



ECOVUE

LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

65 Northey's Bay Road,
Part of Lots 6 & 7, Concession 6
Township of North Kawartha
County of Peterborough
Prepared For Eric and Diane Challenger
March 4, 2025

This Planning Justification Report has been prepared in support of Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision applications affecting the subject lands, known legally as:

Part of Lots 6 & 7, Concession 6, Burleigh Ward, Township of North Kawartha

EcoVue Project No: 21-2207



416 Chambers Street
Peterborough, Ontario
K9H 3V1
PHONE // 705.876.8340
TOLL FREE // 877.652.1466
FAX // 705.742.8343
EMAIL // info@ecovueconsulting.com
WEB // www.ecovueconsulting.com

Table of Contents

1.0	BACKGROUND.....	1
1.1	Description of Subject Property and Surrounding Lands.....	2
1.2	Description of the Proposed Development.....	4
1.3	Reasons for the Planning Applications.....	5
1.4	Pre-Consultation and List of Supporting Studies.....	8
2.0	POLICY REVIEW	9
2.1	The Planning Act.....	10
2.2	Provincial Planning Statement (2024).....	17
2.2.1	Building Homes, Sustaining Strong and Resilient Communities.....	17
2.2.2	Settlement Areas and Settlement Area Boundary Expansions.....	17
2.2.3	Rural Areas in Municipalities.....	20
2.2.4	Sewage, Water and Stormwater.....	20
2.2.5	Natural Heritage.....	22
2.2.6	Cultural Heritage and Archaeology.....	27
2.2.7	Protection Public Health and Safety – Natural and Human-Made Hazards.....	27
2.3	County of Peterborough Official Plan.....	28
2.3.1	Settlement Areas.....	29
2.3.2	County Roads.....	30
2.3.3	Local Plan Policies – Hamlet Designation.....	32
2.3.4	Local Plan Policies – Criteria for Assessing Official Plan Amendment Applications.....	35
2.3.5	Local Plan Policies – Criteria for Assessing Plans of Subdivision.....	38
2.3.6	Local Plan Policies – Criteria for Assessing Commercial, Industrial and Institutional Development.....	41

2.3.7	Summary of County of Peterborough Official Plan Considerations	43
2.4	Township of North Kawartha Comprehensive Zoning By-law #26-2013.....	44
3.0	SUMMARY	48
4.0	APPENDICES	50
4.1	Appendix A: Official Plan Amendment Schedule	51
4.2	Appendix B: Zoning By-law Amendment Text and Schedule.....	52
4.3	Appendix C: Township of North Kawartha Staff Report February 2022	53
4.4	Appendix D: 2022 Adopted County of Peterborough Official Plan Schedule A3	54
4.5	Appendix E: Geotechnical Investigation Report, Cambium Inc. (under separate cover)	55
4.6	Appendix F: Hydrogeological Assessment, Cambium Inc. (under separate cover)	56
4.7	Appendix G: Preliminary Stormwater Management Report, Tatham (under separate cover).....	57
4.8	Appendix H: Environmental Impact Study, Palmer (under separate cover).....	58
4.9	Appendix I: Phase 1 Environmental Assessment, Palmer (under separate cover)	59
4.10	Appendix J: Stage 1 & 2 Archaeological Assessment, Earthworks Archaeological Services Inc. (under separate cover).....	60
4.11	Appendix K: Traffic Impact Study, Tatham (under separate cover)	61

Figures

FIGURE 1 – SITE LOCATION.....	6
FIGURE 2 – PLAN OF SUBDIVISION	7
FIGURE 3 – COUNTY OF PETERBOROUGH OFFICIAL PLAN SCHEDULE 'A3'	31
FIGURE 4 – TOWNSHIP OF NORTH KAWARTHA ZONING BY-LAW SCHEDULE 'A3'	47

Tables

TABLE 1 – MATTERS OF PROVINCIAL INTEREST.....	10
TABLE 2 – ZONE REQUIREMENTS OF THE R ZONE AND PROPOSED DEVELOPMENT.....	44



1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of applications for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Plan of Subdivision on a property located at Part of Lots 6 and 7, Concession 6, known municipally as 65 Northey's Bay Road, in the Township of North Kawartha (**Figure 1 – Site Location**). The property owners, Diane and Eric Challenger, hereafter referred to as “the applicants”, are proposing to create a residential plan of subdivision within the Woodview Settlement Area.

This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the OPA, ZBA and Plan of Subdivision for the subject lands is consistent with, and conforms to, the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

The subject property is located at 65 Northey's Bay Road, a parcel of land that straddles the boundary of the Woodview Hamlet Settlement Area, east of County Road 56 (Northey's Bay Road) in the Township of North Kawartha (**Figure 1 – Site Location**). The total lot area of the subject lands is 122 hectares (301 acres). However, the proposed development will be taking place within a portion of the property that is approximately 31.55 hectares (78 acres), with ±542.67 metres of frontage on Northey's Bay Road. For the purposes of this report, the “subject lands” only include the area in which development will take place.

The subject lands generally flat with sloping to the east and southwest with the exception of a limestone escarpment that runs through the centre of the property, creating “upper” and “lower” sections of the subject lands. Geologically, the escarpment is the northern edge of the Great Lakes–St. Lawrence Lowlands Region, which, in this particular area, is characterized by sedimentary limestone bedrock. The lands comprising the lower portion of the subject lands are within the Precambrian Canadian Shield. This escarpment line also represents the division between Ecoregion 5E (Georgian Bay) and Ecoregion 6E (Lake Simcoe – Rideau Ecoregion) within the Provincial Policy Statement.

The property currently contains the former nine-hole Woodview Golf Course, which was permanently closed in 2023. Structures associated with the golf course remain on the site and include a pro-shop, pump house, storage shed and chipping/driving range, in addition to a parking lot. On the golf course itself, areas of meadows and savannahs, and planted spruce

and pines can be found, as well as a human-made irrigation pond. The perimeter of the golf course lands is forested with short slopes adjacent to wetlands. A marsh is located within the southwest portion of the subject lands and wetlands are located along eastern edge of the golf course.

The lands surrounding the site comprise of residential uses, community facilities including Emergency Services Station 1, Community Centre, tennis courts, playing fields, and Woodview Library, as well as undeveloped lands containing woodlands and wetlands.

The subject lands are bound by:

- **West:** Northey's Bay Road and Community Services (EMS Station 1, Community Centre, Woodview Library to the west of Northey's Bay Road);
- **North:** Residential lands: 55 Northey's Bay Road, and 37 Northey's Bay Road (owned by the applicant);
- **East:** Lands owned by the Challengers including natural heritage features such as wetlands, woodlands, and watercourses;
- **South:** Rural residential lands outside of the Hamlet Settlement Area.

The subject lands are designated Hamlet Area and Rural according to the Township of North Kawartha Land Use Schedule 'A3' to the County of Peterborough Official Plan.

The subject property is zoned the Rural-Exception 124 (RU-124) Zone within Schedule "A3" the Township of North Kawartha Comprehensive Zoning By-Law #26-2013.

1.2 Description of the Proposed Development

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. (See **Figure 2 –Draft Plan of Subdivision.**)

The proposed lots will be accessed and served by an internal road network (to be assumed by the municipality) with a single connection to Northey’s Bay Road near the existing golf course entrance (approximately 400 metres south of Highway 28). The proposed road connecting to Northey’s Bay Road (Street “A”) will travel in an east/west direction and connect to a loop road (Street “B”) via two (2) “T-junction” intersections. Street “A” will continue east and terminate at a cul-de-sac near the eastern boundary of the subject lands. The internal road network will be designed to municipal standards.

The proposed plan of subdivision has been carefully designed and configured to utilize the existing landscape and avoid impacts to natural features:

1. The lots fronting onto Street “B” have been arranged on the upper and lower areas along the limestone escarpment in order to provide suitable building areas that are not encumbered by slopes or rock outcroppings. This configuration also follows the natural landscape and will reduce the need for large scale site alterations.
2. As discussed further in this report, the proposed plan of subdivision incorporates natural vegetative buffers that will provide protection for adjacent natural heritage features.
3. As noted, the intersection of Street “A” is located in the same location as the existing golf course entrance, which provides adequate sight line distances and is over 400

metres south of the intersection of Highway 28 and Northey's Bay Road, in keeping with Ministry of Transportation (MTO) requirements.

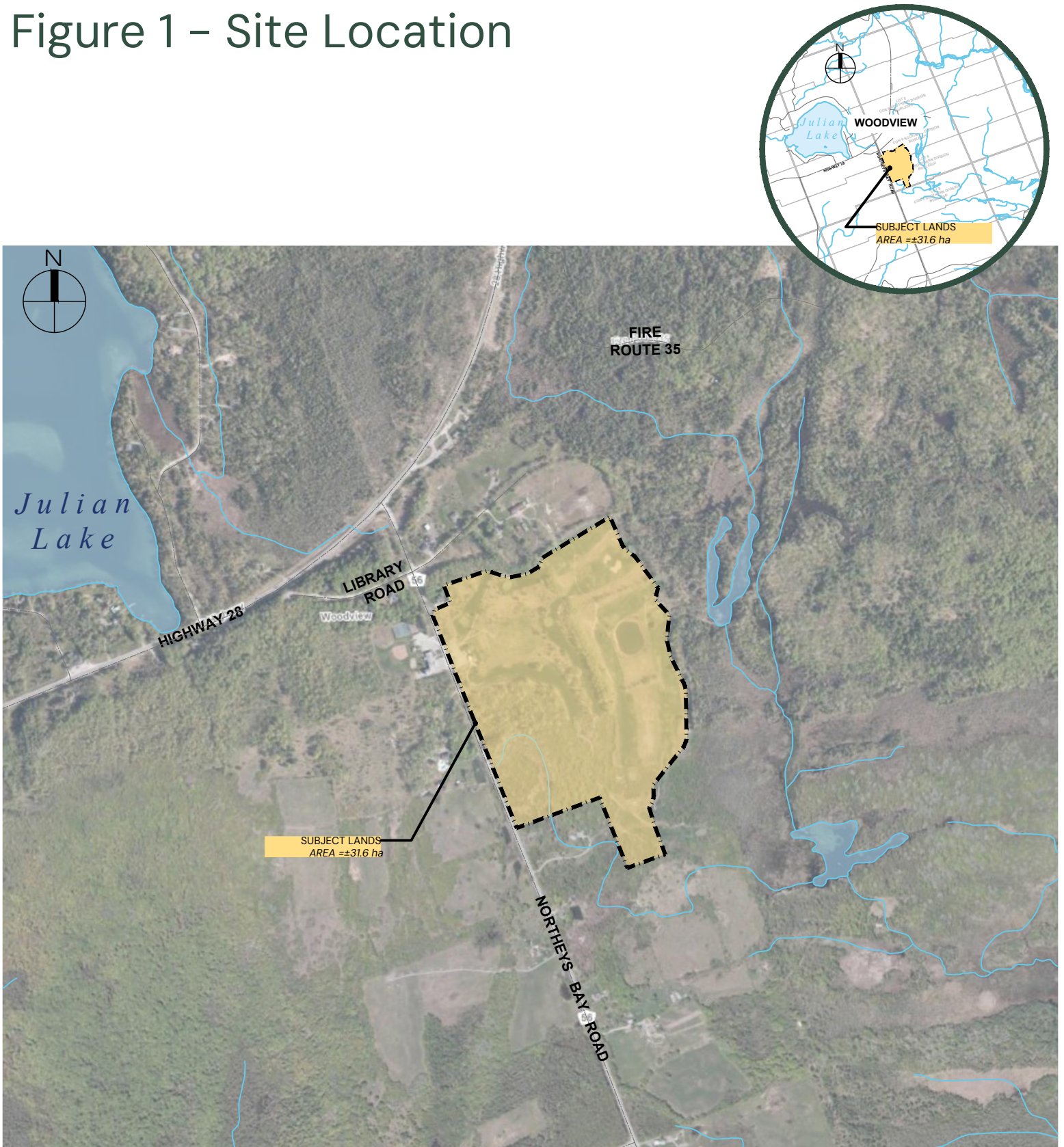
4. The proposed subdivision is mostly located within the same area as the existing golf course with the intention of retaining as much vegetation on the site as possible.

1.3 Reasons for the Planning Applications

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, as shown on Map NK-1. 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-**) 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.

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

ECOVUE LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

Figure 2 – Draft Plan

LEGEND

- BOUNDARY OF SUBJECT LANDS
- EXISTING PARCEL FABRIC
- EXISTING UNEVALUATED WETLAND (RETRIEVED FROM LIO)
- EXISTING DRIVEWAY
- EXISTING WATERCOURSE
- EXISTING WETLAND BUFFER (30m)
- WETLAND SETBACK (30m) (PROVIDED BY PALMER ENVIRONMENTAL CONSULTING - EIS)
- EXISTING WATERBODY (30m) AND WATERCOURSE (30m) BUFFER
- EXISTING CONTOUR ELEVATION (5m INTERVAL) (RETRIEVED FROM LIO)
- TOP OF BANK (APPROX.)
- BOTTOM OF BANK (APPROX.)
- EXISTING ENVIRONMENTAL CONSTRAINT DESIGNATION

OWNER'S CERTIFICATE
I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to The City of Peterborough

Eric Challenger _____ Date _____

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.
Certified by:

