Keeper of the Michi Saagiig Nation.

Publication reference:

Gitiga Migizi and Julie Kapyrka

2015 Before, During, and After: Mississauga Presence in the Kawarthas. In *Peterborough Archaeology*, Dirk Verhulst, editor, pp.127-136. Peterborough, Ontario: Peterborough Chapter of the Ontario Archaeological Society.

April 10, 2025

Malini Menon, B.E.S.
Senior Planner, County of Peterborough
County of Peterborough
Planning Division
470 Water Street
Peterborough, ON K9H 3M3

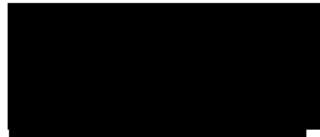
Dear Malini,

Re: Draft Plan of Subdivision, Official Plan Amendment
Eric and Diane Challenger
65 Northey's Bay Rd
County of Peterborough
File No.: 15T-25002, 15OP-25005

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Enbridge Gas does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas at the following link:
https://enbridge.outsystemsenterprise.com/GetConnectedApp_UI/NewGasServiceInquiry

Sincerely,



Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

ALDERVILLE FIRST NATION



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Chief: Taynar Simpson
Councillor: Lisa McDonald
Councillor: Jason Marsden
Councillor: Amber Crowe
Councillor: Kassie McKeown
Councillor: Joanne Smoke

VIA E-MAIL

May 14, 2026

Malini Menon
Planner, County of Peterborough
470 Water Street
Peterborough, On. K9H 3M3
mmenon@ptbocounty.ca
705-743-0380 ext. 2404

Breanne Martin
b.martin@northkawartha.ca

Dear Malini Menon,

**RE: Notice of Public Meeting Concerning Proposed Official Plan and Zoning By-Law
Amendments File #15OP-25005 and #ZA-06-25**

I would like to acknowledge receipt of your correspondence, which was received May 11th, 2026, regarding the above noted project.

As you may be aware, the area in which this project is proposed is situated within the Traditional and Treaty Territory of Alderville First Nation. Our First Nation's Territory is incorporated within the Williams Treaties Territory and was the subject of a claim under Canada's Specific Claims Policy, which has now been settled. All 7 First Nations within the Williams Treaties have had their harvesting rights legally re-affirmed and recognized through this settlement (2018).

In addition to Aboriginal title, Alderville First Nation rights in its Reserve and Traditional Territory and/or Treaty Territory include rights to hunt, fish and trap, to harvest plants for food and medicine, to protect and honour burial sites and other significant sites, to sustain and strengthen its spiritual and cultural connection to the land, to protect the Environment that supports its survival, to govern itself, sustain itself and prosper including deriving revenues from its lands and resources, and to participate in all governance and operational decisions about how the land and resources will be managed, used and protected.

Alderville First Nation is requiring a File Fee for this project in the amount of \$300.00. This Fee includes administration, an initial meeting, project updates as well as review of standard material and project overviews. Depending on the number of documents to be reviewed by the Consultation Department, additional fees may apply. **Please make this payment to Alderville First Nation and please indicate the project name on the cheque.**

Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.

If you do not have a copy of Alderville First Nation's Consultation Protocol, it is available at: alderville.ca/wp-content/uploads/2017/02/AFNProtocol2.pdf. Please note that the mapping in this document needs updating to reflect the Williams Treaties First Nations Settlement Agreement 2018.

In order to assist us in providing you with timely input, please provide us with a Notice of Request to Consult containing relevant information and material facts in sufficient form and detail to assist Alderville First Nation to understand the matter in order to prepare a meaningful response. Guidance for giving notice can be found on pages 11-12 of our Consultation Protocol. Based on the information that you have provided us with respect to the notice of **Notice of Public Meeting Concerning Proposed Official Plan and Zoning By-Law Amendments File #15OP-25005 and #ZA-06-25**, Alderville First Nation may require a mutual agreement to establish a special consultation process for this project. After the information is reviewed it is expected that you or a representative will be in contact to discuss this matter in more detail and possibly set up a date and time to meet with Alderville First Nation in person or virtually.

