



Report to Council

To: Mayor and Members of Council of the Township of North Kawartha
From: Forbes Symon, RPP, MCIP
Senior Planner (Contract), Jp2g Consultants Inc.
Date: September 2, 2025
Subject: Report on Official Plan Amendment Application 15OP-25009

Recommendation

1. That Council receive the planning report as prepared by the Township's Senior Planning Consultant for information;
2. That Council recommend **approval** of Official Plan Amendment application 15OP-25009 to Peterborough County Council, subject to the condition identified in the closing of this report.

Background

Official Plan Amendment application 15OP-25009 has been submitted by EcoVue Consulting Services Inc. on behalf of property owner Gord Tucker, for the property located in Part Lots 23, 24, 25, Concession 16, in the Burleigh ward, municipally known as 198 Jack Lake Road.

The property is approximately 37.98 hectares (93.82 acres) with 375 metres of frontage on Jack Lake Road and is partially located within the settlement area of Apsley. The subject property consists of mix of forest and various wetlands (both provincially significant and unevaluated) and is currently improved with a detached dwelling.

The property is designated Settlement Area and Rural in the County of Peterborough Official Plan and Hamlet, Rural, and Environmental Constraint in the local component for the Township of North Kawartha. The property is zoned Rural (RU) in the Township of North Kawartha Zoning By-law 26-2013.

Proposed Official Plan Amendment

The purpose of the subject application is to amend the severance provisions in the Official Plan in order to facilitate the creation of two new lots by consent (severance). The proposal is also seeking a lot line adjustment which includes severing a portion of the subject property and merging it with the neighbouring lot located to the south.



It is recognized that the current local Official Plan policies for the Township of North Kawartha prohibit more than two (2) severed lots on an existing lot of record that has been in existence since January 1, 1990. Given that the property already received two (2) severances in the 1990s, an Official Plan Amendment (OPA) is required to permit the proposed severances.

However, it is worth noting that the County's new Official Plan, which is currently awaiting approval from the Minister of Municipal Affairs and Housing, defines a landholding in the Township of North Kawartha as "a parcel of land that has existed 15 years prior to the date of application" (Section 3.5 (2)). Given that the information submitted indicates that it has been more than 15 years since the subject lands have been severed, the proposed new lots would conform to the policies of the new Official Plan. Nonetheless, until the new Official Plan is approved by MMAH, the policies under the current Official Plan would apply.

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

- Planning Justification Report, prepared by EcoVue Consulting Services Inc., dated June 23 2025; and
- Traffic Brief, prepared by EcoVue Consulting, dated May 6, 2025.

The submitted PJR and Traffic Brief are attached to this report as Appendix 1.

A pre-consultation meeting was held with the applicant and staff from County of Peterborough and Township of North Kawartha on March 24, 2025. Township staff were generally supportive of the proposed OPA, subject to the completion of the above studies.

Planning Analysis

The Planning Act stipulates that decisions on planning matters must be consistent with the Provincial Planning Statement, 2024 (PPS) and conform to the Official Plan.

Provincial Planning Statement, 2024

The Planning Justification Report (PJR) submitted in support of the OPA provided a detailed summary of compliance with the policies of the PPS 2024. This report will not repeat the work done in the Planning Justification Report regarding PPS conformity. Following a detailed review of the PPS policies for Settlement Areas (Section 2.3.1) and Rural Lands (Section 2.5.1), the PJR drew the following conclusions:

"The proposed development will create an additional residential lot with private servicing while having access on a municipally maintained road and will not require the extension of municipal infrastructure. Additionally, given that the development is proposing an additional lot in between two existing residential uses, it represents both



infilling and residential intensification.”.....“The proposed development will be serviced privately, will have access from an existing municipal road and will be serviced by existing rural services. The proposed development will not require extension to rural services or infrastructure. Furthermore, no agricultural uses are present in the surrounding area and as such, it is our opinion that a review of minimum distance separation (MDS) is not required.”

