



## Report to Council

To: Mayor and Members of Council  
From: Emily Fitzgerald, BES (Hons.)  
Junior Planner  
Reviewed By: Darryl Tighe, M. Sc., RPP  
Manager of Planning  
Date: December 17, 2024  
Subject: Report on Consent Applications B-101-24 and B-102-24 (Noffke)

---

### Recommendation

That Council recommend approval to Peterborough County Land Division Committee for consent applications B-101-24 and B-102-24, subject to the conditions outlined in the closing of this report.

### Subject Property

Municipal (911) Address:	N/A
Roll Number:	1536-010-200-08900
Property Owner:	11227831 Canada Ltd.
Agent:	Jason and Stefanie Noffke
Lot and Concession:	Part of Lots 11 and 12, Concession 3
Ward:	Chandos
Area:	+/- 21.2 ha (+/- 52.4 ac)
Frontage:	+/- 735 m (+/- 2,410 ft) along County Road 504
Official Plan Designation:	Rural
Zoning:	Rural (RU)
Access:	County Road 504 (County Road)

### Background

Consent applications B-101-24 and B-102-24 have been submitted by Jason and Stefanie Noffke on behalf of the property owner, 11227831 Canada Ltd., for the property located in Part of Lots 11 and 12, Concession 3, Chandos Ward, having no municipal address but assigned Roll Number 1536-010-200-08900.

The subject property is approximately 21.2 hectares (52.4 acres) in area and has approximately 735 metres (2,410 feet) of frontage on County Road 504, being a County road. The subject property is currently vacant. Surrounding land uses are largely rural residential uses and vacant rural lands.

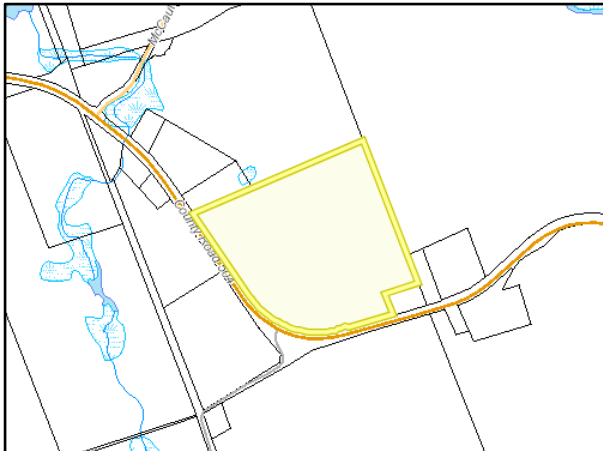


## Township of North Kawartha

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

A Preliminary Severance Review (PSR) was completed on June 10, 2024, prior to the applicant filing a formal Consent application with the County of Peterborough. The PSR found the proposed severances may conform to provincial policies pending the outcome of a Natural Heritage Evaluation (NHE). A NHE is no longer required given the policies now in effect under the new Provincial Planning Statement. One of the proposed severed lots would not conform to the Official Plan as any entrance to the lot would not meet the County's minimum spacing requirements for an entrance. The County confirmed with the applicant that its requirements have since been updated, and both proposed severed lots now conform. The proposed retained parcel would conform to the Township's Zoning By-law; however, neither proposed severed parcel would.

### Location Map



### 2023 Aerial Imagery



### Proposed Consent

Consent applications B-101-24 and B-102-24 each propose to sever one vacant parcel from the subject property. Both severed lots would comprise an area of approximately 1.1 hectares (2.7 acres) with 61.7 metres (202 feet) of frontage along County Road 504. The retained lot would comprise an area of approximately 19 hectares (47 acres) with 611 metres (2,005 feet) of frontage along County Road 504. Both severed lots are intended to be developed for residential use in future.

### Planning Analysis

#### County of Peterborough Official Plan

The subject property is designated Rural and Cultural Landscape in the County of Peterborough Official Plan and Rural and Environmental Constraint Area in the Local Component for the Township of North Kawartha. In the Township of North Kawartha, lots existing as of January 1, 1990, are eligible for consent. A maximum of two lots may be severed from a lot existing as of said date. Available information indicates that the property existed prior to January 1, 1990, and



## Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0

Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446

[www.northkawartha.ca](http://www.northkawartha.ca)

has not yet received any consents; therefore, the lot appears to be eligible for consent for new lot creation.

Policies applicable to land division within the Rural Area provide that residential severances should be discouraged in favour of development in Settlement Areas. Regardless, residential severances in the Rural Area may be permitted, subject to meeting several criteria. The proposed severed and retained lots maintain frontage on County Road 504, being a publicly owned and year-round maintained road. Given that the road is under the jurisdiction of the County, Peterborough County Public Works will confirm the provision of an acceptable entrance for both proposed severed lots. The proposed severed lots, although narrow and deep, are anticipated to be of appropriate size and configuration to provide private individual sewage servicing for a future dwelling. This will be confirmed by the Township's Building Department through a sewage system review. Given the surrounding servicing patterns, it is anticipated that there will be an adequate supply of potable water available to the proposed severed lots. No livestock facilities are in proximity to the subject property; therefore, minimum distance separation formulae are not applicable.

The applications for consent are considered to maintain the intent of the Official Plan.

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

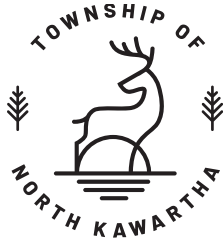
The subject property is zoned Rural (RU) in the Township's Zoning By-law. For lots in the RU zone, the Zoning By-law requires a minimum lot area of 10 hectares (25 acres) and a minimum lot frontage of 90 metres (295 feet). As noted previously, the retained parcel would have an area of 19 hectares (47 acres) with 611 metres (2,005 feet) of frontage on County Road 504. The retained parcel maintains the minimum lot area and frontage requirements of the Zoning By-law; therefore, a rezoning is not required.

Where a lot created by consent in the RU zone is to be used for residential purposes, said lot may have a minimum lot area of 2 hectares (4.9 acres) and a minimum lot frontage of 60 metres (200 feet). Both severed lots would have an area of 1.1 hectares (2.7 acres) with 61.7 metres (202 feet) of frontage along County Road 504. Although meeting the minimum frontage requirements for a severed lot in the RU zone, both severed lots would be deficient from the minimum area requirements. As such, a rezoning of both severed parcels is required. The rezoning would serve to change the zoning of both severed parcels from RU to Rural Residential (RR) under which both severed lots would meet the minimum lot area and frontage requirements.

### **Concluding Comments**

With respect to the above, should Council agree that these applications for consent are reasonable, the applications may be recommended to Peterborough County Land Division for approval 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;



**Township of North Kawartha**

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

2. That a sewage system review be completed for both severed lots to the satisfaction of the Township; and,
3. That both severed lots be rezoned to the satisfaction of the Township.

Respectfully submitted,

Emily Fitzgerald, BES (Hons.)  
Junior Planner  
Township of North Kawartha

Darryl Tighe, M.Sc., RPP  
Manager of Planning  
Township of North Kawartha

**Attachments**

Attachment #1 – Application Form B-101-24

Attachment #2 – Application Form B-102-24

Attachment #3 – Consent Sketch