



## 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: July 4, 2025  
Subject: Zoning By-law Amendment Application ZA-04-25

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## Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-04-25 to change the zoning of the severed and benefitting lots from the Rural Zone to Shoreline Residential and Shoreline Residential Exception to fulfill a Condition of Consent. It is also recommended that Council recognize the following deficiencies that result in the approval of the amendment:

Lot A: Lot frontage of 20.7 metres

Lot B: Lot frontage of 40 metres

Lot C: Lot frontage of 32.9 metres

Lot D: Lot frontage of 29 metres and lot area of 0.41 hectares

Lot E: Lot frontage of 20.3 metres and lot area of 0.24 hectares.

## Background:

This application comes to Council as a Condition of Consent from Applications B-73-24, B-74-24, B-75-24, B-76-24 and B-77-24 to rezone parcels of lot additions to reflect the waterfront characteristics of the benefitting lots. The lot addition parcels are being severed from a Rural (RU) property and added onto Shoreline Residential (SR) and Shoreline Residential Exception (SR-X) lots and therefore are required to be rezoned to meet the regulations of the SR zone. Each lot will require site specific exceptions are to recognize lot area and lot frontage deficiencies of the benefitting parcels.

The benefitting properties are broken down into Lots A, B, C, D, and E. Given that lot additions are being provided to existing undersized lots, it is a benefit to the Township to approve the Application to bring the lots more into conformity with the Shoreline Residential zone.



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### **Property Information:**

Roll No: 1536-010-101-00100

Owner of Severed Lots: Tom McKellar

Benefitting Properties:

Lot A: Roll No. 1536-010-101-00600 McCaw

Lot B: Roll No. 1536-010-101-00700 Brackenridge

Lot C: Roll No. 1536-010-101-01200 Strathy

Lot D: Roll No. 1536-010-101-01300 Borwick

Lot E: Roll No. 1536-010-101-01400 McIntyre

Zone: Rural, Environmental Constraint and Shoreline Residential

Official Plan Designation: Rural, Environmental Constraint and Waterfront Residential

This property is located in the Chandos Ward of the Township of North Kawartha with frontage onto County Road 620. A private road, known as Spence Road, also fronts onto the subject property. The surrounding land uses are primarily shoreline residential with small areas of environmentally sensitive lands. The proposed development will not occur in close proximity to the unevaluated wetlands located on the retained parcel. The subject property is 48 hectares in size. A total of 1.81 hectares of land is being considered for lot additions to five (5) neighbouring properties. The lot additions will bring the benefitting lots more into conformity with the SR zone, although some lot area will persist. It should be noted that each of the benefitting properties will maintain an existing deficient lot frontage.

The subject property is currently vacant.

The following lots are proposed to be zoned as such:

Lot A: SR-258 to accommodate insufficient lot frontage (McCaw)

Lot B: SR-350 to accommodate insufficient lot frontage (Brackenridge)

Lot C: SR-351 to accommodate insufficient lot frontage (Strathy)

Lot D: SR-347 to accommodate insufficient lot frontage and lot area (Borwick)

Lot E: SR-295 to accommodate insufficient frontage and area (McIntyre)