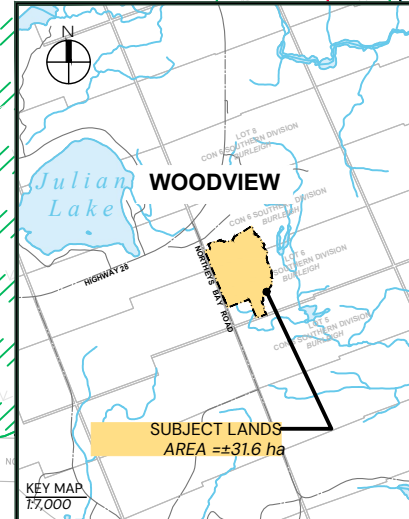
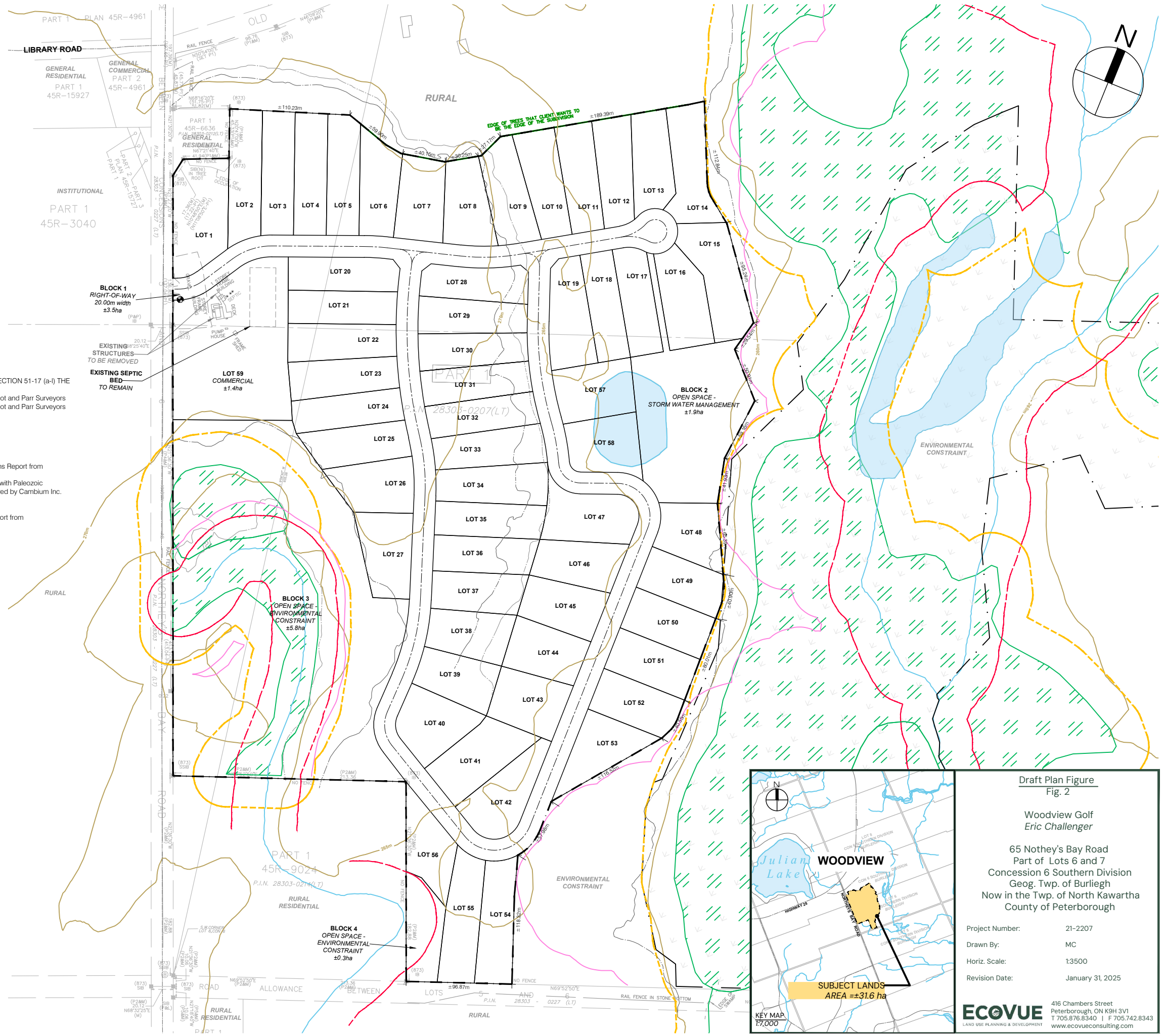
Shawn M. O'Connor _____ Date _____
Ontario Land Surveyor
Elliot and Parr

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-l) THE PLANNING ACT

- a) As shown on this Draft Plan and Plan from Elliot and Parr Surveyors
- b) As shown on this Draft Plan and Plan from Elliot and Parr Surveyors
- c) As shown on this Draft Plan
- d) Residential Subdivision
- e) As Shown on this Draft Plan
- f) As shown on this Draft Plan
- f.1) N/A
- g) As shown on this Draft Plan
- h) Private Water Supply. Refer to Servicing Options Report from Cambium inc. for full details
- i) Overlain by clay, silt, sand, and gravel veneer with Paleozoic bedrock. Refer to Geotechnical Report prepared by Cambium Inc. for full details
- j) As shown on this Draft Plan
- k) None. Refer to Refer to Servicing Options Report from Cambium inc. for full details
- l) As shown on this Draft Plan

LOT/BLOCK No.	AREA (sq.m)	FRONTAGE (m)	DESCRIPTION
LOT 1	4968.04	57.18	SINGLE RESIDENTIAL
LOT 2	9604.89	52.46	SINGLE RESIDENTIAL
LOT 3	3402.16	30.00	SINGLE RESIDENTIAL
LOT 4	3558.03	30.00	SINGLE RESIDENTIAL
LOT 5	3279.37	30.00	SINGLE RESIDENTIAL
LOT 6	3140.54	33.00	SINGLE RESIDENTIAL
LOT 7	5231.32	44.39	SINGLE RESIDENTIAL
LOT 8	3213.53	47.16	SINGLE RESIDENTIAL
LOT 9	3489.53	39.18	SINGLE RESIDENTIAL
LOT 10	3348.81	30.00	SINGLE RESIDENTIAL
LOT 11	5219.68	30.74	SINGLE RESIDENTIAL
LOT 12	3186.20	30.00	SINGLE RESIDENTIAL
LOT 13	3203.66	36.28	SINGLE RESIDENTIAL
LOT 14	3809.10	30.00	SINGLE RESIDENTIAL
LOT 15	4263.66	30.00	SINGLE RESIDENTIAL
LOT 16	3538.58	30.00	SINGLE RESIDENTIAL
LOT 17	3012.91	31.56	SINGLE RESIDENTIAL
LOT 18	3000.00	30.00	SINGLE RESIDENTIAL
LOT 19	3613.75	30.00	SINGLE RESIDENTIAL
LOT 20	3084.62	30.50	SINGLE RESIDENTIAL
LOT 21	3000.00	30.00	SINGLE RESIDENTIAL
LOT 22	3211.25	30.00	SINGLE RESIDENTIAL
LOT 23	5229.44	30.00	SINGLE RESIDENTIAL
LOT 24	3023.03	30.00	SINGLE RESIDENTIAL
LOT 25	3187.62	34.00	SINGLE RESIDENTIAL
LOT 26	3282.71	50.00	SINGLE RESIDENTIAL
LOT 27	3456.28	78.29	SINGLE RESIDENTIAL
LOT 28	3001.71	30.00	SINGLE RESIDENTIAL
LOT 29	3042.31	33.51	SINGLE RESIDENTIAL
LOT 30	3088.95	33.00	SINGLE RESIDENTIAL
LOT 31	3040.33	32.00	SINGLE RESIDENTIAL
LOT 32	3001.98	30.00	SINGLE RESIDENTIAL
LOT 33	3325.57	30.00	SINGLE RESIDENTIAL
LOT 34	3494.84	30.00	SINGLE RESIDENTIAL
LOT 35	3099.62	31.00	SINGLE RESIDENTIAL
LOT 36	3028.54	33.00	SINGLE RESIDENTIAL
LOT 37	3013.89	35.00	SINGLE RESIDENTIAL
LOT 38	3132.30	38.00	SINGLE RESIDENTIAL
LOT 39	3038.45	38.00	SINGLE RESIDENTIAL
LOT 40	3464.75	52.02	SINGLE RESIDENTIAL
LOT 41	3990.02	45.00	SINGLE RESIDENTIAL
LOT 42	3830.12	54.95	SINGLE RESIDENTIAL
LOT 43	3387.85	53.32	SINGLE RESIDENTIAL
LOT 44	5221.57	44.47	SINGLE RESIDENTIAL
LOT 45	3189.74	46.11	SINGLE RESIDENTIAL
LOT 46	3161.21	45.60	SINGLE RESIDENTIAL
LOT 47	3802.31	45.29	SINGLE RESIDENTIAL
LOT 48	3021.52	45.98	SINGLE RESIDENTIAL
LOT 49	3049.31	40.00	SINGLE RESIDENTIAL
LOT 50	3145.97	40.00	SINGLE RESIDENTIAL
LOT 51	3195.29	40.00	SINGLE RESIDENTIAL
LOT 52	3128.95	40.00	SINGLE RESIDENTIAL
LOT 53	3311.66	79.55	SINGLE RESIDENTIAL
LOT 54	3333.15	30.00	SINGLE RESIDENTIAL
LOT 55	3758.35	30.71	SINGLE RESIDENTIAL
LOT 56	3092.72	75.20	SINGLE RESIDENTIAL
LOT 57	3254.31	50.05	SINGLE RESIDENTIAL
LOT 58	3340.48	46.96	SINGLE RESIDENTIAL
LOT 59	14007.05	111.39	COMMERCIAL
BLOCK 1	34810.91	N/A	R.O.W (20.0m)
BLOCK 2	13181.76	N/A	OPEN SPACE - STORM WATER MANAGEMENT
BLOCK 3	3830.43	N/A	OPEN SPACE - ENVIRONMENTAL CONSTRAINT AREA
BLOCK 4	2952.22	N/A	OPEN SPACE - ENVIRONMENTAL CONSTRAINT AREA
TOTAL	313884.45		



Draft Plan Figure
Fig. 2

Woodview Golf
Eric Challenger

65 Nothey'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
Drawn By: MC
Horiz. Scale: 1:3500
Revision Date: January 31, 2025

416 Chambers Street
Peterborough, ON K9H 3V1
T 705.676.8340 F 705.742.8343
www.ecovueconsulting.com

1.4 Pre-Consultation and List of Supporting Studies

Three (3) pre-consultation meetings have been held: the first was conducted on September 30th 2021, the second on August 23, 2022, and the third on November 14, 2024. All were virtual meetings via Microsoft Teams, and were attended by the applicants, EcoVue Consulting Services, Township of North Kawartha staff, planners from D.M. Wills (in their capacity as former planning consultants to the Township) and County of Peterborough Planning and Public Works staff. The first meeting was held to discuss the merits of adjusting the settlement area to accommodate a plan of subdivision within the Woodview Golf Course lands; the second meeting was held to review and discuss the requirements complete applications for plan of subdivision and Zoning By-law amendment (ZBA); the third meeting involved a discussion regarding an OPA to expand the settlement area prior to the eventual approval of the new County Official Plan.

At the third meeting, it was determined that all three (3) applications should be submitted concurrently.

In response to the pre-consultation meeting, the following technical studies have been submitted in support of the applications for OPA, ZBA and Plan of Subdivision:

- Geotechnical Investigation Report (Cambium Inc.) – Appendix E
- Hydrogeological Assessment (Cambium Inc.) – Appendix F
- Stormwater Management Plan (Tatham Engineering) – Appendix G
- Servicing Options Report (provided within the Hydrogeological Assessment and further summarize in this Planning Report)
- Environmental Impact Study (Palmer) – Appendix H
- Phase 1 Environmental Site Assessment (Palmer) – Appendix I
- Stage 1 & 2 Archaeological Assessment (Earthworks Archaeological Services Inc) – Appendix J
- Traffic Impact Study (Tatham Engineering) – Appendix K
- Market Analysis/Justification Study (discussed within this report)



2.0 Policy Review

Land use policies and regulations at the provincial level that affect the subject lands include the *Planning Act, R.S.O. 1990, C. P. 13, as amended*, and the 2024 Provincial Planning Statement (PPS). At the municipal level, the County of Peterborough Official Plan (including the Local Plan Policies affecting the Township of North Kawartha) and Township of North Kawartha Zoning By-law #26-2013 affect the subject lands. In this section of the report, the proposed OPA, ZBA, and plan of subdivision will be reviewed in the context of the policies and provisions contained in these documents.

2.1 The Planning Act

Section 51(24) of the Planning Act, R.S.O., 1990, C. P.13, indicates that “in considering a draft plan of [subdivision], consideration should be had, among other matters, to the health, safety, convenience and accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality” in which the subdivision is located. In addition to these matters, the following specific items should also be considered (excerpts Section 51(24) in italics (non-applicable sections have been omitted)):

- a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2:*

Section 2 of the Planning Act provides a list of “matters of provincial interest” that an approval authority shall have regard to when carrying out responsibilities under the Act. The matters are discussed in the table below:

Table 1 - Matters of Provincial Interest

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study (EIS) (Appendix H) has been undertaken to confirm the extent of natural features and provide adequate mitigation, if necessary. As noted within the EIS, the proposed development with recommended mitigations avoids wetland, valleyland, fish habitat and SAR habitation natural heritage features.

	<p>The EIS identified potential habitat of four (4) Species at Risk (SAR): Barn Swallow, Blanding’s Turtle, Butternut, and SAR Bats, although none of these SAR were identified on the property during site visits, with the exception of five (5) butternuts, although all five trees are considered “non-retainable”.</p> <p>Recommendations provided in the EIS will be included in the draft plan conditions in order to ensure that impact mitigation is followed during construction of the plan of subdivision. As such, there will be no negative impacts to ecological systems as a result of the development.</p>
<p>(b) the protection of the agricultural resources of the Province;</p>	<p>The proposed development of the subject lands will not result in the removal of prime agricultural lands. MDS setbacks are not required for proposed land use changes within approved settlement areas. It is understood that the long-term use of the land is intended to be for non-agricultural purposes. It is our opinion that the proposed development will not affect the protection of agricultural resources.</p>
<p>(c) the conservation and management of natural resources and the mineral resource base;</p>	<p>The proposed plan of subdivision will not adversely impact any natural resources. There are no natural resources or mining resources identified on, or in close proximity to the property. The proposal will not affect the conservation and management of natural resources and the mineral resource base.</p>
<p>(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</p>	<p>A Stage 1 and 2 Archaeological Assessment of the property (Appendix J), conducted by Earthworks Archaeological Services Inc., was completed in September 2022 and report issued in December 2022. It was concluded in the assessment that the subject lands, <i>“is considered to be free of archaeological materials, and no additional archaeological assessments are recommended.”</i></p>

<p>(e) the supply, efficient use and conservation of energy and water;</p>	<p>Although the proposed development is within a Settlement Area, there is no municipal sanitary or water servicing within the Hamlet of Woodview. Therefore, the development will be serviced with private septic systems and wells. The results of the well pumping tests described in the Hydrogeological assessment indicate that private wells can sustain the quantity of water required for the development of the site. Future buildings will be subject to energy efficiency requirements in the Ontario Building Code (OBC).</p>
<p>(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</p>	<p>The proposed development represents an efficient use of sewage and water services; the proposed single detached units can be supported by private septic and water, as determined by the Hydrogeological Assessment conducted by Cambium, Inc. Municipal waste management is provided to the site.</p>
<p>(g) the minimization of waste;</p>	<p>N/A</p>
<p>(h) the orderly development of safe and healthy communities;</p>	<p>The proposed subdivision represents orderly development within the community. The proposed development will take place within the settlement area boundary of Woodview and will be within walking distance of recreational and community amenities including the library, community centre, park, and Emergency Services Station 1. Furthermore, the subdivision will feature a commercial block that will provide neighbourhood commercial uses to serve the new subdivision and surrounding community. Woodview has been identified by the Township as a growth and service centre.</p>
<p>(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</p>	<p>All designs within the plan of subdivision consider persons with disabilities, where applicable.</p>

