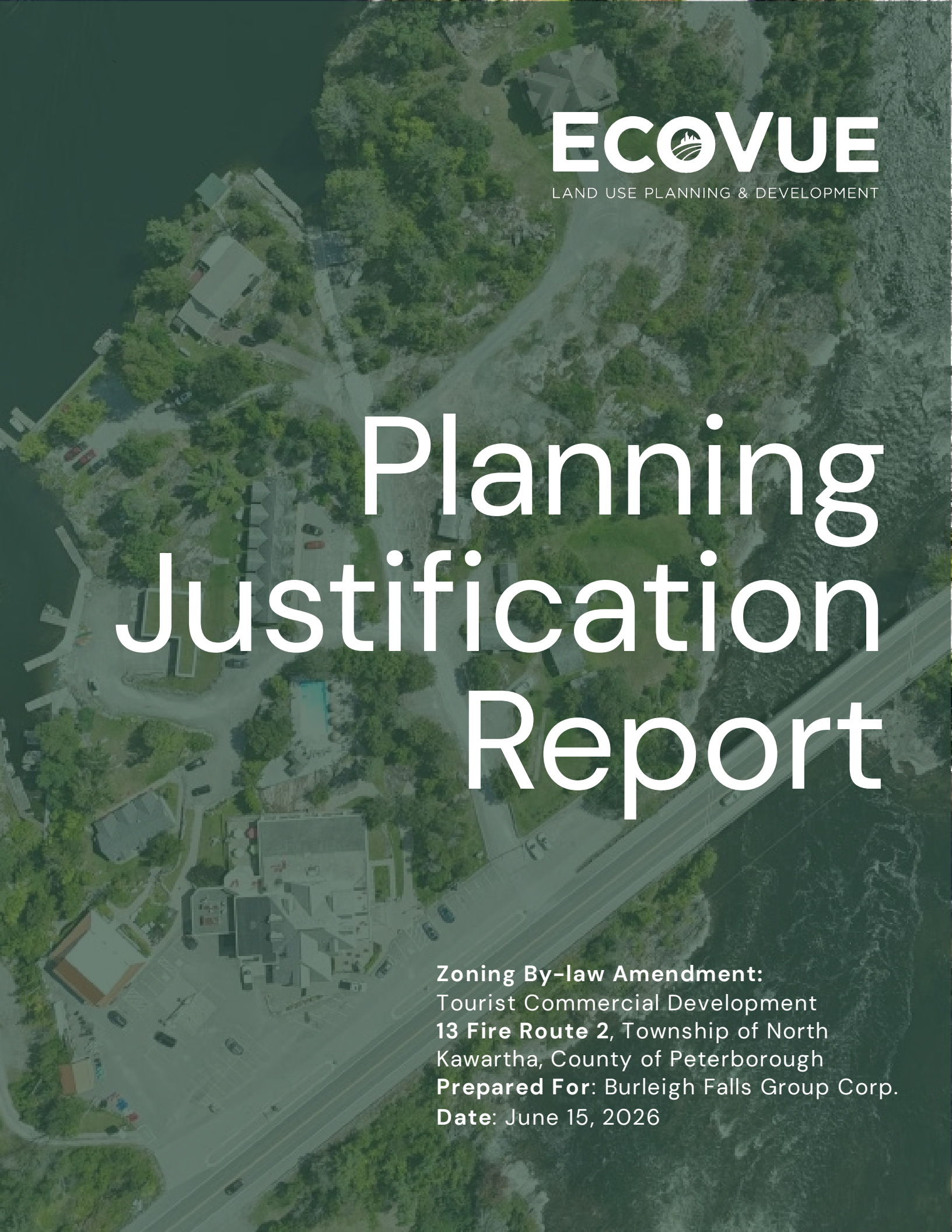


ECOVUE
LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

Zoning By-law Amendment:
Tourist Commercial Development
13 Fire Route 2, Township of North Kawartha, County of Peterborough
Prepared For: Burleigh Falls Group Corp.
Date: June 15, 2026

This Planning Justification Report has been prepared in support of a Zoning By-law Amendment application affecting the subject lands, known municipally as:

13 Fire Route 2, Township of North Kawartha, County of Peterborough

EcoVue Project No: 17-1681

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1.0 Background

The following Planning Justification Report (PJR) is being submitted in support an application for Zoning By-law Amendment (ZBA) affecting the subject lands, known legally as Part Lots 3 and 4, Concession 1 Southern Division, in the geographic Township of Burleigh, and known municipally as 13 Fire Route 2, in the Township on North Kawartha, County of Peterborough. The property owner, Burleigh Falls Group Corp., is proposing to develop a 6 storey, 55-unit commercial hotel on the subject lands, intended to serve the travelling public. The building will feature 55 hotel units, serviced by 59 ground-level parking spaces.

