

Justin Jeff



May 26, 2025

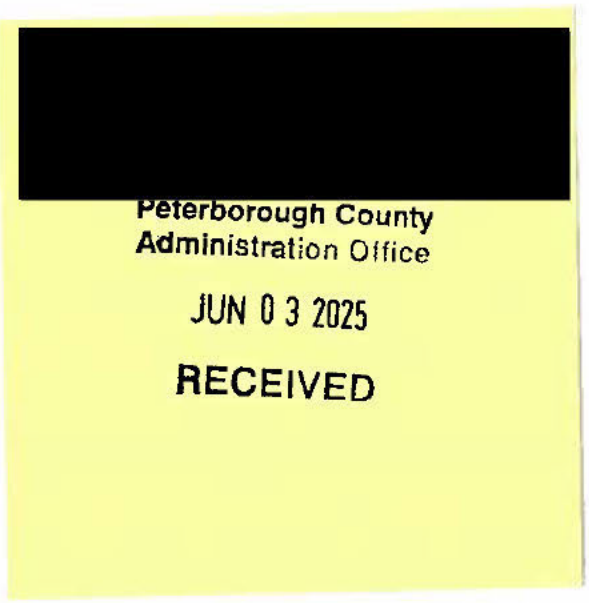
Planning Department

County of Peterborough

470 Water Street

Peterborough, ON K9H 3M3

Email: planning@ptbocounty.ca



Subject: Formal Appeal – Proposed Subdivision and Official Plan Amendment at 65 Northey's Bay Road, Woodview (File Nos. 15T-25002 & 15OP-25005)

Dear Members of the Planning Committee,

I am writing as a [redacted] property owner to the proposed 59-lot residential subdivision at 65 Northey's Bay Road in the Hamlet of Woodview. I wish to formally register my appeal and opposition to the proposed Official Plan Amendment and associated Plan of Subdivision applications (File Nos. 15T-25002 and 15OP-25005) for the following reasons:

1. Negative Impact on Rural and Natural Character

Woodview is a quiet, rural community that has maintained a distinct natural charm and character over the years. The proposed scale of this development is unprecedented in our area and would fundamentally change the existing landscape and ambiance. The subdivision will bring significant density into a traditionally low-density rural area, which raises serious concerns about compatibility with the surrounding properties and the overall planning vision for this region.

2. Environmental Concerns

As a neighboring landowner, I am deeply concerned about the potential environmental impacts of this project. The development includes substantial land alteration,

stormwater management ponds, and private individual wells and septic systems, which pose risks to our shared groundwater supply and nearby natural habitats. Given the site's proximity to environmentally sensitive areas, more robust protections and long-term impact assessments should be required before any approvals are granted.

3. Traffic and Infrastructure Strain

The influx of residents from 59 new lots will significantly increase local traffic, particularly along Northey's Bay Road and Highway 28. These roads are not designed to accommodate such volumes, and no clear infrastructure upgrades have been detailed in the proposal. Increased traffic, including during construction, will affect safety, road conditions, and quality of life for existing residents. It is worth noting over the past 5 years there have been at least four fatal collisions on Highway 28 near Woodview, resulting in six fatalities. Additionally, there have been numerous serious injuries, including life-threatening cases. The increased traffic caused by the proposed subdivision will only lead to an increase in serious vehicle collisions.

4. Insufficient Public Consultation

Although notices were issued, many of us in the immediate area feel that the level of consultation and public engagement has been inadequate given the scale of this proposal. A development of this size warrants more meaningful community involvement and transparent communication regarding its long-term implications.

Request for Reconsideration

In light of the above concerns, I respectfully request that the County of Peterborough:

- Deny the proposed Official Plan Amendment and Subdivision Plan at this time.
- Conduct a more thorough environmental impact review.
- Undertake a comprehensive community consultation process.
- Reconsider the scale and density of the development to ensure compatibility with existing land uses and rural character.

Thank you for the opportunity to submit this appeal. I trust that the County will consider the voices of residents who will be directly and immediately impacted by this development.

Sincerely,

Justin Jeff

From: [REDACTED]
To: Planning: Menon, Malini
Cc: planning@northkawartha.ca
Subject: Re: Re Re: Up front Re: Kc to ptbo county Fw: Nkps - 65 northeys Bay road Re: Kc to F Symon plaaner nk twsp Fw: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment Information
Date: Wednesday, June 25, 2025 3:22:22 PM
Attachments: [Outlook-aodqhgvo.png](#)

Also fyi

The old corduroy road / sleigh road from stoney lk going north also visibly runs thru my property and the golf course property parallel to the old prov rd. And old hiway 28 and new hiway 28

And assume before it this was a well traveled path by people's of the area.

[REDACTED]
On Wed, Jun 25, 2025 at 3:11 p.m., Kingsley Campbell

[REDACTED] wrote:

Ps meant to stress

If water studies are not done between late August and mid Sept then you do not have the full picture. It all dries up even 80 ft down.

Kc

[REDACTED]
On Wed, Jun 25, 2025 at 9:05 a.m., Kingsley Campbell

[REDACTED] wrote:

Tx keziah - and melini

I look forward to the meeting in Peterborough.

To be upfront as we go into this.

I liked the golf course. It was not intrusive and seemed to make good natural use of the land.

And since that did not work out - i can understand a few more houses along that stretch of Northeys Bay road. But not more than 7 or so.

1. And I must know the County and Township view of the official right of way for the properties between the old golf course and hiway 28 and the hunt camps as well as me and prov behind the proposed development. It is I believe still the old prov road off northey Bay road (under water) not my driveway. Which has now been signaged as a fire route (35). When I purchased the property it had a locked gate (still there) at front

On other issues I can only provide input

2. Water table even more than 80 ft down in my drilled well dries up every late Aug thru early Sept
I think the water in swamps and ponds behind the property flows to eels creek - not ounder hiway 28 towards woodview.

3. I believe I found a petroglyph on my property and that there are more indigenous sacred sites nearby. Not unexpected as within a mile of the petroglyphs prov park. Note even Champlain was assisted by indigenous peoples up and down on eels creek in late 1700s (read - the land between)

4. A rare orchid was discovered and documented along the old prov road on my property (within a half km) by a Trent u professor.

