



Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: May 19, 2026
Subject: Consent Application B-12-26 – Application for Lot Creation

Recommendation:

That Council recommends that the County of Peterborough **approves** Consent Application B-12-26 for the purposes of a Lot Creation with the condition of rezoning the parcel of land being transferred to Shoreline Residential.

Background:

The Township is in receipt of an application to create a new lot from 1695 County Road 504, being Roll No. 1536-010-200-08700. The property information for the retained and severed properties is as such:

Subject Property Address: 1695 County Road 504
Roll No.: 1536-010-200-08700
Lot 11, Concession 3
Property Owner: Mike Watt
Agent for Applicant: Helena McMann
Current Zoning: Rural and Environmental Constraint
Official Plan Designation: Rural
Existing Lot Size: 4.85 hectares
Retained Lot Size: 2.15 hectares, 59.7m of frontage
Severed Lot Size: 2.7 hectares, 179m of frontage

The severed and retained properties are located on County Road 504. The purpose of the request for Consent is to create a new parcel of land that also has frontage onto the 504.

As this property is zoned Rural, the following section of the Comprehensive Zoning By-law shall apply:



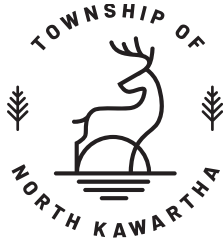
17.2o) Consent Given by Land Division Committee for Residential Lot Outside Areas Designated Hamlet or Shoreline Area:

Notwithstanding any provisions of Section 17.2(a) and 17.2(b) to the contrary, where a consent is given by the Approval Authority to create a residential lot, such lot may be used for a dwelling house provided such lot and use has a minimum lot area and frontage of 2 hectares and 60 metres respectively and complies with the other provisions of Section 6.2 of this By-law and provided the residual lot complies with the provisions of Section 17 of this By-law.

The severed parcel conforms to this policy of the by-law.

Below is a diagram showing the location of the proposed Consent.





Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Conditions

- 1. The retained parcel be rezoned to Rural Residential with exception to address deficient lot size and frontage.**

It is the authority of the County of Peterborough Land Division staff to review the application in comparison to the Provincial Planning Statement and the County's own Official Plan policies.

Financial Implications:

N/A

Attachments:

Site Plan