

The background of the entire page is a photograph of a natural landscape. It features a dense forest of tall, thin evergreen trees in the background. In the middle ground, there is a calm body of water, possibly a lake or a wide river, which reflects the surrounding greenery. The foreground is a grassy, slightly elevated bank with some small plants and a few bare, thin trees. The overall tone of the image is natural and serene, with a slightly muted color palette.

**ECOVUE**

LAND USE PLANNING & DEVELOPMENT

# Planning Justification Report

198 Jack Lake Road, Apsley,  
Township of North Kawartha  
County of Peterborough  
Prepared For Gord Tucker  
June 23, 2025

This Planning Justification Report has been prepared in support of an  
**Official Plan Amendment, Zoning By-law Amendment and Consent** to  
sever applications affecting the subject lands, known as:  
**198 Jack Lake Road, Apsley**

**EcoVue Project No: 24-2794**



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1.0

# Background



The following Planning Justification Report has been prepared on behalf of Gord Tucker, in support of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) that will permit three (3) applications for Consent (two severances and one lot line adjustment) on a property located in the Township of North Kawartha.

The subject lands are located at Part of Lot 23 and 24, Concession 16, Northern Division, geographic Township of Burleigh, Township of North Kawartha, County of Peterborough, municipally known as 198 Jack Lake Road (**Figure 1 – Site Location**). The subject property currently contains a single residence and is approximately 37.98 hectares (93.82 acres) with 375 metres of frontage on Jack Lake Road.

The current Official Plan policies prohibit more than two (2) severed lots on a property, as it existed in 1990. Given that the property already received two (2) severances in the 1990s, an Official Plan Amendment (OPA) will be required to permit the severances. Additionally, a Zoning By-Law Amendment will be required to rezone the proposed lots to a more appropriate Rural Residential (RR) Zone.

This report will examine the proposed Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA), and the associated Consent applications in the context of the applicable land use planning policies.

## 1.1 Description of Subject Property and Surrounding Lands

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The subject property is located at Part Lot 23 and 24, Concession 16 Northern Division, geographic Township of Burleigh, Township of North Kawartha, County of Peterborough, and is municipally known as 198 Jack Lake Road. The property is approximately 37.98 hectares (93.82 acres) with 375 metres of frontage on Jack Lake Road and are partially located within the settlement area of Apsley.

The subject lands contain a single detached dwelling and a mix of forest and provincially significant and unevaluated wetlands. The property is designated Settlement Area and Rural in the County of Peterborough Official Plan and Hamlet, Rural, and Environmental Constraint in the local component of the County of Peterborough Official Plan (Township of North Kawartha). The property is zoned the Rural (RU) Zone in the Township of North Kawartha Zoning By-law 26-2013 (TNZBL).

According to provincial mapping, there are natural heritage features located on and adjacent to (i.e., within 500 metres of) the subject lands, including:

- Woodlands located on the subject lands and throughout the 500-metre adjacent area;
- Provincially Significant Wetlands and unevaluated wetlands located on the subject lands and within 500 metres; and
- Waterbodies located throughout the 500-metre adjacent area.

However, the natural heritage features present on the property will not be impacted by the proposed development.

The land uses surrounding the subject property (i.e., within 500 metres) include rural residential, residential, community facility and rural lands. Specifically, the lands immediately east of the property are comprised primarily of existing rural residential uses.

The following uses are located on lands in each direction:

- North – Apsley Settlement Area, Community Facility (North Kawartha Community Centre), Residential uses;
- South – Rural Lands and Rural Residential uses;
- East – Commercial uses, Rural Residential uses, Rural Lands and Jack Lake Road; and
- West – Rural Lands.

Both the retained and severed lots will accommodate residential uses which are in keeping with the surrounding land uses, which include rural lands and rural residential uses.

## 1.2 Proposal

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The applicant is proposing to create two (2) severed lots and one (1) retained lot while also proposing a lot line adjustment which includes severing a portion of the subject property and merging it with the neighbouring lot located to the south. The existing residence will be within the retained lot.

The proposed lot configuration can be seen in **Figure 2 – Consent Sketch** and will result in the following configuration of the severed and retained lots:

- **Lands to be Severed and Added to Benefiting Lands (Lot 1)** – A portion of the subject lands located to the south will be severed and merged with the neighbouring lot to the south. The severed portion is currently vacant and is approximately 24.63 hectares.
- **Benefitting Lands** – The benefitting lands are landlocked, located to the south of the subject property and are currently vacant with woodlands, waterbodies, provincially significant wetlands and unevaluated wetlands. The benefitting lands are currently 71.89 hectares in lot area and will become 96.52 hectares after the lot addition. This addition will also provide the lands with road access via Jack Lake Road and a frontage of approximately 109.82 metres.
- **Severed Lot 2** – The proposed severed Lot 2 will be approximately 1.06 hectares in area with 59.97 metres of frontage on Jack Lake Road. Lot 2 is currently vacant and is located immediately south of three (3) existing severed lots on Jack Lake Road. It is anticipated that a single detached dwelling will be proposed on this lot in the future.
- **Severed Lot 3** – The proposed severed Lot 3 will be approximately 2.22 hectares in area with 62 metres of frontage on Jack Lake Road. Lot 3 is currently vacant and contains unevaluated wetlands located on the western portion. It is located immediately north of three (3) existing severed lots on Jack Lake Road. It is anticipated that a single detached dwelling will be proposed on this lot in the future.
- **Retained Lot** – The proposed retained lot will include the balance of the existing property including the existing dwelling and will be approximately 10.07 hectares with a frontage of 144.42 metres on Jack Lake Road.

## 1.3 Pre-Consultation

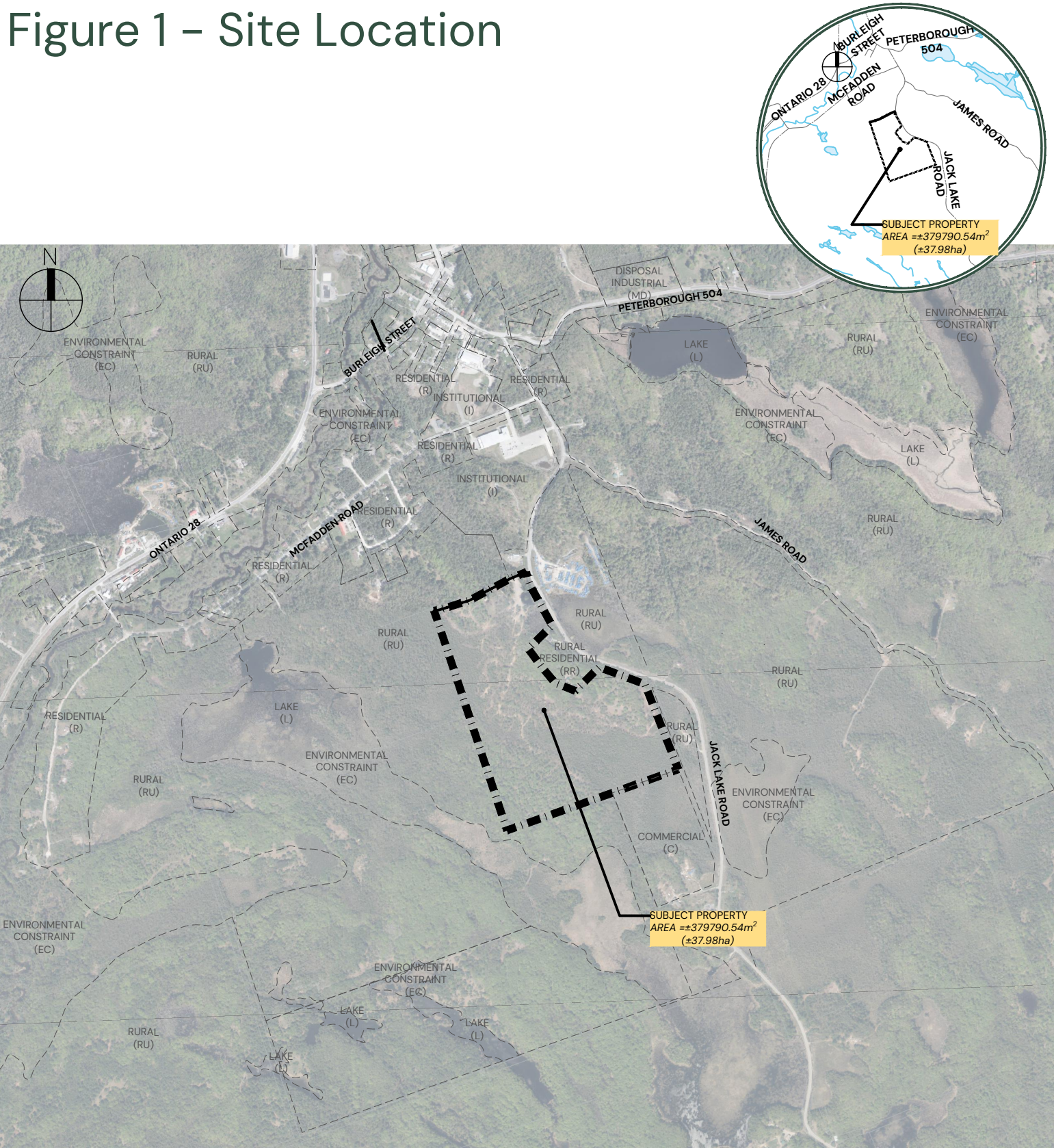
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EcoVue completed a Pre-Consultation meeting with County of Peterborough and Township of North Kawartha staff on March 24, 2025. The Pre-Consultation notes are included as **Appendix A**.