Kingsley Campbell
bsc, ret - cisa, cia, csm, ria/cma/ca, pmp

[REDACTED]
On Thu, Jun 19, 2025 at 4:15 p.m., Planning
<planning@ptbocounty.ca> wrote:

Hi Kingsley,

Thank you for your email. By copy of this message I'm passing along your comments to Malini Menon, our area Planner who is processing this file. We will add your name and email address to our notification list so that you can be made aware of the public meeting when it is scheduled.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Kingsley Campbell [REDACTED]
Sent: Wednesday, June 18, 2025 5:51 PM
To: Planning <planning@ptbocounty.ca>
Cc: Kingsley Campbell [REDACTED] planning@northkawartha.ca <planning@northkawartha.ca>
Subject: Kc to ptbo county Fw: Nkps - 65 northeys Bay road Re: Kc to F Symon plaaner nk twsp Fw: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment Information

Please see below

I wish to be advised of any meetings on review of this application

And I as an owner of adjacent property have serious concerns with regard to

1. Current right of way
2. Right of way and access impacts
3. Water levels and expectations
4. Indigenous sites and petroglyphs
5. Rare fauna

Which from 45 years just north of site can prove are issues.

Kingsley campbell

[REDACTED]

----- Forwarded Message -----

From: "Kingsley Campbell" [REDACTED]
To: "planning@northkawartha.ca" <planning@northkawartha.ca>
Cc: "Kelly Picken" <k.picken@northkawartha.ca>, "Kingsley Campbell" [REDACTED]
Sent: Wed, Jun 18, 2025 at 5:33 p.m.
Subject: Nkps - 65 northeys Bay road Re: Kc to F Symon plaaner nk twsp Fw: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment Information
Subject

Nkps - 65 northeys Bay road

[REDACTED]

On Wed, Jun 18, 2025 at 5:30 p.m., Kingsley Campbell

[REDACTED] wrote:

Mr Symon

My name is Kingsley Campbell

I am the owner of a property just off hiway 28 north of woodview.

I am concerned about a housing development application - off northey Bay road just north of woodview - under you purview.

See below for details

Note my property is [REDACTED]

I gather that a completed application has now been received by the Peterboro County/ Land Division. And public mtg under the County is still to be announced.

I wish to be at this county meeting when called (and will advise them) and be involved when it reaches the township level.

Fyi

1. There is a right of way issue for all of the properties adjacent to and behind this property. Which impacts a farm house, 4 homes, 4 hunt camps and provincial logging access - as well as my property. The current right of way is under water. Vs my drive way.

2. Based on 45 yrs with a pounded well 100' down just north of the proposed development I can say with certainty that the water table will not support the housing proposed. Espec from Aug thru Sept.

3. There are certainly indigenous holy sites and more petroglyphs in the locale as well as rare fauna. I can show.

Trust you will consider all of above and keep me involved.

Can meet up there at some point if wish.

Kingsley Campbell



[Sent from Rogers Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Kelly Picken" <K.Picken@northkawartha.ca>

To: [Redacted]

Sent: Mon, Jun 16, 2025 at 10:34 a.m.

Subject: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment Information

Good morning Kingsley,

Following our conversation earlier please find below the contact information for the Township Planner:

You may contact the North Kawartha Planner by email. Please include "NKPS – 65 Northey's Bay Road" in the subject line of your email.

Forbes Symon, MCIP, RPP
Senior Planner
Jp2g Consultants Inc.

Email: planning@northkawartha.ca

The contact information for Peterborough County is:

Persons interested in the proposed Plan of Subdivision and Official Plan Amendment for 65 Northey's Bay Road may contact the County of Peterborough by email: planning@ptbocounty.ca

The Notice of Complete Application as available on the Peterborough County website is linked here:

[Planning Notices - County of Peterborough](#)

The Township has posted the information with links on our Planning page on our website:

[Current Planning Applications | Township of North Kawartha](#)

I hope you find this information helpful.

Enjoy your day.

Sincerely,

Kelly Picken, AOMC, AMP, Dipl. M.A.
Deputy Clerk

P: (705) 656-5189

F: (705) 656-4446

E: k.picken@northkawartha.ca



Township of North Kawartha
P.O. Box 550, 280 Burleigh Street
Apsley, Ontario K0L 1A0
www.northkawartha.ca

Please be informed that written submissions addressed to Council may be provided to Council through the Agenda process and become part of the public record and made available for public viewing or distribution. Verbal submissions at Council meetings are audio / video recorded and made available on the [Township YouTube Channel](#) and may be recorded in the meeting minutes. Visit the Township [website](#) to find out [how to address Council](#) at a Council meeting or to view the [Current Council Agenda](#).

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Malini Menon
Planning Department
County of Peterborough

May 4, 2025

RE: Application for Plan of Subdivision – File No. 15T-25002
Application for Official Plan Amendment – File No. 15OP-25005

My daughter and I are both property owners on Julian Lake, Township of North Kawartha. We have concerns with the Woodview Golf Course Subdivision and associated Official Plan Amendment.

IMPACT ON JULIAN LAKE

We are particularly concerned with the potential impact of this development on the quantity and quality of water discharging into Julian Lake: a moderately small spring fed lake with a surface area of approximately 86 hectares and a mean depth of 15 feet which borders the Hamlet of Woodview. It is at a lower elevation than the subject property and, according to the documents submitted by the applicants, 585 metres west of it. The only mention of Julian Lake in the documentation submitted with these applications is a single paragraph on page 9 of the Environmental Impact Assessment.

“It should be noted that as the location is near Julian Lake, a Lake Capacity Review (LCR) was also initially requested; however, subsequent correspondence indicates that this LCR is no longer necessary. This is due to both the Subject Property being outside the 300 m evaluation distance outlined in Section 9.5.3.1 of the OP (Peterborough County, 2022), and water flows within the Subject Property are not directed into Julian Lake.”

