



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: April 2, 2026
Subject: Consent Application B-19-25 – Application for Lot Addition

Recommendation:

That Council recommends that the County of Peterborough **approves** Consent Application B-19-26 for the purposes of a Lot Addition with the condition of rezoning the parcel of land being transferred to Shoreline Residential.

Background:

The Township is in receipt of an application for Consent for a lot addition from the property known as Roll No. 1536-020-001-82200 (1680 Northey's Bay Road). The property information for the severing and benefitting properties is as such:

Subject Property Address: 1680 Northey's Bay Road
Roll No.: 1536-020-001-82200
Lot 8, Concession 34
Property Owner: Ian Cowie
Agent for Applicant: Kevin Duguay, KMD Community Planning Inc.
Current Zoning: Rural
Official Plan Designation: Seasonal Residential
Existing Lot Size: 13.15 hectares
Area to be Severed for Lot Addition: 0.15 hectares
Benefitting Property Address: 1634 Northey's Bay Road with Access from Fire Route 20
Benefitting Roll No.: 1536-020-001-82110
Zoning: Shoreline Residential
Official Plan Designation: Seasonal Residential
Benefitting Area (Existing): 0.63 hectares
Benefitting Area with Addition: 0.78 hectares

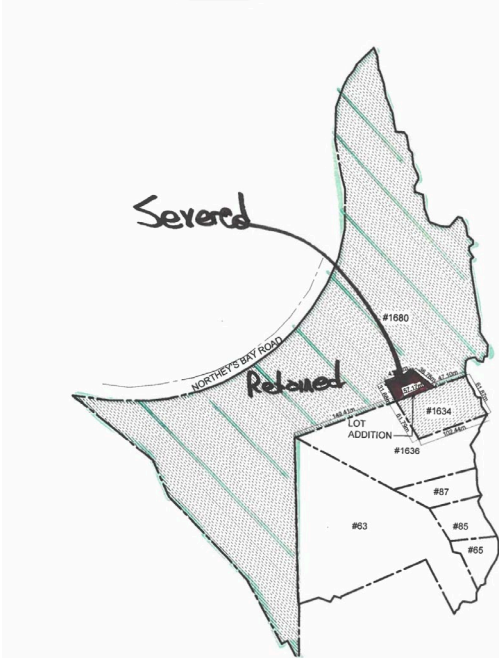


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The subject and benefitting properties are located on Stony Lake. The purpose of the request for Lot Addition is to transfer a parcel of the lot known as 1680 Northey's Bay Road to the property known as 1634 Northey's Bay Road.

Below is a diagram showing the location of the proposed Lot Addition.



Conditions

- 1. The parcel to be transferred shall be rezoned to Shoreline Residential to comply with the zoning of the benefitting property.**

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

Attachments:

Site Plan