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	While the proposed plan of subdivision does not specifically include these resources, the provision of health, cultural and recreational facilities is within walking distance of the subject lands. A proposed commercial lot within the proposed plan of subdivision aims to include supporting uses to serve the proposed development.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed development includes single detached homes, which will provide additional housing options within the Settlement Area of North Kawartha. The provision of affordable housing is not anticipated within the proposed plan of subdivision.
(k) the adequate provision of employment opportunities;	N/A
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A
(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	As noted in the supporting documentation, there are no natural hazards identified on the subject lands. Furthermore, an Environmental Site Assessment (ESA) was conducted that confirms that there are no human-made hazards on the site that would pose any threat to public health and safety.
(p) the appropriate location of growth and development;	The proposed plan of subdivision is an appropriate location for additional housing units and small-scale commercial use, which will contribute to efficient growth and development of the Woodview Hamlet Settlement Area as a complete community
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	While there is no public transit available to the subject lands, the proposed plan of subdivision is located within walking distance to recreational and institutional

	services within the Woodview Hamlet. County Road 56 (Northey’s Bay Road) also provides opportunities for active transportation with a fully paved shoulder that connects to other roadways within the Peterborough County Active Transportation Master Plan.
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The proposed subdivision respects the existing built form of the neighbourhood and Hamlet of Woodview, as discussed throughout this report. The subdivision will feature open space blocks that can function for active and passive recreational uses.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	N/A

The matters described above are also addressed in **Sections 2.2** of this report, with respect to the applicable policies of the Provincial Planning Statement.

b) Whether the proposed subdivision is premature or in the public interest:

The proposed development is not considered to be premature, and it is in the public interest. The plan of subdivision will not require the unplanned or premature extension of public services and will not create land uses that are inappropriate for the subject property or the surrounding area. There is demand for housing. The proposed development will provide much needed housing within the Township and County. Matters of public planning policy are addressed further in this planning report.

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Planning considerations relating to the County of Peterborough Official Plan are outlined in **Section 2.3** of this report. As noted, an application for Official Plan Amendment (OPA) to expand the Woodview Hamlet to accommodate the entirety of the subject lands is required in order to facilitate the plan of subdivision. As explained in **Section 2.3** of this report, the OPA and proposed plan of subdivision conform to the policies of County of Peterborough Official Plan. Furthermore, the proposed plan of subdivision will be consistent with the built form of adjacent residential development.

d) *The suitability of the land for the purposes for which it is to be subdivided;*

This planning report and the other technical reports address provide information related to land use suitability. As demonstrated in the various technical reports, the subject lands are considered to be suitable for the 59-lot plan of subdivision.

e) *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The design of the subdivision has taken in to account the roads in the vicinity and provides appropriate access to the road(s) (Northey's Bay Road/County Road 56). Furthermore, the proposed internal roads will be designed to a municipal standard. The grades and elevations of the internal roads will be provided at after draft plan approval.

f) *The dimensions and shapes of the proposed lots;*

All dimensions, locations, and grades of the proposed lots within the proposed plan of subdivision are shown in detail in the **Draft Plan of Subdivision (Figure 2)**. Discussion pertaining to the design of the lots within the plan of subdivision in the context of the Township of North Kawartha Zoning By-law is discussed within **Section 2.4** of this report.

g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;*

Restrictions on the proposed lots have been considered and are managed through the proposed Zoning By-law Amendment (ZBA). The proposed plan of subdivision is not expected to have any adverse impacts on adjacent properties, as demonstrated in the supporting technical documents.

h) *Conservation of natural resources and flood control;*

The proposed plan of subdivision is not to adversely impact any natural resources. Moreover, the subject property is not located within a floodplain. Measures for flood control are not applicable to this particular development.

i) *The adequacy of utilities and municipal services;*

It is anticipated that the development will be sustained by existing municipal service levels, including municipal garbage and recyclable collection. Hydro, telephone and school bus services will be available on the site.

j) The adequacy of school sites;

It is anticipated that the existing school system can accommodate the children of families who purchase units in the new subdivision. Notwithstanding, the local school boards typically comment on this matter at the time of circulation of the draft plan of subdivision for agency comments.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

In addition to Stormwater Management Block 2, which will be repurposed from the existing irrigation pond, Block 3 within in southwestern section of the plan of subdivision represents open space area that is proposed to be conveyed to the Township for parkland purposes.

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;

The proposed plan of subdivision will be located within the settlement area of the Hamlet of Woodview and within walking distance to nearby recreational and institutional services, reducing the requirement for transportation via automobile.

m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of the Act;

As per Section 41(1.2) of the Planning Act, Site Plan Control does not apply to the development of a parcel of land involving 10 residential units or less. However, Site Plan Control will apply to the commercial lot (59).

In consideration of the above, it is our opinion that the proposed plan of subdivision has regard for all matters within Section 51 (24) of the *Planning Act*.

2.2 Provincial Planning Statement (2024)

The new 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. This document replaced the 2020 Provincial Policy Statement and the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe. This new document provides policy direction on matters of provincial interests as they are related to land use planning. The PPS is issued by the Province under Section 3 of the *Planning Act* and it is required that all decisions affecting planning matters “*shall be consistent with*” policy statements issued under the *Act*. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application.

2.2.1 BUILDING HOMES, SUSTAINING STRONG AND RESILIENT COMMUNITIES

Chapter 2 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. According to Section 2.1.4 (Planning for People and Homes) of the PPS, municipalities are to:

provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a. *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development*

The proposed development will contribute to the County and Township reaching the above objectives required by the PPS. As described herein, the subject property is within a settlement area which has been identified as a primary area for residential growth within the Township and is suitable for the proposed use.

2.2.2 SETTLEMENT AREAS AND SETTLEMENT AREA BOUNDARY EXPANSIONS

The subject property is located within a settlement area (Hamlet of Woodview) and is therefore subject to Section 2.3 of the PPS. Section 2.3.1.1 states that “[s]ettlement areas should be the focus of growth and development.”

Additionally, Section 2.3.1.2 of the PPS states that “[I]and use patterns within settlement areas should be based on densities and a mix of land uses which:

- a. *efficiently use land and resources;*
- b. *optimize existing and planned infrastructure and public service facilities;*
- c. *support active transportation;*
- d. *are transit-supportive, as appropriate; and*
- e. *are freight-supportive.*

The proposed 59-lot plan of subdivision will facilitate orderly and efficient growth within the Woodview Settlement area. The size and scale of the development is in keeping with the character of the Hamlet of Woodview and the development will be in proximity to amenities and other land uses. The development will not require the uneconomical expansion of infrastructure as water and wastewater will be privately serviced. The subject property is not currently developed for residential uses and represents a conversion of land-intensive commercial use (golf course) in order to facilitate increased residential density within the settlement area. The proposed plan of subdivision represents a more efficient use of the subject lands and provides an appropriate level of intensification and increased density in relation to adjacent residential uses.

Further, Section 2.3.1.3 states:

Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed plan of subdivision has been designed to incorporate a more compact form and represents a more efficient use of land, particularly in consideration of its proximity to public service facilities. The development will also include a lot for commercial uses, which will contribute to an appropriate mix of land uses within the Hamlet.

As mentioned, the proposed OPA will have the effect of expanding the Woodview Settlement Area to include the entirety of the subject property within the Hamlet. Section 2.3.2 speaks to Settlement Area Boundary Expansions and provides the following policies that “*planning authorities shall consider...*” when allowing a settlement area boundary expansion:

- a) *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b) *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c) *whether the applicable lands comprise specialty crop areas;*
- d) *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e) *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f) *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g) *the new or expanded settlement area provides for the phased progression of urban development.*

Regarding item a), there is a need to designate and the entirety of the subject lands to accommodate additional housing. The new County of Peterborough Official Plan (which will function as a local official plan to the Township of North Kawartha), which was adopted by County Council in 2022, identifies the entirety of the subject property within the Woodview Settlement Area, confirming that the Township has identified the need to include these lands for residential development. Further, the expansion of the settlement area will facilitate a range and mix of land uses that will be appropriate for the Woodview Hamlet. Although the subdivision only includes lots for single detached dwellings, there are opportunities for additional residential units (ARUs) within each lot, provided the private servicing can accommodate such development. Furthermore, the proposed development will include a commercial block which will contribute to a mix of land uses. Given the limitations of private individual servicing within the Woodview Hamlet, the proposed development maximizes land uses and densities.

Items c) through f) above do not apply, as the subject lands are not located in close proximity to agricultural lands. Further, item g) applies only to urban settlement areas, where municipal sanitary and water are available.

Therefore, it is our opinion that the proposed plan of subdivision is consistent with Section 2.3 of the PPS.

2.2.3 RURAL AREAS IN MUNICIPALITIES

Although the subject lands are located in a settlement area, the Hamlet of Woodview is considered a rural settlement area under the definition provided in the PPS.

Section 2.5.1 states that the rural areas should be supported by building upon the rural character and accommodating an appropriate range and mix of housing in rural settlement areas. Furthermore, rural settlement areas *“shall be the focus of growth and development and their vitality and regeneration shall be promoted.”* (Sec. 2.5.2)

As noted, the proposed development will build upon the existing rural character of the Hamlet. The proposed plan of subdivision considers the character and built form of the existing development within the hamlet, which is comprised of single detached dwellings.

Therefore, it is our opinion that the proposed development is consistent with Section 2.5 of the PPS.

2.2.4 SEWAGE, WATER AND STORMWATER

Section 3.6 of the PPS outlines the policies regarding sewage and water systems. It is stated in this section that the ideal form of servicing within settlement areas is through municipal sewer and water systems, and private communal water and sewage services where municipal services are not available or feasible. However, Policy 3.6.4 notes that

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.

The Hamlet of Woodview is a rural settlement area/hamlet within the Township of North Kawartha that is not municipally serviced for water or wastewater, and the Township has no

intention of planning for municipal servicing within this area. Furthermore, based on the site conditions and the number of units proposed, communal water and sewer systems were determined to be unfeasible from a practical and economic perspective. Therefore, individual on-site sewage and water services were deemed to be the appropriate for the proposed development, subject to a hydrogeological review to determine “no negative impacts”.

A Hydrogeological Assessment, conducted by Cambium, determined through hydraulic testing that private wells within the proposed plan of subdivision will produce quantity yields greater than the requirement for the Ministry of Environment, Conservation and Parks (MECP) Guideline D-5-5 assessment procedure. In addition, the wastewater assessment indicated that the proposed development of 1 commercial lot and 58 single detached homes with private, on-site wastewater disposal would result in expected acceptable nitrate concentrations at property boundaries. Therefore, individual private on-site water and wastewater systems are suitable for the proposed development, with no negative impacts to groundwater, or the surrounding environment.

Section 3.6.8 outlines the policies regarding stormwater management. This section states that “[p]lanning for stormwater management shall:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) *minimize erosion and changes in water balance including the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces;*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.”*

Pursuant to Section 3.6.8, a Stormwater Management Plan (**Appendix G**) by Tatham Engineering has been prepared for the proposal which requires the implementation of measures and best management practices to control stormwater quantity and quality and to prevent property damage and contaminant loading. The site will be developed to adequately control stormwater quality and quantity on the site, in line with the above requirements under Section 3.6.8.

A stormwater pond is to be constructed within the Stormwater Management Block in the eastern portion of the subject lands to provide appropriate stormwater attenuation.

Given the details provided above, it is our opinion that the proposed Zoning By-law amendment and plan of subdivision are consistent with Section 3.6 of the PPS.

2.2.5 NATURAL HERITAGE

As identified during the Pre-Consultation, the parcel of land containing the Woodview Golf Course includes natural heritage features such as wetlands, woodlands, and potential Species at Risk (SAR) and their potential habitats. Policies related to natural heritage features are found in Section 4.1 of the PPS and are discussed herein.

An Environmental Impact Assessment (EIS) was undertaken by Palmer (**Appendix H**) to identify natural heritage areas and features on, or within the vicinity of the subject lands, as well as the potential impacts from the proposed development on those features. It should be noted that the EIS was peer-reviewed by the County of Peterborough's ecology consultant during the review a previous consent application affecting the subject lands (included with **Appendix H**).

The PPS divides the province into Ecoregions with varying levels of protection for certain features within each Ecoregion. The subject lands are divided into Ecoregion 6E to the west and Ecoregion 5E to the east. Since the subject lands have been included within the Settlement Area to the west, Ecoregion 6E was applied to the subject lands for the purposes of the Environmental Impact Study (EIS).

Section 2.1 of the PPS states, "*Natural features and areas shall be protected for the long term*", and that development and site alteration shall not be permitted within significant natural heritage areas and significant habitat of endangered and threatened species. Policy 4.1.4 of the PPS states that development and site alteration is not to be permitted within significant wetlands in Ecoregions 5E and 6E. While the wetlands to the southwest of the subject lands

were not determined to be significant due to their size and isolation, the EIS determined that the wetlands to the east of the proposed development should be identified as 'Significant' based on the characteristics of the feature. Nonetheless, the proposed plan of subdivision will be located beyond a protective 30 metre buffer adjacent to the wetlands to the east.

Policy 4.1.5 of the PPS stipulates that development and site alteration shall not be permitted in the natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (as summarized below).

2.2.5.1 SIGNIFICANT WOODLANDS IN ECOREGION 6E

The woodlands east of the subject lands are within Ecoregion 5E, and as such, are not subject to policy 4.1.5 b) of the PPS. However, given that the EIS applied Ecoregion 6E to the subject lands, there is some ambiguity and potential for the inclusion of these woodlands as 'Significant', as stipulated within Section 5.2 of the EIS.

The woodlands, both within and to the west of the subject lands (within Ecoregion 6E) are smaller than 50 hectares in size and are separated from the woodlands to the east by lands that have been cleared of vegetation and existing development within the Settlement Area of Woodview. As such, they are not understood to be 'Significant'. That said, a "no negative impact test" was conducted to ensure that the proposed development would not have a negative impact on the features and functions of the woodlands. Within Section 8.1.1 of the EIS, it was determined that:

the proposed development would not constitute a negative impact that would affect the Natural Heritage Features and functions that define Significant Woodlands This is determined by applying a No Negative Impact Test, as per the Natural Heritage Reference Manual (Ontario Ministry of Natural Resources, 2010), which under Section 13.2 provides guidance on "Determining Negative Impacts.