We submit that, although a 300-metre evaluation distance is mentioned in the amended Official Plan, it is insufficient for a development of this size on private wells and septic systems. The Ontario Government’s Lakeshore Capacity Model recognizes that significant land use activities, such as subdivisions beyond 300 metres, should be evaluated for their potential effects on adjacent lakes.

With respect to the direction of water flows, it is unclear whether this is a reference to surface water runoff or groundwater. The submitted Hydrogeological Assessment states that *“groundwater flow in the granite bedrock is inferred to follow topography”* and that the topographic high of the development area is a crest that slopes down to the northwest and west and southwest. Julian Lake is to the northwest of the development. Does groundwater, therefore, flow towards Julian Lake? Does the Karst topography noted in the northern parts of the property affect the groundwater flow? Groundwater generally moves naturally towards adjacent bodies of waters driven by the force of gravity

PLANNING ACT

We submit that the provisions of the Planning Act and the Provincial Policy Statement require a determination of whether this development will have any negative impact on Julian Lake.

The Planning Act requires that, in considering a plan of subdivision, an approval authority shall have regard to *“the effect of the development of the proposed subdivision on matters of provincial interest”* Matters of provincial interest include:

“The protection of ecological systems including natural areas, features and functions.” A lake is an ecological system, yet no assessment has been done of the potential effect of this proposed subdivision

on Julian Lake. Without investigation, how can the applicants conclude that *“there will be no negative impacts to ecological systems as a result of the development?”*

“The conservation and management of natural resources and the mineral resource base.” A lake is classified a natural resource and water resource conservation involves protection of freshwater resources. This involves, among other things, responding to water-related risks and protecting water quality. Without investigation, how can the applicants conclude that *“the proposed subdivision will not adversely impact any natural resources”*?

“The supply, efficient use and conservation of energy and water.” The applicants conclude, based on well-pumping tests that “private wells can sustain the quantity of water required for the development of the site”. Does the tapped aquifer also provide groundwater to the springs feeding Julian Lake? Has the extent of the aquifer and its thickness been determined and discharge areas been identified? Are the springs in Julian Lake discharge locations? Are there sufficient quantities of groundwater to meet the long-term needs of neighbouring property owners who are also on wells served by this aquifer?

There is also the issue of potential groundwater contamination. The Hydrogeological Assessment acknowledges that the proposed development is totally located within a Highly Vulnerable Aquifer and partially located within an Intake Protection Zone 3. It is therefore very vulnerable to groundwater contamination. In addition, possible Karst topography appears to exist in the northwest portion of the property as well as 4 Areas of Potential Environmental Concern (APEC) which is the area closest to Julian Lake.

The Planning Act also states that regard shall be had to other matters which I believe are relevant to these applications.

“Whether the proposed subdivision is premature ...” In our opinion it is. The Hemson Growth Analysis Report in 2022 projected that 86% of the growth in the County of Peterborough will take place in the Townships of Cavan-Monaghan, Selwyn, Asphodel-Norwood, Otonabee-South Monaghan, Havelock-Belmont-Methuen. The projected population growth in the Township of North Kawartha 2021-2051 is 690 over 30 years. It does not appear that the Township of North Kawartha will be a demand area in the future and we expect any demand that does exist in the Township will be for Apsley where an established community exists with a variety of services.

“Suitability of the land for the purpose for which it is to be divided”. As previously explained, there are issues with potential contamination. There are also issues with water quality, particularly high sodium levels.

“The adequacy of highways ...” A Traffic Impact Study was submitted in support of the Applications. We question its relevancy currently, as the traffic count was conducted on September 20, 2023. The population of the Township of North Kawartha typically increases five to six-fold seasonally, particularly in summer months, with people travelling to cottage areas further north. This increases highway and county road traffic tremendously, as locals will testify, and these traffic counts do not reflect that reality. The Petroglyphs Provincial Park (with approximately 18,000 visitors annually) and Quarry Bay Beach are both accessed from Northey’s Bay Road, as are a multitude of seasonal residences on Stoney Lake. Northey’s Bay Road is also the northern section of a short cut route from Woodview to Highway 7.

Furthermore, the Woodview sports facilities, library and community centre are also accessed off Northey's Bay Road across from the proposed entrance to the subdivision.

"Conservation of natural resources ..." As previously stated, Julian Lake is a natural resource. The applicants have concluded that the proposed subdivision will not adversely impact natural resources. Where is their evidence that Julian Lake will not be adversely impacted? No investigation has been done.

2024 PROVINCIAL PLANNING STATEMENT

All decisions affecting planning matters must also be consistent with the 2024 Provincial Planning Statement (PPS) policy statements particularly, in this case, those relating to Settlement Areas and Hamlets.

The Hamlet of Woodview is considered a rural settlement under the PPS and *"should be supported by building upon the rural character and accommodating an appropriate range and mix of housing"*. This development does not build upon the rural character of Woodview. It is the scale of an urban subdivision in a community of widely scattered single family homes. This is probably one of, if not the largest, subdivisions in the Township of North Kawartha and provides no range and mix of housing. In our opinion, the village of Apsley, another settlement area targeted for growth, would be a more appropriate location for a development of this scale. In addition to being more in character with Apsley, there is a greater opportunity to provide a mix of housing. It also has a wider range of services and a development of this size would potentially attract even more services.

The PPS states that the ideal form of servicing within settlement areas is municipal or private communal water and sewage services. *"Individual on site water service may be used provided that site conditions are suitable for the long-term provision of such services without any negative impact"*. We have already explained above why we do not believe site conditions are suitable for individual on site water services for such a large development because of the potential negative impacts related to the quantity and quality of water and a high probability of contamination.

The PPS also provides that *"development shall generally be directed...to areas outside of... hazardous sites"*. As previously discussed, studies conducted by the applicants have identified areas of potential Karst topography and 4 Areas of Potential Environmental Concerns which could make the entire or portions of the property unsuitable for development.

MUNICIPAL PLANNING POLICIES

In addition to compliance with provincial planning policies, developments must also comply with municipal planning policies. The major source in this case being the County of Peterborough Official Plan (CPOP).

