



Report to Council

To: The Mayor and Members of Council

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

Meeting Date: June 2, 2026

Subject: Report on Official Plan Amendment and Zone Amendment
Applications 15OP-25005 & ZA-06-25, 65 Northey's Bay Road
(Challenger)

Purpose and Effect:

The purpose of this report is to introduce Official Plan Amendment Application 15OP-25005 and Zoning By-law Amendment Application #ZA-06-25 to the public as part of the formal public meeting under the Planning Act for consideration of the development proposal.

The subject lands are designated Hamlet Area and Rural in the Local Component of the County Official Plan. The purpose of the Official Plan Amendment application is to amend the County Official Plan (and its Local Component) in order to redesignate the Rural lands, located on the east portion of the site, to Hamlet Area, effectively expanding the Woodview settlement area boundary. The amendment will facilitate the development of the subject lands with a proposed plan of subdivision, as noted below.

The subject lands are currently zoned "Rural – exception 124 (RU-124)" and "Rural (RU)" in the Township of North Kawartha Zoning By-law 26-2013, reflecting the former golf course and club house. The proposed Zoning By-Law Amendment is intended to rezone the subject lands from "RU-124" and "RU" to "Rural Residential – exception x (RR-x)", "General Commercial (C)", "Open Space (OS)" and "Environmental Constraint



(EC)” to facilitate the development of a subdivision with 58 residential properties and one commercial property. The lands to be rezoned General Commercial cover the area currently occupied by the golf course club house. The amendment will also recognize the identified wetland features on the property within the EC zone and subdivision stormwater feature within the OS zone.

It is also understood that the Corporation of the County of Peterborough has also received a complete application for a plan of subdivision and has assigned file number 15T-25002. The purpose of the subdivision application is to develop the site with a 58-lot residential plan of subdivision and 1 commercial lot. The plan includes blocks for open space, a storm water management facility and public streets.

This Public Meeting is focused on the OPA and ZBA applications. It is important to appreciate that the public may provide the County with comments on the associated draft plan of subdivision application, however the Planning Act does not require a formal public meeting for plan of subdivision applications.

Property Information:

Owner –	Diane & Eric Challenger
Roll No. –	153602000163700
Ward –	Burleigh
Concession –	6
Part Lots –	6 & 7
Zoning –	“Rural - 124 (RU-124)” and “Rural (RU)”
Official Plan –	Hamlet Area (Woodview) and Rural
Area –	31.55 ha (78 ac)
Frontage –	543 m (1781 feet)
911 –	65 Northey’s Bay Road



Background: Proposal Overview

Official Plan Amendment Application 15OP25002 and Zone Amendment Application #ZA-06-25 has been submitted by EcoVue Consulting Services Inc. (Kent Randall) on behalf of the owners of the property (Eric and Diane Challenger) in conjunction with an application for a 59-lot plan of subdivision to Peterborough County.

In support of the applications, EcoVue Consulting Services Inc. have submitted the following reports in support of the applications:

- Planning Justification Report prepared by EcoVue Consulting, dated March 4, 2025.
- Stage 1 & 2 Archaeological Assessments prepared by Earthworks Archaeological Services, dated February 27, 2025.
- Traffic Impact Study prepared by Tatham Engineering, date January 18, 2023, updated November 28, 2025.
- Preliminary Stormwater Management Report prepared by Tatham Engineering, dated May 30, 2023.
- Hydrogeological Assessment prepared by Cambium Inc., dated February 28, 2023, updated November 14, 2025.
- Geotechnical Investigation Report prepared by Cambium Inc., dated March 2, 2023.
- Phase One Environmental Site Assessment prepared by Palmer, dated March 21, 2023.
- Environmental Impact Assessment prepared by Palmer, dated December 21, 2022
- Environmental Impact Assessment Response to Peer Review Comments, dated August 14, 2023.
- Draft Plan of Subdivision prepared by EcoVue Consulting, dated January 13, 2025.

2nd Submission

- Traffic Impact Study Response to Peer Review Comments by Tatham Engineering, dated November 28, 2025.
- Geotechnical Investigation Report prepared by Cambium Inc., updated December 3, 2025.
- Hydrogeological Assessment Response to Peer Review Comments Letter



prepared by Cambium, dated November 14, 2025.