Although we have not conducted exhaustive research nor do we have the resources to do so, there may be the presence of burial or archaeological sites in your proposed project area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains, or other such evidence of a native burial site or any other archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Furthermore, Alderville First Nation also has available, trained Archaeological Liaisons who can actively participate in the archaeological assessment process as a member of a field crew, the cost of which shall be borne by the proponent. Alderville First Nation expects engagement at Stage 1 of an archaeological assessment, so that we may include Indigenous Knowledge of the land in the process. We insist that at least one of our Archaeological Liaisons be involved in any Stage 2-4 assessments, including test pitting, and/or pedestrian surveys, to full excavation.

Although we may not always have representation at all stakeholders' and rights holders' meetings, it is our wish to be kept apprised throughout all phases of this project.

Should you have further questions or if you wish to hire a Liaison for a project, please feel free to contact Julie Kapyrka, Consultation Manager, at 905-352-2662 or via email at jkapyrka@alderville.ca.

Yours sincerely,



Chief Taynar Simpson
Alderville First Nation

Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.

To: Breeanne Martin <B.Martin@northkawartha.ca>

Cc: Menon, Malini <mnenon@ptbocounty.ca>; Vicki Blakely <vblakely@stsco.ca>; Kevin Forrest <kforrest@stsco.ca>

Subject: Re: Notice of Public Meeting- Official Plan and Zoning By-Law Amendment (65 Northey's Bay Road, North Kawartha)

Hello Breeanne -

Please refer to the attached comments related to the official plan and draft plan of subdivision applications.

As you will note, Planning staff have no objections to the proposed draft plan of subdivision, official plan amendment and zoning by-law amendment. However, KPR planning staff requests that safe pedestrian linkages (i.e., dedicated pedestrian walkway) be considered as part of the approval process. Further, KPR supports the reduction of the speed limit in this area to 50 km/h as recommended by Tatham Engineering in the Traffic Impact Study.

Thank you for the opportunity to comment.

Kind Regards,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP

Manager, Planning Services

Kawartha Pine Ridge District School Board

1994 Fisher Drive Peterborough, ON K9J 6X6

705.742.9773 x 2169 | 1.877.741.4577 x 2169

www.kprschools.ca

Excel in Learning | Succeed in Life | Enrich Community

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From: Breeanne Martin <B.Martin@northkawartha.ca>

Sent: Monday, May 11, 2026 2:39 PM

To: Breeanne Martin <B.Martin@northkawartha.ca>

Subject: Notice of Public Meeting- Official Plan and Zoning By-Law Amendment (65 Northey's Bay Road, North Kawartha)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

May 5, 2025

County of Peterborough
470 Water Street
Peterborough ON K9H 3M3

**Attention: Malini, Menon
Senior Planner**

**Re: Official Plan Amendment File No.: 15OP-25005
Draft Plan of Subdivision File No.: 15T-25002
KPR File No.: NK-04**

Thank you for circulating the Notice of Complete Application of a Draft Plan of Subdivision File No.: 15T-25002 and an Official Plan Amendment File No.: 15OP-25005 related to lands located Part of Lots 6 & 7, Concession 6, Burleigh Ward, North Kawartha Township, and are known municipally as 65 Northey's Bay Road.

Kawartha Pine Ridge District School Board (KPR) has reviewed the development proposal, which includes the development of 31.6 hectares (78 acres) with a 58-lot residential plan of subdivision consisting of single-detached dwellings. The proposal also includes one (1) commercial lot, and blocks for open space, a storm water management facility and public streets. The proposed subdivision will be serviced by an internal road network, connecting to Northey's Bay Road (approximately 400 metres south of Highway 28). The internal road network will be designed to meet municipal standards and assumed into the municipal road network.