Our comments above apply equally to any related CPOP policies, including the local policies related to Hamlets and criteria for assessing Official Plan Amendments and Plans of Subdivision. These include our concerns about the need for and scale of this development, site conditions, the adequacy of the road systems, groundwater contamination, and potential negative impacts on Julian Lake's water volume and quality.

SUMMARY

It is our opinion that there is no need for a subdivision of this size in Woodview, based on population projections. It is out of character with the rural surroundings. Without knowing the boundaries and thickness of the aquifer, we do not believe it is proper to assert that there will be a reliable long-term quantity of water to service this number of wells and existing neighbours who also access the aquifer. Because it is also classified as a highly vulnerable aquifer and partially within an Intake Protection Zone, with apparent Karst topography, ground contamination is a real possibility. The study of the potential impacts on roads and traffic does not reflect peak season volumes. Last, but not least, there has been no investigation of the potential impacts on Julian Lake, the most significant natural resource in Woodview.

Sincerely,

Greg Sheehan

Kathleen Sheehan

From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: Proposed New Subdivision for Woodview
Date: Thursday, May 29, 2025 1:55:53 PM

Hi Doug,

Thank you for your comments on this file. By copy of this email I'm making our area Planner for North Kawartha, Malini Menon, aware of your submission. They will be put on file and form part of the public record.

Should you have any questions or further comment, please reach out to Malini directly.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Doug Driscoll [REDACTED]
Sent: Thursday, May 22, 2025 11:15 AM
To: Planning <Planning@ptbocounty.ca>
Subject: Proposed New Subdivision for Woodview

Dear Sir/Madame:

With the current crisis of available new home supply in the province, and specifically here in Peterborough County, it seems to me that the newly proposed subdivision for Woodview is a 'no-brainer'.

Everyday, we read that housing demand in the province far-and-away exceeds available supply, as well as the expected supply in the coming years. Of course, this means that people have limited options of where to lay their heads at night, and logically, prices balloon based on the supply/demand phenomenon. So, available houses are in thin supply, and those that are available are often too expensive for many to afford. This brings me back to the 'no-brainer' cliché...we need more homes to be built!

Other, logical benefits of the new development in Woodview include job creation for the local construction industry, and the many spin-off effects such as restaurants that feed the workers, motels that house them at night, and so on. Then, when the development is complete, the new homeowners are now pouring money back into the local economy, upping grocery store and many other types of retailers' sales, all of which will now increase local tax revenues...for years to come. Additionally, libraries, community centres, schools, parks, and so on, will all realize increased traffic, all good for the economy. In turn, these businesses now need to hire more staff...and the benefits continue!

Undoubtedly, there will be some locals claiming "Not in my backyard", and this is to be

expected. However, we all must realize that balance is key, and things like protecting some of our natural landscape is very important, so too, is having a vibrant economy.. More importantly, we need homes for people to live in. Oh, and as an aside, the new subdivision will most certainly increase the value of the existing nearby homes, a benefit some of the nay-sayers may not be thinking of. Also, some of these new homeowners could end up being great new friends for the locals. And, the possibility exists that there may be a few existing local homeowners in the area that would like to move to a brand new home, but there is nothing on the market for them to choose from...there would be now.

Finally, when such a development is proposed, all hurdles must be addressed, such as meeting environmental requirements for example. When these requirements are successfully satisfied, then it's time 'to get to work'. Our housing situation is in crisis mode, and the time to build is now.

Sincerely,

Doug Driscoll
Seasonal Resident in North Kawartha Since 1972

From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: Woodview Residential Plan of Subdivision
Date: Thursday, June 5, 2025 3:15:55 PM

Hi Phil and Mary,

Thank you for your comments on this file. By copy of this email I'm making our area Planner for North Kawartha, Malini Menon, aware of your submission. They will be put on file and form part of the public record.

Should you have any questions or further comment, please reach out to Malini directly.

Sincerely,

Keziah Holden, B.A., MCIP, RPP

General Manager of Planning, Peterborough County

From: [REDACTED]
Sent: Monday, June 2, 2025 11:38 AM
To: Planning <planning@ptbocounty.ca>
Subject: Woodview Residential Plan of Subdivision

Dear Members of Peterborough Planning Committee,

We would like to express our strong support for the proposed residential subdivision in the Woodview area. North Kawartha is a beautiful and welcoming community, and over the years we have seen a growing need for accessible and appropriate housing options to support both current and future residents. The proposed subdivision would help address this need by providing much-needed housing, particularly for families, seniors, and young professionals looking to live and contribute within our county.

The location of the proposed development is ideal. It is situated with convenient access to Lakefield, Apsley, and Peterborough, making it a practical choice for commuters, families, and seasonal residents seeking more permanent homes. In addition, the proximity to existing community infrastructure—such as the Woodview Community Centre, Library, playground, baseball diamond, and tennis courts—makes it a natural and thoughtful extension to the county.

New residents would bring vibrancy and energy to the area. With more people living in the community year-round, we can expand our volunteer base for local services, increase participation in community activities, and strengthen the overall social cohesion of the township. We also recognize the important economic benefits of such development. Local

businesses would benefit from increased foot traffic and customer bases, while the construction phase would create jobs and support the local trades and services sector.

Further, an increased population would contribute to the municipal tax base, providing essential funding for infrastructure, emergency services, road maintenance, and future community projects. A Responsible, well-planned development like this is vital for the long-term sustainability and growth of our county.

We encourage Council to support this subdivision as a forward-looking step that balances the need for growth with the values and character of North Kawartha.

Thank you for your consideration.

Sincerely,

Phil and Mary Henry

[REDACTED]

[REDACTED]

From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: proposed subdivision in N Kawartha
Date: Thursday, May 29, 2025 2:01:53 PM

Hi Laurie and Scott,

Thank you for your comments on this file. By copy of this email I'm making our area Planner for North Kawartha, Malini Menon, aware of your submission. They will be put on file and form part of the public record.