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

1.1 Description of Subject Property and Surrounding Lands

The subject property is municipally known as 13 Fire Route 2 and is legally known as Part Lots 3 and 4, Concession 1 Southern Division, in the geographic Township of Burleigh, now in the Township on North Kawartha, County of Peterborough. The property is located on the south side of Fire Route 2 and east side Highway 28 (ON-28), directly south of Burleigh Falls Inn (4791 ON-28) (**Figure 1 – Site Location**). The lands currently contain five (5) individual motel cabins which were directly related to and rented through the commercial tourism operation known as Burleigh Falls Inn (referred to as 'BFI' within this Report). The rental cabins are not longer in use.

The total area of the subject lands is approximately 4,615.80 square metres (1.14 acres) with approximately 93.63 metres (~307 feet) of frontage on Fire Route 2, 28.41 metres (~93 feet) of frontage on ON-28, and 54.56 metres (~179 feet) of shoreline frontage on the channel/rapids joining Lovesick Lake and Stoney Lake. The majority of the site is largely flat, then slopes down towards the channel. Aside from the five (5) motel units, the lands are relatively treed, with some lands towards the shoreline landscaped with a fire pit.

The lands are designated Recreation Commercial according to Schedule 'A3' to the County of Peterborough Official Plan (Local Component), and zoned Shoreline Commercial (CS) according to Schedule A-1 to the Township of North Kawartha Comprehensive Zoning By-law No. 26-2013 (NKZBL). The CS Zone permits a "tourist establishment" use, which includes hotels, motels and rental cabins. However, the proposed hotel building will not meet several

lot regulations of the CS Zone. As such, a Zoning By-law Amendment (ZBA) is also required to permit several site-specific regulations associated with the proposed hotel building.

The subject lands, and the greater BFI property, make up a portion of what is known as Burleigh Island, an 11-acre island situated between Lovesick Lake and Stony Lake, directly north of the rapids known as Burleigh Falls. The main BFI property contains the Inn, an 11-unit short term rental accommodation which serves the travelling public throughout the year, as well as a 9-plex motel building and a 3-plex motel building. The Inn also contains other recreational amenities, including a small marina, a pool, and existing communal water and sanitary facilities. The proposed hotel will utilize these existing facilities.

Surrounding uses are mainly recreational, commercial, and seasonal residential, including seasonal cottages, residential dwellings, and convenience/general stores.

