



## 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](http://www.northkawartha.ca)

# Report to Council

To: Mayor and Council Members  
From: Laura Stone, Planning Consultant  
Date: September 16, 2025  
Subject: Zoning By-law Amendment Application ZA-12-25

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## Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-12-25 to permit a recreational camp on an undersized lot with a side yard setback of 25 metres as the application conforms to the 2024 Provincial Planning Statement and is representative of good planning.

## Background:

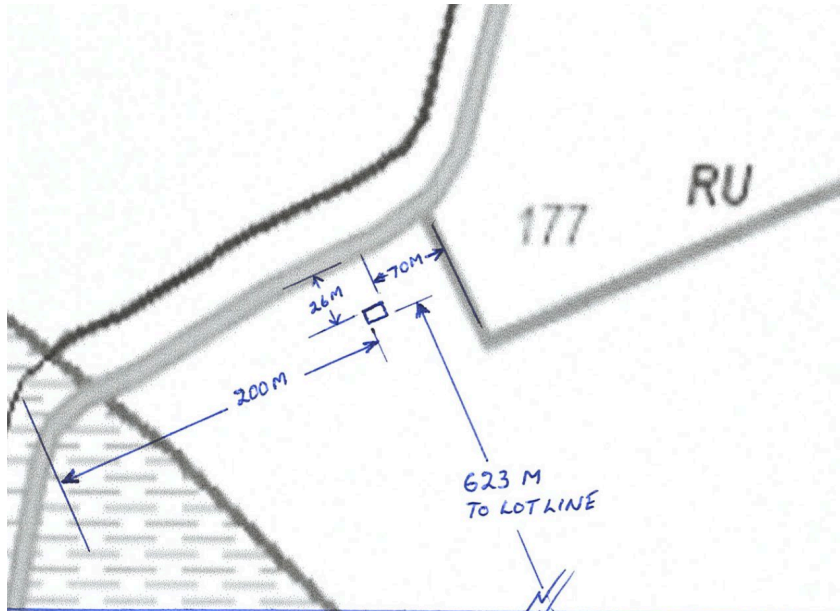
This application comes to Council following a pre-consultation that required the property owner to obtain permission, via Zoning By-law Amendment, to build a recreational camp on a mixed zone property with 10 hectares (25 acres) of the 24 hectare (60 acres) zoned Rural. The recreational camp is proposed to be located 25 metres from the front lot line.

The rezoning is required as Section 17.2a) of the Comprehensive Zoning By-law requires a minimum lot area of 20 hectares (50 acres) for a recreational camp. The property itself is 60 acres. The proposed location of the recreational dwelling keeps the structure out of the Environmental Constraint zone. Below is a zoomed in snapshot of the proposed structure.



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### Property Information:

Address: 161 Dick Martin Road  
Roll No: 1536-010-102-13000  
Owners: Deziel  
Zoning: Rural and EC  
Official Plan Designation: Rural

This property is located in the Chandos Ward with frontage onto Dick Martin Road and the Crowe River at the rear of the property.

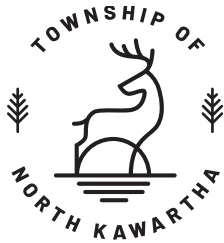
### Planning Policy Discussion

#### Provincial Planning Statement

The Provincial government released the Provincial Planning Statement (PPS) in 2024. This policy document is intended to provide planning direction for all of Ontario. The following policies from the PPS are relevant to this application:

#### Chapter 2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:



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- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

### **Chapter 2.5 Rural Areas in Municipalities**

- 1. Healthy, integrated and viable rural areas should be supported by:
  - a) building upon rural character, and leveraging rural amenities and assets;
  - b) promoting regeneration, including the redevelopment of brownfield sites;
  - c) accommodating an appropriate range and mix of housing in rural settlement areas;
  - d) using rural infrastructure and public service facilities efficiently;
  - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
  - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
  - g) conserving biodiversity and considering the ecological benefits provided by nature;

### **Chapter 2.6 Rural Lands in Municipalities**

- 1. On rural lands located in municipalities, permitted uses are:
  - a) the management or use of resources;
  - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
  - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
  - g) other rural land uses.
- 2. Development that can be sustained by rural service levels should be promoted.
- 3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

### **Chapter 3.6 Sewage, Water and Stormwater**

- 4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.



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### **Chapter 5.2 Natural Hazards**

8. Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- c) new hazards are not created and existing hazards are not aggravated; and
- d) no adverse environmental impacts will result.

**Opinion: The application to permit a recreational dwelling on a property with deficient Rural zoned area lot is in conformity with the PPS.**

### **Peterborough County Official Plan**

The Official Plan for the County of Peterborough provides further policies on the direction of planning for the entirety of the County. The Township of North Kawartha is part of the County of Peterborough and relies on the Official Plan policies for decisions regarding Planning Act applications.

The following policies from the Official Plan are relevant:

#### **Section 6.2.2 Rural**

##### **Section 6.2.2.1 – General Principles**

*The Rural designation applies to areas where Class 4, 5, 6 and 7 and Organic soils under the Canada Land Inventory Soil Capability for Agriculture predominate and areas where previous non-farm development has effectively limited the future of intensive farm activity.*

##### **6.2.2.2 – Permitted Uses**

*The predominant use of land within the Rural designation may include all agricultural uses outlined in Section 6.2.1 of this Plan. Other permitted uses shall include forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife.*

*Development by consent will be permitted within the Rural designation, although that development shall be limited and will be subject to the following policies.... Low density*



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*residential development as defined by the Policies of Section 6.2.2.3, home occupations and home industries shall be permitted.*

### **6.2.2.3 – Rural Policies**

- a) *It shall be a policy of this Plan to discourage the development of non-rural related uses within the rural designation and to prevent uncontrolled and scattered development. This leads to an unnecessary fragmentation of the land base. Non-rural grown related uses shall be encouraged to locate within designated growth centres and hamlet areas as identified on the land use schedules.*

**Opinion:** The application to permit a recreational dwelling to be located with deficient front lot line setback and Rural zoned area is in keeping with the intent of the Official Plan. The Rural areas, including the parts of the property zoned EC, give the ability to enjoy recreational uses.

### **Zoning By-law**

The property is currently zoned as Rural (RU) and Environmental Constraint (EC). The combined size of the property, 24 hectares (60 acres), is sufficient for a recreational dwelling use.

### **Conclusion**

The application to rezone the subject lots is consistent with the Provincial Planning Statement and the County's Official Plan and should be approved.

### **Financial Implications:**

N/A

### **Attachments:**

Site Plan  
Notice