Should you have any questions or further comment, please reach out to Malini directly.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Laurie Phillips [REDACTED]
Sent: Thursday, May 22, 2025 11:26 AM
To: Planning <planning@ptbocounty.ca>
Subject: proposed subdivision in N Kawartha

Hello. We are writing in regards to the application for a new subdivision in North Kawartha at 65 Northey's Bay road in Woodview. We think it's a great idea!

We have owned a seasonal property in the area (just south of Apsley) since 1997 and last year sold our home in Peterborough and moved here permanently. We love living in North Kawartha! The location is ideal for so many reasons - we personally use both libraries, the North Kawartha Community Centre (gym, ABC seniors, ice pad, pickle ball), the courts at Wilson Park (Woodview), the many lakes and trails in the region including the Kawartha Highlands PP, the Apsley grocery store, the restaurants in the area, and the other small businesses along highway 28. We are a short distance from both Bancroft, Lakefield and Peterborough where we have attended concerts, theatre, and sporting events. There is lots of room for the region to grow and extend these many advantages and services to others. There is an obvious lack of housing - it's a regular item in the news daily - and North Kawartha is so well located to welcome more residents.

On the financial side, local businesses need more customers to survive and thrive. Many businesses struggle in the non-cottage season and having more year round residents would help keep them viable. Our wonderful facilities need upkeep and as taxpayers, we would welcome more taxpayers to share the load towards the ever increasing costs associated with operating costs and maintenance of these facilities.

We have met so many wonderful people in this community, many who moved here permanently in the past few years from the GTA. They also see the advantages in living here.

Our demographic happens to be in the older retired sector, but bringing new young families to the area would be fantastic. The youth and children's programs at the NKCC and both libraries are extensive - I am so impressed by all there is for children in the area and yet still there are many times when it seems to us that the facilities are underutilized.

We need more of these projects to bring more residents to the area. It sure appears to us that not only is there capacity in the area for more residents, there is a definite lack of housing for them. We have heard of positions in the area which didn't get filled because there was nowhere close for the applicants to live. Indeed, when we needed to hire a local construction crew, a few of his workers drove in from well outside the area.

Thanks for reading our letter. We look forward to seeing ground broken soon on this exciting new housing project for North Kawartha.

Sincerely ,
Laurie and Scott Phillips



From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: North Kawartha Township- 65 Northey's Bay Road
Date: Thursday, May 29, 2025 2:03:33 PM
Attachments: [REDACTED]

Hi Dave,

Thank you for your comments on this file. By copy of this email I'm making our area Planner for North Kawartha, Malini Menon, aware of your submission. They will be put on file and form part of the public record.

Should you have any questions or further comment, please reach out to Malini directly.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: David Reid <[REDACTED]>
Sent: Friday, May 23, 2025 9:09 AM
To: Planning <planning@ptbocounty.ca>
Subject: North Kawartha Township- 65 Northey's Bay Road

To Whom it may concern,

My name is Dave Reid and I reside in [REDACTED] I have been visiting North Kawartha's for most of my adult life. I have enjoyed fishing, hunting and vacationing with many of my friends from the area.

Our intent in the somewhat near future is to retire in the area.

This brings me to why I am writing this letter. It is my understanding the property at 65 Northey's Bay Road (Woodview Golf course) has the opportunity to be a subdivision. When my wife and I heard of this possibility it made retirement in the Kawartha's a reachable reality.

The challenges our country face today are unprecedented. The fact is simple, Ontario does not have enough affordable housing, and we need to build & build quickly.

The area in which I am referencing is close to many of the small towns which would certainly prosper, building a much stronger community. Locally, Woodview already has a large Community center, library, baseball diamond etc. Plenty of amenities to support a growing community.

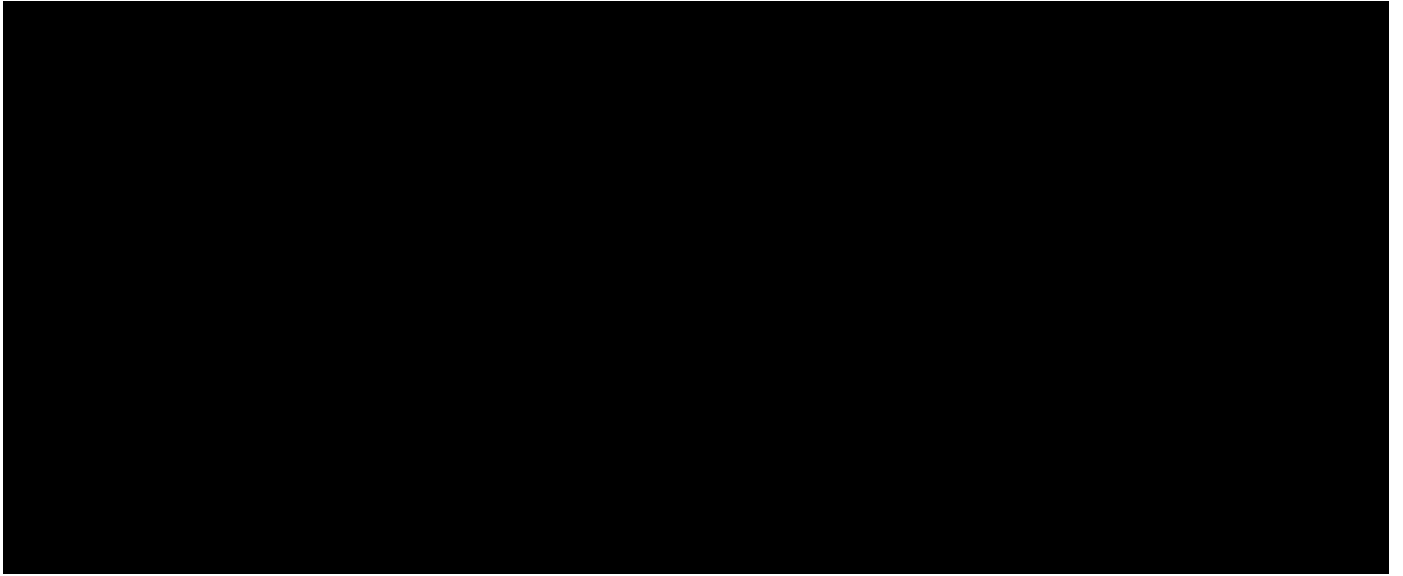
Many people like myself who reside in the south, will not retire in the overpriced gridlocked communities. We will be looking for strong growing communities north of the Toronto to retire, and spend our hard-earned money.