1.2 Proposed Development

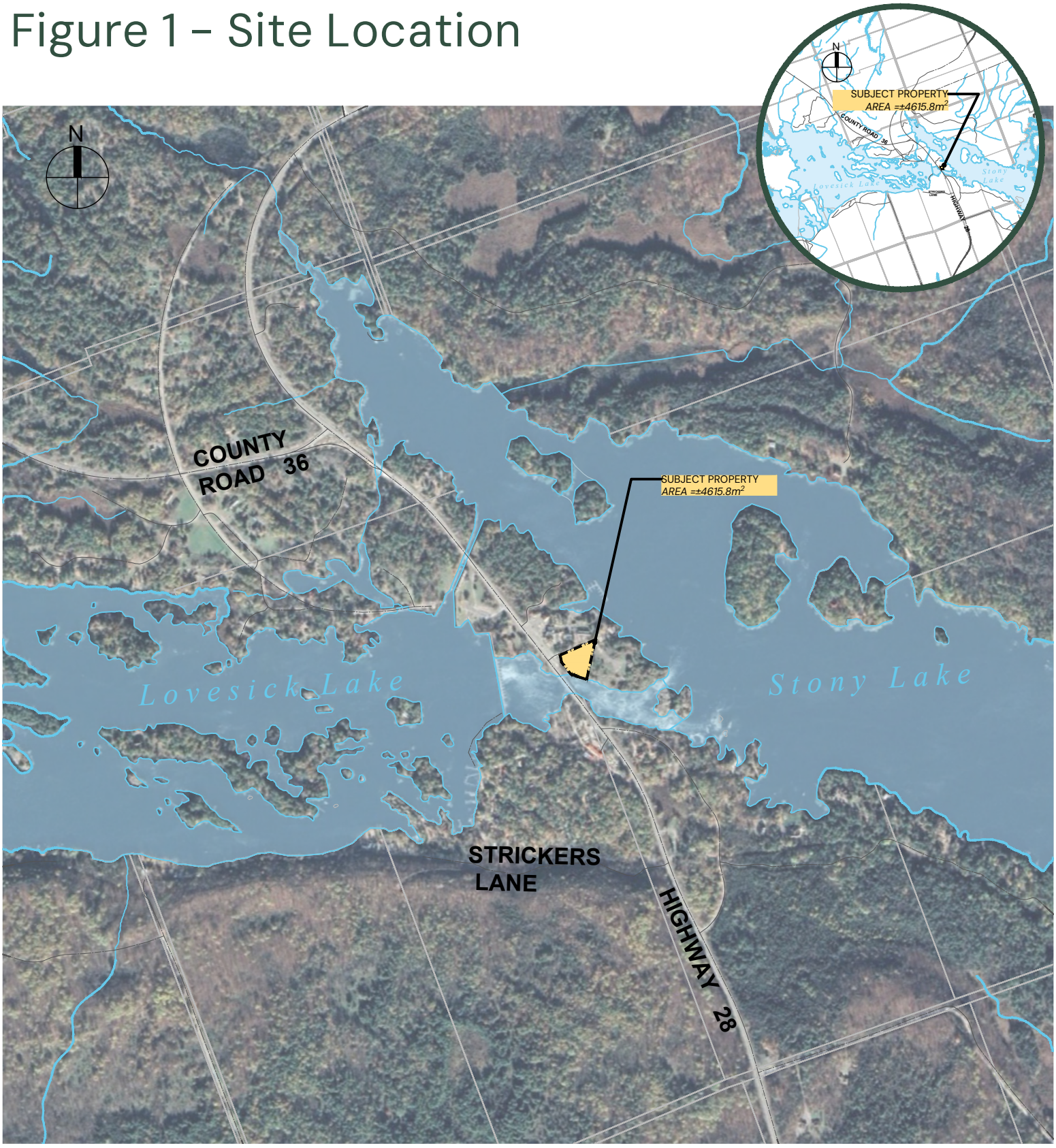
The proponent, Burleigh Falls Inn Corp., is proposing to construct a 6-storey hotel/resort that will feature 55-unit short-term accommodation units with parking on the ground floor. Unit types will range between 1-, 2-, and 3-bedroom and will be of varying sizes; units will each contain full kitchens, living rooms, 3-piece bathrooms, and have their own private balconies. It is the intention of the property owner to orient the building in such a way that each of the proposed hotel/resort units will have a view of Burleigh Falls from the balconies **(Figure 2 – Concept Plan)**.

In addition to the short-term accommodation units, the building will include an outdoor amenity space in the form of a rooftop terrace, outfitted with seating and cooking areas, that may be used by guests.

The hotel will be served by an above-ground parking structure which will make up the first storey and will be accessed via two (2) private driveways from Fire Route 2. The proposed building will feature 59 total parking spaces.

An architectural concept plan and building renderings has been provided within **Appendix A – Architectural Set**.

