

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: Kelly Picken, Deputy Clerk
Date: March 6, 2025
Subject: Request for Township to Accept Ownership of Parts 3 and 4 on Plan 45R-1338 (Tallan Lake Road)

Recommendation:

That Council approval in Principle the Township acquisition of Concession 11, Chandos, Parts 3 and 4 on Plan 45R-1338 from 2832952 Ontario Inc. conditional on the review by the municipal solicitor.

Background:

At the December 6, 2023 regular meeting of Council, a report on Consent Applications B-85-23 & B-86-23 was brought to council.

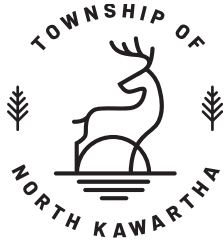
The following motion was passed:

“That Council recommend approval to the Peterborough County Land Division for consent application B-85-23 & B-86-23, subject to the following conditions:

1. That cash-in-lieu of parkland be paid to the Township for both severed lots in the amount of \$800.00 each;
2. That a sewage system review be completed by the Township for both severed lots;
3. That an entrance permit be obtained from the Municipality for both severed lots. Carried.”

Analysis:

On March 5, 2025, correspondence was received from the solicitor for 2832952 Ontario Inc. addressed to the municipality and the County of Peterborough requesting that the Township take ownership of Parts 3 and 4 on the attached survey. These parts contain two travelled roads, and as a condition of severance, are to be deeded to the Township.



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Financial Implications:

Owner of the property to be responsible for all costs.

Strategic and/or Other Plans:

n/a

In Consultation With:

Alana Solman, CAO
Connie Parent, Clerk
Janet Woodbeck, Building and Planning Assistant
Jason Post, Public Works Manager

Attachment:

Letter of Request
Survey
December 5, 2023 Staff Report on Consent Applications B-85-23 & B-86-23

C. Jo-Ann Hanson

H.B.A., LL.B.



1 Main Street W.
P.O. Box 352
Norwich, Ontario
N0J 1P0

Tel: (519) 863-2529
Fax: (519) 863-2522

E-mail:
main@hansonlaw.ca

March 5, 2025

BY EMAIL: c.parent@northkawartha.ca

County of Peterborough
470 Water Street
Peterborough, Ontario
K9H 3M3

Dear Sir or Madam:

Re: B-86-23 Lot 2 & 3 - 2832952 Ontario Inc., Richard Earle - Chandos - Lot: 11 & 12 -
Concession: 13

Please be advised that I am the solicitor for 2832952 Ontario Inc.. As part of their conditions of severance for the above lands, I am writing to request that the Township take ownership of Parts 3 and 4 on the attached survey. These parts contain two travelled roads, and as a condition of severance, are to be deeded to the Township.

We will prepare the necessary transfers to complete this. Please advise who they should be sent to.