Opportunities like 65 Northey's Bay are exactly the community of Woodview needs, but equally as important it's what Ontario and Canada need.

As a true Canadian it makes me proud to see growth and support for our communities that have been struggling to grow, and now will receive the support required.

With respect,

Dave Reid



From: [Planning](#)
To: [Menon, Malini](#)
Subject: Fw: Application file #15T-25002 and file #15OP-25005
Date: Tuesday, April 29, 2025 10:34:23 AM

From: DAVID WEICKER [REDACTED]
Sent: Sunday, April 27, 2025 9:42 PM
To: Planning <planning@ptbocounty.ca>
Subject: Application file #15T-25002 and file #15OP-25005

To the County of Peterborough Planning regarding County Application file #15T-25002 and file #15OP-25005

As residents in the immediate area, we write this email with concern and opposition to this proposed development. It is our belief that this project offers little to no benefit to our community but does in fact have many negative effects and challenges.

In speaking with our neighbors, the foremost concern is our fragile ecosystem and water resources. We value our water and take steps to conserve where we can. According to Statistics Canada, Canadian households had an average use of 223 liters per person per day in 2021. Multiply that by the proposed 59 homes and commercial properties and it becomes quite clear that there is no possible way that the existing water source in our area can sustain this development. New homes bring with them new lawns, new swimming pools, new hot tubs and cars to be washed. Most people do not realize that wells cannot support these luxuries. We have read the studies that were submitted with the application showing the results of the test wells. These are in no way a reflection of actual use and sustainability for a development of this size.

It is our belief that this project needs to be scaled back to allow for fewer homes, perhaps on larger lots. To allow this development to proceed as planned is irresponsible and negligent. We encourage the planning department of the County of Peterborough to reconsider the scope of this project and the negative impact that it will have on our community and our delicate resources that we are stewards of.

We are reaching out to our Provincial and Federal representatives to be directed to the appropriate environmental and natural resource agencies within their jurisdictions to get their input on this development.

In hopes of preventing any future litigation with the county, the developer and other invested parties, we hope this project will be reevaluated.

Sincerely,
Dave & Tina Weicker

TO WHOM THIS MAY CONCERN

THIS LETTER IS REGARDING THE APPLICATION PLAN OF SUBDIVISION & OFFICIAL PLAN AMENDMENT FILE # 15T-25002 AND FILE #150P-25005

1. MY 1ST MAJOR CONCERN IS THAT 58 NEW HOMES WOULD PUT A STRAIN ON THE GROUND WATER SYSTEM THAT ALL THE HOUSES ALREADY HERE ARE TAPPED INTO WITH OUR WELLS, I STRONGLY FEEL THAT THE EXISTING WELLS WOULD LOSE OR DEMINISH THE WATER SUPPLY.

2. 2ND CONCERN IS THAT AMOUNT OF TRAFFIC THAT ALREADY USES NORTHEY'S BAY RD. A CONSTANT STREAM OF PUBLIC, COMMERCIAL AND RECREATIONAL VEHICLES USE THIS RD EVERY DAY. SUCH A JOKE THAT A TRAFFIC IMPACT STUDY WAS DONE ON JANUARY 18, 2025. JANUARY IS THE SLOWEST MONTH OUT OF THE WHOLE YEAR FOR TRAFFIC. A STUDY SHOULD HAVE BEEN DONE BETWEEN THE MONTHS OF APRIL AND DECEMBER(THAT TELLS ME THAT THE STUDY WAS DONE AT THAT TIME TO DOWN PLAY JUST HOW BUSY THIS RD REALLY IS.) NORTHEY'S BAY RD IS A HIGH RISK RD FOR ACCIDENTS, MANY, MANY ACCIDENTS AND DEATHS HAVE ALREADY OCCURRED ON THIS RD.

3. 3RD CONCERN IS THE ABUNDANCE OF WILD LIFE IN THIS AREA WITH DEER, MOOSE, BEAR, COYOTES, WOLVES OTHER SMALLER ANIMALS AND BIRDS, IT WOULD HAVE A DEVASTATING IMPACT ON THE ECO SYSTEM. WE HAVE A PARCEL OF LAND THAT IS 3.5 ACRES AS MANY OF OUR NEIGHBORS ALSO HAVE MULTIPLE ACRES SO THE WILD LIFE HAS STILL BEEN ABLE TO RETAIN THEIR HOMES AND FOOD SOURCE, TAKING AWAY 78 ACRES WOULD HAVE A HUGE

IMPACT ON MOST OF THE WILD LIFE HERE.

WHAT ABOUT CONSIDERATION OF THE SMALL VOLUNTEER FIRE DEPARTMENT OR THE HISTORICAL WOODVIEW GENERAL STORE WHICH IS HOME TO OUR POSTAL SERVICE WHICH IS ALREADY AT CAPACITY.

WE STRONGLY DISAPPROVE OF THIS 58 LOT RESIDENTIAL PLAN OF SUBDIVISION AND 1 COMMERCIAL LOT.

SHAUN GANNON



BEV GANNON



From: [Planning](#)
To: [Menon, Malini](#)
Subject: Fw: Application File #15T-25002 Plan of Subdivision & File #15OP-25005
Date: Wednesday, April 23, 2025 10:52:54 AM

Passing on for your records

From: Carolyn Johnston [REDACTED]
Sent: Tuesday, April 22, 2025 4:00 PM
To: Planning <planning@ptbocounty.ca>
Cc: Carolyn Johnston [REDACTED]
Subject: Application File #15T-25002 Plan of Subdivision & File #15OP-25005

To Whom It may concern

I, along with many of my neighbours have many concerns regarding the aforementioned file number(s) regarding the proposed subdivision.