Figure 1 – Site Location

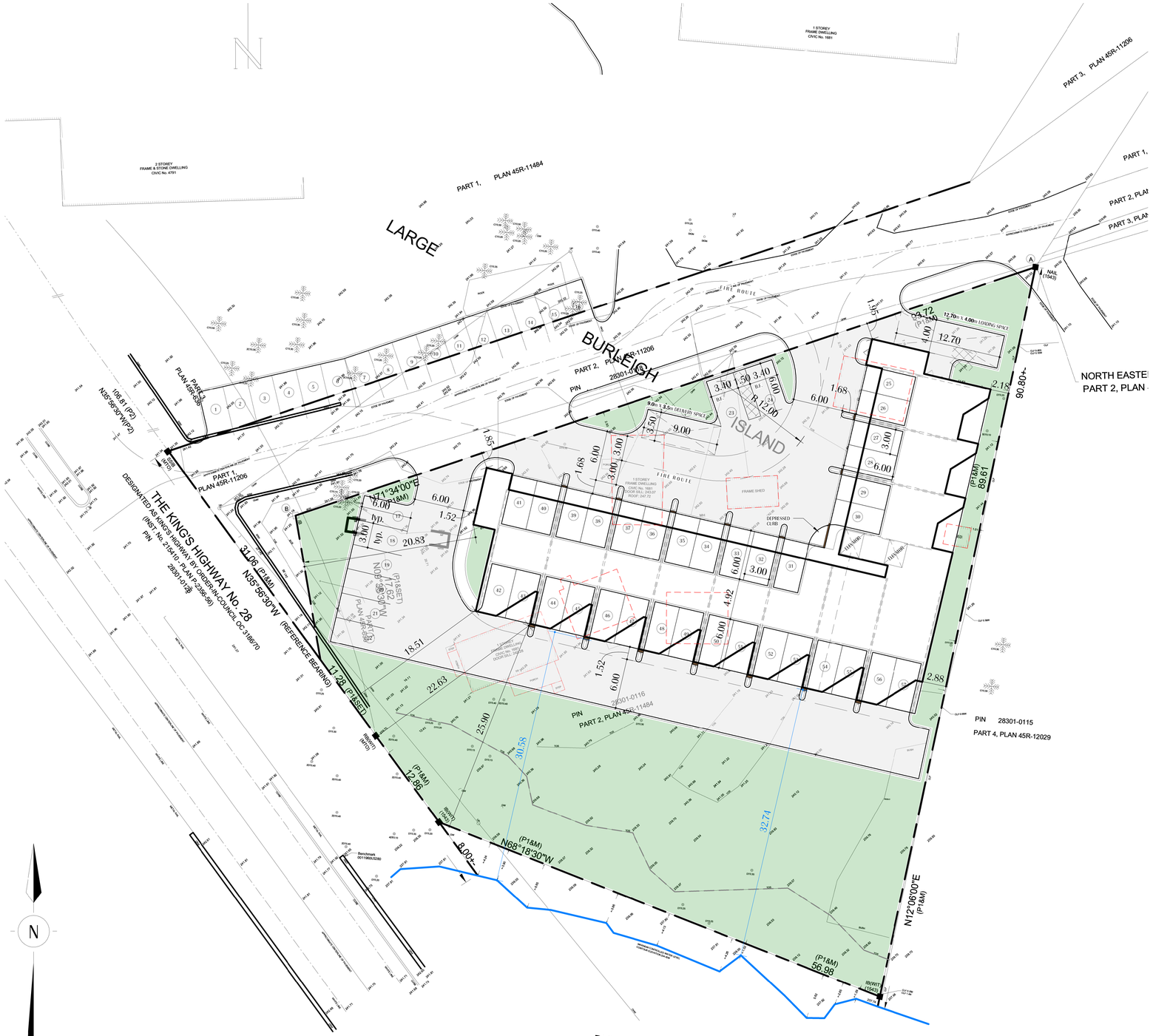


Burleigh Falls Inn
Pieter Bezemer

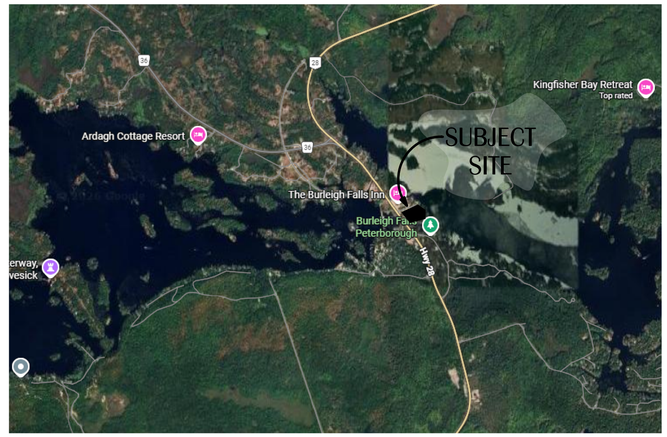
Part of Lot 04
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Geog. Twp. of Burleigh
Now in the Township of North Kawartha
County of Peterborough

Project Number:	17-1681
Horiz. Scale:	1:12,500
Date:	June 24, 2026

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1 SITE PLAN
A-004 1 : 250



GENERAL NOTES

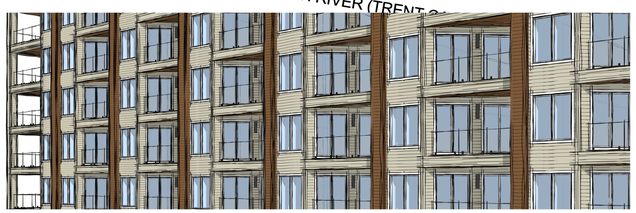
1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER, OR A REGISTERED ONTARIO LAND SURVEYOR, PRIOR TO PLACING OF ANY CONCRETE.
2. ALL RAINWATER LEADERS TO BE DIRECTED TO SIDEYARD SWALES AND TO ROAD.
3. A 0.30m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT OWNERS.
4. ALL PERIMETER GRADES TO REMAIN AS EXISTING.