A limited amount of tree clearing would be required to accommodate the proposed development. This represents linear portions of woodland that have experienced active use and human disturbance over time due to activity associated with the golf course, making these areas similar to fencerows on the subject lands, and are not considered to be significant portions of the woodland area.

2.2.5.2 SIGNIFICANT VALLEYLANDS IN ECOREGION 6E

While the EIS by Palmer found the valleylands on the southwest portion of the subject lands to be ‘Significant’, the proposed plan of subdivision is situated at least 10 metres from the top of bank of the valleylands and will not impact the feature.

2.2.5.3 SIGNIFICANT WILDLIFE HABITAT

Nine (9) Significant Wildlife Habitat (SWH) types on the subject lands were identified as Confirmed or Candidate sites within the study area of the EIS (see Section 5.5 of the EIS Report). Eight (8) of the nine (9) SWH types are contained within the wetlands and woodlands to the east of the subject lands. The proposed development has been designed to avoid these sites.

Habitat for the Golden-Winged Warbler, a species of Special Concern, was identified between the eastern woodlands and the existing irrigation pond. This area includes the northern part of the Open Space Block 2. Within the EIS, it was recommended that this area remain in its current natural state to ensure that there is a low-level meadow extension from the woodland to permit for habitat for woodland fringe species, such as the Golden-Winged Warbler.

Several of Ontario’s Species at Risk bats are known to occur in Peterborough County. Maternity roosting for these species occurs in forested communities, preferring mature deciduous and mixed forests with cavity trees greater than 25 cm diameter at breast height (DBH). In the absence of targeted surveys, the woodlands on (southwestern area: FOD6-3) and near the subject lands to the east are assumed to be potential Bat Maternity Colony SWH. The proposed plan of subdivision avoids these areas, and as such, Bat Maternity Colony SWH would not be impacted by the proposed development. While treed areas within the golf course would require some clearing, they are unlikely to hold cavity trees greater than 25 cm DBH, and as such, are not high potential habitat areas. Furthermore, tree removal within this portion of the site would not significantly affect roosting opportunities within the general area. Provided that tree removal occurs outside the high bat activity window (clearing to occur October 1 through March 31), potential impacts to Bat Maternity Colony SWH are understood to be avoided and mitigated. As mentioned within 2.2.4.1 of this Report, the proposed plan of subdivision would not constitute a negative impact affecting the potential SWH for Maternal Bat Colonies. *“With the application of mitigations described in Section 7, there are no predicted appreciable negative impacts from tree clearing for the proposed development to the woodlands and SWH habitat in the general area.”* (Palmer, 2022).

Section 8.1 of the EIS summarizes the subject property in terms of the Provincial Policy Statement:

Through implementation of the project design and recommendations presented in this EIS, the development as proposed complies with the Provincial Policy Statement. According to the PPS, development is generally prohibited within significant natural heritage features (NHF) as defined in the policy. In accordance with this guideline, the development envelope of the proposed development takes advantage of existing disturbances (the golf course) and has been situated outside of the on-site natural heritage features. Furthermore, measures have been recommended to ensure protection of these features (Section 7).

The proposed development with recommended mitigations avoids wetland, valleyland, fish habitat and SAR habitat natural heritage features. With recommended mitigations, eight of the confirmed or potential SWH types are also avoided. While not considered as Significant Woodlands (Section 7.2), the project will require the removal of a minor amount of woodland and the potential for it to contain the Bat Maternity Colony SWH habitat. Therefore, a No Net Negative Impact Test has been evaluated for these types.

2.2.5.4 FISH HABITAT

Policy 4.1.6 of the PPS stipulates, “Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.” The valleylands on the subject lands are considered to accommodate Fish Habitat, as defined within the PPS and County Official Plan. Wetlands are to be retained within the established setbacks to open water areas. A minimum 10 metre clearance to the Top of Bank is to be preserved to buffer valleyland and fish habitat.

2.2.5.5 HABITAT OF ENDANGERED AND THREATENED SPECIES

Policy 4.1.7 of the PPS does not permit development or site alteration in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

While the background review within the EIS revealed records of Cerulean Warbler and Blanding’s Turtle, none were observed during field surveys within areas deemed to be within high potential areas. Barn Swallow (*Hirundo rustica*) (Threatened) was observed during surveys and was included within the evaluation. These observations involved nesting

opportunities contained to the barn, situated to the north (outside) of the proposed plan of subdivision. Within the EIS it was found that other bird SARs with records from other sources were identified but were not evaluated due to a lack of available habitat and/or observation during breeding bird surveys.

Five (5) Category 1 Butternut (Endangered) trees were observed within the subject lands planned for subdivision. Under the ESA, since Category 1 trees are non-retainable trees, too diseased by butternut canker to protect. These trees can be injured or removed following registration with the MECP to provide notification of a planned activity.

“Bats were incidentally observed during Amphibian surveys, though not identified. The woodlands to west and east of Study Area may provide habitat, including roost trees and water source.” (Palmer, 2022). Treed sites have potential to contain Butternut and American Chestnut (both Endangered), as well as SAR bat species, including four (4) Endangered Species: Eastern Small-footed Myotis (*Myotis leibii*), Little Brown Myotis (*Myotis lucifugus*), Northern Myotis (*Myotis septentrionalis*), and Tri-colored Bat (*Perimyotis subflavus*). As mentioned, it was determined within the EIS that treed areas within the golf course that would require clearing are unlikely to hold cavity trees greater than 25 cm DBH, and as such, are not high potential areas affect roosting opportunities for potential bat species. Provided that tree removal occurs outside the high bat activity window (clearing to occur October 1 through March 31), potential impacts to Bat Maternity Colony SWH are understood to be avoided and mitigated. As such, a draft plan condition will be included that requires all tree clearing to occur during the timing window.

2.2.5.6 ADJACENT LANDS TO NATURAL HERITAGE FEATURES AND AREAS

Section 4.1.8 of the PPS prohibits development and/or site alteration on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6, *“unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”*

The EIS determined that, *“the proposed development of the Conceptual Site Plan is environmentally feasible and would not result in negative impacts to the natural heritage features, provided that the recommended mitigation and enhancement measures described in this report are implemented.”*

Therefore, it is our opinion that the proposed development is consistent with Section 4.1 of the PPS.

2.2.6 CULTURAL HERITAGE AND ARCHAEOLOGY

It is stated in Section 4.6 of the PPS that *“development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential...”*

A Stage 1 and 2 Archaeological Assessment of the property (**Appendix J**), conducted by Earthworks Archaeological Services Inc., was completed in September 2022 and a report was issued in December 2022. *“The Stage 2 archaeological survey did not yield any evidence of archaeological material. As a result, no additional archaeological assessments are required”*. Therefore, it is our opinion that the proposed plan of subdivision is consistent with Section 4.6 of the PPS.

2.2.7 PROTECTION PUBLIC HEALTH AND SAFETY – NATURAL AND HUMAN-MADE HAZARDS

Section 5 of the PPS addresses development that occurs within natural and human-made hazards. Section 5.1.1 states that *“Development shall generally be directed... to areas outside of... hazardous sites.”* The definition of hazardous sites within the PPS includes property or lands that could be unsafe for development and site alteration due to naturally occurring hazards including unstable bedrock known as karst topography.

Based on Ontario Geological Survey cartography, the subject lands fall within areas of inferred and potential karst topography. Within the Geotechnical Investigation conducted by Cambium Inc., localized areas of possible karst were noted on the bedrock surface at select test pit locations, with fissures observed on the surface of the bedrock of selected locations, as described in Section 5.4.3 of the Geotechnical Investigation Report (**Appendix E**).

Evaluation of Karst Hazard can be analysed through conditions of draft plan approval to ensure consistency with Section 5 of the PPS.

Further to natural hazards, Section 5.3 of the PPS states that *“[s]ites with contaminants in land...shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects”*.

In order to address potential contaminants, a Phase 1 Environmental Site Assessment (ESA) was undertaken by Palmer. The ESA identified four (4) areas of potential environmental concern (APECs) on, or in the vicinity of the subject lands. However, three (3) of the APECs are located near the existing dwelling and storage buildings on the other lands owned by the applicant to the north, while the fourth APEC is associated with gasoline storage located on a municipal property west of Northey's Bay Road. In all four instances, the possibility for extensive contamination is low. Based on the location and extent of the APECs, it is our opinion that the proposed plan of subdivision will not be impacted by human-made hazards. As such, it is recommended that the Phase 2 ESA, and subsequent Record of Site Condition (RSC) for remediation, be required as a condition of draft plan approval.

Therefore, it is our opinion that the proposed development is consistent with Section 5 of the PPS.

2.3 County of Peterborough Official Plan

In addition to demonstrating consistency with provincial planning policies, it is necessary that the proposal conform to the policies and provisions of upper and lower tier municipal planning documents. The County of Peterborough Official Plan (CPOP) is the primary upper tier land use planning policy document. Furthermore, the CPOP also contains a section (Local Plan Policies) that contains local land use planning policies for the Township of North Kawartha. This section takes the place of a separate, local Official Plan.

The western portion of the subject property is designated Hamlet, while the eastern portion is designation Rural, according to Schedule 'A3' to the CPOP (**Figure 3 – County of Peterborough Official Plan Schedule 'A3'**). An amendment to the CPOP to redesignate the Rural portion of the subject lands to Hamlet is being sought and is discussed in more detail below. As such, the proposed plan of subdivision is reviewed in the context of the Hamlet policies, rather than the Rural policies.

In addition to the current CPOP, this report will also reference the adopted 2022 County of Peterborough Official Plan (2022 CPOP) Schedule 'NK-1' in order to provide appropriate context for the expansion of the Woodview Settlement Area (**Appendix D**).

2.3.1 SETTLEMENT AREAS

Woodview is identified in Section 4.2.3 of the CPOP as a Settlement Area within the Township of North Kawartha. Section 4.2.3 further outlines the policies that apply to Settlement Areas:

The [County] Council recognizes that in order to efficiently utilize existing and potential services and facilities; achieve minimum population thresholds to support commercial activities; and protect and conserve natural resources and features, future growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future. Where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems.

The proposed 58 residential lots and one (1) commercial lot will accommodate population growth in the Township and support commercial activities. The proposed plan of subdivision will avoid natural features and can be supported by individual on-site systems, in accordance with the Hydrogeological Study provided by Cambium Inc.

Servicing by individual on-site systems for expansions of settlement area boundaries in local Official Plans or subdivision proposals in Settlement Areas may proceed only after consideration has been given to the potential of the Settlement Area to accommodate further growth. This assessment will address the maximum number of households and other facilities which can be accommodated within the Settlement Area without adversely impairing the hydrogeological regime or long-term viability of suitable drinking water supply

An assessment of the expansion of the Woodview Settlement Area was undertaken at the time that the County updated the CPOP in 2019–2022. It was determined at the time that, in order to accommodate future growth in North Kawartha, the Woodview Settlement Area should be adjusted/expanded in areas where development is not constrained. A Staff Report from February 2, 2022 (**Appendix C**) provides recommendations for the areas to be adjusted, including Woodview. While the total settlement area of Woodview was proposed to be reduced, the total area available for development would, in fact, be increased, based on the quality of developable land included in the future settlement area boundaries. This recommendation was incorporated into the 2022 CPOP, which was adopted by County Council in 2022.

As such, the proposed expansion of the settlement area is in keeping with the direction of the Township and County and, as discussed throughout this report, will not adversely impact groundwater resources.

Applications for plans of subdivision/condominium within the Settlement Areas that are not serviced by public systems shall include a hydrogeological analysis as per MOE Guidelines that addresses the suitability of the land to provide adequate potable water and the proper siting of private sewage systems.

A Hydrogeological Study was completed by Cambium and it determined that the proposed 58 new residential lots and one (1) commercial lot could be supported by private servicing on the subject lands with no negative impacts.

Development in Settlement Areas should be as compact as possible based on the type of servicing available. In addition, development should occur in depth rather than in an extended linear form along existing roads.

The 59 lots will be supported by private servicing and add depth to the existing built-up area within Woodview. The proposed plan of subdivision will extend to the southeast corner of the Hamlet (with an expansion of the Hamlet boundary proposed) and will not preclude further residential development in other portions of Woodview.

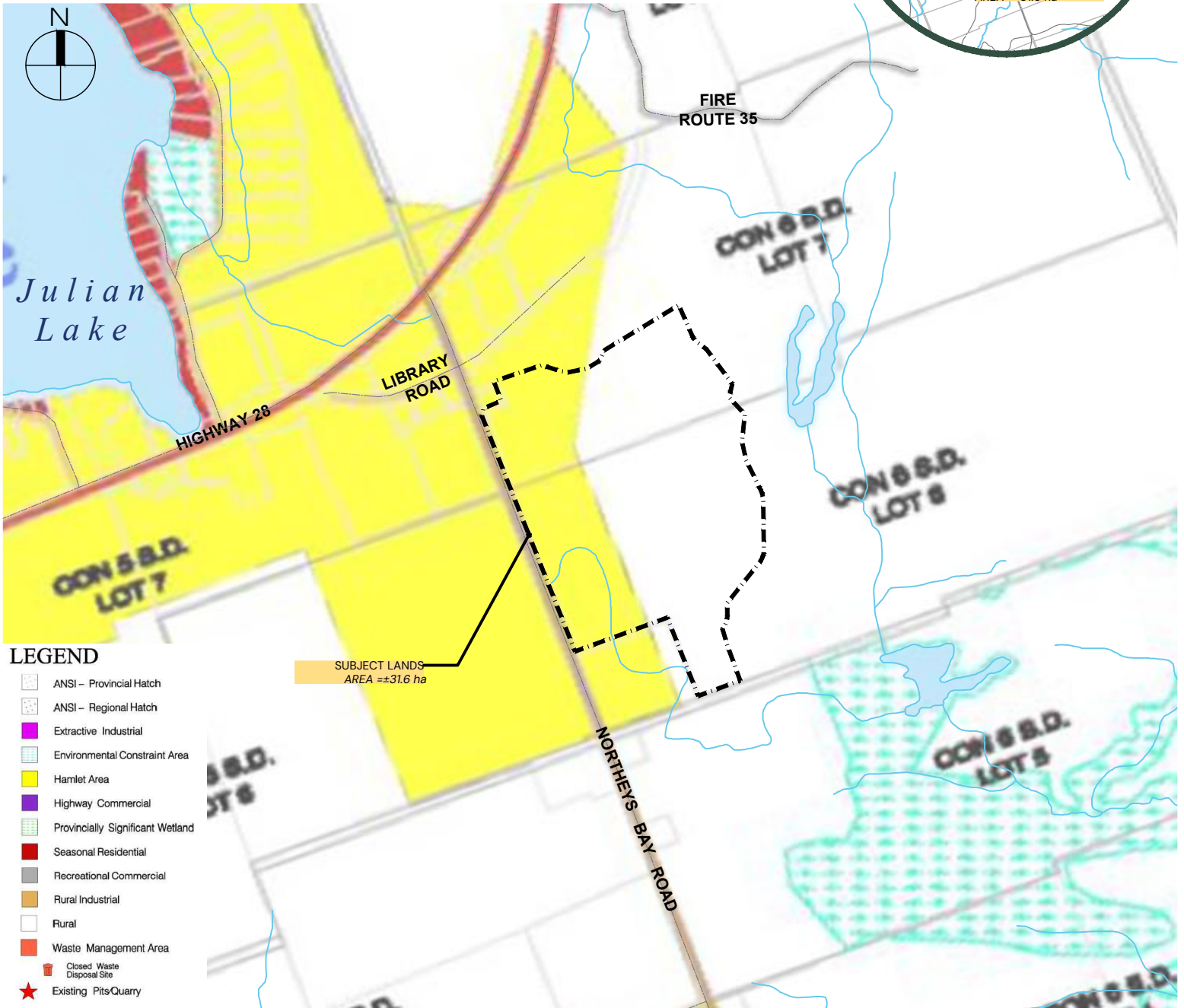
Therefore, the proposed plan of subdivision satisfies the criteria of Section 4.2.3 of the CPOP.