KPR planning staff also reviewed the Traffic Impact Study completed by Tatham Engineering, and has noted that the sight lines to/from the north were measured at 120 metres, which do not satisfy the County's sight line requirements for a posted speed of 60 km/h. It was therefore recommended that the posted speed be reduced to 50 km/h. KPR supports a reduction of the speed limit at this location.

Please note that that students would be required to make their way to nearest suitable and safe bus stop location along a publicly maintained road as determined by Student Transportation Services of Central Ontario (STSCO). KPR would ask that a pedestrian network be completed to provide safe access through the site to facilitate the safe movement of students. Further, if required, pick-up points will not be located within the subdivision until major construction activity has been completed.

It is anticipated that this development will generate approximately 11 public elementary students and 5 public secondary students. Elementary students will be directed to Apsley Central Public School (JK-8) or Lakefield District Public School (SK-8) for French Immersion. Secondary students will be directed to Thomas A. Stewart Secondary School or Adam Scott CVI for French Immersion. At this time, these schools have residual capacity to accept these students.

Planning staff have no objections to the proposed draft plan of subdivision and official plan amendment. However, KPR planning staff requests that safe pedestrian linkages (i.e., dedicated pedestrian walkway) be considered as part of the approval process. Further, KPR supports the reduction of the speed limit in this area to 50 km/h as recommended by Tatham Engineering in the Traffic Impact Study.

KPR Planning staff would like to request the following conditions be included as part of the approval of the draft plan:

“Prior to the final approval of the draft plan, Kawartha Pine Ridge District School Board (KRP) shall be satisfied that appropriate clauses are contained within the Subdivision Agreement as follows:

- i. All offers of purchase and sale shall contain a statement advising prospective purchaser(s) that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a “holding school”, or in an alternate school within or outside of the community.
- ii. All offers of purchase and sale shall include a statement advising prospective purchasers that if school buses are required within the development in accordance with Kawartha Pine Ridge District School Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Services of Central Ontario; and that additional pick-up points will not be located within the subdivision until major construction activity has been completed.
- iii. That the Owner(s) agree to provide a pedestrian walkway or dedicated pedestrian use only area throughout the subdivision to accommodate and promote safe walking routes. To clear this condition, KPR staff will require a copy of the proposed plan and details for the pedestrian route prior to entering into the Subdivision Agreement. Any Subdivision Agreement shall reflect these proposed plans and details.”

KPR requests to be circulated of any additional information / notices related to this development proposal.

Please note that the residential units will be subject to Education Development Charges. Additional information can be found on our website: [EDC-Information-Brochure---City-and-County-of-Peterborough.pdf \(kprschools.ca\)](https://www.kprschools.ca/EDC-Information-Brochure---City-and-County-of-Peterborough.pdf)

Please do not hesitate to contact the undersigned by email at jeannette_thompson@kprdsb.ca or by telephone at 705.742.9773 x 2169 or 1.877.741.4577 x 2169 if you have any questions, concerns or require additional information.

Sincerely,
Jeannette Thompson
Jeannette Thompson, BSc, MCIP, RPP
Manager, Planning Services

Cc: Ian Dyck, Planning GIS Technician, KPR
Kevin Forrest, Manager of Operations STSCO



April 22, 2025

County of Peterborough
Planning, Development & Public Works
470 Water Street
Peterborough, ON K9H 3M3

Subject: Plan application 15T-25002 and Official Plan Amendment 15OP-25005

To Whom it May Concern,

We are writing in regards to the 59-lot residential subdivision proposed by Eric and Diane Challenger, plan application 15T-25002 and Official Plan Amendment 15OP-25005, to express our opposition to the project.

As citizens of North Kawartha, and residents of Northey's Bay Road, we have some general concerns regarding the development of these residential lots in this rural area. We will herein refer to the residential development as a "sub-division".

Rural Living

This development can only be described as a sub-division. Injecting a feel of urban sprawl into a very rural area. Most people relocate to this region to enjoy a rural experience and escape urban living. However, these lots will not offer that and will only further to remove the rural experience for other citizens of North Kawartha who call this area home. The introduction of a sub-division does not deliver an experience expected of a peaceful, rural setting.