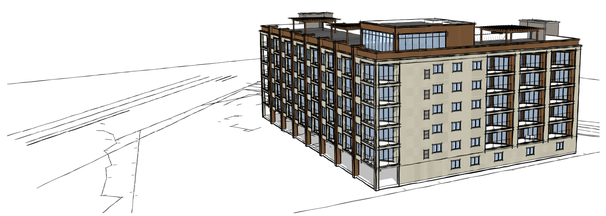
NOTE:
ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION

BUILDER MUST VERIFY THE EXISTING STORM AND SANITARY INVERT ELEVATIONS. BUILDER TO CONFIRM TO CONSULTING ENGINEER THAT MINIMUM 2% SLOPE CAN BE ACHIEVED PRIOR TO PLACING CONCRETE FOOTINGS.

SITE PLAN and BUILDING STATISTICS

		REQUIRED	PROPOSED
1	ZONING	SHORELINE COMMERCIAL (CS) ZONE	
2	LOT AREA	1,390m² (MIN.)	4,615.80m² (EXISTING)
3	LOT FRONTAGE	46m (MIN.)	83.72m ON FIRE ROUTE 2
			56.98m ON BURLEIGH
4	LOT COVERAGE	30% (MAX.)	1,301.45m² | 28.20%
5	BUILDING AREA	30% (MAX.)	1,073.45m² | 23.26%
6	WATER SETBACK	30.0m (MIN.)	30.58m
7	FRONT YARD SETBACK	15.0m (MIN.)	30.58m
8	REAR YARD SETBACK	12.0m (MIN.)	20.83m
9	INT. SIDE YARD SETBACK	4.5m (MIN.)	2.18m
10	EXT. SIDE YARD SETBACK	15.0m (MIN.)	MIN. (FR 2) 1.85m
			MAX. (HWY 28) 18.51m
11	BUILDING HEIGHT	11.0m (MAX)	19.0m
12	PARKING SPACES	55 SPACES (1 SPACE PER ROOM)	57 SPACES
13	DELIVERY SPACES	3 SPACES	1 SPACES
14	LOADING SPACES	3 SPACES	1 SPACES
15	GROSS FLOOR AREA	1ST FLOOR	373.58m²
		2ND FLOOR	1,073.45m²
		3RD FLOOR	1,073.45m²
		4TH FLOOR	1,073.45m²
		5TH FLOOR	1,073.45m²
		6TH FLOOR	1,073.45m²
		ROOF TOP	158.14m²
		TOTAL	55 UNITS
16	TOTAL NUMBER OF UNITS		
		1 BEDROOM	15
		2 BEDROOM	35
		3 BEDROOM	5







STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

REVISION SCHEDULE

No.	DESCRIPTION	DATE	BY

TIME/DATE STAMP: 2024-04-24 3:55:51 PM

PART OF LOT 4 CONCESSION 1 GEOG. TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

SCALE: As indicated

DATE: DECEMBER 2025

TITLE: SITE PLAN

A-004

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

1.3 Pre-Consultation and Supporting Studies

A pre-consultation meeting was attended by the applicant and the undersigned with staff from the County on April 22, 2025, with a subsequent meeting with Township staff on July 22, 2025, to review the proposed development.

The ZBA application submission provided to the Township reflects the conversations from the pre-consultation meeting, as well as the Record of Pre-Consultation that was provided to the applicant, dated April 25, 2025.

In addition to this Planning Justification Report, the following materials are being submitted:

- An **Architectural Set** (February 2026), completed by Stamp and Hammer, that includes the following:
    - **Site Concept Plan and Building Renderings**.
- **Environmental Impact Study –** completed by Cambium Inc. (May 2026), which included the evaluation of the natural heritage features on and adjacent to the proposed development. As noted within the EIS, several features were identified on adjacent lands, as well as the potential for species at risk on and adjacent-to the site. The EIS concludes that, based on the implementation of the stated mitigation measures, the proposed development will have no negative impact on the identified features.
- **Stage 1 & 2 Archaeological Assessment** – completed by Archaeological Consultants Canada (June/July 2026) that reviewed the potential for cultural or archaeological resources on the subject lands. At the time of submission, this Report is being finalized. It is our understanding that there were no artifacts or items of archaeological significance found on site. Notwithstanding, the Report will be provided to the Township as soon as possible.
- **Traffic Impact Study** – completed by Tatham Engineering (April 2026) examined the proposed development in the context of the surrounding road network. The report also reviewed the proposed parking rate (for more details, see Section 3.3 of this Report). The conclusion of the Report is that the existing road network can

accommodate the additional traffic generated by the proposed development without any improvements.