2.3.2 COUNTY ROADS

The proposed internal street network of the plan of subdivision will be accessed by Northey's Bay Road (County Road 56), which is a County-maintained road. According to Section 5.3.3.3 of the CPOP, *"development adjacent to or impacting on County Roads is subject to the County Roads Policies and entrance standards as set out in Appendix B to this Plan.*

Appendix B of the CPOP states that *"[it] shall be the policy of the County of Peterborough to recommend ... for draft approval only those plans of subdivision which do not, in the County's opinion, have an adverse effect on the County Road system."* (Plans of Subdivision Adjoining County Roads)

Figure 3 – County of Peterborough Official Plan Schedule "A3" – Land Use Plan Township of North Kawartha



**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

ECOVUE LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

A Traffic Impact Study conducted by Tatham Engineering concludes that the proposed development will not impact the existing road network, including Northey's Bay Road and the intersection with Highway 28, from an operational standpoint, through the 2035 horizon. Furthermore, the proposed intersection of the internal street network and Northey's Bay Road will not warrant turn lanes to accommodate traffic that will be generated from the proposed development. Overall, no improvements to the road network are required to accommodate the plan of subdivision.

2.3.3 LOCAL PLAN POLICIES – HAMLET DESIGNATION

Section 6.2.3 of the CPOP speaks to the Hamlet designation. It is stated in Section 6.2.3.1 that in the "Township of North Kawartha, the settlement areas of Apsley and Woodview function as the primary growth and service centres for the surrounding recreational cottage areas" and that "residential growth opportunities in North Kawartha [are intended to] be directed to these communities".

According to Section 6.2.3.2, the "predominant use of land within the Hamlet designation shall be for single detached dwellings with some limited provision for multiple unit dwellings". Other uses are also permitted, including "retail and service commercial uses deemed necessary to serve the surrounding agricultural, rural and/or recreational areas".

The proposed plan of subdivision is located within Woodview, which is considered one of the Township's primary growth centres, and will be comprised of singled detached dwellings with some commercial uses that will serve the development and surrounding area.

Further to the above, Section 6.2.3.3 of the CPOP outlines requirements for development with the Hamlet designation (non-applicable policies have been omitted):

- a) *The uses permitted in Hamlet areas and regulations for such uses shall be defined in the implementing Zoning By-law. Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage.*

As discussed below, a Zoning By-law amendment (ZBA) has been applied for concurrently with the OPA and plan of subdivision. The ZBA will rezone the subject lands to site-specific residential and commercial zones to ensure the compatibility and appropriate lot standards.

- b) Efforts shall be made to maintain a favourable ratio of residential to commercial and industrial assessment within the Townships. No development in a hamlet shall be approved if it will result in an undue financial burden on the municipality, particularly in the provision of school facilities, public utilities or other necessary public services.*

The proposed development will contribute to a balance and mix of land uses within the Woodview Hamlet by providing residential development with some commercial uses. It is not anticipated that the development will result in any undue financial burden on the municipality.

- c) In those areas identified as hamlets, new development shall predominantly occur by plan of subdivision and in accordance with the policies in Section 7.13 of this Plan...*

The proposed development will take place via plan of subdivision. The policies of Section 7.13 of the CPOP are discussed further below.

- d) New development shall primarily be single detached dwellings with some limited provision for multiple unit dwellings.*

The proposed plan of subdivision will consist entirely of single detached dwellings, which conforms to the above policy and direction for residential within Hamlets.

- e) The applicant shall undertake a servicing options review to determine the feasibility of full municipal or communal services for multi-lot/unit development. When those higher forms of servicing have been shown not to be feasible to the approval authority, every lot in the proposed plan of subdivision shall have a minimum area deemed sufficient for obtaining an adequate supply of potable water and installing suitable facilities for sewage disposal. A hydrogeological study, including a nitrate impact assessment, is required to determine an adequate water supply and for determining the minimum lot size required for sustainable private services.*

All of the studies described above have been undertaken in support of the proposed development and have been included with the submission. A nitrate impact assessment has been included with the Hydrogeological Study. It was determined that higher forms of servicing were not feasible, and that private individual septic and well would be the most viable form of servicing for the proposed development. Minimum lot areas and unit numbers are informed by the results of the Servicing and Hydrogeological studies that have been submitted with the applications.

- f) New commercial and industrial uses shall be permitted only by an amendment to the Zoning By-law. An application for a Zoning By-law amendment shall comply with the policies in Section 7.14 of this Plan.*

As noted, a ZBA application to rezone the commercial block with the proposed plan of subdivision is included with this submission. The policies of Section 7.14 of the CPOP are discussed further below.

- g) Infilling and minor expansion/rounding out within existing Hamlet areas shall be permitted. Major expansion of hamlet boundaries shall not be permitted as new growth opportunities are directed to the designated growth centres. Such boundary expansions shall only be undertaken in concert with a municipal comprehensive review of the Official Plan in conformity with the Growth Plan for the Greater Golden Horseshoe. A municipal comprehensive review is required in order to expand settlement area boundaries. However, where proposals to change the settlement area boundaries do not result in a net increase of settlement area within a Township, planning justification shall be required for the adjustment at the time of application to ensure targets and forecasts contained in this Plan are achieved.*

Given that the Growth Plan for the Greater Golden Horseshoe is no longer in effect, the above policy is no longer in conformity with provincial policy. Further, the policies of the 2024 PPS do not require a municipal comprehensive review of an Official Plan in order to expand or adjust a settlement area. That said, the intent of the policy will be met through the proposed expansion/adjustment of Woodview Hamlet to accommodate the proposed development. Most importantly, the proposed expansion/adjustment through the OPA aligns with the adjustment proposed by the County through the municipal comprehensive review process involved with the new 2022 CPOP, which was adopted by County Council.

- h) Growth shall be encouraged in depth, rather than in strips along main roads. Provision shall be made in approximate locations to permit access from the main road to a second or third tier of lots behind the existing development.*

The proposed plan of subdivision will be developed in depth, with an internal road network.

Therefore, it is our opinion that the proposed development conforms to the policies of the Hamlet designation.

2.3.4 LOCAL PLAN POLICIES – CRITERIA FOR ASSESSING OFFICIAL PLAN AMENDMENT APPLICATIONS

In considering amendments to the CPOP, the local Townships “shall have regard” for the criteria set out in Section 7.9, which are as follows (non applicable sections have been omitted):

7.9.1 The need for the proposed use.

As described in previous sections of this report, the Township and County have established a need to expand/adjust the Woodview Hamlet to include the entirety of the subject lands. As noted, the lands are appropriate for the proposed development and represent a logical area for expansion of the Hamlet.

7.9.2 The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.

The proposed expansion of the Hamlet considers the existing designated lands within the Township, and specifically Woodview, as outlined in the Staff Report (**Appendix C**). It is understood that many of the existing Hamlet designated lands within Woodview are constrained and do not provided adequate and appropriate areas for development of Hamlet-associated land uses. Therefore, it is necessary to provide additional lands within the Hamlet that can be developed without negative impacts to the environment and/or human health/safety. The subject lands, as described herein, provide suitable development lands for the proposed uses.

7.9.3 The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to:

- a) *the existing environmental and/or physical hazards and opportunities;*
- b) *the potential impacts of these hazards; and,*
- c) *the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate;*
- d) *the anticipated impacts of the proposed use on the natural environment*

As discussed at length in this report, the subject lands are suitable for the proposed use. The proposed development area avoids natural heritage and natural hazard constraints, including wetlands, woodlands, and watercourses. The EIS submitted in support of the development recommends a number of mitigative measures, including development setbacks, that will be implemented through zoning, conditions of draft plan approval, and/or a subdivision agreement. As noted in the EIS, and in the Hydrogeological Study, the proposed use will have no negative impacts on natural features, including groundwater.

7.9.4 *The location of the area under consideration with respect to:*

- a) *the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas;*
- b) *the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto;*
- c) *the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and*
- d) *opportunities for the protection and enhancement of the natural environment.*

The proposed development will connect with the County-maintained Northey's Bay Road and will include an internal road network that will be constructed to municipal standards and assumed by the Township upon completion of construction. As discussed in the Traffic Impact Study, the existing road network can accommodate the proposed development without any upgrades.

In regard to pedestrian traffic, there will be opportunities for pedestrian connections throughout the development, including walking trails and connections to the community centre across Northey's Bay Road. These details will be confirmed at the detailed design stage.

The proposed development can be supported by individual private septic systems and wells without negative impact to groundwater or the surrounding lands. Furthermore, existing natural features on the subject lands will be protected and enhanced through setbacks and buffers, as described in the EIS.

7.9.5 The compatibility of the proposed use with uses in adjoining areas.

The proposed plan of subdivision will be compatible with surrounding land uses. Most of the development will be adjacent to natural features and protected areas. The rural residential uses to the northwest on Otis Northey Road are located on large lots with dense vegetation, which will provide a suitable buffer from the proposed development area. The proposed commercial use will be located adjacent to Northey's Bay Road, directly across the road from community facilities, creating a small node within the hamlet.

7.9.6 The effect of such proposed use on the surrounding area regarding possible depreciation of adjacent properties.

While planning applications cannot be evaluated in the context of land value depreciation, there will be no negative impact from the proposed use on adjacent lands, as described in the accompanying reports.

7.9.7 The potential effect of the proposed use on the financial position of the Township.

The costs of all proposed infrastructure within the plan of subdivision, including roads and walkways, will be borne by the developer. The Township will receive development charges for the proposed uses and the proposed lots will provide additional tax revenue.

Therefore, it is our opinion that the proposed OPA meets the criteria for evaluating amendments under Section 7.9 of the CPOP.

2.3.5 LOCAL PLAN POLICIES – CRITERIA FOR ASSESSING PLANS OF SUBDIVISION

The criteria for assessing plans of subdivision are laid out in Section 7.13 of the CPOP. These criteria echo many of the criteria listed for OPAs in Section 7.9, as discussed below (non-applicable sections have been omitted):

7.13.1 The proposed development is compatible with the existing scale of development in the area.

As discussed above, the proposed development is compatible with the existing scale of development in the area.

7.13.2 The proposed development is compatible with the Conservation Authority's regulations.

The subject lands are not regulated by a Conservation Authority.

7.13.3 Access roads have the capability to support the additional traffic loads anticipated from the proposal and will be constructed to standards determined by the Township. Where upgrading and additional maintenance may be required, the Township shall assess the financial impact of these additional expenditures and may levy fees to offset these costs.

As discussed above, the proposed development can be accommodated within the existing road network. The new internal roads within the subdivision will be constructed to Township standards.

7.13.4 If an investigation of servicing options as outlined in Section 7.4 indicates that neither municipal nor communal servicing is feasible, lots shall have sufficient area so that a private well for water supply can be located without danger of contamination by the sewage system, and so that a serious draw down of groundwater levels beyond the boundaries of the lot itself can be avoided.

7.13.5 Where full municipal services are not available, the Township shall require the submission of a detailed hydrogeological report as per Section 7.4.6 which

addresses the ability of the site to sustain residential development on the basis of private services. Minimum lot area standards will be established in the implementing Zoning By-law

The proposed development is supported by a Hydrogeological Study that demonstrates that the proposed lots can be serviced with individual private septic and wells without any negative impacts to groundwater or surrounding features. The minimum standards for each lot in site-specific zoning, which are outlined in Section 2.4 of this report below, will be established on the basis of the recommendations of the Hydrogeological Study.

7.13.6 All lots should have frontage on an interior road, developed to municipal standards. Lots having direct access onto arterial roads shall generally not be permitted.

All lots within the plan of subdivision will have frontage on an interior road.

7.13.7 As many trees as possible shall be preserved, particularly mature and healthy stands of trees, and reforestation shall take place where necessary.

The proposed development considers the existing tree cover as much as possible. The proposed lot fabric and road network has been configured in a manner that utilizes the existing open areas where many of the holes within the golf course were located.

7.13.8 Where the existing topography and/or vegetation provides little or no protection to arterial roads, a buffer strip, according to the requirements of the implementing Zoning By-law, shall be provided in order to screen dwellings from passing traffic and to create as much privacy and enclosure as possible.

The proposed subdivision is adequately separated from the arterial road, with the exception of the lot adjacent to Northey's Bay Road. In that case, a larger exterior side yard setback will be utilized on the property and buffering may be provided along the road allowance, if necessary.

7.13.9 Any proposed plan of subdivision or condominium must not landlock any other parcel of land, and should be designed to allow for the integration of future residential development in the area.

The proposed plan of subdivision will not “landlock” any parcel of land and will not interfere with the future development of the Woodview Hamlet.