Additional Background Work

- Hydrogeological Report for Permit to Take Water Application prepared by Genivar Consultants, dated March 2010.

The applicants are proposing a 59-lot plan of subdivision in the Hamlet of Woodview, with 58 residential units in the form of single detached dwellings on private services. Lots will range in size from a minimum of 3,000 square metres (0.75 acres) to 4,783 square metres (1.2 acres) with 30-80 metres of frontage on the proposed internal roads.

Lot 59, which will be approximately 1.4 hectares, is proposed to accommodate some small-scale neighbourhood/local commercial uses. The commercial lot will be located in the vicinity of the existing golf course clubhouse and parking lot. Three (3) open space blocks are proposed: two (2) of the blocks will contain environmental features and one (1) block will be used for a stormwater management pond. The existing irrigation pond will be removed to accommodate the stormwater management pond and two (2) of the subdivision lots. The proposed lots will be accessed and served by an internal road network with a single connection to Northey's Bay Road near the existing golf course entrance (approximately 400 metres south of Highway 28). The internal road network will be designed to municipal standards.

The subject lands are located partially within the Woodview Hamlet Area and the Rural designation, according to Schedule 'A3' to the County of Peterborough Official Plan (CPOP). Multi-lot residential development is generally discouraged within the Rural designation in the CPOP, which would preclude a plan of subdivision on the subject lands that are designated Rural. However, the new County of Peterborough Official Plan, adopted by County Council through By-law Number 2022-47 designates the entirety of the subject lands within Rural Settlement. Based on the future designation and proposed settlement area boundary adjustment within the new CPOP, it is proposed that the lands within the proposed plan of subdivision that are designated Rural be redesignated to the Hamlet Area designation, through an Official Plan Amendment (OPA), in order to permit the proposed 59 lots. The OPA would have the



effect of expanding the Woodview Settlement Area, which has been endorsed by Township and County Council via adoption of By-law 2022-47.

Further to the OPA, the current site-specific exception zoning is reflective of the existing golf course use and does not permit multiple residential lots with an area of less than 10 hectares. To permit the creation of multi-unit residential use, the subject property must be rezoned to a site-specific General Residential Exception (R-x) Zone. Natural heritage features identified within each open space block are to be rezoned to the Environmental Constraint (EC) Zone in order to protect said features and prohibit development, with the exception of stormwater management facilities and developable lands within Block 3. Lot 59 is to be rezoned to the General Commercial (C) Zone to permit commercial uses.

As part of the Planning Application process the proponent went through three (3) separate preconsultation meetings between September 2021 and November 2024. The preconsultation meetings confirmed the need for the various studies submitted in support of the applications.

Concurrent Applications: Draft Plan of Subdivision Application 15T-25002

Planning Analysis:

The Planning Justification Report (PJR) prepared by EcoVue Consulting Services Inc. in support of the applications provided a comprehensive review and assessment of the relevant section of the Planning Act, the Provincial Planning Statement (2024), County of Peterborough Official Plan, and the Township of North Kawartha Comprehensive Zoning By-law 26-2013. As per the Planning Act, decisions on planning matters including zoning by-law amendments are required to be consistent with the Provincial Planning Statement (2024) and conform to the Official Plan and the Zoning By-law.

Planning Act, Section 51(24)

In terms of having regard to matters detailed in Section 51(24) of the Planning Act, the



applicants' PJR concluded that the proposed plan of subdivision has had regard for all Planning Act matters. Matters of Provincial Interest, public interests, conformity with local plans, suitability of the lands, roadways, lot configuration, conservation of natural resources, adequacy of services, adequacy of school sites, efficient use and conservation of energy appear to have all been considered and addressed in the PJR.

Provincial Planning Statement, 2024

Under the policies of the Provincial Planning Statement (2024), the subject property is considered rural settlement area. The applicant's PJR provides in-depth assessment of the relevant PPS policies. Specifically, Section 2.1.4 of the PPS directs municipalities to maintain the ability to accommodate residential growth and Section 2.3 which identifies rural settlement areas as the focus for future development. The PJR also highlights the specific sections of the PPS related to settlement area expansion. Also reviewed were PPS Section 3.6 related to servicing, Section 4.1 related to natural heritage planning, and Section 4.6 related to archaeological assessments.