I look forward to hearing from you, and remain,

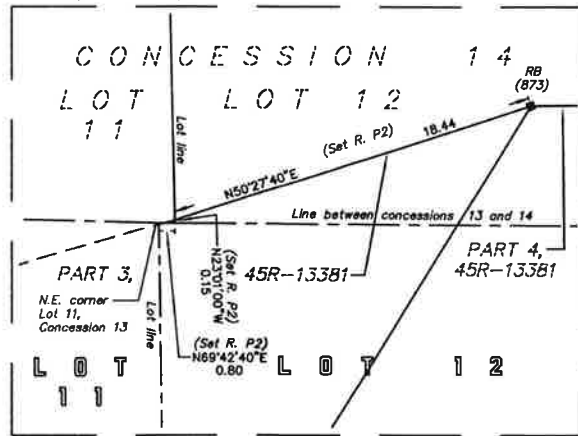
Yours very truly,

per C. Jo-Ann Hanson

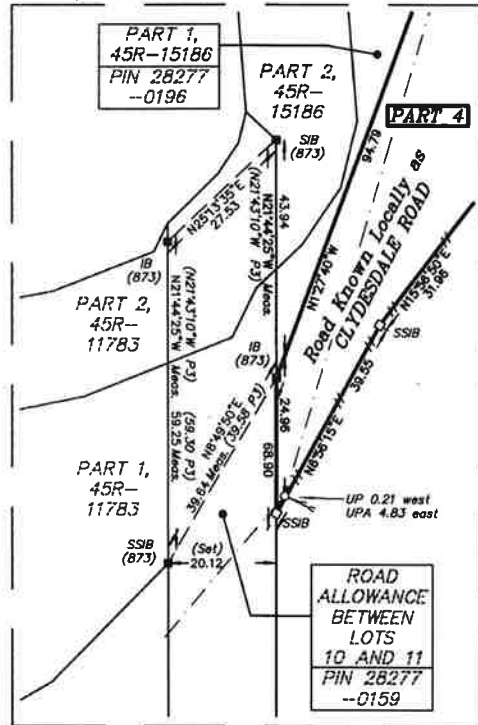
CJH/dd

Encl.

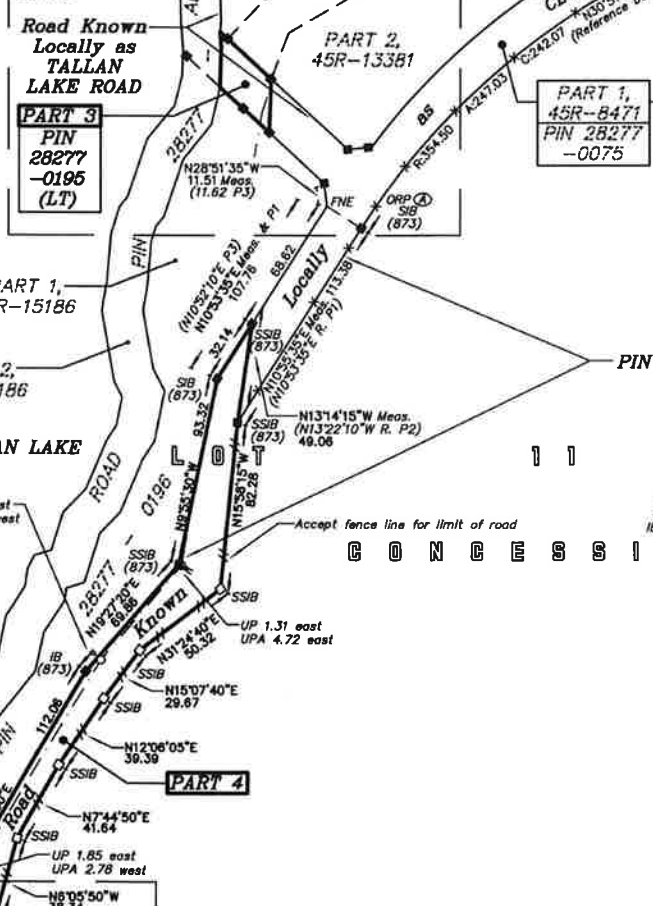
DETAIL A (SCALE = 1:200)



DETAIL C (SCALE = 1:750)

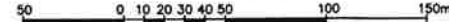


DETAIL B (SCALE = 1:750)



PLAN OF SURVEY OF
PART OF LOTS 11 AND 12
CONCESSION 13
GEOGRAPHIC TOWNSHIP OF CHANDOS
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

SCALE 1 : 2000
TAYLOR G. DERUITER, O. L. S.