In addition to the Planning Justification Report, it was identified during the Pre-Consultation meeting that a Traffic Brief would be required. This is included with this submission (prepared by EcoVue Consulting Services (**Appendix B**)).

Figure 1 – Site Location



Jack Lake Road Consent  
*Gord Tucker*

198 Jack Lake Road  
Part of Lot 23 and 24  
Concession 16  
Geog. Township of Burleigh  
Township of North Kawartha

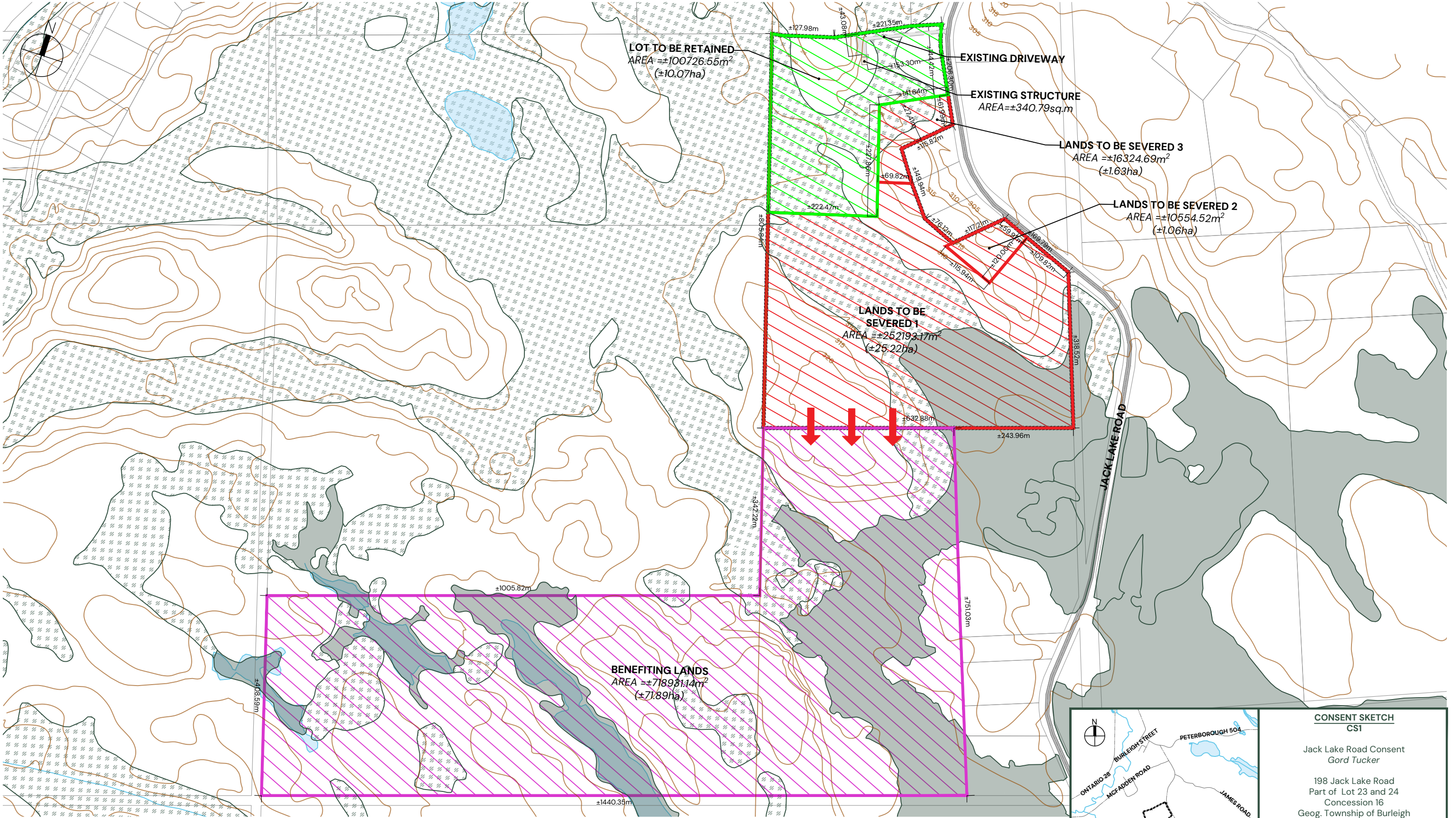
Project Number: 24-2794

Horiz. Scale: 1:2,000

Date: May 14, 2025

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**LEGEND**

- Subject Property
- Existing Parcel
- Existing Driveway
- Existing Building
- Existing Road

- Lot to be Retained
- Lot to be Severed
- Unevaluated Wetland  
(Make a Map: Natural Heritage Areas)
- Provincially Significant Wetland  
(Make a Map: Natural Heritage Areas)

NOTES:

Property Boundaries are approximate.

**CONSENT SKETCH**  
**CS1**

Jack Lake Road Consent  
Gord Tucker

198 Jack Lake Road  
Part of Lot 23 and 24  
Concession 16  
Geog. Township of Burleigh  
Township of North Kawartha

Project Number: 24-2794

Drawn By: PP

Horiz. Scale: 1:2,200

Revision Date: May 21, 2025

**KEY MAP**  
1:50,000

**SUBJECT PROPERTY**  
AREA ±379790.54m<sup>2</sup>  
(±37.98ha)

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2.0

# Policy Review



Land use policies and regulations affecting the subject lands at the Provincial level include the *Planning Act* and the associated 2024 Provincial Planning Statement (PPS). At the municipal level, policies from the County of Peterborough Official Plan (CPOP), and the Township of North Kawartha Zoning By-law (TNKZBL) are applicable. In this section of the report, the proposed development is reviewed in the context of the policies and provisions contained within these documents.

## 2.1 Planning Act

---

Section 53(12) of the *Planning Act*, R.S.O., 1990, as amended (*Planning Act*) states that the approval authority for a consent shall have regard for Section 51(24), which indicates that *"in considering a [consent], 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 consents are located.

The proposed lots are intended to be used for residential purposes and will have safe accesses from a municipally maintained road. The proposed lots are in keeping with surrounding uses as detailed throughout this report, have regard for good planning.

In addition to the matters noted above, 51(24) further elaborates that consideration should be given to the following specific items (excerpts Section 51(24) in *italics*):

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

Section 2 of the *Planning Act* provides a list of "matters of provincial interest". These matters are discussed in the table below:

**Table 1 – Regard to Matters of Provincial Interest**

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	The proposed development will not be within the protected natural features present on the property and will not result in impacts to ecological systems. Further information related to the natural features on the subject property are discussed in Section 2.2.5 of this report.
(b) the protection of the agricultural resources of the Province;	The proposed severances will not be in close proximity to agricultural uses.
(c) the conservation and management of natural resources and the mineral resource base;	The subject property contains protected natural features, including provincially significant wetlands. However, impacts to these natural features are not anticipated.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The subject lands are not in close proximity to significant waterbodies and the proposed building envelopes are located close to neighbouring development and Jack Lake Road. EcoVue does not have access to archaeological mapping and during the pre-consultation, the County did not identify the need for an Archaeological Assessment. As such, the subject lands likely do not contain archaeological resources.
(e) the supply, efficient use and conservation of energy and water;	Future dwellings on the proposed lots will be subject to building code requirements with progressive efficiency requirements. Furthermore, it is our opinion that the proposed development is located in an area with on-site water availability as discussed in further sections this report.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	All the proposed lots, including the benefiting lot will have access from Jack Lake Road, a municipally maintained road. The proposed lots will be serviced through on-site servicing and on-site waste management methods.