7.13.10 The proposal shall be adequately served by existing levels of municipal services such as fire protection, police protection, garbage collection and school facilities. Any proposal requiring substantial upgrading to existing services beyond the present financial capability should generally not be permitted.

It is anticipated that the proposed development can be adequately served by existing levels of municipal services. All of the above service providers will confirm this during the application circulation period.

7.13.12 The Township shall enter into a development agreement with each developer as a condition of the approval of a plan of subdivision or condominium. This agreement will set out the internal and external services which the Township will require the developer to provide.

This is understood and will be articulated through a subdivision agreement and site plan agreement for development on the commercial lot.

7.13.13 The developer may be required to provide background information to the Township showing that there is a need for the development in its proposed location.

As noted, the need for the proposed development is understood based on the direction of the 2022 CPOP.

7.13.14 The Township shall have regard for high potential aggregate resource areas and existing aggregate operations and the compatibility of the proposed development with these areas in accordance with Section 6.2.13 of the Plan.

There are no aggregate resource areas or existing aggregate operations located within the vicinity of the subject lands.

7.13.15 The Township shall have regard for the compatibility of the proposed development with designated environmental areas.

As noted in Section 2.1 of this report, the proposed development will be compatible with adjacent environmental areas.

Therefore, it is our opinion that the proposed development conforms with the criteria for assessing plans of subdivision in the CPOP.

2.3.6 LOCAL PLAN POLICIES – CRITERIA FOR ASSESSING COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT

The proposed plan of subdivision will include a lot (Lot 59) for commercial uses. It is anticipated that the uses permitted within the lot will be small-scale local or neighbourhood commercial uses, such as a convenience store, personal service shop, or medical office.

When assessing the suitability of an application for commercial use, the Township shall have regard for the criteria set out in Section 7.14 of the CPOP. The criteria are discussed below, with non-applicable sections omitted:

7.14.1 The proposal shall conform to the requirements for the appropriate zone in the implementing Zoning By-law.

The implementing Zoning By-law is discussed in Section 2.4 below. The proposed commercial Lot 59 will be zoned within the General Commercial (C) Zone.

7.14.2 These uses shall have direct access to an arterial road, collector road or Provincial highway, and should be sited to permit easy and safe access by motor vehicles.

The proposed Lot 59 will have access from both Northey's Bay Road (County Road) and the proposed internal road.

7.14.3 The proposal shall be in keeping with the existing size and type of development in the surrounding area. Proposals which will conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the Township that the concerns can be overcome.

As noted, the proposed commercial lot will be located along Northey's Bay Road, in close proximity to the Woodview Community Centre and Library to the west, creating a service node within the Hamlet. Furthermore, the Township Zoning By-law includes provisions for

buffers and setbacks between commercial uses and residential uses that will be implemented into the design of the commercial lot.

7.14.4 Proposals which will create a substantial increase in traffic along local roads travelling through existing or potential residential areas shall not be permitted.

As discussed in the Traffic Impact Study, which included an assessment of the commercial lot, the proposed commercial uses within Lot 59 will not result in a substantial increase in traffic, particularly along local roads.

7.14.5 All proposals located adjacent to residential uses shall be separated by a buffer strip, as set out in the implementing Zoning By-law.

See above response to Section 7.14.3.

7.14.6 Adequate off-street parking shall be provided and access points shall be limited in number and designed in a manner which will minimize the danger to vehicular traffic.

7.14.7 Advertising and signs shall be strictly limited.

7.14.8 Open storage of goods or materials shall be permitted provided storage is suitably screened from adjacent uses and from public view.

The proposed commercial lot will be of a sufficient size to accommodate a number of uses permitted in the C Zone. Details regarding off-street parking, entrances, signage, and outdoor storage will be confirmed at the Site Plan Approval stage for any new commercial use on Lot 59.

7.14.9 Commercial and service industrial uses shall be encouraged to locate in nodes, adjacent to existing concentrations of commercial development. Consideration will be given to commercial and industrial uses outside of existing designated areas only if there is a demonstrated need and no appropriate vacant land exists within the designated area.

Although the proposed commercial lot is not located within a commercial node, it will form part of an emerging service node within Woodview that includes existing community facilities.

7.14.10 No use shall be permitted which, from the nature of the process or materials used, is declared by the Health Unit to be a noxious trade, business or manufacture, under the Health Protection and Promotion Act, as amended.

7.14.11 Permitted uses shall minimize smoke emissions, noise, odours or other forms of pollution. The appropriate standards and requirements of the Ministry of the Environment shall be adhered to and shall be the minimum acceptable standard.

None of the permitted uses proposed for the commercial lot (C Zone) will involve noxious trade, business or manufacturing, nor will the uses involve smoke emissions, noise, odours, or other forms of pollution or nuisance.

7.14.12 Access points to commercial and industrial uses shall be restricted in number and located to avoid any undue conflict with the normal and safe functioning of any adjacent road.

As noted above, the proposed commercial lot will have direct access to Northey's Bay Road, which can accommodate the increased traffic generation.

7.14.14 The Township shall have regard for the compatibility of the proposed development with areas designated as Environmental Constraint.

As noted in Section 2.1 of this report, the proposed development will be compatible with adjacent environmental areas.

Therefore, it is our opinion that the proposed development conforms with the criteria for assessing commercial development found in Section 7.14 of the CPOP.

2.3.7 SUMMARY OF COUNTY OF PETERBOROUGH OFFICIAL PLAN CONSIDERATIONS

Based on the polices reviewed herein, the proposed OPA, plan of subdivision, and ZBA on the subject lands conform to the County of Peterborough Official Plan (CPOP). The proposed development is in keeping with the character of the Hamlet of Woodview and represents appropriate development within an unserviced rural settlement area. Both the residential and commercial uses can be adequately serviced with individual private septic and well. The proposed settlement area expansion/adjustment is consistent with the adjustment in the

adopted 2022 CPOP. Overall, the proposed plan of subdivision on the site is in keeping with the goals and objectives of the CPOP.

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

The subject property is zoned the Rural-Exception 124 (RU-124) Zone within Schedule “A3” the Township of North Kawartha Comprehensive Zoning By-Law #26-2013. See **Figure 4** of this report.

The current site-specific exception zoning is reflective of the existing golf course use and does not permit multiple residential lots on lands under ten (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-**) Zone. Block 2, which contains the stormwater management pond will be rezoned to the Open Space (OS) Zone in order to permit only the stormwater facilities. Lot 59 is to be rezoned to the General Commercial (C) Zone to permit the proposed commercial uses.

A comparison of the R Zone lot regulations and the proposed lot regulations for the development are shown below in **Table 2**:

Table 2 – Zone Requirements of the R Zone and Proposed Development

Lot Regulation	General Residential (R) Zone	General Residential Exception (R-**) Zone
Uses Permitted	<p>(a) Residential Uses: a dwelling house; one unit of a semi-detached dwelling on one lot; one semi-detached dwelling on one lot; one duplex dwelling on one lot</p> <p>(b) Accessory Uses: a home occupation a home profession a second dwelling unit</p>	Same as R
Zone Provisions		

(a) Lot area (minimum):	A dwelling house: 4,000 square metres (43,057 square feet)	3,000 sq. m
(b) Lot frontage (minimum):	Single-detached dwelling: 30 metres (100 feet)	30 – 80 metres
(c) Dwelling Unit Per Lot (maximum):	1 only for dwelling house.	1
(d) Building area and Floor area	Building area: 15% maximum Floor area (minimum) : Per unit – 45 square metres (484 square feet)	Will comply
(e) Front yard (minimum):	9 metres (30 feet)	7.5 metres
(f) Interior side yard (minimum):	4.5 metres (15 feet)	3 metres
(g) Exterior side yard (minimum):	9 metres (30 feet)	7.5 metres
(h) Rear yard (minimum):	9 metres (30 feet)	7.5 metres
(i) Water setback (minimum):	30 metres (100 feet)	Will comply
(j) Building separation (minimum):	1.5 metres (5 feet)	Will comply
(k) Building height (maximum):	10 metres (33 feet)	Will comply
(l) Entrance setback (minimum):	3 metres (10 feet)	Will comply
(m) Parking Spaces (minimum):	2	Will comply
(n) Parking area:	No parking space shall be located within 3 metres (10 feet) of a lot line	Will comply

As noted in bold and italics above, there are several deficiencies proposed within the plan of subdivision that will require a site-specific General Residential Exception (R-**) Zone: lot area and side (both interior and exterior), rear, and front yard setbacks.

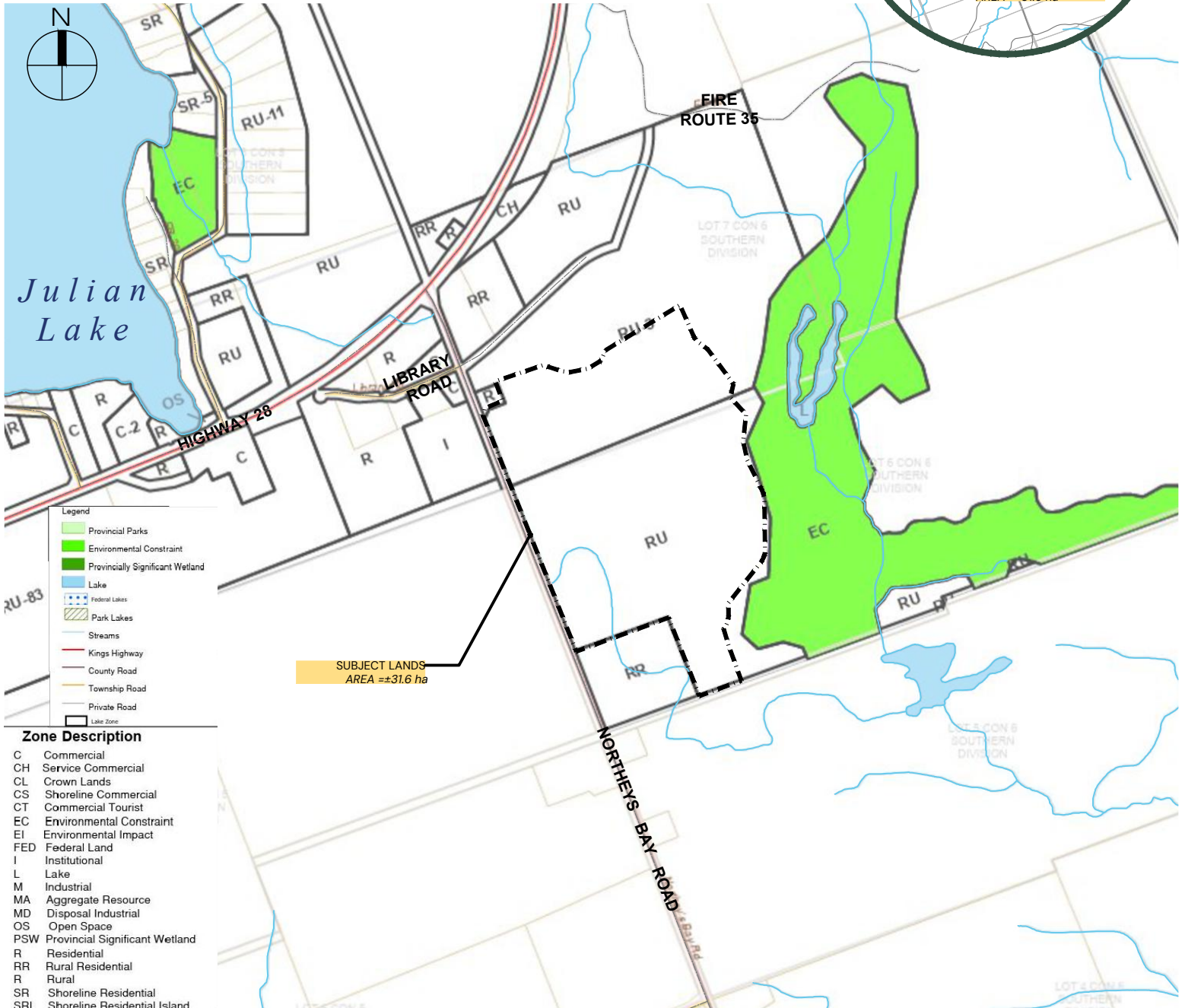
It is our opinion that the smaller lot sizes and reduced setbacks are appropriate for the proposed development. The proposed lot areas are not substantially smaller than the minimum lot area in the general R Zone and are large enough to support individual private water and wastewater servicing, as demonstrated in the supporting hydrogeological study.

The reduction in setbacks will provide greater flexibility for building envelopes within each lot. Given the slightly reduced lot size, a reduction in the setbacks (by 1.5 metres for each of the side, rear, and front yard) represents a logical and relatively small deviation from the By-law requirements.

The proposed development will comply with all other provisions of the R Zone, including lot coverage, parking, and landscaped open space requirements.

In addition to the R-** Zone, open space and stormwater management blocks will be rezoned to the Open Space (OS) Zone and Lot 59 will be rezoned to the General Commercial (C) Zone. For further clarification of proposed zone boundaries, please refer to **Appendix B- Draft Zoning By-law Amendment Schedule**.

Figure 4 – Township of North Kawartha Zoning By-Law No. 26-2013 Schedule A3



Zone Description

- C Commercial
- CH Service Commercial
- CL Crown Lands
- CS Shoreline Commercial
- CT Commercial Tourist
- EC Environmental Constraint
- EI Environmental Impact
- FED Federal Land
- I Institutional
- L Lake
- M Industrial
- MA Aggregate Resource
- MD Disposal Industrial
- OS Open Space
- PSW Provincially Significant Wetland
- R Residential
- RR Rural Residential
- R Rural
- SR Shoreline Residential
- SRI Shoreline Residential Island

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

ECOVUE
LAND USE PLANNING & DEVELOPMENT

416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com



3.0 Summary

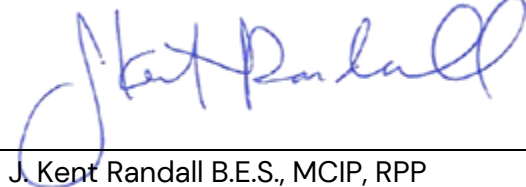
This planning report describes the proposed 59-lot plan of subdivision in the Hamlet of Woodview, with 58 residential units in the form of single detached dwellings and one commercial lot on private water and wastewater services. This planning report also provides an analysis of the application in the context of the Provincial Planning Statement, the County of Peterborough Official Plan (CPOP), and the Township of North Kawartha Comprehensive Zoning By-law #26-2013.