- **Stormwater Management Report and Functional Servicing Report**, prepared by Tatham Engineering (April 2026) – as the development will result in additional impervious surface on the site, the Report has proposed stormwater quality and quantity measures to be implemented in order to ensure post-development flows match pre-development flows with no adverse impact. Stormwater quantity will not be increased resulting from the proposed development, while stormwater quality can be controlled through a Stormceptor oil-grit-separator and utilization of existing and future vegetation.

  The Functional Servicing and Stormwater Management Report (FSSMR) concludes that the existing communal sanitary and water systems can accommodate the proposed development with some upgrades required to the existing infrastructure.

- **Geotechnical Investigation Report**, prepared by Redstone Engineering (December 2025) – The assessment concludes that the geotechnical composition of the site can accommodate a large-scale building from a structural perspective, provided scheduling of such construction is considerate of the subgrade. Specifically, the report states that *"care must be taken to protect the exposed subgrade from slaking/weathering (bedrock), excess moisture, and from construction traffic"*. Furthermore, the proposed development does not include underground parking that would otherwise require further investigation of the water table.

  The report includes a number of recommendations in Section 6.8 that will be incorporated into the development of the site.

Based on the submission materials provided, it is our opinion that the submission package meets the requirements for a complete application outlined in the County's Pre-Consultation summary and subsequent discussions with the Township.

Figure 3 – Concept Renders



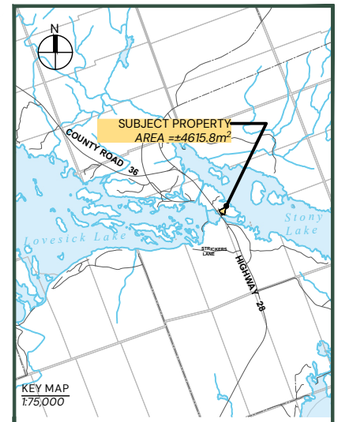






NOTES:

1. Conceptual visualizations provided by Stamp & Hammer Architecture.



Burleigh Falls Inn
Pieter Bezemer

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Now in the Township of North Kawartha
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Drawn By:	mc
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2.0 Policy Review

Land use policies and regulations at the provincial level that affect the subject lands include the 2024 Provincial Planning Statement (2024 PPS). At the municipal level, the County of Peterborough Official Plan (including Local Component policies) and the Township of North Kawartha's Comprehensive Zoning By-law 26-2013 affect the subject lands. In this section of the report, the proposed ZBA will be reviewed in the context of the policies and provisions contained in these documents.

2.1 Provincial Planning Statement (2024)

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

2.1.1 RURAL AREAS AND LANDS IN MUNICIPALITIES

The subject property is not located within a settlement area and is therefore subject to Section 2.5 (Rural Areas in Municipalities) of the PPS. It is stated in this Section that *"[r]ural areas should be supported by:*

> *building upon rural character, and leveraging rural amenities and assets; […]*
>
> *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
>
> *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; […]".*

The subject property is further identified as part of the *rural lands* discussed in Section 2.5.3, where it states that growth and development may be directed to these areas in accordance with Section 2.6 of the PPS.

Section 2.6.1 c) of the PPS states that permitted uses on rural lands in municipalities include "*resource-based recreational uses (including recreational dwellings not intended as permanent residences)*". Additionally, Section 2.6.2 of the PPS states that *"[d]evelopment that can be sustained by rural service levels should be promoted"*.

The proposed development efficiently uses the subject lands by maximizing an existing tourist commercial use – which is a resource-based recreational use – on an underutilized lot on existing communal wastewater and water infrastructure. Although upgrades to those systems are required, the proposed development can be accommodated without negatively impacting neighbouring wells or septic systems.

Based on the above, it is our opinion that the proposed ZBA is consistent with the Rural Area and Lands policies of the PPS.