(g) the minimization of waste;	It is anticipated that single detached dwellings produce minimal waste. It is further understood that minimization of waste is under the purview of municipal waste reduction strategies.
(h) the orderly development of safe and healthy communities;	The proposed severances represent orderly development within the community. The proposed severances will create additional rural residential lots which will conform to the character of the surrounding uses. Furthermore, the proposed development will not enable development within any natural hazards.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Any new buildings associated with the severance requires compliance with the building code which includes accessibility requirements. Furthermore, the proposed severed and retained lots are for low density residential use and will not create traffic hazards, as demonstrated in the accompanying Traffic Brief.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The proposed development is within 300 metres from Apsley Settlement Area which contains variety of educational, health, social and cultural facilities. Additionally, the subject lands are located within 5 kilometres from Jack Lake which offers recreational opportunities such as boat launches, trails, camping area and lake access.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed severances will provide building lots for additional residential dwellings within the community.
(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;	The proposed lots will not be impacted by natural hazards. Additionally, access to the proposed lots is available via a municipally maintained road. Furthermore, building code requirements regarding fire protection and any other health and safety matters will be met in future construction.
(p) the appropriate location of growth and development;	A portion of the property is located within the settlement area of Apsley. Additionally, the proposed lots will provide opportunities for additional housing, will have sufficient area for private septic and well and will not result in impacts to natural resources. As such, the property is an appropriate location for growth and development.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	Given that the subject lands are located in a rural area, there are no transit opportunities. However, the proposed lots will be close to Apsley as well as recreational opportunities that are associated with Jack Lake which will support pedestrian access.
(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;	As noted, the proposed lots are in keeping with the overall character of the surrounding area and will not impact considerate of natural features on, and adjacent to the subject lands.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The proposed dwellings will be subject to energy efficiency requirements under the Building Code which ensure minimal impacts to climate change emissions.

(ii) *Whether the proposed [consent] is premature or in the public interest:*

As discussed herein, the subject lands can accommodate the proposed development, and the proposed residential lots will not result in premature or incompatible development.

*(iii) Whether the [consent] conforms to the official plan and adjacent plans of subdivision;*

Although the proposal does not conform to the County of Peterborough Official Plan and an amendment (OPA) is required, it is our opinion that it meets the intent of the Official Plan as discussed in further sections of this Report. There are no adjacent plans of subdivision.

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

It is our opinion that the subject lands provide sufficient space to accommodate two (2) additional lots and the lot line adjustment. Furthermore, the supporting Traffic Brief accompanying this planning report demonstrates that the proposed development can be accommodated on Jack Lake Road.

*(v) The number, width, location and proposed grades and elevations of highways, and the adequacy of them;*

The proposed lots will be located on a municipally maintained road. No new roads will be constructed as a result of the severances. Furthermore, these additional lots can be accommodated on the road network without creating a traffic hazard as demonstrated in the Traffic Brief.

*(vi) The dimensions and shapes of the proposed lots;*

The dimension and shape of the proposed severed and retained lots are consistent with nearby lot configurations but will require an amendment to the Zoning By-law in order to recognize the reduced lot areas of the proposed lots, which is further discussed in this report.

*(vii) 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;*

The proposed lots will not include any constraints and will be able to accommodate suitable building envelopes.

*(viii) Conservation of natural resources and flood control;*

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As noted, the subject lands are not subject to flood hazard and the proposal will not have an impact on natural resources present on and adjacent to the site.

(ix) *The adequacy of utilities and municipal services;*

As noted herein, the proposed lots will be serviced private septic and well and will be located in an area with communication and energy services readily available. Given the size of the proposed lots and nearby hydrologic features, it is anticipated that the subject lands can be adequately serviced.

(x) *The adequacy of school sites;*

The subject lands are located close to Apsley with public school availability. It is anticipated that these schools would have capacity for two additional households, if required.

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

It is anticipated that conveyance for the purposes of road widening and cash-in-lieu of parkland will be required as a condition of consent.

(xii) *The interrelationship between the design of the proposed plan of [consent] 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 noted in Section 41(1.2) of the *Planning Act*, the development of 10 or less residential units is exempt from site plan approval.

Given the above, it is our opinion that the application complies with the provisions included in Section 51(24) of the *Planning Act*.

## 2.2 Provincial Planning Statement (PPS)

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The Provincial Planning Statement (PPS), which came into effect on October 20, 2024, provides a policy framework for land use within the Province of Ontario. This document

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replaced the previous Provincial Policy Statement and the Growth Plan. It is the responsibility of local planning authorities, in this case the County of Peterborough and the Township of North Kawartha to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interest including policies related to settlement areas in urban and rural communities, the wise use and management of resources and public health and safety. This section addressed the policies within the PPS.

It should be noted that the PPS does not contemplate technical severances, such as lot line adjustments, as these types of applications do not meet the PPS definition of “development”. As such, this section only examines the proposed severances (lot creation) in accordance with the PPS.

The northern portion of the subject property is located within a rural settlement area (Apsley) while the southern portion is located outside of the settlement area. It should be noted that rural settlement areas are also considered settlement areas according to the PPS. As such, the following sections speak to both rural lands and settlement area policies.

## 2.2.1 SETTLEMENT AREAS

As noted, the northern portion of the property is located within the settlement area of Apsley and is designated Settlement Area and Urban according to the Official Plan. The proposed retained lot and one of the severed lots (Lot 3) will be located within this portion of the subject lands.

Section 2.3.1 of the PPS includes general policies for settlement areas which states that *“settlement areas shall be the focus of growth and development”* and that *“[l]and use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources [and] optimize existing and planned infrastructure and public service facilities.”* Further, Section 2.3.1.3 states that *“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”*.

The proposed development will create an additional residential lot with private servicing while having access on a municipally maintained road and will not require the extension of municipal infrastructure. Additionally, given that the development is proposing an additional

lot in between two existing residential uses, it represents both infilling and residential intensification.

Therefore, it is our opinion that the proposed development is consistent with the Section 2.3.1 of the PPS.

## 2.2.2 RURAL AREAS IN MUNICIPALITIES

The proposed lots are located within a rural area, and as such, Section 2.5 (Rural Areas in Municipalities) of the PPS, which outlines policies for rural areas, applies to the proposed development. Specifically, Section 2.5.1 states that *"[h]ealthy, integrated and viable rural areas should be supported by ... building upon rural character and leveraging rural amenities and assets... [and] ... accommodating an appropriate range and mix of housing in rural settlement areas."*

Additionally, Section 2.5.2 states that *"[i]n rural areas, rural settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted."*

The proposed lots will be similar to, and consistent with, the scale and character of other rural and residential uses in the area, including the existing three (3) rural residential lots adjacent to the subject lands. The proposal will provide additional housing, and the future dwellings will match the size and character of existing residential structures in the vicinity. Furthermore, one of the proposed severed lots will be located within the rural settlement area, as discussed in Section 2.2.1 of this report.

Given the above, it is our opinion that the proposed development is consistent with the Rural Area policies of the PPS.

## 2.2.3 RURAL LANDS IN MUNICIPALITIES

A portion of the subject lands are located within Rural Lands which the PPS defines as *"lands which are located outside settlement areas, and which are outside prime agricultural areas"*. As such, Section 2.6 of the PPS, which speaks to rural lands, is also applicable to the proposed development, specifically to Lot 2. It is stated in Section 2.6.1 that the permitted uses within rural lands shall include:

- a) *the management or use of resources;*



- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) **residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;***
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses [emphasis added].*

As noted, the proposed lot (Lot 2) will be within the rural lands and will include residential use in the future. It is our opinion that the proposed residential development is consistent with the character of the surrounding neighborhood, will not impact agricultural resources, and will not affect natural features. Additionally, given the size of the proposed lot and the availability of water in the area, it is anticipated that the lot can be serviced through a private septic system and an individual well.

Section 2.6 is further states that “[d]evelopment that can be sustained by rural service levels should be promoted... [and that] ...new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae”.

As noted, the proposed development will be serviced privately, will have access from an existing municipal road and will be serviced by existing rural services. The proposed development will not require extension to rural services or infrastructure. Furthermore, no agricultural uses are present in the surrounding area and as such, it is our opinion that a review of minimum distance separation (MDS) is not required.

Given the above, it is our opinion that the proposed development is consistent with the Rural Lands policies of the PPS.

## **2.2.4 SEWAGE, WATER AND STORMWATER POLICIES**

Policies related to Sewage, Water and Stormwater are found in Section 3.6 of the PPS. As noted, the proposed development will be privately serviced by individual well and on-site private septic system. Section 3.6.4 of the PPS states 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 onsite 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 proposed development will be serviced privately through individual septic systems and wells. The proposed retained lot already contains an existing septic system and a private well, while the proposed severed lots have sufficient area to accommodate new septic systems. Additionally, given the proximity to several waterbodies and hydrologic features, it is anticipated that the proposed lots can be adequately serviced by the proposed wells.

Furthermore, Section 3.6.8 of the PPS states that Planning 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 through 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 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.*

The proposed lots are large enough to accommodate stormwater runoff from future dwellings. Additionally, the subject lands consist of woodland and wetland vegetation which

includes numerous shrubs and mature trees, which will contribute to stormwater infiltration within the soil.