Traffic Study

The Traffic impact study was conducted during an off-peak season. The stretch of highway 28 from Big Cedar to Haultain—which encompasses the turn to Northey's Bay Road—is well-known as a treacherous area. Traffic from May to October increases dramatically and there have been numerous accidents, many fatal, over the years. The estimates provided in the traffic study for the traffic coming in and out of the sub-division are very conservative and do not account for multiple vehicles and drivers at each residence. Most homes are two-vehicle homes, which estimates 100 or more additional vehicles entering and exiting from Highway 28 on any given day. During the summer months, it is likely that this will result in further fatalities.

Walkability

The proposed sub-division's location is quite literally in the middle of nowhere. Accessible only by Highway 28 or County Road 56, neither of which have sidewalks or infrastructure conducive to pedestrian traffic. There is no walkability and no services for residents to utilize. All residents must possess a vehicle with the expectation to drive to fulfill basic needs. This is not comparable to a residential home in the village of Apsley or Lakefield, for example, where a citizen can walk to the post office, grocery store, convenience store, hardware store, LCBO, dentist, doctor's office or school. A development like this would be perfect for an area where such services exist, such as Apsley or Lakefield.

Schooling

As of March 2025, in a conversation with the secretary at Apsley Central Public School during kindergarten registration, she stated that the school is already at capacity. The resource room has been converted into a classroom and two portables are in use, with no room to add more. The construction of the new school did not anticipate the unprecedented growth that North Kawartha is already experiencing and the addition of 50+ new residential homes would only add to this issue.

Unprecedented and Unpredictable Growth in North Kawartha

Since the Covid-19 pandemic, the Township of North Kawartha has experienced an unprecedented rate of growth due to seasonal residents moving here year-round. This growth is highly unpredictable and remains instable due to the current political landscape and quality of living in urban centres. In short, many seasonal residents who live in urban areas are selling their city homes and moving to their cottages on a permanent basis. This is largely made possible due to access to reliable high-speed internet which in the past did not exist. Thousands of people cottage on lakes in North Kawartha and there is no way to predict the amount of people who will make this transition in the coming years.

Police Service and Crime

At present, there is no active OPP dispatch in the Township of North Kawartha. We experience very little police presence in the Township of North Kawartha and what presence we do have is limited to highway traffic control, mostly in the summer months. More housing requires more policing, which is an issue that goes beyond just this development. Crime and theft have increased in the area (several businesses were broken into in Apsley in 2024) and a larger police presence would have helped to prevent these thefts. Additional housing creates opportunity for crime that would need to be counteracted.

Septic and Well

As noted in the proposal, each lot in the subdivision would require its own separate well and septic tank. Not only does this have a huge environmental impact, but it also runs the risk of depleting ground water for the neighbouring homes in the area.

Economic Benefit for North Kawartha Township

Based on the location of the proposed subdivision, which lies on the southern fringe of North Kawartha, the township would experience very little direct economic benefit from the addition of 50+ homes. The location is equidistant from Apsley and Lakefield, and due to its close proximity and more services, restaurants, fast food and retail stores, Lakefield is the obvious choice for many residents in Woodview to visit if given the choice. North Kawartha Township may benefit from increased property tax revenue, but it is not enough to counteract the increased costs of things like road maintenance, community programs, schooling, policing, etc.

Summary and Solutions

In summary, we do not oppose responsible development in the Township of North Kawartha. However, a subdivision of this size and nature seems excessive, far-reaching and ultimately very unsuitable for the proposed location. As an alternative solution, a more conservative development of approximately 10-15 residential lots within the 78 acre portion of subject lands owned by the Challengers would be a much more realistic objective. It would still provide additional housing in the NK Township without having a significant negative impact as stated within this letter. A future residential development within the village of Apsley, that provides affordable housing, such as duplexes and tri-plexes, would be an ideal solution to help offset the cost of living and provide starter homes for many young families.