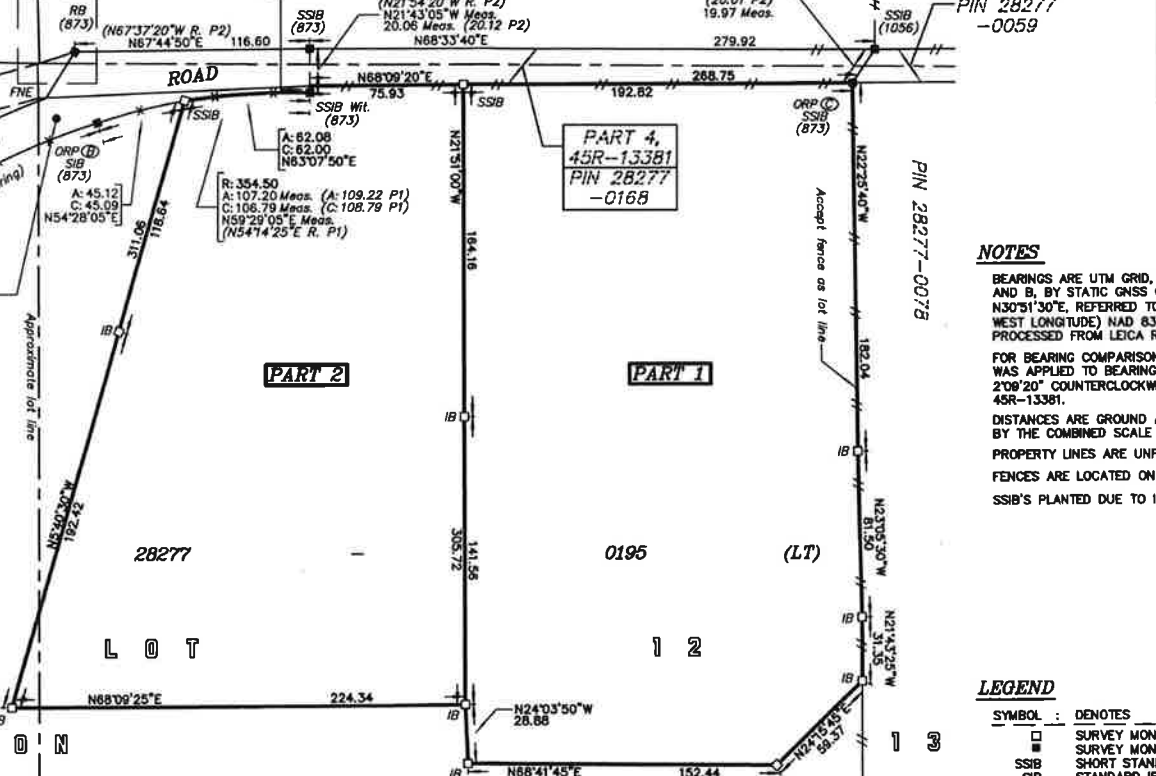
THE INTENDED PLOT SIZE OF THIS PLAN IS 707mm IN WIDTH
BY 500mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2000.

SCHEDULE

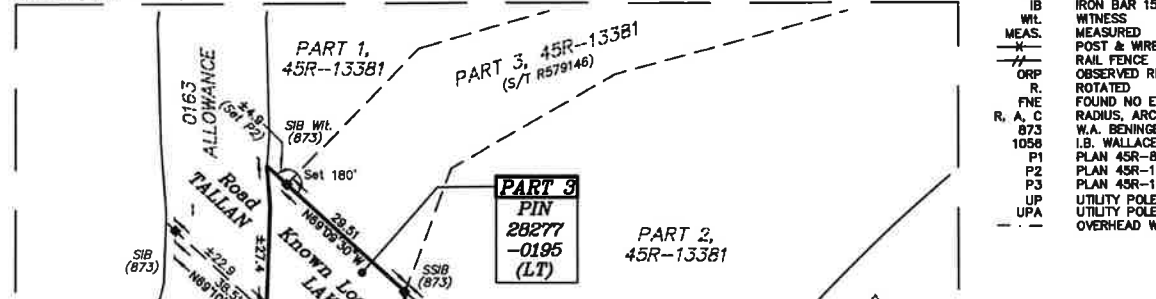
| PART | LOT | CONCESSION | PIN | AREA |
|------|------------|------------|--------------------------------|------------|
| 1 | Pt. 12 | 13 | PART OF PIN 28277-0195 (LT) | 6.44 Ha. |
| 2 | PL 11 & 12 | | | 5.48 Ha. |
| 3 | Pt. 11 | | | 675 Sq. m. |
| 4 | | | | 0.654 Ha. |

PARTS 1, 2, 3 AND 4 COMPRISE PART OF PIN 28277-0195 (LT).