Therefore, it is our opinion that the proposed development is consistent with Section 3.6 of the PPS.

## 2.2.5 NATURAL HERITAGE

Section 4.1 of the PPS contains policies related to Natural Heritage and states that “[n]atural features and areas shall be protected for the long term” and that development and site alteration shall not be permitted in significant wetlands in Ecoregions 5E.

While the subject lands contain Provincially Significant Wetlands (PSW), the proposed development is located more than 120 metres away from the feature. As such, it is our opinion that the proposed development will not have any adverse impacts on the PSW. As such, it is our opinion that proposed development is consistent with Section 4.1 of the PPS.

Given the above, it is our opinion that the proposed development is consistent with the PPS.

## 2.3 Municipal Planning Documents

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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. As such, the policies of the County of Peterborough Official Plan (CPOP) and the Township of North Kawartha Zoning By-law.

### 2.3.1 County of Peterborough Official Plan

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The upper-tier sections of the County of Peterborough Official Plan (CPOP) do not contain land use designations. Instead, Section 4 of the CPOP identifies “Rural and Cultural Landscape”, “Shoreland Areas and the Waterfront” and “Settlement Areas”.



The retained lot and Lot 3 are located within “Settlement Areas” while Lot 1, Lot 2 and the Benefitting Lot are located within “Rural and Cultural Landscape”. Relevant policies applicable to both designations are discussed below.

It should be further noted that Section 2.6.3.1 states that *“Applications for technical severances including easements, severances for lot additions/adjustments, ... and rights-of-way are not necessarily subject to the following policies and shall be evaluated based on site specific considerations established in local official plans”*. As such, the following sections speak to land use designations and land division policies.

## **2.3.2 UPPER TIER COMPONENT- RURAL AND SETTLEMENT AREAS**

### **2.3.2.1 SETTLEMENT AREAS**

As noted, the proposed retained lot and Lot 3 are located within the Settlement Areas designation, as per the County-wide sections of the CPOP and, as such, applicable Settlement Area policies are discussed below.

Section 4.2.3 of the CPOP contains policies regarding development within Settlement Areas which require new lots to comply with Source Water Protection policies, allow them to rely on individual on-site systems where site conditions permit, and be compact, occurring in depth rather than extending linearly along roads.

The proposed lots are not located within a Source Water Protection area and will be serviced by individual septic systems and private wells, as municipal infrastructure is not available in the area. Additionally, the proposed new lot will be compact and be considered infilling, which is encouraged within Settlement Areas.

Section 2.6.3.2 of the CPOP establishes criteria for land severances within Settlement Areas, as depicted on Map 'A'. This Section states that severances may be considered if they do not adversely affect the public interest and comply with the following:

- (i) The proposed lot(s) can be adequately serviced with municipal or communal water and/or sewer due to capacity issues or physical constraints;*
- (ii) Solid waste disposal can be provided;*

*(iii) The proposed lots have direct frontage on and access from publicly owned and maintained roads, unless otherwise permitted in local Official Plans; and*

*(iv) The proposed severance does not create a traffic hazard due to limited sight lines on curves or grades.*

As noted, the proposed lots can accommodate private servicing infrastructure, will have frontage on Jack Lake Road (a public road) and will not create a traffic hazard, as demonstrated in the Traffic Brief. Furthermore, it is anticipated that garbage pickup services will be available in this area.

As such, it is our opinion that the proposed development conforms to Section 2.6.3.2 of the CPOP.

### **2.3.2.2 RURAL AREAS**

Similarly, Section 2.6.3.5 of the CPOP provides policies related to severances in Rural Areas, which are considered based on the following criteria:

*1. The availability of septic or other servicing (evaluated by Health Unit or Ministry);*

The proposed lot within the Rural Area (Lot 2) will be serviced via individual septic systems and have sufficient area within the associated building envelope to safely accommodate the septic system.

*2. The availability of solid waste disposal.*

Given the proximity to Apsley, it is anticipated that the proposed lot will have access to garbage pickup services. However, if curbside pickup is not available, the residents can depend on Anstruther Transfer Station which is located approximately 5 kilometres from the subject lands and currently accepts residential waste disposal.

*3. Lots shall have direct frontage on and access from publicly owned and maintained roads*

The proposed lot will have direct frontage on Jack Lake Road which is a publicly maintained road.

*4. The impact of the proposed severance on traffic or road safety*

The proposed development will not create traffic hazards as demonstrated in the Traffic Brief.

6. *Compliance with Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3*

- **Section 2.6.3.1** stipulates the conditions that trigger an application for plan of subdivision, as opposed to an application for consent to sever. These policies confirm that a consent application is appropriate in this instance as a new public road or municipal service extensions are not required.

Additionally, this section provides conditions for permitting severances for building purposes. Of relevance to this application are the policies addressing the division of land within significant wetlands or the habitat of endangered or threatened species:

*Severances for building purposes will not be permitted where: 1) the division of land is located in significant wetland or significant portions of the habitat of endangered or threatened species, and an appropriate building site cannot be provided based on comments from the Ministry of Natural Resources and/or Conservation Authority; [and] 2) in accordance with the policies of Section 4.1.3.1, an Environmental Impact Assessment will be also required for lands that are adjacent to natural heritage features 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 their ecological functions.*

These policies are similar to the PPS, which has been discussed in previous sections of this Report. As such, it is our opinion that the proposed development will not impact the natural features and functions present on the property.

The general policies of Section 2.6.3.1 speak to severances near pits and quarries, transportation corridors and vulnerable areas. The subject property is not adjacent to any pits or quarries, does not affect any transportation objectives, and has not been identified to be located within a vulnerable area.

- **Section 2.6.3.5 – Rural Areas Policies for the Division of Land:** Relevant policies discussed earlier in this Section.

- **Section 4.1.3** – Natural Environment General Policies: No impacts are anticipated due to the distance between the proposed development and the natural features on the balance of the property.
- **Section 4.3** – Rural and Cultural Landscape: The overall goal of the Rural and Cultural Landscape policies is *“to preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry”*. As noted, the rural character of the area will not be impacted by the proposed severance as the proposed lot is similar in size to the lots in the vicinity of the subject property.

### 2.3.3 LOCAL COMPONENT- NORTH KAWARTHA

The subject lands are designated Hamlet, Rural and Environmental Constraint according to the Land Use Schedules of the Township of North Kawartha. The Township of North Kawartha does not have a separate Official Plan and the policies within the local component (lower-tier) of the CPOP are applicable for the proposed development. Given that no development will be proposed on the portion of the property that is designated Environmental Constraint, the following sections speak to the Rural and Hamlet designations along with applicable policies related to land division.

#### 2.3.3.1 RURAL POLICIES

Section 6.2.2 of the CPOP contains policies related to the Rural designation and states that *“a maximum of one single-detached dwelling shall be permitted on a lot”* and that *“[n]ew development shall only be established in accordance with the Minimum Distance Separation requirements of the Provincial Policy Statement in order to protect farm operations from encroachment and to allow for the future flexibility and expansion of existing farm operations.”* Furthermore, it states that *“rural residential uses shall only be located in areas which are served by roads that are municipally-assumed and maintained, schools, commercial uses and community facilities”*.

The proposed lot (Lot 2) will include one single detached dwelling and comply with the MDS guidelines as there are no agricultural uses in the vicinity. Additionally, the proposed lot will have frontage on a municipally maintained road and is in close proximity to the settlement area of Apsley, which includes numerous commercial uses, community facilities, public school, and other amenities.



The Section further includes policies applicable to consents within Rural designation and states that:

*a consent may be granted within the Rural designation provided that the consent policies in Section 7.12 and the following policies are addressed.*

*In North Kawartha, two consents to create new lots may be granted on a lot as it existed as per Section 6.1.1 provided that all other relevant policies of this plan are complied with.*

Section 7.12 of the CPOP is discussed in the following section of this report. The subject lands have undergone previous severances in the 1990s and are, therefore, not eligible for additional severances. As such, an Official Plan Amendment (OPA) will be required to permit the proposed development.

It is our opinion that the restriction on the number of severances is intended to prevent the fragmentation of rural and agricultural land and to direct growth and development to settlement areas. However, it is our opinion that this policy does not reflect the current planning trends. Recent provincial policies have introduced greater flexibility for lot creation in rural areas, particularly in support of housing supply.

Furthermore, the new Draft County Official Plan (discussed in the following section of this Report) includes provisions that allow for additional severances if a period of 15 years has passed since the previous severance.

Therefore, it is our opinion that an OPA to permit the proposed additional severance meets the intent of the CPOP.

### **2.3.3.2 HAMLET POLICIES**

Given that a portion of the subject lands are located within the Hamlet designation, Section 6.2.3.2 is applicable. This Section states that *“the predominant use of land within the Hamlet designation shall be for single detached residential dwellings”* and that *“some new development may be permitted by consent in accordance with the policies of Section 7.12 of this Plan”*.