I along with my husband decided to buy a farm and retire in the country and we fell in love with and subsequently bought the house and farm we are now living in in 2017. We loved the idea of living in the country with no developments around us. We have a small hobby farm and the fact that we are zoned residential/farm land enabled us to do that.

With the proposed subdivision I have a few concerns that I will list below.

- 1). Why was the traffic study done in January of 2023? In my opinion after living here almost ten years, it should have been done in July or August. There is hardly any traffic here at that time of year (January). I believe it was the summer of 2023 that there were four fatalities alone on highway 28, between Big Cedar and Northey's Bay Rd. The traffic is so bad here in the summer that I won't go to town on a Friday.
- 2). This is one of the gateways to Stoney Lake, and I don't really think the cottagers are going to like the influx of traffic for however long this development takes to build.
- 3). The closeness of the Firehall and the time this subdivision may impact their response to calls located on the south side of Stoney Lake.
- 4). Infrastructure concerns including:
 - Water/Sewer (is there enough water to sustain this many houses?)
 - Mail services (the general store will not be able to support 59 plus boxes at the general store)
 - Internet is not the best (and with more people it could slow it down even more)
 - Our farmland and animals could be compromised due to the dust and noise disturbances which could incur, along with the fact that we spread manure at least twice a year and people are not going to like the smell that brings with it

These are but a few of my concerns. I could go on, but will leave it at this for now.

I appreciate your time and consideration,

Carolyn Johnston

April 22, 2025

County of Peterborough
Planning, Development & Public Works
470 Water Street
Peterborough, ON K9H 3M3

Subject: Plan application 15T-25002 and Official Plan Amendment 15OP-25005

To Whom it May Concern,

We are writing in regards to the 59-lot residential subdivision proposed by Eric and Diane Challenger, plan application 15T-25002 and Official Plan Amendment 15OP-25005, to express our opposition to the project.

As citizens of North Kawartha, and residents of Northey's Bay Road, we have some general concerns regarding the development of these residential lots in this rural area. We will herein refer to the residential development as a "sub-division".

Rural Living

This development can only be described as a sub-division. Injecting a feel of urban sprawl into a very rural area. Most people relocate to this region to enjoy a rural experience and escape urban living. However, these lots will not offer that and will only further to remove the rural experience for other citizens of North Kawartha who call this area home. The introduction of a sub-division does not deliver an experience expected of a peaceful, rural setting.

Traffic Study

The Traffic impact study was conducted during an off-peak season. The stretch of highway 28 from Big Cedar to Haultain—which encompasses the turn to Northey's Bay Road—is well-known as a treacherous area. Traffic from May to October increases dramatically and there have been numerous accidents, many fatal, over the years. The estimates provided in the traffic study for the traffic coming in and out of the sub-division are very conservative and do not account for multiple vehicles and drivers at each residence. Most homes are two-vehicle homes, which estimates 100 or more additional vehicles entering and exiting from Highway 28 on any given day. During the summer months, it is likely that this will result in further fatalities.

Walkability

The proposed sub-division's location is quite literally in the middle of nowhere. Accessible only by Highway 28 or County Road 56, neither of which have sidewalks or infrastructure conducive to pedestrian traffic. There is no walkability and no services for residents to utilize. All residents must possess a vehicle with the expectation to drive to fulfill basic needs. This is not comparable to a residential home in the village of Apsley or Lakefield, for example, where a citizen can walk to the post office, grocery store, convenience store, hardware store, LCBO, dentist, doctor's office or school. A development like this would be perfect for an area where such services exist, such as Apsley or Lakefield.

Schooling

As of March 2025, in a conversation with the secretary at Apsley Central Public School during kindergarten registration, she stated that the school is already at capacity. The resource room has been converted into a classroom and two portables are in use, with no room to add more. The construction of the new school did not anticipate the unprecedented growth that North Kawartha is already experiencing and the addition of 50+ new residential homes would only add to this issue.

Unprecedented and Unpredictable Growth in North Kawartha

Since the Covid-19 pandemic, the Township of North Kawartha has experienced an unprecedented rate of growth due to seasonal residents moving here year-round. This growth is highly unpredictable and remains instable due to the current political landscape and quality of living in urban centres. In short, many seasonal residents who live in urban areas are selling their city homes and moving to their cottages on a permanent basis. This is largely made possible due to access to reliable high-speed internet which in the past did not exist. Thousands of people cottage on lakes in North Kawartha and there is no way to predict the amount of people who will make this transition in the coming years.

Police Service and Crime

At present, there is no active OPP dispatch in the Township of North Kawartha. We experience very little police presence in the Township of North Kawartha and what presence we do have is limited to highway traffic control, mostly in the summer months. More housing requires more policing, which is an issue that goes beyond just this development. Crime and theft have increased in the area (several businesses were broken into in Apsley in 2024) and a larger police presence would have helped to prevent these thefts. Additional housing creates opportunity for crime that would need to be counteracted.

Septic and Well

As noted in the proposal, each lot in the subdivision would require its own separate well and septic tank. Not only does this have a huge environmental impact, but it also runs the risk of depleting ground water for the neighbouring homes in the area.

Economic Benefit for North Kawartha Township

Based on the location of the proposed subdivision, which lies on the southern fringe of North Kawartha, the township would experience very little direct economic benefit from the addition of 50+ homes. The location is equidistant from Apsley and Lakefield, and due to its close proximity and more services, restaurants, fast food and retail stores, Lakefield is the obvious choice for many residents in Woodview to visit if given the choice. North Kawartha Township may benefit from increased property tax revenue, but it is not enough to counteract the increased costs of things like road maintenance, community programs, schooling, policing, etc.

Summary and Solutions

In summary, we do not oppose responsible development in the Township of North Kawartha. However, a subdivision of this size and nature seems excessive, far-reaching and ultimately very unsuitable for the proposed location. As an alternative solution, a more conservative development of approximately 10-15 residential lots within the 78 acre portion of subject lands owned by the Challengers would be a much more realistic objective. It would still provide additional housing in the NK Township without having a significant negative impact as stated within this letter. A future residential development within the village of Apsley, that provides affordable housing, such as duplexes and tri-plexes, would be an ideal solution to help offset the cost of living and provide starter homes for many young families.