County of Peterborough Official Plan

The western portion of the subject property is designated "Settlement Area" associated with the Hamlet of Woodview. The eastern portion of the subject property is designated "Rural" in the County of Peterborough Official Plan. The Official Plan Amendment before Peterborough County is intended to expand the "settlement area" such that it will include the entire subject property. This is consistent with the expansion of the Woodview Hamlet proposed in the new County of Peterborough Official Plan, currently awaiting approval from the MMAH.

In many respects, the Official Plan mirrors the policies of the PPS. Section 4.2.3 which recognizes settlement areas as the focus of development. Policies also require subdivisions to be supported by hydrogeological assessments when proposing development on private services. Section 6.2.3.2 sets out the local policies for the Woodview Hamlet and which recognizes that the "predominant use of the land will be



for single detached dwellings.” The applicant’s PJR also assessed the policies which support limited local commercial development within hamlets. The report also assessed Section 7.9 which sets out policies that will have regard for when considering OPAs, Section 7.13 related to plans of subdivision and Section 7.14 related to commercial lot creation.

The applicant’s PJR concludes that the proposed applications are consistent with the goals and objectives of the Official and reflects the settlement boundary proposed in the new Peterborough County OP.

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

The subject lands are currently zoned “Rural Exception 124 (RU-124)” which is specific to the current golf course use of the property and does not permit the proposed subdivision and residential development. It is proposed that the lands be rezoned to a site specific “General Residential Exception (R-x)” zone to cover the majority of the property. It is also proposed that Block 2 in the proposed draft plan of subdivision be rezoned to “Open Space (OS)” to reflect the future stormwater use of the lands. Finally, Lot 59 in the draft plan of subdivision is proposed to be rezoned to “General Commercial (C)” to reflect proposed local commercial use of the lands.

Public and Agency Comments:

At the time of the writing of this report, there were comments from Alderville First Nations identifying their Constitutional Rights and requesting a fee for their review and comment on the application. They highlighted the Alderville First Nations’ Consultation Protocol.

There were comments from the Kawartha Pine Ridge District School Board who highlighted their review of the traffic impact study, and that students from the subdivision would be required to “make their way to nearest suitable and safe us stop location.” They specifically requested that a pedestrian route be provided to ensure safe



access and safe movement of students. They have no objection to the application but did request the safe pedestrian linkages be considered in the approval process.

It is understood that additional agency comments may have been submitted to the County via their authority associated with the draft plan of subdivision.

There have been some comments from community members which will be summarized in a future report.

Public Notice Procedure:

Regarding the giving of Notice, the OPA notice and ZB notice were combined and:

1. mailed to all property owners within 120 metres of the subject lands
2. posting the notice on the subject property, both at least 20 days prior to the date of the public meeting
3. Notice was also sent to whomever else may have requested notice, as well as the agencies specified under the Act (utilities, school boards, CAs, FN groups, etc).
4. The County also posts the notice online in the relevant newspaper and on the County website.
5. The Township also posted the notice on the Township website.

Financial Implications:

N/A.

Concluding Comments:

This is a public meeting to obtain comments from the public prior to Council's deliberation on the merits of OPA and ZBA applications. Accordingly, comments from the public are encouraged to be submitted by June 19th or a date set by Council so that they may be considered in a future recommendation report by the Township Planning Consultant to the Township Council. The future recommendation report will summarize comments received, critique the applicant's submission and PJR and otherwise provide



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direction to Council on recommended actions.

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

"Original Signed by"

Forbes Symon, MCIP, RPP

Senior Planner

Jp2g Consultants Inc.