As noted, the proposed development on Lot 3 will include a single detached dwelling and as discussed below, the development will conform to Section 7.12 of the CPOP.

### 2.3.4 CONSENT CRITERIA

Section 7.12 of the CPOP further contains criteria for Consent applications which are discussed below.

*A consent shall only be granted where the proposed lot fronts upon an improved public street or road, which is maintained year-round, and which is of a reasonable standard of construction. The County, when considering an application for consent, may request a report from the appropriate road authority. Direct access from major roads should be restricted, and residential lots should, where possible, have access only from internal or minor roads.*

The proposed lots front on Jack Lake Road, which is an improved public road that is maintained year-round. The subject lands do not have frontage on any other roads and can accommodate safe accesses directly from Jack Lake Road.

*The proposed consent shall not jeopardize any future plans for a comprehensive residential development of the surrounding area.*

The proposed severances will not inhibit future planning development on surrounding lands.

*All residential consents shall conform to the appropriate regulations for residential uses established in the implementing Zoning By-law.*

The proposed severances comply with the general intent of the Township of North Kawartha Zoning By-law. However, a Zoning By-law Amendment (ZBA) will be required to rezone the proposed lots to a more appropriate Rural Residential (RR) Zone, which aligns with the character of the surrounding area and the proposed land use. This is further discussed in the following section of the report.

*No consent shall be permitted which would impede access to interior portions of existing lots, or create landlocked parcels of land.*

The proposed severances will not result in any landlocked parcels or impede access to adjacent properties.

*A consent that facilitates infilling in an existing built-up area shall be encouraged.*

The proposed severances will be an extension of the existing rural residential development along Jack Lake Road and represent infilling that is in keeping with the character of the surrounding area.

*The Township shall consider the impact of a proposed consent on the Municipality's financial status. All proposals should be reviewed to determine if they would require the extension or upgrading of roads, or the extension of any municipal service needed to facilitate the proposed development, and the extent to which this would impact on the municipality's financial statement. Development charges should be sufficient to offset any negative financial impacts of proposed developments. Where necessary, dedications for road widenings or reserves shall be required as a condition of approval across the frontage or other yards of all proposed lots.*

The proposed development will not require the extension of municipal services such as water or sewer. Furthermore, no road upgrades are anticipated and Jack Lake Road is maintained year-round. It is understood that any development charges, servicing fees or road widening conveyances will be in accordance with the Township's policies and will be included as consent conditions.

*Consideration shall be given to the compatibility of the proposed residential lot with adjacent land uses and traffic patterns. Where the proposed development is not considered compatible with adjacent or adjoining land uses, or if surrounding traffic patterns would conflict with the proposed use, a consent should not be granted.*

*A consent shall not be granted where, due to the development of the proposed lot, a traffic hazard would be created or the development would worsen an existing traffic hazard as a result of limited sight lines, curves or grades.*

The proposed lots will have sufficient frontage on Jack Lake Road to accommodate safe access with appropriate sightlines and will not create traffic hazards. The proposed entrances will be designed in accordance with applicable standards to ensure safe ingress and egress as demonstrated in the Traffic Brief.

*All consent applications, where applicable, shall be reviewed by the Peterborough City-County Health Unit to determine suitability for septic systems and wells.*

The proposed lots can accommodate private servicing through individual wells and septic systems, and it is understood that the Township will review the proposed septic design and determine suitability during the building permit stage.

*A sketch plan of the proposed development shall be submitted in support of the application for consent. The sketch plan shall be drawn to indicate the true dimensions of the lot, the proposed location, floor area and dimensions of any building or structure proposed on the lot, the dimensions of any yards, setbacks and landscaped open space on the lot, the location of the proposed water supply and sewage disposal system and the location of all existing buildings or structures adjacent to the lot which is being severed.*

A consent sketch has been prepared and submitted in support of the proposed development (**Figure 2**). The sketch illustrates the true dimensions of the proposed lots, the potential building envelopes, required setbacks, location of the proposed private water supply and sewage systems, and the location of adjacent structures.

*A consent shall only be granted where adequate services are presently available or where the Township, County or other Provincial Agency is able to provide the necessary services such as fire protection, school facilities and busing, police protection, and other services or utilities as required. If the Township or other public agency advises that the approval of a consent may have an adverse effect on its plans or programs, the application should be denied.*

The proposed development can be adequately serviced by existing public services and utilities and will not require any extension. Furthermore, the subject lands are located within Apsley, which contains amenities, emergency services, and community facilities.

*In cases where the total number of consents from a lot proposed at one time or at separate times is greater than 2 in total, or if a proposed development will require internal public roads, the development shall proceed by plan of subdivision, in accordance with Section 7.13 of this Plan.*



The subject lands were part of an original lot of record as of January 1, 1990, and have been previously severed. As such, the proposed severances will exceed the number permitted under the current policy and will require an OPA.

However, the new Draft County Official Plan permits additional severances once 15 years have passed. As such, it is our opinion that the proposed development is in keeping with the intent of the CPOP.

*The Township shall have regard for the compatibility of the proposed development with adjacent environmentally sensitive or hazard areas as designated in this Plan.*

*Where evidence is available that a consent will create a lot where the only buildable area is susceptible to flooding or erosion or any other natural hazard, the application shall not be granted.*

The proposed severances will not be located in close proximity to environmentally sensitive, or hazard areas and the proposed lots will include suitable building envelopes that do not include any constraints.

*The consent granting authority may attach other conditions as may be authorized under the Planning Act, including but not limited to the following: a) the dedication of land to the Township, County or Ministry of Transportation for road widening purposes; b) the dedication of land to the Township for park purposes or alternatively, the payment of cash-in-lieu of such dedication as may be accepted by the Township; and c) the submission of a registered reference plan to the consent granting authority prior to the consent being finalized.*

It is understood that the County will require standard conditions of consent approval that include dedication of land for road widening, payment of cash-in-lieu of parkland dedication, and submission of a registered reference plan. These conditions will be satisfied after the conditional approval of the consents.

*One application for consent shall not create more than two lots; those being the severed and the retained lots. The lot to be severed shall be an existing lot of record that existed in North Kawartha: January 1, 1990.*

Each consent application will create one (1) severed lot and one (1) retained lot. As noted, given that the original lot has previously been severed, an Official Plan Amendment will be required to permit the proposed development.

*Applications for technical severances including easements, severances for lot additions/adjustments, severances for land assembly which facilitate development by plan of subdivision, correction/validation of title and rights-of-way are not necessarily subject to the policies contained herein and shall be evaluated based on site specific considerations. These technical severances do not necessarily represent the creation of a new lot when considering the number of new lots that can be created by consent from a land holding.*

The proposed development includes a lot line adjustment which is considered a technical severance. Furthermore, it is our opinion that the lot addition will not impact neighbouring uses and will be in keeping with the rural character of the area.

Based on the above, although the proposed development will require an OPA, it is our opinion that it maintains the intent, goals and objectives of the CPOP.

## 2.4 Draft County of Peterborough Official Plan

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The new County Official Plan, which will replace the existing CPOP, has been adopted by County Council and is currently awaiting approval with the Ministry of Municipal Affairs and Housing (MMAH). Although it is not in full force and effect, it is important to consider the future policies of the Draft County of Peterborough Official Plan (DCPOP) in order to determine the planning direction endorsed by the County for the next 20 years.