Thank you for your consideration,

Adam and Amber Dragisic



TO WHOM THIS MAY CONCERN

THIS LETTER IS REGARDING THE APPLICATION PLAN OF SUBDIVISION & OFFICIAL PLAN AMENDMENT FILE # 15T-25002 AND FILE #150P-25005

1. MY 1ST MAJOR CONCERN IS THAT 58 NEW HOMES WOULD PUT A STRAIN ON THE GROUND WATER SYSTEM THAT ALL THE HOUSES ALREADY HERE ARE TAPPED INTO WITH OUR WELLS, I STRONGLY FEEL THAT THE EXISTING WELLS WOULD LOSE OR DEMINISH THE WATER SUPPLY.

2. 2ND CONCERN IS THAT AMOUNT OF TRAFFIC THAT ALREADY USES NORTHEY'S BAY RD. A CONSTANT STREAM OF PUBLIC, COMMERCIAL AND RECREATIONAL VEHICLES USE THIS RD EVERY DAY. SUCH A JOKE THAT A TRAFFIC IMPACT STUDY WAS DONE ON JANUARY 18, 2025. JANUARY IS THE SLOWEST MONTH OUT OF THE WHOLE YEAR FOR TRAFFIC. A STUDY SHOULD HAVE BEEN DONE BETWEEN THE MONTHS OF APRIL AND DECEMBER(THAT TELLS ME THAT THE STUDY WAS DONE AT THAT TIME TO DOWN PLAY JUST HOW BUSY THIS RD REALLY IS.) NORTHEY'S BAY RD IS A HIGH RISK RD FOR ACCIDENTS, MANY, MANY ACCIDENTS AND DEATHS HAVE ALREADY OCCURRED ON THIS RD.

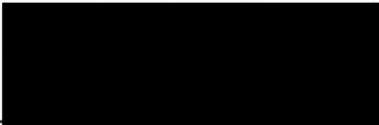
3. 3RD CONCERN IS THE ABUNDANCE OF WILD LIFE IN THIS AREA WITH DEER, MOOSE, BEAR, COYOTES, WOLVES OTHER SMALLER ANIMALS AND BIRDS, IT WOULD HAVE A DEVASTATING IMPACT ON THE ECO SYSTEM. WE HAVE A PARCEL OF LAND THAT IS 3.5 ACRES AS MANY OF OUR NEIGHBORS ALSO HAVE MULTIPLE ACRES SO THE WILD LIFE HAS STILL BEEN ABLE TO RETAIN THEIR HOMES AND FOOD SOURCE, TAKING AWAY 78 ACRES WOULD HAVE A HUGE

IMPACT ON MOST OF THE WILD LIFE HERE.

WHAT ABOUT CONSIDERATION OF THE SMALL VOLUNTEER FIRE DEPARTMENT OR THE HISTORICAL WOODVIEW GENERAL STORE WHICH IS HOME TO OUR POSTAL SERVICE WHICH IS ALREADY AT CAPACITY.

WE STRONGLY DISAPPROVE OF THIS 58 LOT RESIDENTIAL PLAN OF SUBDIVISION AND 1 COMMERCIAL LOT.

SHAUN GANNON



BEV GANNON



From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: Woodview Subdivision proposal 15T-25002
Date: Thursday, April 17, 2025 10:19:07 AM

Good Morning Victoria,

Thank you for your email. By copy of this message I'm passing along your comments to Malini Menon, our area Planner who is processing this file. Your comments and concerns have been received and will form part of the public record.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Victoria Johnson [REDACTED]
Sent: Thursday, April 17, 2025 6:52 AM
To: Planning <planning@ptbocounty.ca>
Subject: Woodview Subdivision proposal 15T-25002

Hello, I am writing because I do not believe a subdivision in this area is a good idea. This proposal has aggravated the majority of the local land owners of the area. There are major concerns, what about the local wildlife, how will traffic be maintained as the traffic is already ridiculously fast on that road, what about the local hiking areas, how will they be impacted? This area is a rural area which people moved to the country to get away from subdivision, you will find no local support for this proposal and only upset locals who love the area.