Based on the foregoing, it is the opinion of the author that:

- The proposed plan of subdivision is consistent with the applicable policies of the Provincial Planning Statement, 2024.
- The proposed plan of subdivision conforms to the applicable policies of the County of Peterborough Official Plan.
- Notwithstanding, an amendment to the County of Peterborough Official Plan is required in order to expand/adjust the Woodview Hamlet. The amendment is consistent with the direction of the Township and County as it relates to the Woodview Hamlet in the adopted County of Peterborough Official Plan, 2022.
- An amendment to the Township of North Kawartha's Zoning By-law will also be required to permit the proposed residential units and commercial lot. This Planning Report sets out the details of the proposed Zoning By-law amendment and concludes that the amendment is in keeping with the general intent of the Zoning By-law.
- The applications for plan of subdivision and Zoning By-law Amendment should be approved.
- The proposed development represents good planning and is in the public interest.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Principal Planner



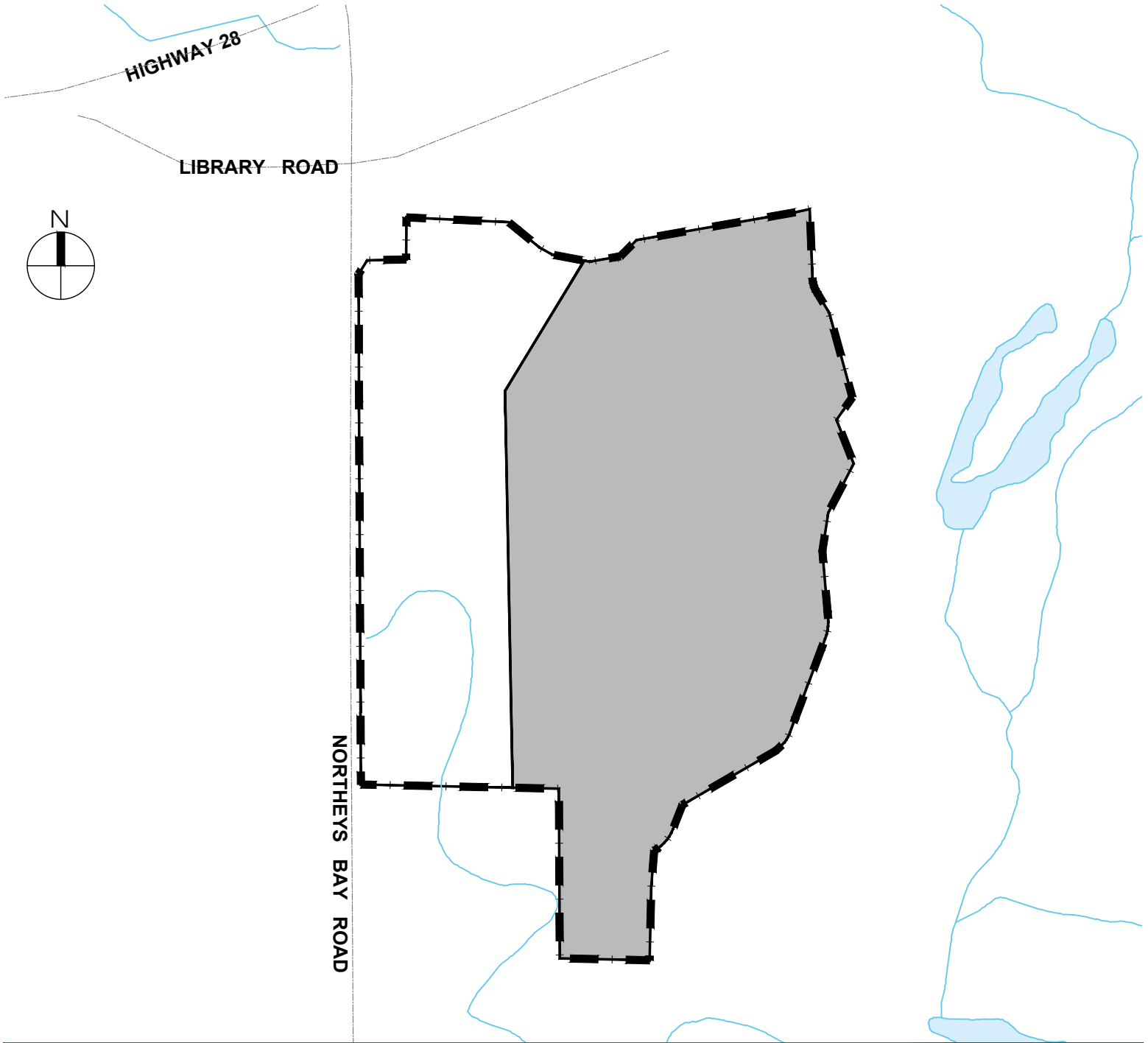




4.0 Appendices

4.1 Appendix A:

Official Plan Amendment Schedule

Official Plan Amendment Sketch



-  LANDS TO REMAIN DESIGNATED HAMLET AREA
-  LANDS TO BE REDESIGNATED FROM RURAL TO HAMLET AREA

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: 1:6000

Date: January 31, 2025

ECOVUE LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

4.2 Appendix B:

Zoning By-law Amendment Text and Schedule

The Corporation of the Township of North Kawartha

By-law 2025-0000

Being a by-law of the Corporation of the Township of North Kawartha under the provisions of Section 34 of the Planning Act R.S.O. 1990, Chap. P. 13, as amended, to amend the Zoning By-law #26-2013, with respect to certain lands described as Part 1 of Plan 45R-17602 in the geographic area of Burleigh (South Division), County of Peterborough, being Roll # 153602000163700 (65 Northey's Bay Road)

Whereas Zoning By-law #26-2013 as otherwise amended, was passed under the authority of a predecessor of Section 34 of the Planning Act, R.S.O. 1990, Chap. P. 13, as amended;

And Whereas the matters herein are in conformity with the provisions of the Official Plan of the County of Peterborough as approved by the Ministry of Municipal Affairs and Housing;

And Whereas the Council of the Corporation of the Township of North Kawartha conducted a public hearing in regard to this application, as required by Section 34(12) of the Planning Act, R.S.O. 1990, Chap. P. 13, as amended;

And Whereas the Council of the Corporation of the Township of North Kawartha deems it advisable to amend Zoning By-law #26-2013 as otherwise amended, with respect to the above described lands, and under the provisions of the Planning Act has the authority to do so;

Now Therefore the Council of the Corporation of the Township of North Kawartha enacts as follows:

1. That the proposed amendment will upon coming into force and effect, serve to amend By-law #26-2013, as amended, by changing the zone category of certain lands located in Part 1 of Plan 45R-17602 in the Burleigh Ward from Rural-Exception 124 (RU-124) to General Residential-Exception (R-**) as follows:
 - a. Notwithstanding any other provision of By-law #26-2013 to the contrary, on lands zoned General Residential-Exception-**(R-**), no building, structure or use shall be established except in accordance with the following:
 - i. Zone Provisions
 - a) Lot area (minimum)
 - 3,000 square metres (0.75 acres)
 - b) Front yard (minimum)
 - 7.5 metres (25 feet)
 - c) Exterior side yard (minimum)
 - 7.5 metres (25 feet)
 - d) Rear yard (minimum)
 - 7.5 metres (25 feet)

- b. All other provisions in all other respects as set out in the General Provisions and the provisions of the General Residential (R) Zone shall apply and be complied with as identified in By-law No. 26-2013.
2. That Schedule 'A1' of By-law #26-2013, as amended, is hereby further amended by changing the zone category of certain lands located in Part of Large Burleigh Island, Part 1 of Plan 45R-17602 in the Burleigh Ward, having Roll No. 153602000163700, from Rural Exception 124 (RU-124) to General Residential-Exception-**(R-**) and General Commercial (C), as illustrated on Schedule 'A' attached hereto and forming part of this by-law.

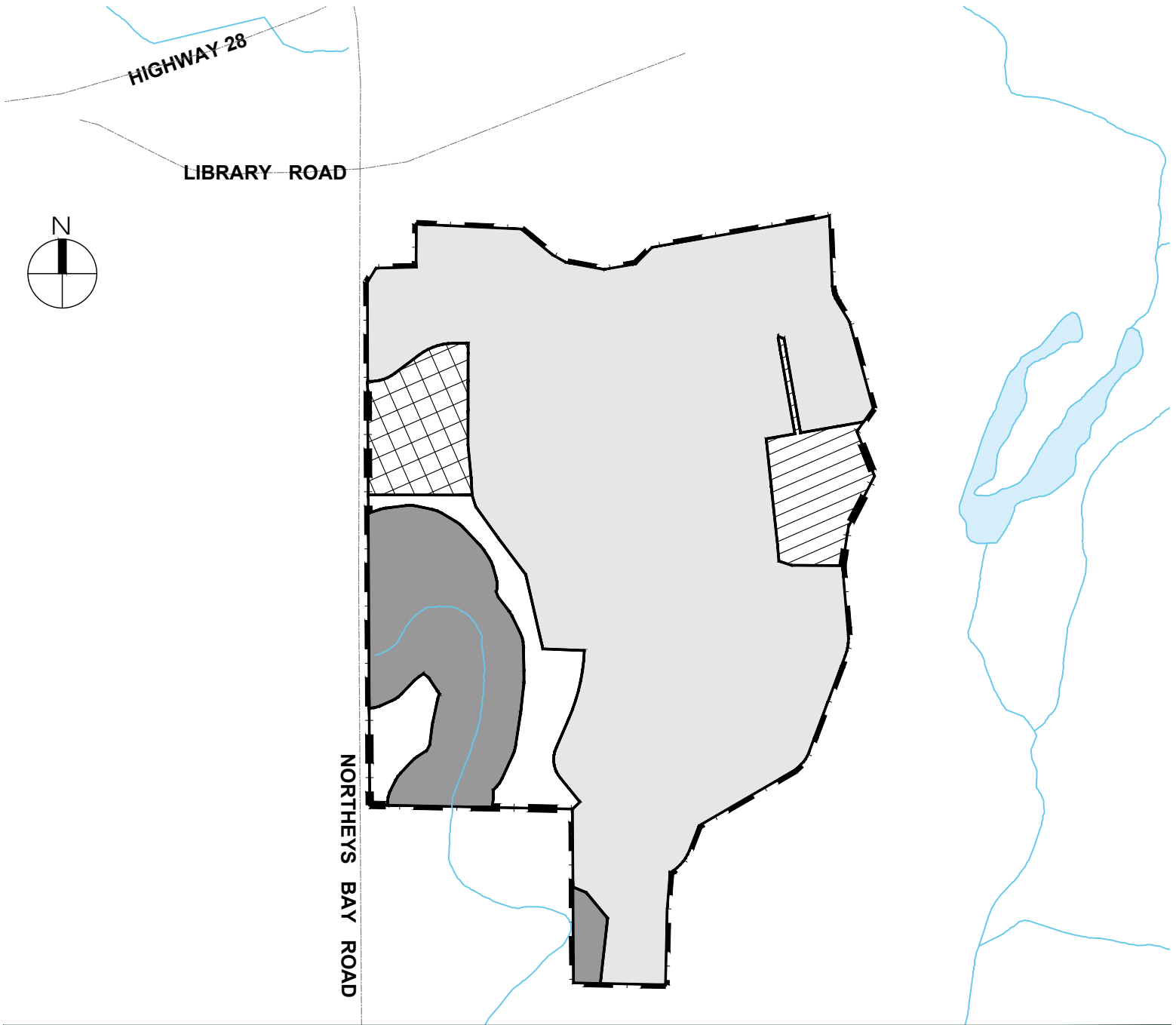
This by-law shall come into effect on the **insert date** day of **insert month**, 2025.

Read and Adopted in open Council on the **insert date** day of **insert month**, 2025.

Carolyn Amyotte, Mayor

Connie Parent, Clerk

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 EXPECTATION - ** (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.

**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: 1:6000

Date: January 31, 2025

ECOVUE LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

4.3 Appendix C:

Township of North Kawartha Staff Report

February 2022

Township of North Kawartha

To: The Mayor and Members of Council

From: Emma Drake, M.Sc., RPP, & Amanda Dougherty, B.A. (Hons)
Township Planning Consultants

Meeting Date: February 1st, 2022

Subject: Report on Potential Settlement Area Boundary Adjustments

Purpose:

The purpose of this report is to present an update to Council on the potential for Settlement Area Boundary Adjustments of the existing designated Hamlet Areas within the Official Plan.

Recommendation:

1. That Council receive the planning report as prepared by the Township Planning Consultants for information.
2. That Council provide direction to Staff and the Township Planning Consultants regarding adjustments to the Settlement Area mapping for consideration.
3. That Council direct Staff and the Township Planning Consultants to meet with the County Planning Department to obtain preliminary feedback on the proposed Settlement Area adjustments.

Background:

On January 18, 2022, the Township Planning Consultants presented a report to Council on the County of Peterborough Municipal Comprehensive Review (MCR) and the opportunity for potential adjustments to the existing designated Hamlet Areas (settlement areas) to occur as part of that process. At the January 18, 2022 meeting, Council passed the following motion:

“That Council receive the planning report as prepared by the Township Planning Consultants for information and direct staff and the Township Planning Consultants to prepare Settlement Area Adjustment mapping for consideration. Carried.”

Comments:

At the direction of Council, draft updated settlement area mapping has been prepared in consultation with Township Staff. The updated mapping is included as an attachment to this report, and includes the following:

- Yellow – existing designated settlement areas;
- Green – areas identified for potential addition to existing designated settlement areas;
- Red – areas identified for potential removal from existing designated settlement areas.

The areas identified within the Township as listed above, were based on a review of criteria provided in the January 18, 2022 report to Council. Of interest to note, however, is that the amount of lands subject to constraints (e.g. environmental features, limited access) does appear to be much greater than the lands free from constraints. An approach was therefore identified and applied, which first highlighted areas of priority for growth as potential additions, and then identified an equal amount of constrained lands for removal from the settlement areas, in efforts to maintain a net-zero approach. However, at present and as currently prepared, more lands are proposed for removal than addition to the settlement areas, resulting in a net removal of 188.82 acres. This net removal is intended to be balanced to ensure no loss of settlement area lands overall, following initial review and further direction from Council on priority growth areas.

As currently prepared, the revised settlement area mapping provides for the adjustments to the settlement areas as summarized in Table 1.