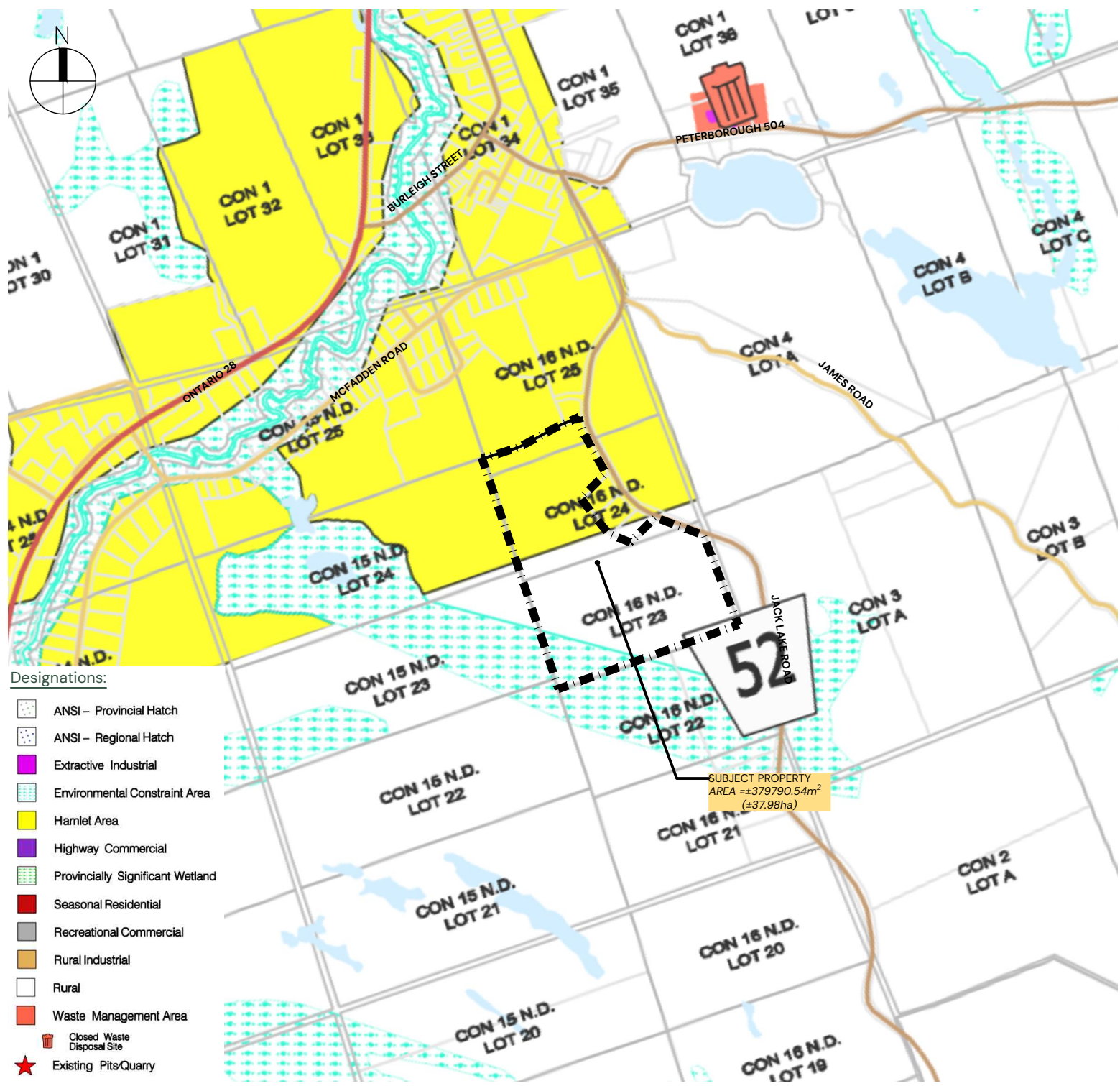
According to the DCPOP, the subject lands are designated Rural, Rural Settlement and Provincially Significant Wetland.

Most of the policies within the DCPOP that are applicable to the proposed development are similar to those within the CPOP. However, the policies in relation to land division offer more flexibility and permit up to two (2) severances if the land holding is not severed within the last 15 years.

Section 3.5 of the DCPOP contains policies related to consents and states that *“where a plan of subdivision is not necessary for proper and orderly development, an application for consent may be considered. Unless stated otherwise, a maximum of two consents for a new lot may be permitted from a landholding which is defined as being a legal parcel of land as it existed in North Kawartha, 15 years prior to the date of application”*.

Given the above, it is our opinion that the consent policies within the DCPOP have been revised to provide more flexibility in terms of development within rural areas and as noted, the proposed development will conform to the DCPOP as it has been more than 15 years since the subject lands have been severed.

# Figure 3 – Township of North Kawartha Official Plan Schedule A3



Jack Lake Road Consent  
*Gord Tucker*

198 Jack Lake Road  
Part of Lot 23 and 24  
Concession 16  
Geog. Township of Burleigh  
Township of North Kawartha

Project Number: 24-2794

Horiz. Scale: 1:10,000

Date: May 14, 2025



## 2.5 Township of North Kawartha Zoning By-law B2014-070

The subject lands are currently zoned Rural (RU) Zone under Map A8 of the Township of North Kawartha Zoning By-law 26-2013 (TNZBL). In order to facilitate the proposed severances and future residential development, it is proposed that the newly created severed lots (Lot 2 and Lot 3) be rezoned to the Rural Residential (RR) Zone. It is our opinion that the RR Zone is more appropriate for the proposed lots as it provides appropriate zoning standards that are better suited for rural residential lots.

Additionally, the severed portion (Lot 1) that is being merged to the benefitting lot and the retained lot will remain in the Rural (RU) Zone as these lots do not create any zoning compliance issues.

Section 5.1(a) of the TNZBL speaks to permitted uses within the RR Zone and includes residential uses in the form of a single detached dwelling. As such, the proposed development is permitted within the RR Zone.

Table 2 below shows Lot 2 and Lot 3 in comparison to the provisions of the RR zone as outlined in Section 5.2 of the Zoning By-Law.

*Table 2 – RR Zone Provisions*

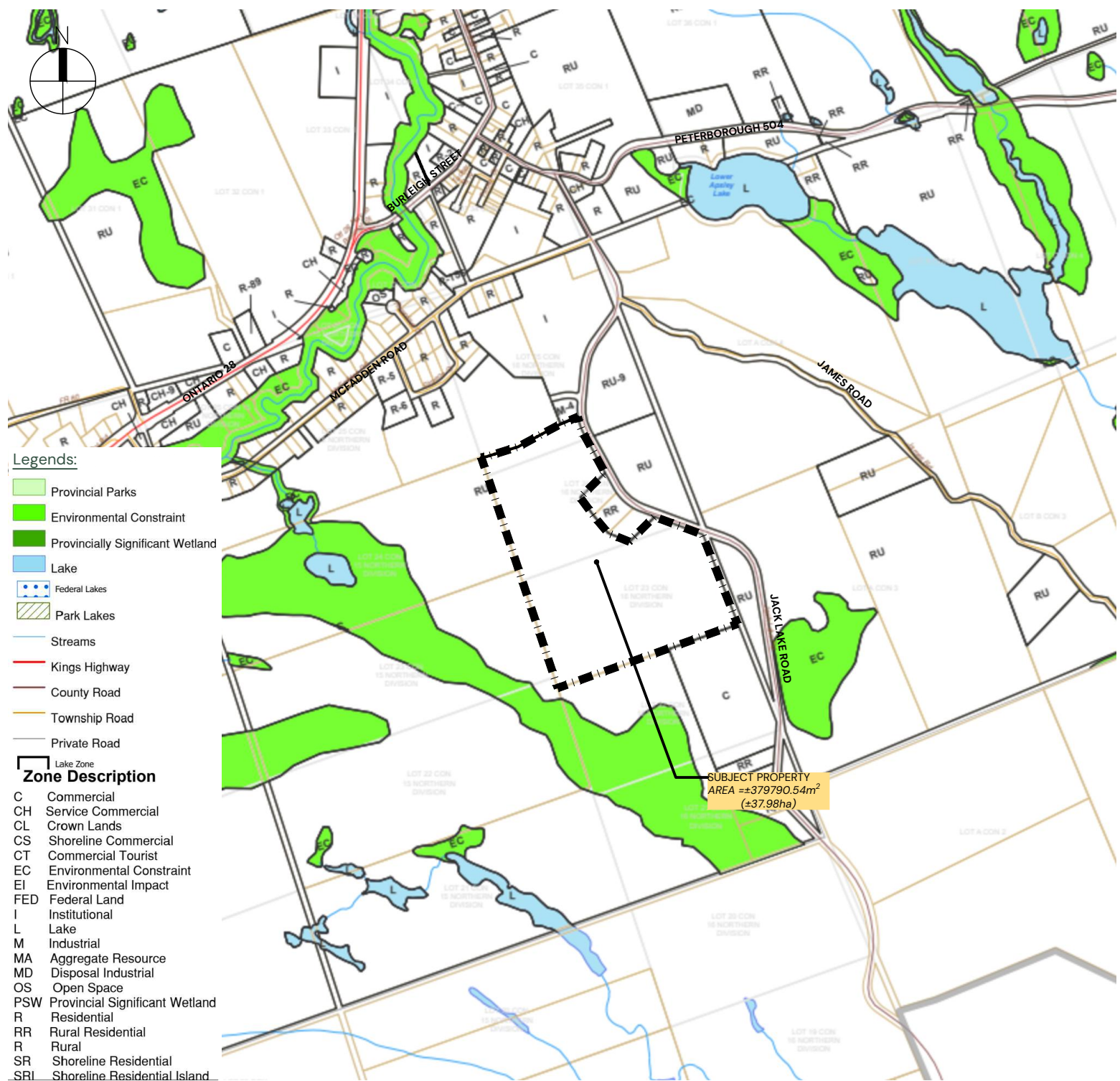
Lot Requirements	RR Zone Required	Lot 2 (Severed Lot)	Lot 3 (Severed Lot)
Minimum Lot Area	1.0 hectare	1.06 hectares	2.22 hectares
Minimum Lot Frontage	60 metres	60 metres	61.99 metres
Minimum Front Yard	15 metres	Can be accommodated	Can be accommodated
Minimum Exterior Side Yard	15 metres	N/A	N/A
Minimum Interior Side Yard	9 metres	Can be accommodated	Can be accommodated

<b>Minimum Rear Yard</b>		9 metres	Can be accommodated	Can be accommodated
<b>Minimum Water Yard</b>		30 metres	N/A	N/A
<b>Maximum Lot Coverage</b>		15%	<15%	<15%
<b>Maximum Building Height</b>		11 metres	<10 metres	<10 metres
<b>Minimum Entrance Setback</b>		9 metres	Can be accommodated	Can be accommodated
<b>Minimum Dwelling Unit Area</b>	<b>1 Storey</b>	45 sq. metres	Can be accommodated	Can be accommodated
	<b>1.5 / 2 Storey (ground floor)</b>	55 sq. metres	Can be accommodated	Can be accommodated
<b>Minimum Number of Parking Spaces per unit</b>		1	Can be accommodated	Can be accommodated
<b>Maximum Number of Dwelling houses per Lot</b>		1	Can be accommodated	Can be accommodated

As shown above, the proposed lots will meet all the zoning regulations of the RR Zone.