What does an official appeal for the proposal entail? If this email is enough then I appeal the proposal.

You will create more accidents and ruin the beauty of the area. Keep your subdivision in the city and leave nature and the area alone. Maybe come up with a plan for less housing.

Regards,
Victoria

From: [Planning](#)
To: [Menon, Malini](#)
Subject: Fw: Application File #15T-25002 Plan of Subdivision & File #15OP-25005
Date: Wednesday, April 23, 2025 10:52:54 AM

Passing on for your records

From: Carolyn Johnston [REDACTED]
Sent: Tuesday, April 22, 2025 4:00 PM
To: Planning <planning@ptbocounty.ca>
Cc: Carolyn Johnston [REDACTED]
Subject: Application File #15T-25002 Plan of Subdivision & File #15OP-25005

To Whom It may concern

I, along with many of my neighbours have many concerns regarding the aforementioned file number(s) regarding the proposed subdivision.

I along with my husband decided to buy a farm and retire in the country and we fell in love with and subsequently bought the house and farm we are now living in in 2017. We loved the idea of living in the country with no developments around us. We have a small hobby farm and the fact that we are zoned residential/farm land enabled us to do that.

With the proposed subdivision I have a few concerns that I will list below.

- 1). Why was the traffic study done in January of 2023? In my opinion after living here almost ten years, it should have been done in July or August. There is hardly any traffic here at that time of year (January). I believe it was the summer of 2023 that there were four fatalities alone on highway 28, between Big Cedar and Northey's Bay Rd. The traffic is so bad here in the summer that I won't go to town on a Friday.
- 2). This is one of the gateways to Stoney Lake, and I don't really think the cottagers are going to like the influx of traffic for however long this development takes to build.
- 3). The closeness of the Firehall and the time this subdivision may impact their response to calls located on the south side of Stoney Lake.
- 4). Infrastructure concerns including:
 - Water/Sewer (is there enough water to sustain this many houses?)
 - Mail services (the general store will not be able to support 59 plus boxes at the general store)
 - Internet is not the best (and with more people it could slow it down even more)
 - Our farmland and animals could be compromised due to the dust and noise disturbances which could incur, along with the fact that we spread manure at least twice a year and people are not going to like the smell that brings with it

These are but a few of my concerns. I could go on, but will leave it at this for now.

I appreciate your time and consideration,

Carolyn Johnston

From: [Planning](#)
To: [Menon, Malini](#)
Subject: Fw: Application file #15T-25002 and file #15OP-25005
Date: Tuesday, April 29, 2025 10:34:23 AM

From: DAVID WEICKER [REDACTED]
Sent: Sunday, April 27, 2025 9:42 PM
To: Planning <planning@ptbocounty.ca>
Subject: Application file #15T-25002 and file #15OP-25005

To the County of Peterborough Planning regarding County Application file #15T-25002 and file #15OP-25005

As residents in the immediate area, we write this email with concern and opposition to this proposed development. It is our belief that this project offers little to no benefit to our community but does in fact have many negative effects and challenges.

In speaking with our neighbors, the foremost concern is our fragile ecosystem and water resources. We value our water and take steps to conserve where we can. According to Statistics Canada, Canadian households had an average use of 223 liters per person per day in 2021. Multiply that by the proposed 59 homes and commercial properties and it becomes quite clear that there is no possible way that the existing water source in our area can sustain this development. New homes bring with them new lawns, new swimming pools, new hot tubs and cars to be washed. Most people do not realize that wells cannot support these luxuries. We have read the studies that were submitted with the application showing the results of the test wells. These are in no way a reflection of actual use and sustainability for a development of this size.