Thank you for your consideration,

Adam and Amber Dragisic

████████████████████
████████████████████

From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment- (55 homes) Woodview Golf Course File No. 15OP-25005
Date: Thursday, April 17, 2025 10:10:45 AM

Good Morning Linda,

Thank you for your email. By copy of this message I'm passing along your comments to Malini Menon, our area Planner who is processing this file. We will add your name and email address to our notification list so that you can be made aware of the public meeting when it is scheduled.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Linda Whale [REDACTED]
Sent: Monday, April 14, 2025 1:10 PM
Subject: Notice of Complete Application for Plan of Subdivision & Official Plan Amendment- (55 homes) Woodview Golf Course File No. 15OP-25005

To Whom It May Concern Re:

Notice of Complete Application for Plan of Subdivision & Official Plan Amendment- (55 homes)

The County of Peterborough has received a complete application for a Plan of Subdivision, in accordance with Sections 51(17) and (19.4) of the Planning Act. The application has been assigned file number 15T-25002. AND

The County of Peterborough has received a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the *Planning Act*. The application has been assigned file number 15OP-25005.

A future public meeting will be scheduled on the Official Plan Amendment application and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

We have been in contact with Carolyn Amyotte- Mayor- North Kawartha re. the above

Application for Plan Subdivision & Official Plan Amendment and She advised us to contact You re any Public Meetings coming up! Steve and I - as do a number of other homeowners in the area have a concern with the amount of water these 55 homes would draw and the effect on our wells and water systems. Another concern is with the amount of traffic these 55 homeowners would generate in the area of Northey's Bay and Hwy 28. In the summer it is already next to impossible to get out of Northey's Bay onto Hwy 28. Also as I would assume You already are aware of the number of accidents that have taken place on Hwy. 28 between Northey's Bay and the Woodview Store.

As a very concerned homeowner in the area, we have not seen posted or been advised of any meetings on the above Application to take it to the point it is at now. We would very much like to be advised of any Public Meetings in the future.

Thank You

Steve and Linda Whale

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

To be notified of any matters regarding this housing proposal, please email planning@ptbocounty.ca as the County is the lead agency on Official Plan Amendments.

From: [Planning](#)
To: [REDACTED]
Cc: [Menon, Malini](#)
Subject: Re: Woodview Subdivision proposal 15T-25002
Date: Thursday, April 17, 2025 10:19:07 AM

Good Morning Victoria,

Thank you for your email. By copy of this message I'm passing along your comments to Malini Menon, our area Planner who is processing this file. Your comments and concerns have been received and will form part of the public record.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: Victoria Johnson [REDACTED]
Sent: Thursday, April 17, 2025 6:52 AM
To: Planning <planning@ptbocounty.ca>
Subject: Woodview Subdivision proposal 15T-25002

Hello, I am writing because I do not believe a subdivision in this area is a good idea. This proposal has aggravated the majority of the local land owners of the area. There are major concerns, what about the local wildlife, how will traffic be maintained as the traffic is already ridiculously fast on that road, what about the local hiking areas, how will they be impacted? This area is a rural area which people moved to the country to get away from subdivision, you will find no local support for this proposal and only upset locals who love the area.

What does an official appeal for the proposal entail? If this email is enough then I appeal the proposal.

You will create more accidents and ruin the beauty of the area. Keep your subdivision in the city and leave nature and the area alone. Maybe come up with a plan for less housing.

Regards,
Victoria

From: [REDACTED]
To: [Planning](#)
Cc: [Menon, Malini](#)
Subject: RE: North Kawartha Township- 65 Northey's Bay Road
Date: Thursday, May 29, 2025 2:49:57 PM
Attachments: [REDACTED]

Hi Keziah,

Appreciate you reaching out. Very excited to see the area grow, and prosper!

[REDACTED]

Thank you,

Dave

[REDACTED]

From: Planning <planning@ptbocounty.ca>
Sent: Thursday, May 29, 2025 2:03 PM
To: David Reid [REDACTED]
Cc: Menon, Malini <MMenon@ptbocounty.ca>
Subject: [EXTERNAL] Re: North Kawartha Township- 65 Northey's Bay Road

Hi Dave,

Thank you for your comments on this file. By copy of this email I'm making our area Planner for North Kawartha, Malini Menon, aware of your submission. They will be put on file and form part of the public record.

Should you have any questions or further comment, please reach out to Malini directly.

Sincerely,

Keziah Holden, B.A., MCIP, RPP
General Manager of Planning, Peterborough County

From: David Reid [REDACTED]
Sent: Friday, May 23, 2025 9:09 AM
To: Planning <planning@ptbocounty.ca>
Subject: North Kawartha Township- 65 Northey's Bay Road

To Whom it may concern,

My name is Dave Reid and I reside in [REDACTED]. I have been visiting North Kawartha's for most of my adult life. I have enjoyed fishing, hunting and vacationing with many of my friends from the area.

Our intent in the somewhat near future is to retire in the area.

This brings me to why I am writing this letter. It is my understanding the property at 65 Northey's Bay Road (Woodview Golf course) has the opportunity to be a subdivision. When my wife and I heard of this possibility it made retirement in the Kawartha's a reachable reality.

The challenges our country face today are unprecedented. The fact is simple, Ontario does not have enough affordable housing, and we need to build & build quickly.

The area in which I am referencing is close to many of the small towns which would certainly prosper, building a much stronger community. Locally, Woodview already has a large Community center, library, baseball diamond etc. Plenty of amenities to support a growing community.

Many people like myself who reside in the south, will not retire in the overpriced gridlocked communities. We will be looking for strong growing communities north of the Toronto to retire, and spend our hard-earned money.

Opportunities like 65 Northey's Bay are exactly the community of Woodview needs, but equally as important it's what Ontario and Canada need.

As a true Canadian it makes me proud to see growth and support for our communities that have been struggling to grow, and now will receive the support required.

With respect,

Dave Reid

