



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: March 17, 2026
Subject: Consent Application B-116-25 – Application for Lot Addition

Recommendation:

That Council recommends that the County of Peterborough **approves** Consent Application B-116-25, for a lot addition with the conditions outlined in the Municipal Appraisal Form.

Background:

The Township is in receipt of an application for Consent for lot addition from the property known as Roll No. 1536-010-200-26700 (79 Harvey Cove Lane) to benefitting lot 1536-010-200-26800 (91 Harvey Cove Lane). The property information for the property under Consent is as follows:

Property Address: 79 Harvey Cove Lane
Roll No.: 1536-010-200-26700
Lot 14 and 15, Concession 5, RPlan 45R8929
Property Owner: Richard Cohen and James Howes
Total Lot Area: 2.6 ha
Proposed Severed Lot for Lot Addition: 0.8 hectares
Proposed Retained Lot: 1.8 hectares
Existing Benefitting Lot Area: 0.6 hectares
Proposed Benefitting Lot Area: 1.4 hectares
Current Zoning: Shoreline Residential
Official Plan Designation: Seasonal Residential

The subject and benefitting properties are located approximately on Chandos Lake in the South Bay. The properties both enjoy frontage onto the lake and neither property has purchased the Shoreline Road Allowance.

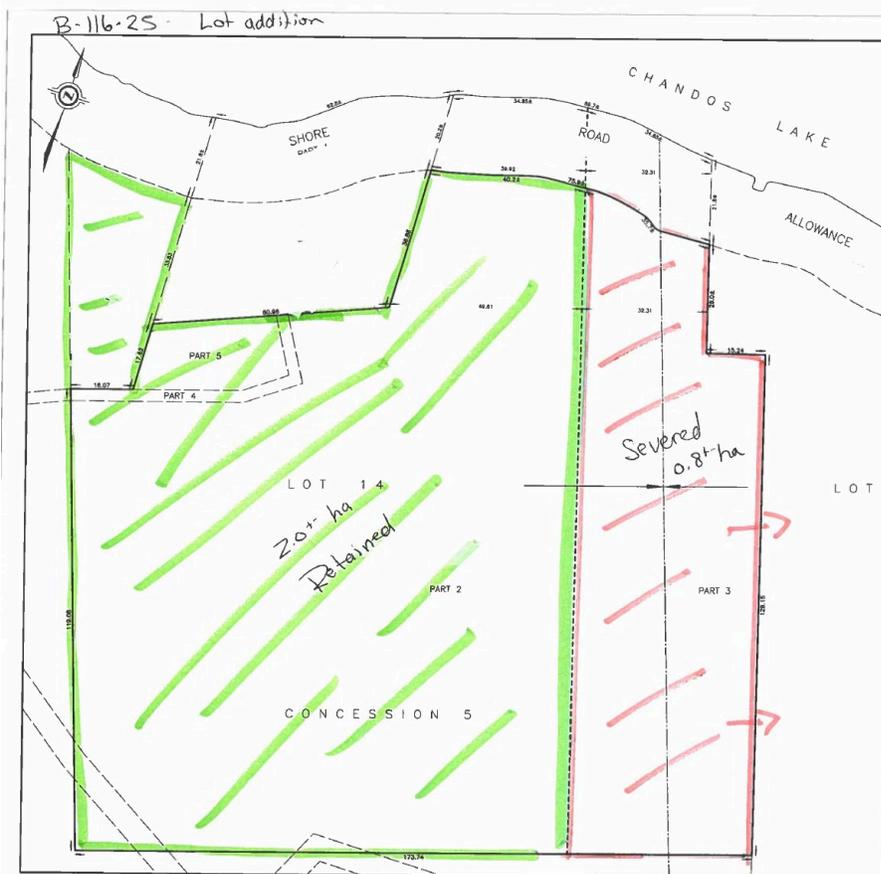


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The proposed lot addition maintains the zoning provisions for both severed and benefitting lots.

A diagram of the proposed severed and retained can be found below. The severed parcel to be added to 91 Harvey Cove Lane is outlined in red and the retained is outlined in green:



Conditions

It is the authority of the County of Peterborough Land Division staff to review the application in comparison to the Provincial Planning Statement and the County's own Official Plan policies.

Financial Implications:

N/A



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Attachments:

Site Plan

B-116-25 Lot addition

SKETCH TO ILLUSTRATE
EXISTING PROPERTY DIMENSIONS AND
PROPOSED SEVERANCE LINES FOR
DISCUSSION



METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 500



NOTES

THIS PROPERTY IS LOCATED IN THE GEOGRAPHIC TOWNSHIP OF CHANDOS, NOW IN THE TOWNSHIP OF NORTH KAWARTHA.

BOUNDARY INFORMATION IS DERIVED FROM PLANS 45R-8929, 45R-15455, AND 45R-16928.

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT ©

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| <p>Elliott and Parr (PETERBOROUGH)</p> <p><small>A Division of J.A. Jones Limited 111 SHEPPARD AVE. E. SUITE 200 PETERBOROUGH, ON N3A 2K3 T: (705) 745-4444 F: (705) 745-5114 www.elliottandparr.com</small></p> | <p>MF DRAWN</p> <p>CJ CHECKED</p> <p>DATE: 01/21/2026</p> <p>Ref. No. P-157303</p> |
| | <p>SUBVISING MAPPING 012</p> |