Attachments:

Attachment #1: Notice of Public Meeting

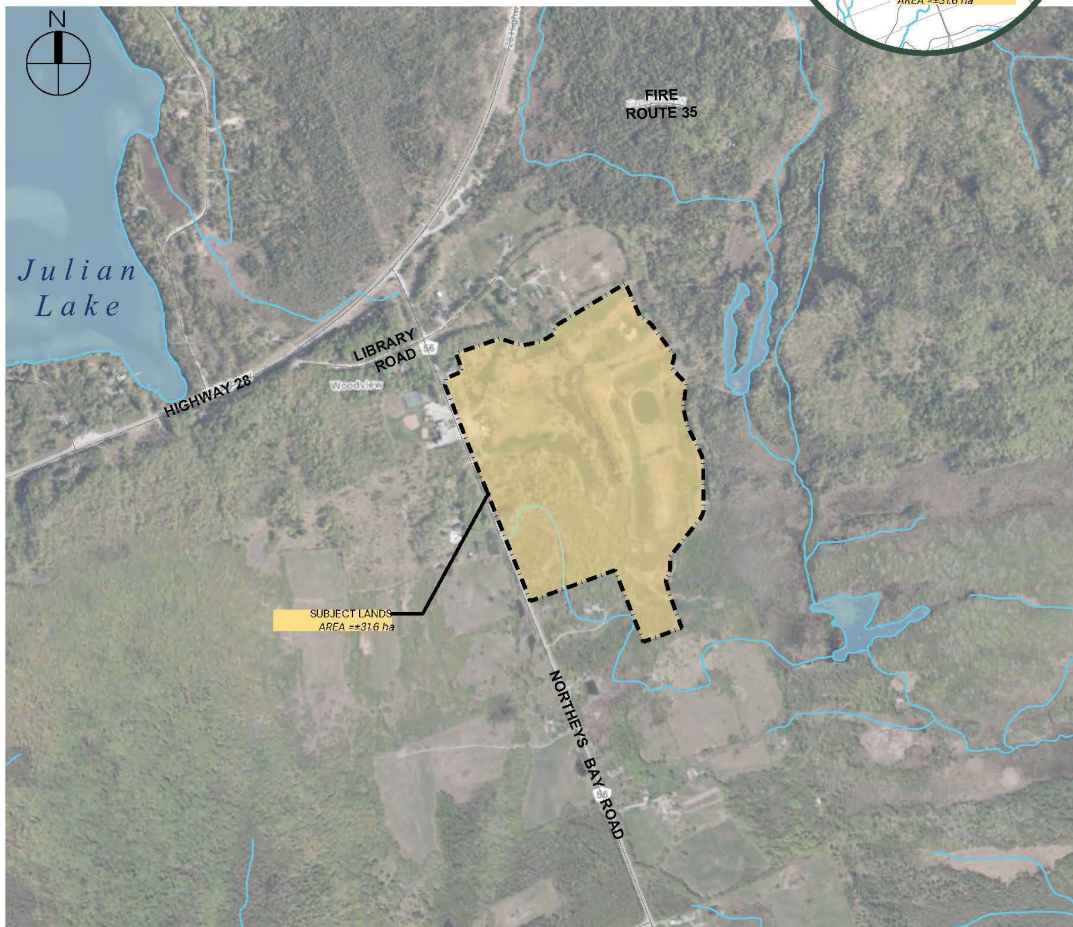
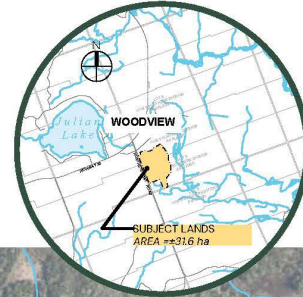
Attachment #2: Draft Proposed Official Plan Amendment and Zoning By-law
Amendment



Key Map

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

Figure 1 – Site Location



Woodview Golf
Eric Challenger
 65 Northey's Bay Road
 Part of Lots 6 and 7
 Concession 6 Southern Division
 Geog. Twp. of Burleigh
 Now in the Twp. of North Kawartha
 County of Peterborough