It is our belief that this project needs to be scaled back to allow for fewer homes, perhaps on larger lots. To allow this development to proceed as planned is irresponsible and negligent. We encourage the planning department of the County of Peterborough to reconsider the scope of this project and the negative impact that it will have on our community and our delicate resources that we are stewards of.

We are reaching out to our Provincial and Federal representatives to be directed to the appropriate environmental and natural resource agencies within their jurisdictions to get their input on this development.

In hopes of preventing any future litigation with the county, the developer and other invested parties, we hope this project will be reevaluated.

Sincerely,
Dave & Tina Weicker

From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment- (55 homes) Woodview Golf Course File No. 15OP-25005
Date: Thursday, April 17, 2025 10:10:45 AM

Good Morning Linda,

Thank you for your email. By copy of this message I'm passing along your comments to Malini Menon, our area Planner who is processing this file. We will add your name and email address to our notification list so that you can be made aware of the public meeting when it is scheduled.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Linda Whale [REDACTED]
Sent: Monday, April 14, 2025 1:10 PM
Subject: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment- (55 homes) Woodview Golf Course File No. 15OP-25005

To Whom It May Concern Re:

Notice of Complete Application for Plan of Subdivision & Official Plan Amendment- (55 homes)

The County of Peterborough has received a complete application for a Plan of Subdivision, in accordance with Sections 51(17) and (19.4) of the Planning Act. The application has been assigned file number 15T-25002. AND

The County of Peterborough has received a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the *Planning Act*. The application has been assigned file number 15OP-25005.

A future public meeting will be scheduled on the Official Plan Amendment application and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

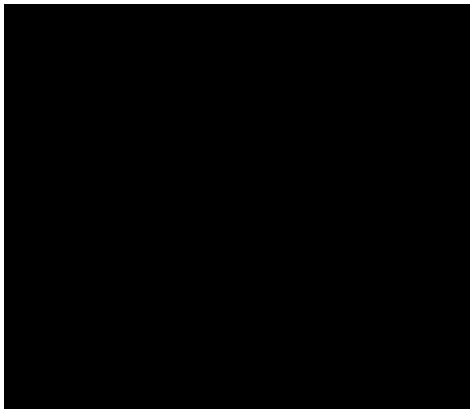
We have been in contact with Carolyn Amyotte- Mayor- North Kawartha re. the above

Application for Plan Subdivision & Official Plan Amendment and She advised us to contact You re any Public Meetings coming up! Steve and I - as do a number of other homeowners in the area have a concern with the amount of water these 55 homes would draw and the effect on our wells and water systems. Another concern is with the amount of traffic these 55 homeowners would generate in the area of Northey's Bay and Hwy 28. In the summer it is already next to impossible to get out of Northey's Bay onto Hwy 28. Also as I would assume You already are aware of the number of accidents that have taken place on Hwy. 28 between Northey's Bay and the Woodview Store.

As a very concerned homeowner in the area, we have not seen posted or been advised of any meetings on the above Application to take it to the point it is at now. We would very much like to be advised of any Public Meetings in the future.

Thank You

Steve and Linda Whale



To be notified of any matters regarding this housing proposal, please email planning@ptbocounty.ca as the County is the lead agency on Official Plan Amendments.

From: [Planning](#)
To: [Menon, Malini](#)
Subject: Fw: 59 Home Subdivision Northeys Bay -Hwy 28 Woodview
Date: Thursday, April 17, 2025 10:12:18 AM

Passing on FYI - same person as I already forwarded but they had sent a second email

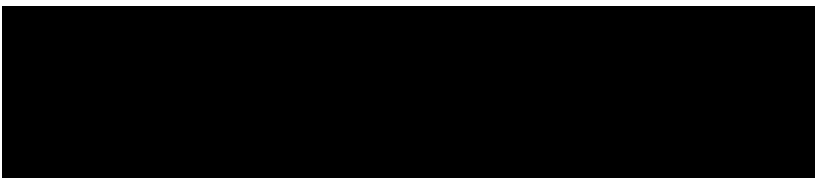
From: Linda Whale [REDACTED]
Sent: Wednesday, April 16, 2025 10:12 PM
To: Planning <planning@ptbocounty.ca>
Subject: 59 Home Subdivision Northeys Bay -Hwy 28 Woodview

The County of Peterborough has received a complete application for a Plan of Subdivision, in accordance with Sections 51(17) and (19.4) of the Planning Act. The application has been assigned file number 15T-25002.