As such, it is our opinion that the proposed development, subject to a ZBA, will comply with the Township of North Kawartha Zoning By-law.

# Figure 4 – Township of North Kawartha Zoning Bylaw Schedule A8



Jack Lake Road Consent  
Gord Tucker

198 Jack Lake Road  
Part of Lot 23 and 24  
Concession 16  
Geog. Township of Burleigh  
Township of North Kawartha

Project Number: 24-2794

Horiz. Scale: 1:10,000

Date: May 14, 2025



3.0

# Summary



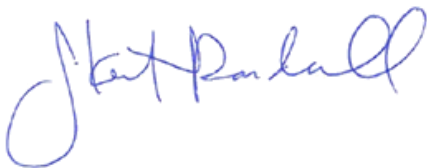
This planning report describes two (2) severances and one (1) lot line adjustment that will require an Official Plan Amendment and a Zoning By-law Amendment. This report further provides an analysis of the application in the context of the Provincial Planning Statement, the County of Peterborough Official Plan (CPOP), the Draft County of Peterborough Official Plan (DCPOP), and the Township of North Kawartha Zoning By-law (TNKZBL).

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

- The proposed development is consistent with the applicable policies of the Provincial Planning Statement, 2024.
- The proposed development conforms to the Draft County of Peterborough Official Plan.
- An amendment to the County of Peterborough Official Plan and Township's Zoning By-law will be required to permit the development and this Planning Report sets out the details of the proposed amendments.
- The proposed development represents good planning and is in the public interest.
- The applications for Official Plan Amendment, Zoning By-law Amendment and Consents should be approved.

Respectfully submitted,

**ECOVUE CONSULTING SERVICES INC.**



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



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Aditya Srinivas B.Sc., PGDip, PMP  
Planner





# Appendices

# Appendix A:

## Pre-Consultation Notes

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# Record of Pre-Consultation

Prepared by the Peterborough County  
Planning Department



**Name:** Gord Tucker

**Agent:** A. Srinivas (EcoVue Consulting)

**Lot:** 23-25

**Concession:** 15, 16

**Municipality:** Burleigh Ward  
Township of North Kawartha

**Municipal Address:** 198 Jack Lake Road

**Roll No.(s)** 1536-020-003-37000

**Phone:** 705-876-8340

**Email:**  
asrinivas@ecovueconsulti  
ng.com

**Office Phone:** 705-876-  
8340

**Communication Sent To:**

**Owner:** ☐

**Agent:** ☒

**Meeting Date:** 2025-03-24 (yyyy-mm-dd)

**Meeting Location:** Virtual

## Attendees:

Aditya Srinivas - Agent for Applicant/Owner

Emily Fitzgerald - Township of North Kawartha

Pete Hynes, Malini Menon - County of Peterborough

A copy of the complete Record of Pre-Consultation will be sent to all attendees ☒

Existing Parcel Description	
County O.P. Description	Settlement Area, Rural Area
Municipal O.P. Designation	Hamlet, Rural, Environmental Constraint
Municipal Zoning	Rural (RU)
Area/Lot Dimensions	38 ha
Existing Use/Buildings	Rural Residential - dwelling

## Pre-consultation completed for:

- ☐ Plan of Subdivision (*Application submitted to County*)
- ☐ Plan of Condominium (*Application submitted to County*)
- ☒ Official Plan Amendment for
  - ☐ County Official Plan (*Application submitted to County*)
  - ☒ Local Component of County Official Plan (*Application submitted to County*)
  - ☐ Municipal Official Plan (*Application submitted to Township*)
- ☒ Zoning By-law Amendment (*Application submitted to Township*)



## **Proposal Summary:**

The applicant is proposing to amend the Official Plan in order to permit two new residential lots on the property by way of severance.

Current OP policy prohibits more than two additional severed lots on the property from a landholding as it existed in 1990. The property already received 2 severances under this policy. However in the new draft County Official Plan, the property would be eligible for two additional lots, given that at least 15 years have elapsed since the date of last application. Since the new County OP is not yet in effect, the applicant is proposing to amend the current Official Plan to permit additional severances.

The 24 hectare southerly portion of the property is also proposed to be conveyed by way of lot addition to the property immediately south (abutting an unassumed municipal road allowance).

## **Discussion:**

Applicant (Agent) - described the proposal for 2 severed lots (2.2 ha, 1.6 ha) fronting on Jack Lake Road, and the request for an OPA. Would like to know if their request can be supported by the Township and County and what requirements they have.

County Planning - summarized new draft OP permissions and status. Noted its unknown timing of approval by the Province.

North Kawartha Township - will require a Planning Justification Report to justify the request. An Environmental Impact Study will not be required in this case, given that the PSW on the parcel appears to be beyond 120 metres of the southerly severed lot. The applicant confirmed this to be the case.

The Township inquired about the L-shaped lot configuration. Their preference is to minimize lot creation behind existing lots where possible, to avoid potential land use compatibility/neighbour nuisance issues. An alternative is to extend the lots westward if needed, to provide a building envelope outside of any unsuitable, low-lying areas. Based on the above, the Township would generally be supportive of an OPA application.

County Public Works - will require a modified Traffic Report/Letter addressing visibility and assessing site entrances, given that the lots are in between two curved sections on Jack Lake Road (a Class C road). The entrance by-law was recently amended by the County, reducing the spacing between adjacent entrances to 50 m on Class C roads. Visibility requirement for 60 km/h roads is 130 metres in each direction.

Regarding the severed lot to be conveyed by lot addition, it was noted that the benefitting lands have no municipal road frontage, abutting two, unopened municipal road allowances. Therefore, the modified Traffic Report/Letter should address visibility requirements on that portion of Jack Lake Road from which the combined lot addition and benefitting lands would gain road access.

Further Discussion - Regarding process, County Planning noted there are two options available to the applicant at this time, given the state of current and proposed policies: Apply for an OPA as currently proposed, or apply for severance up front. If an OPA application is made, a severance application may or may not need to follow, depending on whether the new OP is in effect. If the severance route was chosen, and assuming road and lot configuration issues were positively resolved, the application would be decided by Land Division Committee (LDC) for a decision (rather than being Director-approved), since Planning staff cannot support a proposal not in compliance with current OP policies. The applicant can address LDC and make their case. LDC could choose to approve the consent (thereby negating the need for an OPA), refuse the consent (requiring an OPA), or delay any decision until the new OP is in effect.

There are potential pros and cons to both options, given that 1) the new draft OP is not approved; 2) it may not be approved with the proposed 15 year policy; 3) LDC could refuse or delay which adds time to the approval process. There was a recent approval by LDC of an application of this nature so there is some precedent to take the severance route; however, it does not guarantee a similar outcome here.

Applicant asked about the need for a servicing report or archaeological assessment. Township suggested servicing can be briefly discussed in the PJR, but based on knowledge of the area, the lots should be capable of meeting servicing requirements. The County and Township were in concurrence that an archaeological assessment and an EIS would not be required in this case.

