



Report to Council

To: Mayor and Members of Council
From: Forbes Symon, RPP, MCIP
Senior Planner (Contract), Jp2g Consultants Inc.
Date: October 30, 2025
Subject: Report on Consent Applications B-89-25 & B-90-25 (PME Investments)

Recommendation

That Council recommend approval to Peterborough County Land Division Committee for consent applications B-89-25 and B-90-25, subject to the conditions outlined in the closing of this report.

Background

Consent applications B-89-25 and B-90-25 have been submitted by Kevin M. Duguay on behalf of the owner PME Investments Inc., for the property located in Part of Lot 34, Concession 2, in the Anstruther Ward, municipally known as 10394 Highway #28. B-89-25 and B-90-25 are consent applications for the creation of one new lot, plus a register right-of-way for access to the newly created vacant retained lot.

The subject property is approximately 8.89 ha (21.97 ac) in size with 488 m (1,601 ft) of frontage on Highway #28. The proposed severed lot also has frontage on Mackay Lake Road. The existing dwelling on the proposed severed lot is accessed by an existing driveway onto Highway #28. The intent of the second consent application is to establish a right of way over a portion of the severed lands, extending from the existing entrance onto Highway #28, for the purpose of providing legal access to the retained lands. The access onto Highway #28 and the proposed right-of-way was preconsulted with MTO and deemed to meet their controlled access policy.

It is acknowledged that the subject property is located within the Hamlet of Apsley, with the southern half being zoned "Rural (RU)" and the northern lands being zoned "Rural (RU)" and "General Commercial-3 (C-3)" in the Township Zoning By-law.

Proposed Consents



Township of North Kawartha

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Consent applications B-89-25 and B-90-25 propose to sever one new lot from the subject lands and create a registered right-of-way to provide legal access to Highway #28, using the existing entrance, with the following characteristics:

B-89-25 proposed severed lot: lot area of approximately 4.2 ha (10.38 ac) and approximately 226 m (741 ft) of frontage on Highway #28;

B-89-25 proposed retained lot: lot area of approximately 4.69 ha (11.59 ac) and approximately 262 m (860 ft) of frontage on Highway #28

B-90-25 proposed right-of-way: lot area of approximately 0.3 ha (0.74 ac) and approximately 6 m (19.7 ft) of frontage on Highway #28

The applicant has submitted a Planning Justification Report (PJR) in support of the consent applications. The Consent sketch is provided for reference in Attachment #2.

Location Map





Preliminary Severance Review

A Preliminary Severance Review (PSR) was completed on September 8, 2025, prior to the applicant filing the formal Consent applications with the County of Peterborough.

The preconsultation acknowledged the need for a zoning amendment to address the removal of the commercial zoning on the northern portion of the severed lot and recognize the environmental constraint lands.

Planning Analysis

The applicant's Planning Justification Report (PJR) makes the argument that the proposed applications are consistent with the Planning Act and Provincial Planning Statement (PPS). This report supports those conclusions.

County of Peterborough Official Plan

The subject property is designated "Hamlet" (Apsley) in the Local Component of the County of Peterborough Official Plan for the Township of North Kawartha. There is an of wetland on the northwestern portion of the severed lot that would be placed in the "Environmental Constraint (EC)" zone through the pending ZBA.

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 no severances since 1990.

The applications conform to the Official Plan.

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

The subject property is zoned Rural (RU) and General Commercial -3 (C-3) in the Township's Zoning By-law. For lots in the RU zone, the Zoning By-law requires a minimum lot area of 2 hectares (4.9 acres) and a minimum lot frontage of 60 metres (197 feet). Both the severed and retained lots will meet the RU zone standards, subject to the zoning by-law amendment.

The applications for consent will require an amendment to the Township's Zoning By-law to recognize the EC lands and remove the C-3 zoning and replace it with the RU zone.

Concluding Comments

It is acknowledged that the consent applications for one new lot and a right-of-way conform to the Official Plan. The right-of-way access plan has been reviewed and endorsed by MTO as being consistent with their controlled access policies.



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It is the opinion of this Report that all other aspects of the consent applications B-89-25 and B-90-25 have merit and should be looked upon favourably.

Should Council agree that these applications for consent are reasonable, the applications may be recommended to Peterborough County Land Division for approval subject to the following conditions:

1. That cash-in-lieu of parkland be paid to the Township for the severed lot associated with B-89-25.
2. That the severed lot be subject to a zoning by-law amendment removing the C-3 zoning and replacing it with the EC and RU zones.

Respectfully submitted,

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

Attachments

Attachment #1 – Application Forms B-89-25 & B-90-25

Attachment #2 – Consent Sketch



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Attachment #2