The County of Peterborough has also received a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the *Planning Act*. The application has been assigned file number 15OP-25005.

A future public meeting will be scheduled on the Official Plan Amendment application and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

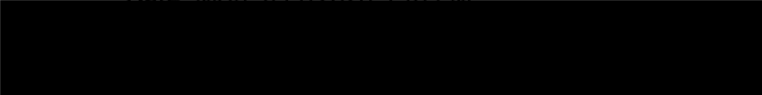
Request to be notified of Date and Location of any Public Meetings re. above



Re: Notice of Public Meeting- Official Plan and Zoning By-Law Amendment (65 Northey's Bay Road, North Kawartha)

From Breeanne Martin <B.Martin@northkawartha.ca>

Date: Mon 5/11/2026 3:10 PM



Hi, you can find further details on this through the link provided.

If you would like to submit a letter of opposition via email you can do so by sending to me or the clerks department, or there is a link on our website as well.

The link for the meeting will be available on the agenda which will be posted for the public Friday (May 29th) prior to the Public Meeting Date, June 2nd.

All details and supporting material submitted with the applications can be found on the County website:
[Notice of Public Meeting Concerning Proposed Official Plan and Zoning By-Law Amendments File #15OP-25005 and #ZA-06-25 | County of Peterborough](#)

<https://www.northkawartha.ca/en/our-services/planning-services.aspx#Comments-and-Appeals>

Breeanne Martin
Building & By-Law/
Planning Assistant Secretary

P: (705) 656-5188

F: (705) 656-4446

E: b.martin@northkawartha.ca



Township of North Kawartha
P.O. Box 550, 280 Burleigh Street
Apsley, Ontario K0L 1A0
www.northkawartha.ca

taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

Sent: Monday, May 11, 2026 2:57 PM

To: Breeanne Martin <B.Martin@northkawartha.ca>

Subject: Re: Notice of Public Meeting- Official Plan and Zoning By-Law Amendment (65 Northey's Bay Road, North Kawartha)

Hi Breeanne,

Has the township tentatively approved this subdivision? Can the meeting be attended on Zoom. We are opposing this application.

Thanks,

Joe

On Mon, May 11, 2026 at 2:39 PM Breeanne Martin <B.Martin@northkawartha.ca> wrote:

Good afternoon,

Please see the attached **Notice of Public Meeting** for an Official Plan Amendment (File No. 15OP-25005) and Zoning By-law Amendment (ZA-06-25). The subject lands are located in part of Lots 6 & 7, Concession 6, and known municipally as 65 Northey's Bay Road, in North Kawartha Township. A public meeting to consider the proposed amendments will be held on **Tuesday, June 2, 2026, at 9:30 a.m.**

All details and supporting material submitted with the applications can be found on the County website: [Notice of Public Meeting Concerning Proposed Official Plan and Zoning By-Law Amendments File #15OP-25005 and #ZA-06-25 | County of Peterborough](#)

You are receiving this Notice as you requested to be notified of this public meeting. Feel free to contact me or Breeanne Martin at the Township of North Kawartha (bmartin@northkawartha.ca) if require further information. If you wish to speak at the public meeting about this matter, please contact the Township Clerk's office at 705-656-4445 or k.picken@northkawartha.ca.

Breeanne Martin
Building & By-Law/
Planning Assistant Secretary

P: (705) 656-5188

F: (705) 656-4446

E: b.martin@northkawartha.ca



Township of North Kawartha

P.O. Box 550, 280 Burleigh Street

Apsley, Ontario K0L 1A0

www.northkawartha.ca

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