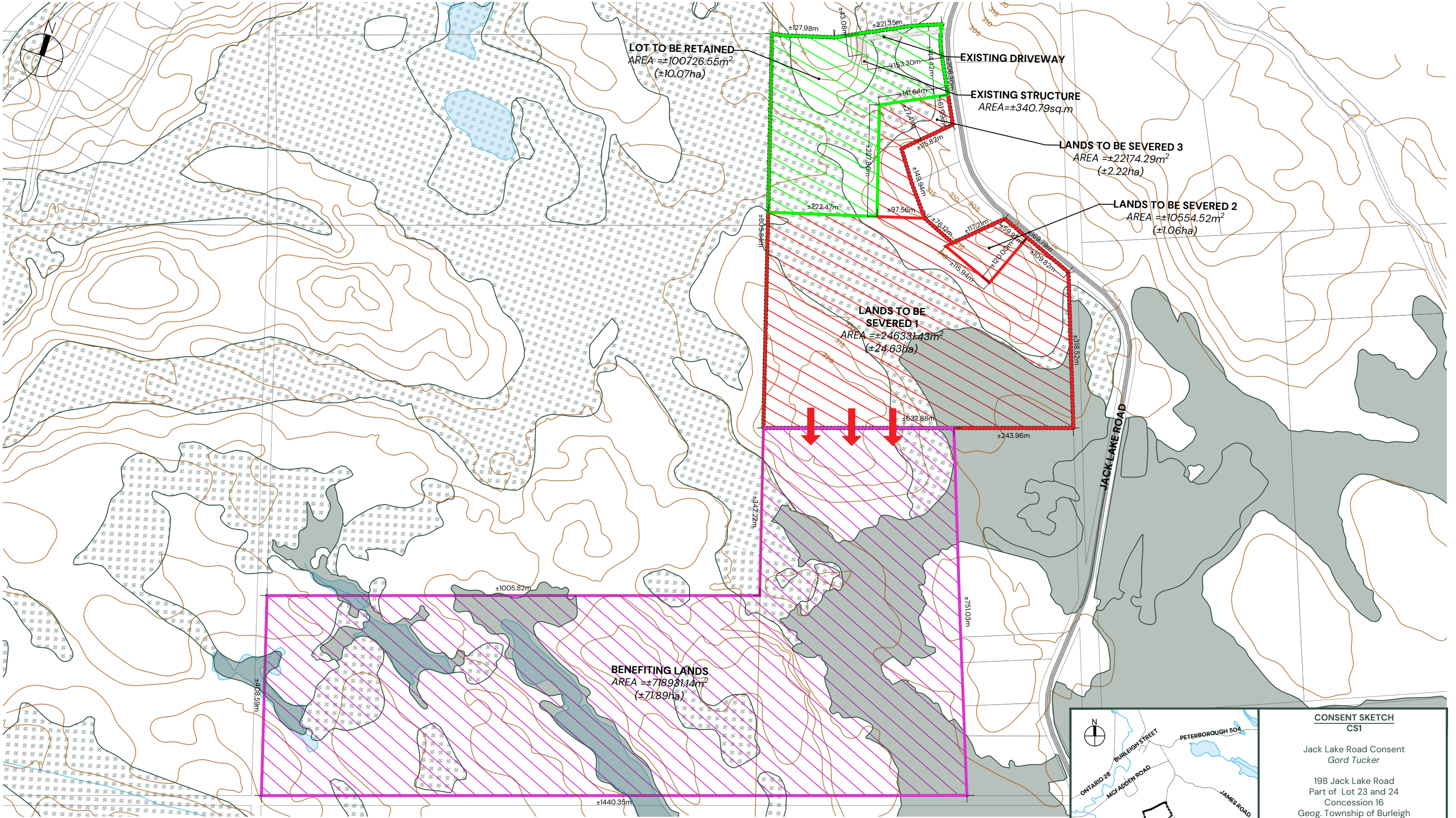
**Studies Required for OPA:** Planning Justification Report, modified Traffic Report/Letter.

**Fees:** A copy of the current Peterborough County Planning Fees schedule is attached with applicable Peterborough County planning fees emphasized (i.e. highlighted or circled). ☒

Other applicable fees should be confirmed through staff at the local Township.

**Record Completed By: Malini Menon**

☒ **Please Note:** *Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of the application. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3 (705-743-0380).*



**LEGEND**

- Subject Property
- Existing Parcel
- Existing Driveway
- Existing Building
- Existing Road

- Lot to be Retained
- Lot to be Severed
- Unevaluated Wetland  
(Make a Map: Natural Heritage Areas)
- Provincially Significant Wetland  
(Make a Map: Natural Heritage Areas)

NOTES:

Property Boundaries are approximate.

**CONSENT SKETCH**  
**CS1**

Jack Lake Road Consent  
Gord Tucker

198 Jack Lake Road  
Part of Lot 23 and 24  
Concession 16  
Geog. Township of Burleigh  
Township of North Kawartha

Project Number: 24-2794  
Drawn By: PP  
Horiz. Scale: 1:200  
Revision Date: January 28, 2025

**KEY MAP**  
1:50,000

**SUBJECT PROPERTY**  
AREA ≈ ±379790.54m²  
(±37.98ha)

**ECOVUE**  
LAND USE PLANNING & DEVELOPMENT

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



# County Planning Fees

By-Law 2016-26

## Consents

Description	Fee
1. Processing of an application for consent	\$1150.00
2. Fee for stamping the Deed	\$450.00
3. Processing of an amended application for consent, or an addition	\$250.00
4. Processing of an adjourned application for consent caused by either the applicant or their agent	\$250.00
5. Processing requests to change conditions of consent applications	\$175.00
6. Refunds	None

## Subdivisions & Condominiums

Description	Fee
Processing of an application for subdivision or condominium	
a) Up to 20 developable lots/blocks/units	\$4500.00
b) to 50 developable lots/blocks/units	\$6500.00
c) More than 50 developable lots/blocks/units	\$8500.00
Exemption for plan of condominium (regardless of number of units/blocks)	\$1500.00
Plan Revision - major (re-circulation required)	\$1250.00
Plan Revision - minor (re-circulation <u>not</u> required)	\$500.00
Extension of Draft Approval	\$850.00
Final Plan Approval	
a) Applications received on or after April 1, 2016	\$300.00
b) Applications received prior to April 1, 2016	\$0
Refunds - if application is incomplete or withdrawn prior to circulation	75% of the initial application fee

## Amendments to the County Official Plan

Description	Fee
Processing of an application to amend the County O.P.	\$1975.00
Processing of an application to amend Local Component of County O.P. (site specific amendments in AN, DD, SEL or NK)	\$2975.00
Processing of an application to amend the County O.P. initiated by AN, DD, SEL or NK	\$0
Refunds	None



**Amendments to a Local Official Plan**

<b>Description</b>	<b>Fee</b>
Processing of a privately initiated application to amend a Local Official Plan	\$1100.00
Processing of a municipally initiated Official Plan or Official Plan Amendment	None

**Peer Review and Planning Reimbursement Agreement**

<b>Description</b>	<b>Fee</b>
Administration fee at time of signature of agreement	<b>\$565.00</b> (HST included)
Initial Security Deposit for: a) Consent b) Official Plan Amendment c) Plan of Subdivision or Condominium (with or without an OPA)	 <b>\$3,500.00</b> <b>\$7,500.00</b> \$10,000.00
Other circumstances not involving a Planning Act application	As determined by Director or Manager of Planning
If balance of Deposit falls below \$2000.00 (for plans of subdivision/condominium, OPA's)	top up to at least \$5000.00
Refund	any monies remaining after formal decision on application is made

**County Official Plan**


<b>Description</b>	<b>Fee</b>
Printed document including maps	\$16.95 (tax included)

**For Development Charges see By-Law # 2011-67**

## Appendix B:

### Traffic Brief prepared by EcoVue Consulting

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	Project:	<b>Jack Lake Rd. Consents, North Kawartha Township</b>	Date:	<b>2025 05 06</b>
	File No.:	<b>24-2794</b>	Designed:	<b>RLH</b>
	Subject:	<b>Proposed Entrance Sight Line Assessment</b>		


The owner of 198 Jack Lake Road has applied for three severances fronting on Jack Lake Road (Peterborough County Road 52) which will require access to the County Road. The County Public Works Department provided the following input to the Preconsultation notes:

**“will require a modified Traffic Report/Letter addressing visibility and assessing site entrances, given that the lots are in between two curved sections on Jack Lake Road (a Class C Road). The entrance by-law was recently amended by the County, reducing the spacing between adjacent entrances to 50 m on Class C roads. Visibility requirement for 60 km/h roads is 130 metres in each direction.”**

The owner and the writer met on site and the owner provided information for the location of the proposed lots and entrances. With reference to the attached sketch, the blue markers indicate the approximate locations of the front lot corners and the red markers indicate proposed locations of the entrances. The Lot 3 entrance location indicates the minimum separation (25m) between the south limit of Lot 3 and the proposed entrance.

The sight line distances for each lot entrance are summarized in the following chart:

LOT #	PROPOSED ENTRANCE LOCATION	SIGHT LINE DISTANCES	
		NORTH	SOUTH
3	25m north of the south limit of the lot	200m+	130m
2	Centre of lot	168m	155m
1	Centre of lot	160m	156m

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Based on the information presented above, the sight lines meet the requirements indicated by the County Public Works Department.

Prepared by:



Roy L. Haig, C.E.T.  
Sr. Engineering Technologist



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