DETAIL A (SCALE = 1:200)



DETAIL B (SCALE = 1:750)



NOTES

BEARINGS ARE UTM GRID, DERIVED AND B, BY STATIC GNSS OBSERVATION AND B, BY STATIC GNSS OBSERVATION N30°51'30"E, REFERRED TO THE CEED WEST LONGITUDE) NAD 83 (GSR83) PROCESSED FROM LEICA REFERENCE FOR BEARING COMPARISONS, A ROT WAS APPLIED TO BEARINGS ON PLA 2'08"20" COUNTERCLOCKWISE WAS / 45R-13381. DISTANCES ARE GROUND AND CAN BE BY THE COMBINED SCALE FACTOR (PROPERTY LINES ARE UNFENCED, U FENCES ARE LOCATED ON PROPERTY SSSIB'S PLANTED DUE TO INSUFFICIENT

LEGEND

- SYMBOL : DENOTES
- SURVEY MONUMENT PL
 - SURVEY MONUMENT FO
 - SSIB SHORT STANDARD IRON
 - SIB STANDARD IRON BAR
 - RB ROCK BAR 25mm x 2
 - IB IRON BAR 15mm x 15
 - WIT WITNESS
 - MEAS. MEASURED
 - POST & WIRE FENCE POST & WIRE FENCE
 - RAIL FENCE RAIL FENCE
 - ORP OBSERVED REFERENCE
 - R. ROTATED
 - FNE FOUND NO EVIDENCE
 - R, A, C RADIUS, ARC, CHORD
 - 873 W.A. BENINGER O.L.S.
 - 1056 I.B. WALLACE O.L.S.
 - P1 PLAN 45R-8471
 - P2 PLAN 45R-13381
 - P3 PLAN 45R-15186
 - UPA UTILITY POLE
 - UP UTILITY POLE ANCHOR
 - - - OVERHEAD WIRES



Report to Council

To: The Mayor and Members of Council

Prepared by: Janine Cik B.A. (Hons), Junior Planner at the Township of North Kawartha

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

Meeting Date: December 5th 2023

Subject: Report on Consent Applications B-85-23 & B-86-23

Recommendation:

That Council recommend **approval** to the Peterborough County Land Division for consent application B-85-23 & B-86-23, subject to the following conditions:

1. That cash-in-lieu of parkland be paid to the Township for both severed lots in the amount of \$800.00 each;
2. That a sewage system review be completed by the Township for both severed lots;
3. That an entrance permit be obtained from the Municipality for both severed lots.

Background:

Owner – 2832952 Ontario Inc.

Roll Nos. – 010-102-05700

Ward – Chandos

Concession – 13

Part Lots – 11 & 12

Zoning – Rural (RU) and Environmental Constraint (EC)

Official Plan – Rural and Environmental Constraint

Area – Lot 1 (Proposed): 5.44 hectares (13.5 acres)



Lot 2 (Proposed): 6.26 hectares (15.4 acres)
Retained: 57.8 hectares (143 acres)

Frontage – Lot 1 (Proposed): 137.9 metres (452 feet) on Clydesdale Rd.
Lot 2 (Proposed): 192.8 metres (632 feet)
Retained: 841 metres (2,760 feet) on Clydesdale Rd.

911 – 1115 Clydesdale Road

Purpose and Effect:

This application pertains to the property municipally known as 1115 Clydesdale Road, being a vacant parcel of land located adjacent to Tallen Lake on the east side. As existing, the subject property comprises an area of approximately 69.6 hectares (172 acres), together with approximately 1,171 metres (3,844 feet) of road frontage on Clydesdale Road. Consent application(s) B-85-23 & B-86-23 propose to sever two (2) vacant parcels of land for future residential use.