2.1.2 SEWAGE, WATER AND STORMWATER

Policies related to Sewage, Water and Stormwater are found in Section 3.6 of the PPS. Section 3.6.3 states that "*[w]here municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety."*

As noted in the Functional Servicing and Stormwater Management Report (FSSMR), the existing communal water and sewage servicing systems can accommodate the proposed development, provided the necessary treatment upgrades to each system are completed.

The FSR provides the following details regarding the existing system and required upgrades:

- The existing communal water treatment system draws from Stoney Lake through an existing Permit to Take Water (PTTW) (No. 1545-C9SSZ9) which allows for a maximum water taking rate of 143 m3/day and services the existing BFI facility. The water taking rate of the proposed and existing development will not exceed this maximum rate.
- The water treatment system will require upgrades to increase treatment capacity to accommodate the new development. This includes the addition of three (3) filter modules and replacement of one of the existing modules. However, as noted, there is no requirement to increase quantity capacity with the system.

- The existing communal sewage system operates under an existing Environmental Compliance Approval (ECA) No. 1882-CJ4K3K. Effluent from the system is discharged into Stoney Lake and is rated for an average daily flow capacity of 84 m3/day. The existing and proposed development utilizing the site equates to an average daily flow of 45 m3/day, far below the maximum permitted under the existing ECA.

- Similar to the water treatment system, the sewage system will require treatment upgrades, including replacement of the RBC treatment system, improvements to the air lift pumping system, alum dosing system and UV disinfection system.

The proposed upgrades to these systems will take place after Site Plan Approval in order to serve the existing BFI and the proposed development on the subject lands. Given that the upgrades will not result in any existing permissions provided with the existing PTTW and ECA, and will require continued oversight from the Ministry of Environment, Conservation and Parks, there will be no negative impacts to the subject property or surrounding lands.

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.

As discussed in the FSSMR, when speaking to quantity, all stormwater generated from the site pre- and post-development will drain directly into Burleigh River. Therefore, quantity measures are not included in the Report as they are not required. From a stormwater quality perspective, the FSSMR recommends measures that include the utilization of existing and future vegetation, as well as the incorporation of a Stormceptor EFO4 oil-grit-separator unit. These measures will ensure 80% TSS removal for the proposed development.

The Report concludes that these measures will provide sufficient and appropriate quality and quantity control to accommodate the proposed development without negatively impacting surrounding land uses.

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

2.1.3 NATURAL HERITAGE

According to Section 4.1 of the PPS, natural features and areas shall be protected for the long term and development and site alteration shall not be permitted within significant natural areas and habitat of endangered and threatened species. Applicable policies within this Section are as follows:

- 4.1.5 – *[d]evelopment and site alteration shall not be permitted in significant woodlands in Ecoregions 6E and 7E […] unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions"*.
- 4.1.6 – "*[d]evelopment and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements*".
- 4.1.7 – *"[d]evelopment and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements"*.
- 4.1.8 – *"[d]evelopment and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions"*.

According to the available mapping, there are a number of natural heritage features located on or in close proximity to the subject lands. As such, an Environmental Impact Study (EIS) was prepared by Cambium Inc. (dated April 4, 2025) for the subject lands, which identified the following features:

- Significant Woodlands (Ecoregion 6E) – on and/or adjacent-to the subject lands;
- Sensitive Surface Water Features - on and/or adjacent-to the subject lands;
- Habitat of Threatened and Endangered Species – on and/or adjacent-to the subject lands; and
- Fish Habitat – on and/or adjacent-to the subject lands;
    - Including Walleye spawning areas, as identified through consultation with First Nations.

Due to the potential for impacts on the above-noted features, the County of Peterborough had requested that an Environmental Impact Study (EIS) be completed in support of the proposed development. As such, an EIS was prepared by Cambium Inc. and has been submitted with this ZBA application.

In summary, the EIS did not identify any natural heritage features on the subject lands. However, there were several features identified within the adjacent lands (120 metres) to the subject property, including:

- *"three small (ranging from 0.012-0.013 hectares) unevaluated wetland patches [...] in embayments on adjacent lands to the west and north of the site";*
- Candidate significant wildlife habitat;
- Fish habitat within Burleigh Falls and Stony Lake; and
- *"based on habitat availability, there is potential for nine [Species at Risk] to exist on or adjacent to the site"*.

The EIS confirms that there will either be no negative impacts to the above features provided mitigation measures are implemented.

