



Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: December 4, 2025
Subject: Zoning By-law Amendment Application ZA-11-25

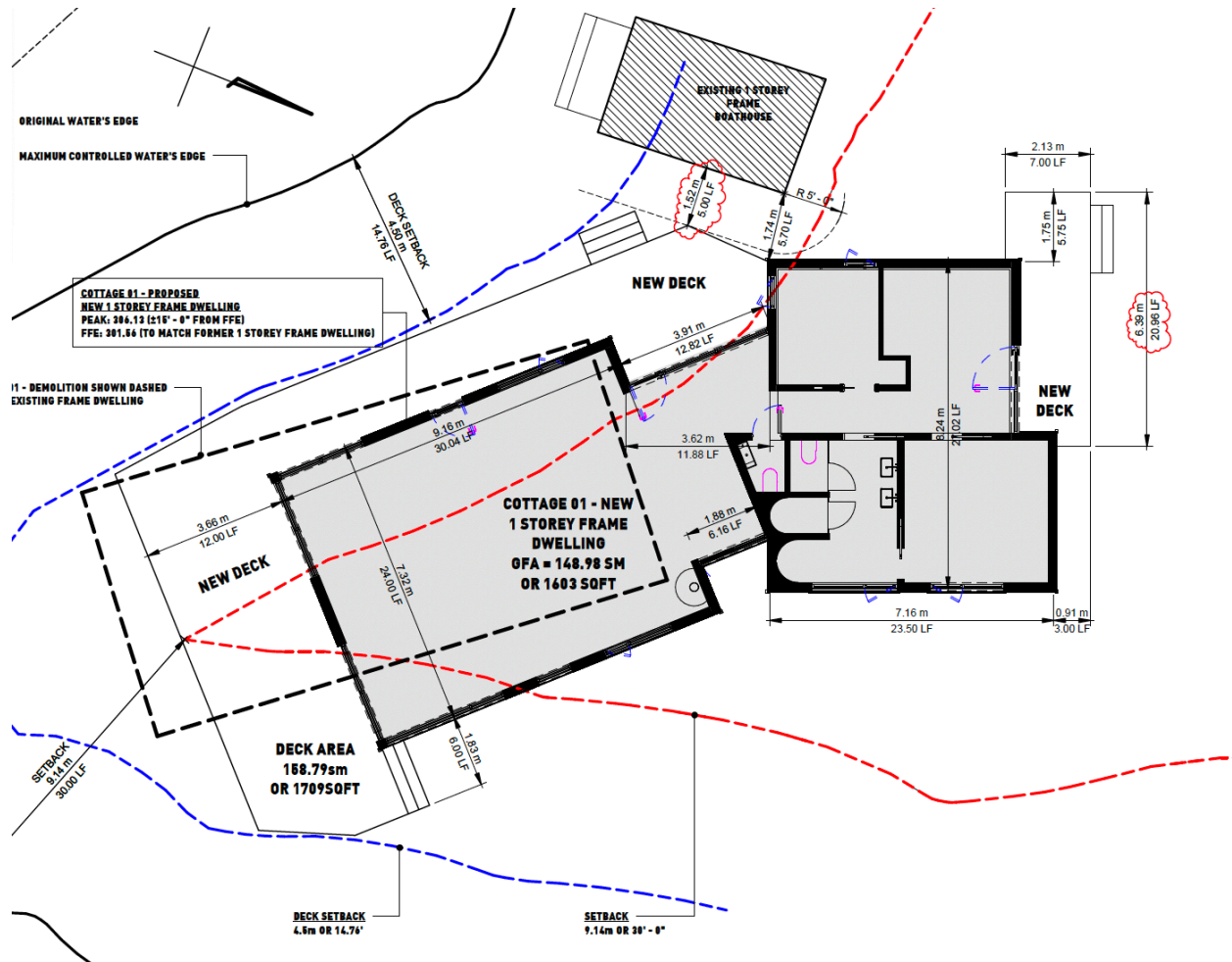
Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-11-25 to permit an increase in the height of a residential structure, as well as the area of deck, located within 9m of the high water mark. This amendment also serves to permit the increased overhang of an existing shed within 9 metres of the high water mark.

Background:

This application comes to Council primarily to facilitate an Exception to the Zoning By-law to permit a redevelopment of a cottage structure located 4.5 metres to the high water mark. The proposed one-storey cottage structure will be setback to 6.6 metres to the building and 4.5 metres to the deck. The proposed deck has a depth of 3.66 metres. This property is unique in that there are two existing cottages, plus a boathouse, on the island. The cottages are considered to be legal non-complying in that only one cottage is typically permitted on a property with a zoning designation of Shoreline Residential Island.

Additionally, a shed on the property had a roof replaced, located within the first 30 metres of the high water mark, and the overhang of the new roof is approximately 1.22 metres deep, which exceeds the standard overhang permitted by the building department.



Property Information:

Address: 47 Anstruther Lake, Anstruther Island #5

Roll No: 1536-020-202-00800

Owners: David Evans

Zoning: Shoreline Residential Island

Official Plan Designation: Seasonal Residential

This island property is located in the Anstruther Ward with frontage onto Anstruther Lake and no other properties are located on the island. The buildings are located on the westerly portion of the 2.68 hectare island. Due to the seasonal weather, a site visit was not completed but photographs of the property were provided by the applicant.