Additionally, the PPS policies for Sewage, Water and Stormwater (Section 3.6) and Natural Heritage (Section 4.1) and drew the following conclusions:

“The proposed lots are large enough to accommodate stormwater runoff from future dwellings. Additionally, the subject lands consist of woodland and wetland vegetation which includes numerous shrubs and mature trees, which will contribute to stormwater infiltration within the soil.”..... “While the subject lands contain Provincially Significant Wetlands (PSW), the proposed development is located more than 120 metres away from the feature. As such, it is our opinion that the proposed development will not have any adverse impacts on the PSW.”

The above conclusions drawn in the PJR with respect to conformity with the 2024 Provincial Planning Statement (PPS) are accepted as submitted.

County of Peterborough Official Plan

The Planning Justification Report submitted in support of the OPA provides a detailed summary of compliance with the policies of the County of Peterborough Official Plan. This report will not repeat the work done in the Planning Justification Report regarding conformity with the County of Peterborough Official Plan and the Local Component for the Township of North Kawartha. The submitted PJR concluded that *“the proposed lots can accommodate private servicing infrastructure, will have frontage on Jack Lake Road (a public road) and will not create a traffic hazard.”*

It was further noted that *“no impacts are anticipated due to the distance between the proposed development and the natural features on the balance of the property, and that the rural character of the area will not be impacted by the proposed severance as the proposed lot is similar in size to the lots in the vicinity of the subject property.”*

Additionally and as noted earlier in this report, the proposed new lots would meet the consent criteria outlined in Section 3.5 (2) of the County’s new Official Plan, as it has been more than 15 years since the subject lands have been severed according to the information submitted.

The above conclusions drawn with respect to conformity with the County of Peterborough Official Plan are accepted as submitted.



Local Component- Township of North Kawartha

The submitted Planning Justification Report provides detailed summary of compliance with the policies for the Local Component of the Official Plan for the Township of North Kawartha. With respect to the policies for the Rural and Hamlet designations, the PJR drew the following conclusions:

“The proposed lot (Lot 2) will include one single detached dwelling and comply with the MDS guidelines as there are no agricultural uses in the vicinity. Additionally, the proposed lot will have frontage on a municipally maintained road and is in close proximity to the settlement area of Apsley, which includes numerous commercial uses, community facilities, public school, and other amenities”..... “the proposed development on Lot 3 will include a single detached dwelling and as discussed below, the development will conform to Section 7.12 of the CPOP.”

The above conclusions drawn with respect to the policies for the Local Component of the Official Plan for the Township of North Kawartha are accepted as submitted.

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

The Township’s Zoning By-law 26-2013 identifies the subject property as being within the “Rural (RU)” zone. The RU zone establishes a minimum lot size of 10 hectares (25 acres) and a minimum lot frontage of 90 metres (295). However, an exception to the minimum lot area and frontage requirement is provided in Section 17.2 (o) which allows residential lots created by consent to have a lessor minimum lot area and frontage of 2 hectares (4.9 acres) and 60 metres (200 feet).

Given the size and location of the proposed severed lots, it is recommended that the new lots be rezoned to the Rural Residential (RR) Zone as it would provide for more appropriate zoning standards for lots located within or close proximately to the Hamlet of Apsley. The proposed severed lots would appear to comply with the minimum lot area and frontage requirements established in the RR zone, being 1 hectare (2.47 acres) and 60 metres (200 feet), respectively.

Concluding Comments

Based on the foregoing analysis, staff are of the opinion that the application is consistent with the applicable land use planning policies and as such, represents good planning. In conclusion, staff recommend that Council recommend approval of Official



Township of North Kawartha

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Plan Amendment application 15OP-25009 to the County of Peterborough, subject to the following conditions:

- 1) That a zoning by-law amendment be submitted to rezone the severed parcels from the Rural (RU) Zone to the Rural Residential (RR) Zone to the satisfaction of the Township of North Kawartha. The zoning by-law amendment is to be included as a condition of consent and shall not be processed until such time as Peterborough County Council has made a decision on Official Plan Amendment #15OP-25009.

All of which is respectfully submitted,

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

Attachments

Attachment #1- Planning Justification Report & Traffic Brief

Attachment #2- Notice of OPA