Lot one (1), as proposed, would comprise an area of 5.44 hectares (13.5 acres), with 137.9 metres (452 feet) of frontage on Clydesdale Rd, while lot two (2) would comprise an area of 6.26 hectares (15.4 acres) with 192.8 metres (632 feet) on frontage on Clydesdale Rd. No new development is proposed on the benefitting or retained lots together with this application for consent.

Analysis:

County of Peterborough Official Plan – Local Component for North Kawartha

The subject property is designated Rural in the County of Peterborough Official Plan. The County of Peterborough Official Plan permits two consents from a lot as it existed as of January 1, 1990 in the Township of North Kawartha, provided that the application for consent conforms to all other policies of the Official Plan. Policies pertaining to residential severances in the Rural designation are listed in Section 7.12 as follows:



- That the proposed lot(s) front upon an improved public street or road, which is maintained year-round, and which is of a reasonable standard of construction;
- That the proposed lot(s) conform to the appropriate regulations for residential uses established in the implementing Zoning By-law;
- That the lots are of a suitable size and shape for the proposed use. For a consent in the Rural Component, a hydrogeologic study may be required to confirm the adequacy of a proposed lot in terms of potable water supply and suitability for sewage disposal. Generally, the depth of the lot should not be greater than twice the width of the lot;
- That there is regard for the compatibility of the proposed development with adjacent environmentally sensitive or hazard areas. 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.

With respect to road frontage, Clydesdale Road is a publicly maintained Township Road. The recommended condition of obtaining an entrance permit from the Township Roads Department will confirm the provision of an entrance for the proposed severed parcels.

While the retained and severed lands are designated Rural, a hydrogeologic study is not requested given surrounding servicing patterns that there will be an adequate supply of portable water. The depth of the existing property does not exceed twice the width. Furthermore, a sewage system review from the Township's Building Department will confirm the requirements and feasibility of accommodating septic system(s) on both proposed severed lots.

With respect to the policies pertaining to environmentally sensitive and hazard areas, the County has noted that the proposed two (2) severed lots are within 120 metres (393 feet) of mapped unevaluated wetlands. Such being the case, a Natural Heritage



Evaluation (NHE) was submitted in support of the proposed severances, and was peer reviewed on behalf of the County. The NHE concluded that the proposed development will not result in negative impacts on the identified natural heritages features on their functions, subject to the recommended mitigation measures being upheld.

Based on our review, consent application B-85-23 & B-86-23 maintains the intent of the local component of the County Official Plan.

Township of North Kawartha Comprehensive Zoning By-law

The subject lands are currently zoned Rural (RU) and Environmental Constraint (EC) in the Township of North Kawartha Comprehensive Zoning By-law.

The Township's Zoning By-law requires a minimum lot area of 10 hectares (25 acres) and 45 metres (148 feet) of frontage for all permitted uses, save and except for a recreational camp. Notwithstanding, Section 17.2 (o) states that where a consent is given by the Approval Authority to create a residential lot, outside of areas designated Hamlet or Shoreline, such lot may be used for a dwelling house provided that such lot and use has a minimum lot area and frontage of 2 hectares (4.9 acres) and 60 metres (200 feet). The proposed two (2) severed lots would meet the minimum required lot area and frontage required under policies of Section 17.2 (o). As such, a rezoning of the subject lands would not be required. The application is found to conform with the Township's Zoning By-law.

With respect to the above, should Council feel that this application for consent is reasonable, the application may be recommended to Peterborough County Land Division subject to the following conditions:

1. That cash-in-lieu of parkland be paid to the Township for both severed lots in the amount of \$800.00 each;
2. That a sewage system review be completed by the Township for both severed lots;



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3. That an entrance permit be obtained from the Municipality for both severed lots.

Financial Implications:

N/A

Strategic and/or Other Plans:

4.0 Protect and Enhance the Environment.

All of which is respectfully submitted for Council's consideration.

<original signed by>

Janine Cik, B.A. (Hons.)

Junior Planner

Township of North Kawartha

Attachment:

Severance Applications B-85-23 & B-86-23