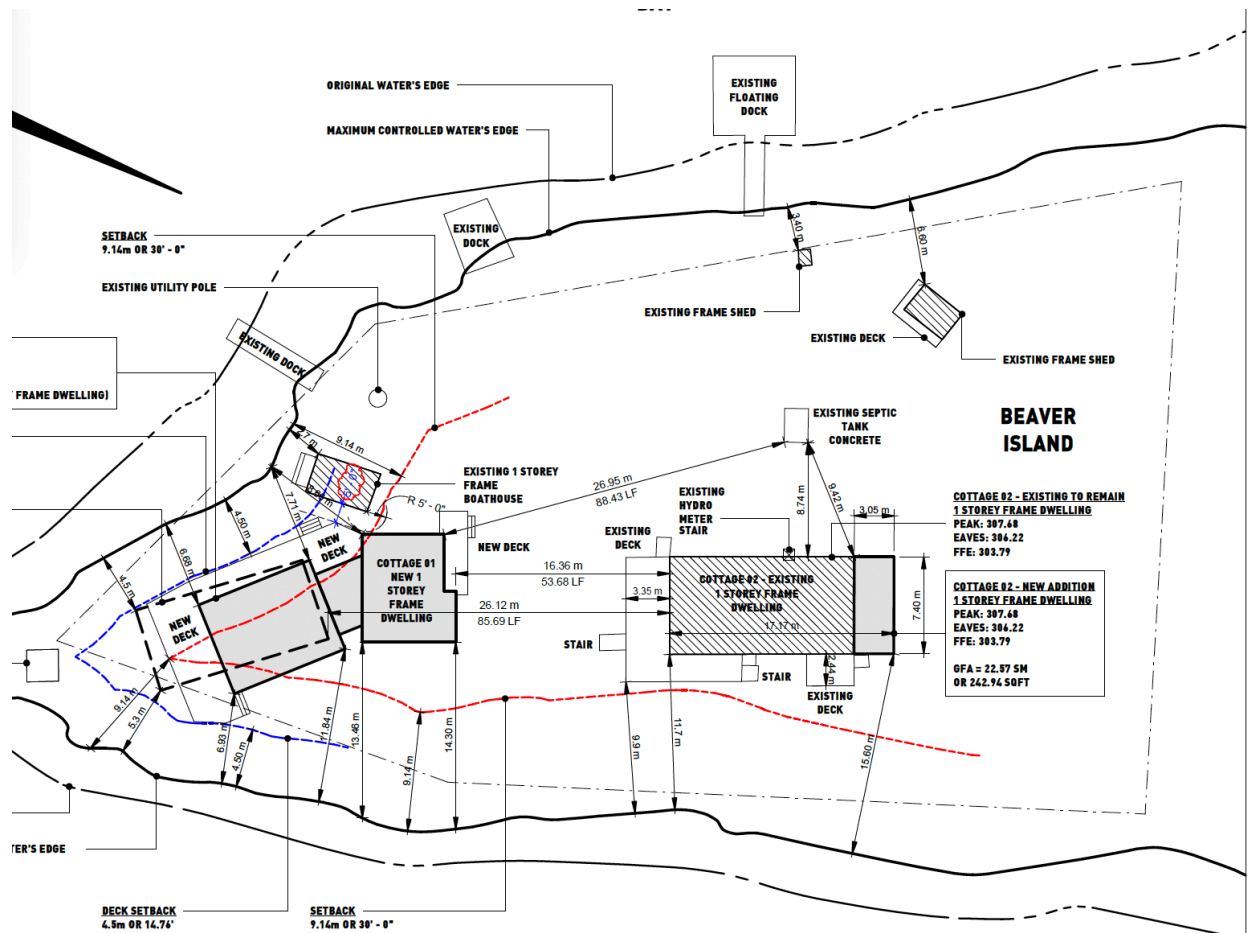
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Below is a site plan showing the structures on the island:



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



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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.
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



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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 proposal to redevelop this recreational dwelling is consistent with the 2024 PPS.

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:

Section 4.4 Shoreland Areas and the Waterfront

Section 4.4.1 Goal

- To improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore.

Section 4.4.2

- To permit sustainable shoreland development that allows for limited growth of existing and new tourist developments and innovatively design residential developments;
- To ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form:



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Section 6.2.5 Seasonal Residential

Section 6.2.5.2 – Permitted Uses: The predominate use of land within the Seasonal Residential designation shall be for seasonal cottages.

Opinion: The Seasonal Residential designation permits cottage redevelopment and thus this application is in keeping with the County of Peterborough's Official Plan.

Zoning By-law

As noted, this property enjoys two recreational dwelling units, as well as a boathouse and various sheds. While the Comprehensive Zoning By-law does not permit two dwellings on a waterfront property, This application also legalizes the overhang on the shed, which has a very low visual impact.

Conclusion

The application to rezone the subject lots 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