Project Number: 21-2207

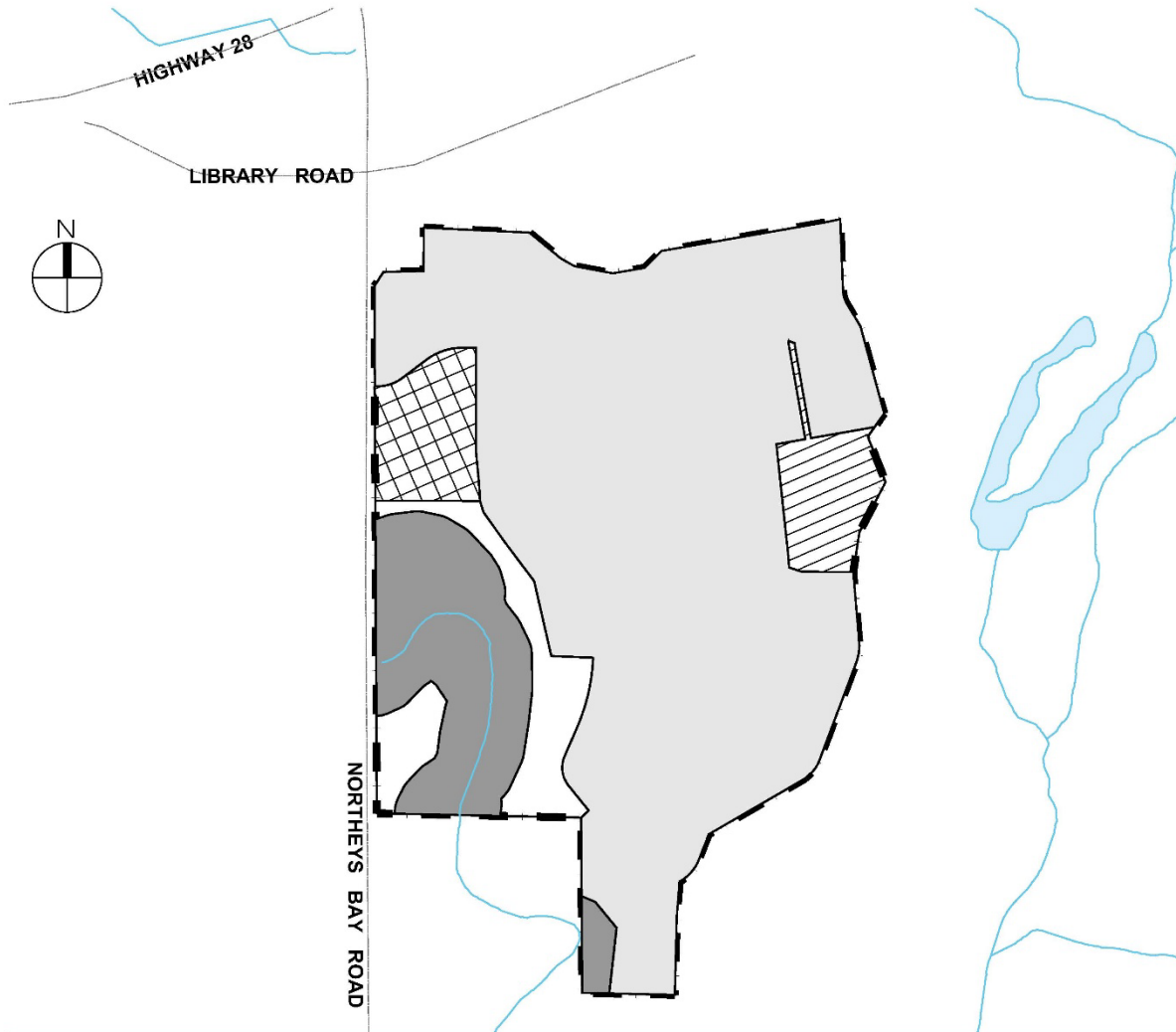
Horiz. Scale: 1:12,500






Date: January 31, 2025

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Zoning By-Law Amendment Sketch



-  LANDS TO REMAIN IN THE RURAL (RU) ZONE.
-  LANDS TO BE REZONED FROM THE RURAL EXCEPTION - 124 (RU-124) ZONE TO THE RURAL RESIDENTIAL EXCEPTION - ** (RR-**) ZONE.
-  LANDS TO BE REZONED FROM THE RURAL EXCEPTION - 124 (RU-124) ZONE TO THE OPEN SPACE (OS) ZONE.
-  LANDS TO BE REZONED FROM THE RURAL EXCEPTION - 124 (RU-124) ZONE TO THE GENERAL COMMERCIAL (C) ZONE.
-  LANDS TO BE REZONED FROM THE RURAL (RU) ZONE TO THE ENVIRONMENTAL CONTRAINT (EC) ZONE.

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