



Report to Council

To: The Mayor and Members of Council

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

Meeting Date: August 11, 2026

Subject: Report on Zone Amendment Application #ZA-08-26 (Tucker)

Purpose and Effect:

The purpose of this report is to provide Council with an overview of the intent and purpose of Zone Amendment Application #ZA-08-26 and provide a professional planning recommendation based on the merits of the application.

Recommendation:

1. That Council **approve** Zone Amendment Application #ZA-08-26 as presented.

Property Information:

Owner – Gord Tucker Cottage Services

Agent - EcoVue Consulting Services

Roll No. – 1536-020-003-37000

Ward – Burleigh

Concession – 16

Part Lots – 23 to 25

Zoning – Rural (RU)

Official Plan – Hamlet, Rural, Environmental Constraint

Area – Lot 1 = 1.06 ha (2.6 ac) & Lot 2 = 2.2 ha (5.4 ac)

Frontage – Lot 1 = 60 m (196 ft) & Lot 2 = 62 m (203 ft)

911 – 198 Jack Lake Road



Background: Proposal Overview

Zone Amendment Application #ZA-08-26 has been submitted by EcoVue Consulting Services, on behalf of property owner Gord Tucker Cottage Services, for the property municipally known as 198 Jake Lake Road.

The zoning amendment was a condition of consent for applications B59-25 and B60-25, which received conditional approval from the Peterborough County Land Division Committee on June 2, 2026. One of the conditions include the need to rezone the new residential severed parcels, placing them within the “Rural Residential (RR)” zone.

This public meeting is the opportunity for the public to provide formal comments to Council on the zoning by-law amendment.

At the time of the writing of the report, there were no comments of concern or objection received by staff.

Planning Analysis

The subject lands have been a matter of an Official Plan Amendment #83 and three consent applications (one application including a lot addition and the two new residential lots). This ZBA is only related to the two new residential building lots. The OPA created policy to allow for the creation of the two building lots. The applicant’s Planning Justification Report (PJR) makes the argument that, with the OPA, the proposed lots 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 approved Official Plan Amendment (OPA #83) revised this policy context, consistent with the new adopted Peterborough County Official Plan. Official Plan Amendment #83 was approved by Peterborough County Council on February 4, 2026, in support of the two consent applications.

The Zoning By-law Amendment is deemed to conform to the Official Plan.

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

The subject property is currently 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). As is the Township's practice, both the severed residential lots require an amendment to the Township Zoning By-law to place the proposed lots within the "Rural Residential (RR)" zone.

It is understood that the two new residential building lots comply with the provisions of the RR zone.

Concluding Comments:

The application ZA-08-2026 is deemed to conform to the Peterborough County Official Plan and represents good land use planning.

It is the recommendation of this report that a by-law be approved as presented.

That after the by-law has been approved, the required Notice of Decision is to be circulated in accordance with the provisions of the Planning Act.

All of which is respectfully submitted for Council's consideration.

"Original Signed by"



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

Township of North Kawartha

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Attachments:

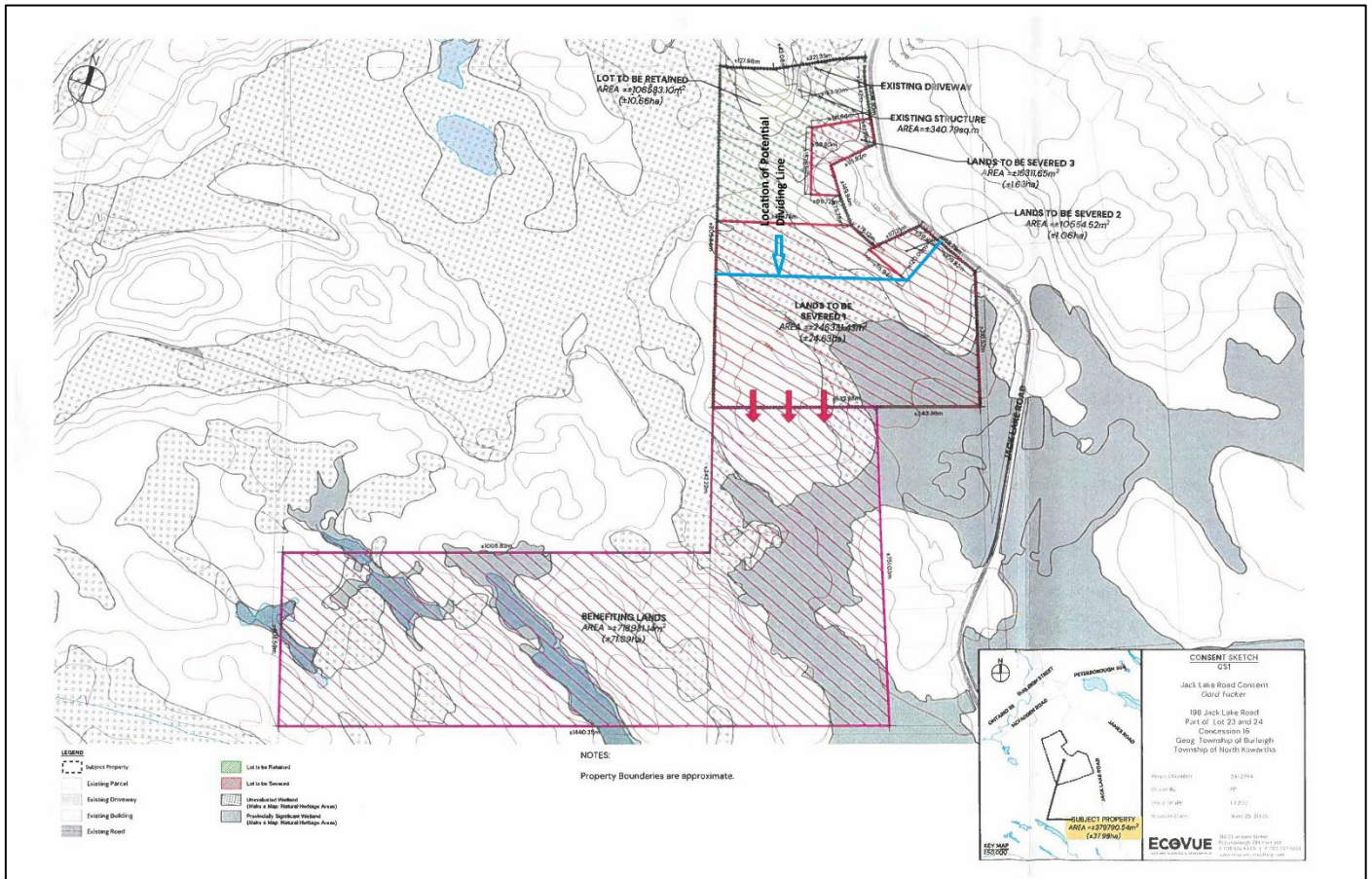
Key Map

Appendix #1: Draft By-law



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Key Map





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Appendix #1

Draft Zoning By-law Amendment