Table 1 - Land Adjustments by Settlement Area

Settlement Area	Proposed Additions (ac)	Proposed Removals (ac)	Net (ac)
Apsley	412.77 ac	253.08 ac	+159.69 ac
Big Cedar	0 ac	69.51 ac	-69.51 ac
Glen Alda	0 ac	180.82 ac	-180.82 ac
Mount Julian	93.67 ac	153.57 ac	-59.9 ac
Stonyridge	0 ac	25.05 ac	-25.05 ac

Settlement Area	Proposed Additions (ac)	Proposed Removals (ac)	Net (ac)
Woodview	51.98 ac	65.21 ac	-13.23
Total	468.37 ac	467.09	-188.82

As provided in the Table above, Apsley has been identified as the main priority area and potential for growth within the Township and as such has been proposed for expansion. The lands proposed to be added to Apsley are concentrated east of Highway 28 along Balmer Road, County Road 504 and James Road. These lands present fewer environmental constraints, with opportunity for appropriate road access. It is noted that these lands include the former waste disposal site; which would require a D4 Assessment prior to any development occurring. It is also noted that the lands immediately adjacent to Apsley Lake and Lower Apsley Lake are not proposed for inclusion in the settlement area as currently prepared; in order to provide additional protection to these features and the provincially significant wetlands (PSWs) to which they connect. A substantial portion of land has been proposed to be removed from the Apsley settlement area, south of Lean Drive and McFadden Road. These lands maintain substantial environmental features, largely wetlands, which may present a constraint to development. The remaining modifications in Apsley represent minor rounding out or reallocations to provide for a more uniform settlement area designation.

The remaining five settlement areas designated in the Township have not been identified as centres for growth. As such, these settlements overall are proposed to be reduced in size, with boundary adjustments being made to facilitate more appropriate growth. However, it is noted that the while these settlements are getting smaller, adjustments have been made to incorporate lands which provide for fewer constraints, which may allow for a similar level of development as the previous larger areas, once constraints are considered.

Within Big Cedar, the removals documented have been proposed given the abundance of natural features, including watercourses and unevaluated wetlands. The portion of the settlement area northeast of the Highway 28-Big Cedar Lake Road intersection has been proposed to remain. While much of these lands would be subject to MTO development control; continuing to include these lands does provide for some limited opportunity for growth

and development in the area over the next 30-years.

In Glen Alda, at present, a substantial amount of land to the west has been proposed for removal, recognizing that demand for growth in this area is anticipated to be lower. Additional refinements may occur to order to align the designation with property boundaries; however these will be addressed during a subsequent review of the schedules and are not anticipated to greatly impact the overall designated lands.

Regarding Mount Julian, significant adjustments have been proposed including removals to account for development constraints, including provincially significant wetlands, with additions towards Northey's Bay Road. In addition to the environmental constraints in the area, it was noted in consultation with Staff that lands in the Woodview area may be subject to conservation easements through the Kawartha Land Trust. This considered, together with the presence of significant environmental features in the area, growth in Mount Julian does appear constrained. However lands proposed to be incorporated within the settlement area, as noted above, have been identified which present fewer constraints.

In Stonyridge, the lands adjacent to County Road 6 have been proposed for removal due to development constraints primarily including wetlands and road access. No areas are proposed for addition at this time.

Within Woodview, there are also several environmental constraints that may impede development including primarily unevaluated wetlands and Julian Lake, which has development considerations related to lake capacity. Access from Highway 28 may also present a constraint to development in consideration of the MTO control area. Adjustments have therefore been proposed to reallocate where feasible, settlement lands away from Julian Lake and Highway 28 to lands which may present fewer constraints; while also respecting the current developed area. It is noted that the settlement area as proposed does continue to maintain an unusual configuration. The potential for an addition to the settlement area between Mt. Julian Viamede Road and Northeys Bay Road was considered to bring greater uniformity to the settlement area designation; however concerns remain with the environmental features in this area, which appear to connect provincially significant wetlands along the shoreline of Stony Lake.

As currently mapped and noted above, the mapped adjustments provide for net removal of 188.82 acres. The intent is to provide a net-zero approach and as such, subject to the

direction of Council, additional lands are planned to be identified for additions, in order to bring the overall areas for settlement back into balance.

It is also noted that the adjustments proposed to the settlement areas are substantial, and represent more than minor rounding out and boundary corrections. Therefore, it is recommended that a preliminary copy of the schedules be provided to the County of Peterborough for initial comment and consideration, to confirm that the scope and magnitude of the proposed changes will be contemplated by County Staff. Comments from the County, together with any additional refinements, subject to the direction of Council, will be presented through a subsequent report.

Strategic Plan:

2.2 Develop an Economic Development Strategic Plan

4.1 Promote Responsible Environmental Stewardship

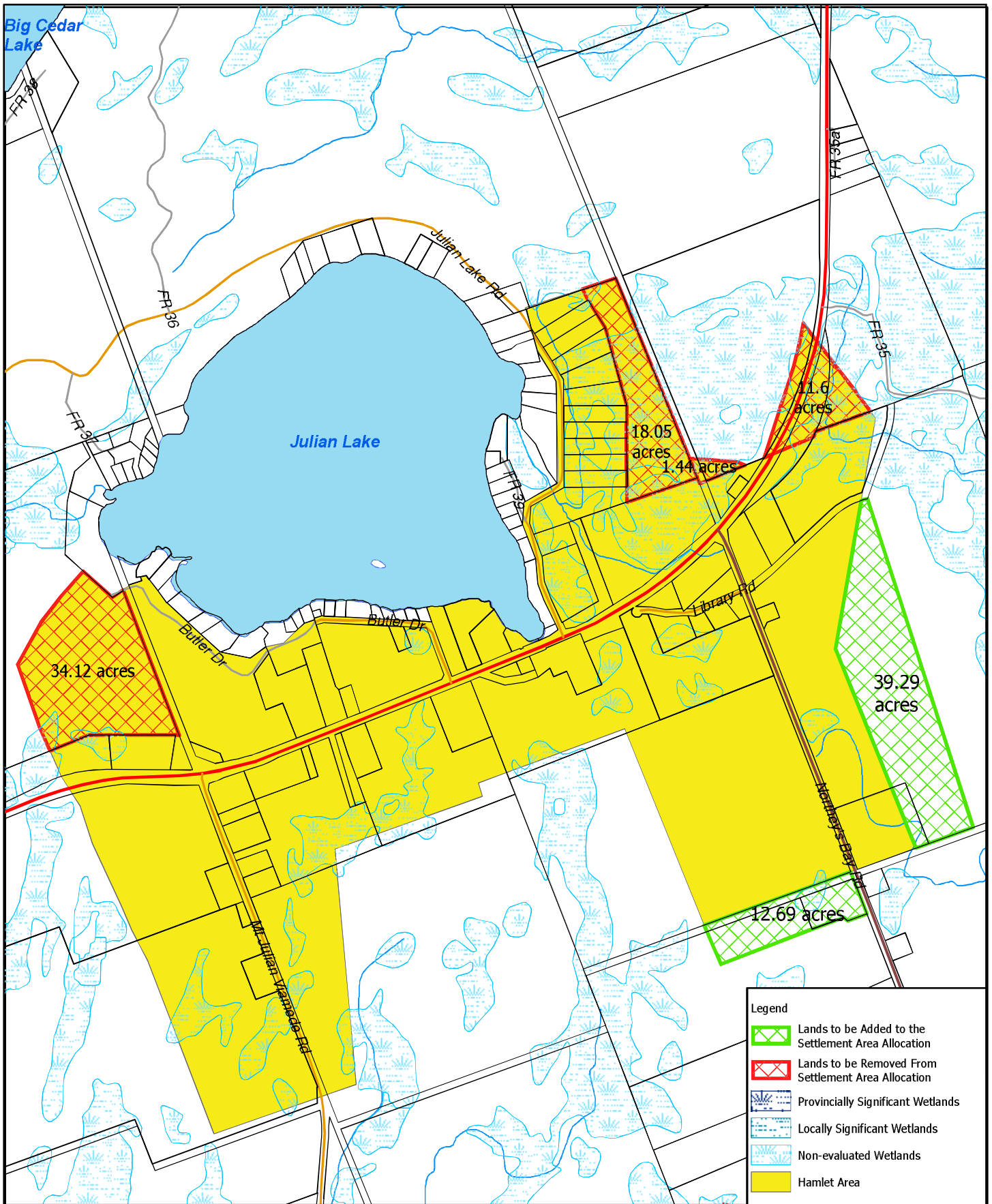
4.2 Protect the Human Environment

In Consultation With:







Applicable Municipal Staff

Attachments:

Settlement Area Adjustment Mapping



Legend

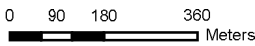
-  Lands to be Added to the Settlement Area Allocation
-  Lands to be Removed From Settlement Area Allocation
-  Provincially Significant Wetlands
-  Locally Significant Wetlands
-  Non-evaluated Wetlands
-  Hamlet Area




D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com

TOWNSHIP OF NORTH KAWARTHA
WOODVIEW SETTLEMENT AREA

Scale: 1:14,500



0 90 180 360 Meters

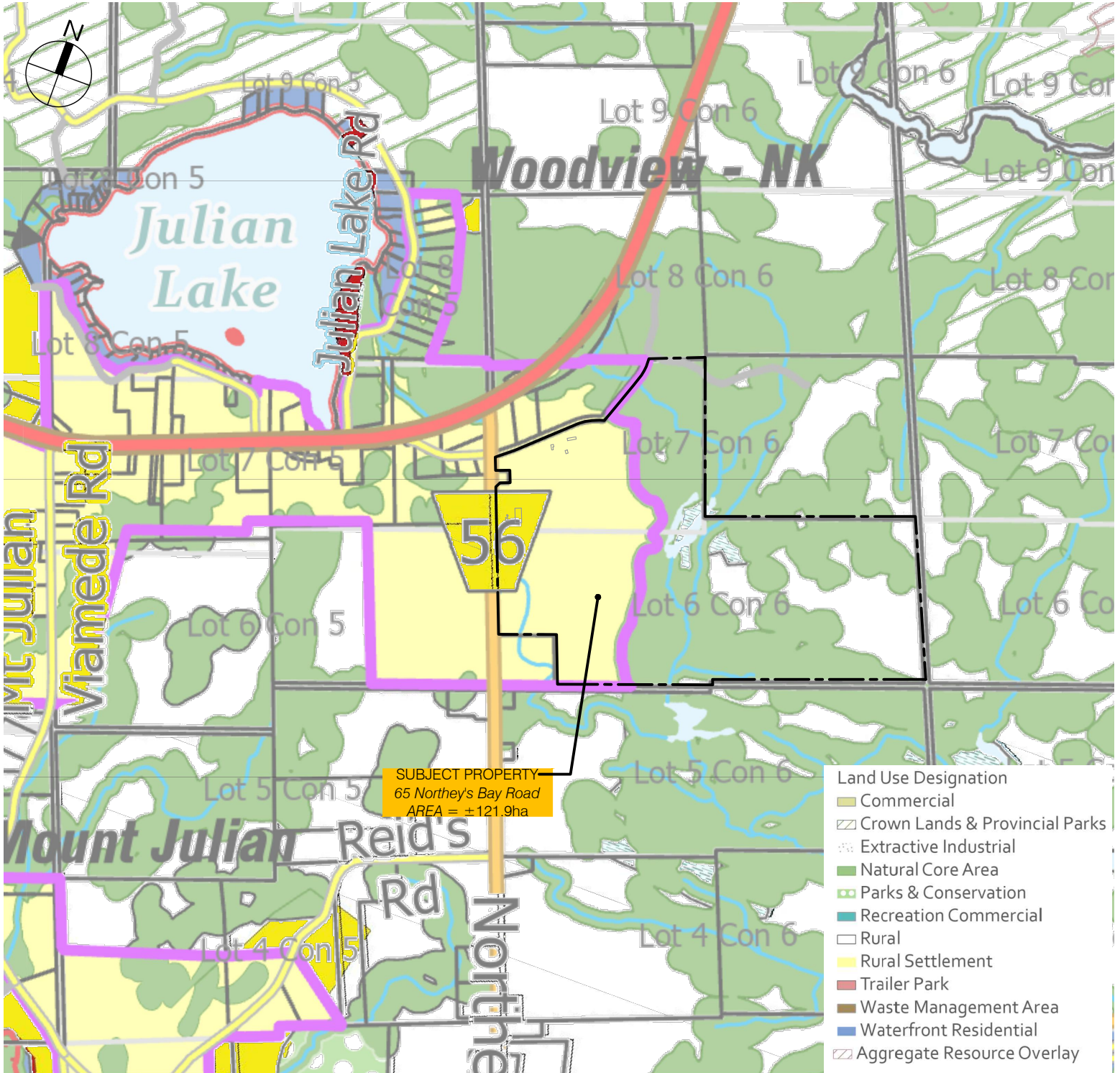


Data Sourced from Peterborough Public Online GIS

4.4 Appendix D:

2022 Adopted County of Peterborough Official Plan Schedule NK-1

Figure 3 - County of Peterborough Official Plan Township of North Kawartha Land Use Schedule Map NK-1



SUBJECT PROPERTY
65 Northey's Bay Road
AREA = ±121.9ha

- Land Use Designation**
- Commercial
 - Crown Lands & Provincial Parks
 - Extractive Industrial
 - Natural Core Area
 - Parks & Conservation
 - Recreation Commercial
 - Rural
 - Rural Settlement
 - Trailer Park
 - Waste Management Area
 - Waterfront Residential
 - Aggregate Resource Overlay

Woodview Golf Subdivision
Eric Challenger
65 Northey's Bay Road
Part of Lot 6 and 7
Concession 6 Southern Division
Geog. Twp. of Burleigh
Township of North Kawartha
County of Peterborough

Project Number: 21-2207
Horiz. Scale: 1:20,000
Date: June 21, 2023

311 George St N, Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343

4.5 Appendix E:

Geotechnical Investigation Report, Cambium Inc. (under separate cover)

4.6 Appendix F:

Hydrogeological Assessment, Cambium Inc.
(under separate cover)

4.7 Appendix G:

Preliminary Stormwater Management Report,
Tatham (under separate cover)

4.8 Appendix H:

Environmental Impact Study, Palmer (under separate cover)

4.9 Appendix I:

Phase 1 Environmental Assessment, Palmer (under separate cover)

4.10 Appendix J:

Stage 1 & 2 Archaeological Assessment,
Earthworks Archaeological Services Inc.
(under separate cover)

4.11 Appendix K: Traffic Impact Study, Tatham (under separate cover)



416 Chambers Street
Peterborough, Ontario
K9H 3V1

PHONE // 705.876.8340

TOLL FREE // 877.652.1466

FAX // 705.742.8343

EMAIL // info@ecovueconsulting.com

WEB // www.ecovueconsulting.com