



## **Township of North Kawartha**

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### Report to Council

To: Mayor and Members of Council  
From: Forbes Symon, RPP, MCIP  
Senior Planner (Contract), Jp2g Consultants Inc.  
Date: July 25, 2025  
Subject: Report on Consent Application B-58-25 (Tucker)

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### **Recommendation**

That Council recommend approval to Peterborough County Land Division Committee for consent application B-58-25, subject to the conditions outlined in the closing of this report.

### **Background**

Consent application B-58-25 is one of three applications that have been submitted by EcoVue Consulting Services on behalf of the owner, Gord Tucker, for the property located in Part of Lots 23 and 24, Concession 16, in the Burleigh Ward, municipally known as 198 Jack Lake Road.

The subject property is approximately 37.98 ha (93.8 ac) in size with 375 m (1,230 ft) of frontage on Jack Lake Road. The property is currently occupied by single detached dwelling on private services. Surrounding land uses are largely rural residential in nature.

It is acknowledged that the northern half of the subject property is located within the Hamlet of Apsley, with the southern half being designated "Rural" and Environmental Constraint" in the County Official Plan. The lands are zoned "Rural (RU)" in the Township Zoning By-law.

### **Proposed Consent**

Consent application B-58-25 proposes to divide the subject property into two parts, retaining approximately 12.3 ha (30.4 ac) of land occupied by the existing single detached dwelling, and adding 24.6 ha (60.8 ac) to an existing 71.9 ha (177 ac) vacant parcel of land described as Part Lots 21-22, Concession 15/16, Burleigh Ward (south of subject property). There is no new lot created as a result of this application. The lands to be enlarged will gain frontage on an opened and maintained road (Jack Lake Rd) as a result of the application. The severed lands will retain 144 m (472 ft) of frontage on Jack Lake Road, sufficient to comply with the requirements of the Rural zone.

As noted previously, this is one of three consent applications the applicant has subjected related to the subject property. The other two consent applications involve the creation of rural



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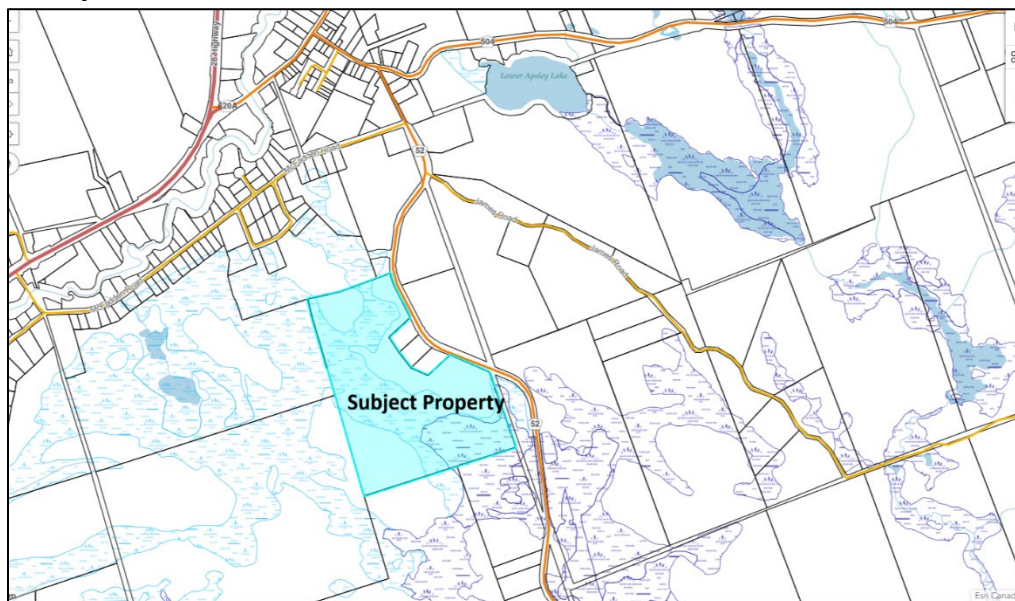
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residential building lots and will be dealt with under a separate planning report. What is significant for the B58/25 consent application is that one lot is proposed on the southern half of the subject lands, abutting the lands to be added to the neighbouring property, and one lot is proposed in the northern half of the subject lands, abutting the lands to be retained.

The applicant has submitted a Planning Justification Report (PJR) in support of the consent application. The Consent sketch is provided for reference in Attachment #3.

### Location Map



### Preliminary Severance Review

A Preliminary Severance Review (PSR) was completed on March 24, 2025, prior to the applicant filing the formal Consent applications with the County of Peterborough. The PSR was generally silent on the lot addition application other than to note that the lands to be enlarged with the lot addition consent, currently does not have frontage of a public maintained road and that the application will provide public access to the enlarged lands. No EIS in support of the lot addition consent was required.

### Planning Analysis

#### County of Peterborough Official Plan

The northern half of the subject property is designated “Hamlet” (Apsley) and “Environmental Constraint” in the Local Component of the County of Peterborough Official Plan for the Township of North Kawartha. The southern half of the subject property is designated “Rural” and “Environmental Constraint”.



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The applicant's PJR accurately identified Section 2.6.3.1 of the Official Plan related to lot addition consents. It states:

"Applications for technical severances including easements, severances for lot additions/adjustments, severances for land assembly which facilitate development by plan of subdivision, correction of title, validation of title and rights-of-way are not necessarily subject to the following policies and shall be evaluated based on site specific considerations established in local official plans. Existing lots that inadvertently merged due to common ownership may be separated to reflect the original lot configuration provided the subject property is still in the same ownership as when such merging occurred and it is permissible in local official plans. The above technical severances do not necessarily represent the creation of a new lot when considering the number of new lots that can be created by consent from a land holding."

The PJR confirmed that no development is proposed on the portion of the subject property designated "Environmental Constraint".

The application for the lot addition consent is considered to conform to the Official Plan.

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

The subject property is zoned Rural (RU) in the Township's Zoning By-law. For lots in the RU zone, the Zoning By-law requires a minimum lot area of 10 hectares (25 acres) and a minimum lot frontage of 90 metres (295 feet). Both the retained and enlarged parcels will exceed the requirements of the RU zone.

The application for lot addition consent is considered to conform to the Township's Zoning By-law.

### **Concluding Comments**

As a point of discussion, it is worth noting that concerns exist with the consent applications submitted by the applicant for two new residential lots. Given that a lot is proposed to be taken from both the severed and retained parcels, technically, the new lot applications should proceed prior to the lot addition application. Should the applicant wish to have the lot addition application considered prior to the new lot applications, consideration of moving the dividing line between the severed and retained so that the retained parcel contains the lands for both of the proposed residential building lots is advisable. This way the lot addition application could proceed while consideration of the building lots is on its own trajectory. The adjustment of the dividing line between the severed and retained should not result in changes to this report. Attachment #2 identifies the severed and retained lots and a proposed adjustment to the dividing line to accommodate the above.



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With respect to the above, should Council agree that this application for lot addition consent is reasonable, the application may be recommended to Peterborough County Land Division for approval without condition.

Respectfully submitted,

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

## **Attachments**

Attachment #1 – Application Form B-58-25  
Attachment #2 – Consent Sketch



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## Attachment #2