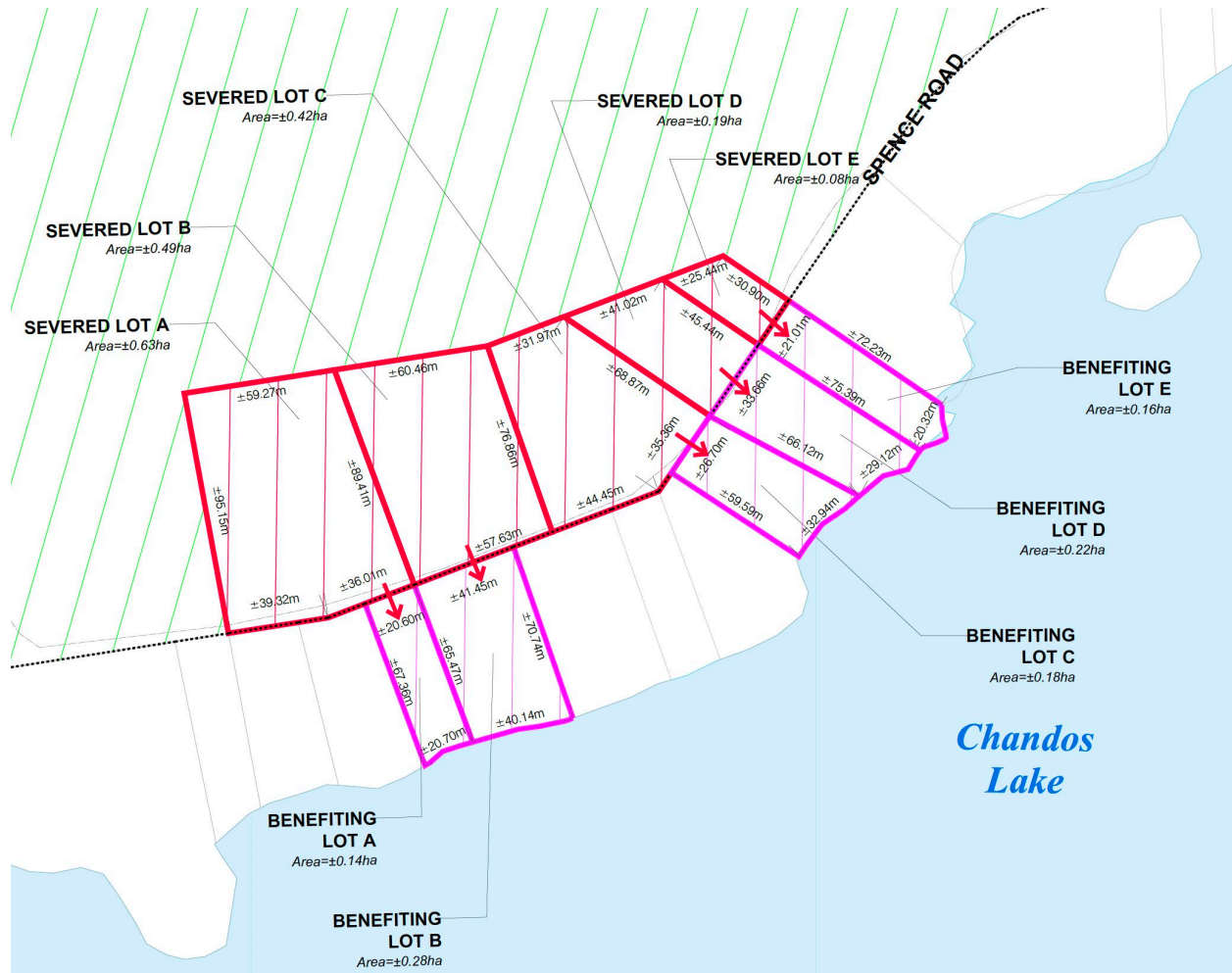
The properties with exemptions have enjoyed their zoning permissions since 2011 (Lot A) and 2012 (Lot E). Lot D will be included in this amendment to recognize the existing lot area and lot frontage deficiencies, despite the lot addition.

The following concept plan demonstrates the breakdown of lots:



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## 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:
  - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities



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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 lot additions meet the intent of the Official Plan. The developed properties are serviced by well or lake and septic and the waterfront properties enjoy a recreational use of Chandos Lake.**

### **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 4.4 Shoreland Areas and the Waterfront

##### Section 4.4.1 Goal

- To improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore.

##### Section 4.4.2

- To permit sustainable shoreland development that allows for limited growth of existing and new tourist developments and innovatively design residential developments;
- To ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form:



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### Section 6.2.5 Seasonal Residential

Section 6.2.5.2 – Permitted Uses: The predominate use of land within the Seasonal Residential designation shall be for seasonal cottages.

**Opinion: The Seasonal Residential designation for the subject properties permits lot additions to benefit the waterfront lots.**

### **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