The EIS provides a number of mitigation measures and best management practices to be implemented during pre- and post-construction and are contained within Section 6 of the Report. Included with the measures are a number of vegetation enhancements (Table 8 of the EIS) which can be incorporated throughout Site Plan Approval.

Based on the proper implementation of the stated mitigation measures, the EIS concludes that the proposed development will have no negative impacts on the adjacent features. As such, it is our opinion the proposed development is consistent with Section 4.1 of the PPS.

2.1.4 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 4.6.2 of the PPS states development and site alteration shall not take place within lands containing archaeological resources. In order to determine that there are no archaeological resources present on the property, a Stage 1 and 2 Archaeological Assessment was undertaken by Archaeological Consultants Canada in May 2026.

As noted, the Assessment has not yet been finalized and is expected to be submitted to the Ministry of Citizenship and Multiculturalism (MCM) for review in July 2026. However, the archaeologist has determined through detailed site surveys that the subject lands do not contain any artifacts of cultural heritage significance.

Therefore, it is our opinion that the proposed development is consistent with Section 4.6 of the PPS.

2.1.5 NATURAL AND HUMAN-MADE HAZARDS

Chapter 5 of the PPS speaks to Natural and Human-made Hazards and notes that development shall be directed away from these hazardous areas "*where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards*"

According to Section 5.2.2, development shall be directed to areas outside of flooding hazards associated with a river, stream or small inland lake. Furthermore, Section 5.2.3 c) states that development and site alteration shall not be permitted in "*areas that would be rendered inaccessible to people and vehicles during times of flooding hazards…unless it has been demonstrated that the site has safe access appropriate for the nature of the development and natural hazard*".

According to available floodplain mapping, the proposed development areas is not located within a flooding hazard associated with a river, stream or small inland lake. The proposed 30 metre setback from the shoreline ensures that the proposed development will be located outside any potential flooding hazard associated with the Bureigh River.

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

2.2 County of Peterborough Official Plan (1994)

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 "Watershed Boundaries" and "Settlement Areas". The subject property is not located in a Settlement Area. For the purposes of the upper-tier policies, the subject property is considered Shoreland Areas and the Waterfront.

2.2.1 SHORELAND AREAS AND THE WATERFRONT

Section 4.4 of the CPOP sets out goals and objectives associated with the Shoreland Areas and the Waterfront. Applicable policies from Section 4.4 have been listed below, followed by a summary of how the proposed development meets each policy.

4.4.1 Goals — *to improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore;*

The proposed development will provide a positive economic and cultural impact to the Burleigh Falls and North Kawartha community through the expansion of the existing hotel facilities at the Inn. As recommended within the EIS, part of the development will include the revegetation of the property during and post-development, adding to the biodiversity and visual appeal of the shoreline. This will be an improvement to the existing shoreline conditions on the subject property.

4.4.2 Objectives — *to permit sustainable shoreland development that allows for limited growth of existing and new tourist developments […];*

The proposed development, which is considered the redevelopment and intensification of an existing tourist commercial use, will implement measures to ensure the proper development of the subject lands. The redevelopment will take place within an existing disturbed area and will include a larger setback from the existing cabins on the property.

4.4.2 — *to ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form;*

All development will maintain a 30-metre setback from the shoreline; the parking area will maintain a variable 25-metre setback from the shoreline. The balance of this area will be maintained and enhanced so as to maintain a natural state. Further, the built form of the new hotel building will enhance and complement the natural form of the falls and landscape.

4.4.3 Policies

[…] The built form includes […] some commercial developments including resorts and marinas. The Shoreland Areas are generally associated with leisure, recreation, water supply, support for fisheries and wildlife habitat. As such, development occurring in the Shoreland Areas should enhance and protect, where possible, those qualities that contribute to the area's character.

It is our opinion the development meets the above-noted policy, provided the mitigation measures/best management practices outlined within Cambium's EIS are implemented correctly. The proposed development is considerate of the shoreline character and community through the use of complimentary colours and textures.

4.4.3 *the waterfront is a major recreation resource area that should be made accessible to both public and private users, where appropriate*

The hotel/resort building is proposed to be oriented in such a way that Burleigh Falls and Stony Lake are visible from all proposed units.

4.4.3 Tree cover and vegetation is encouraged to be retained along the shoreline to uphold the visual and environmental integrity of waterfront areas.

As stated, the EIS has provided a detailed list of native plant species which are intended to be reintroduced post-construction.

4.4.3 Local municipalities may authorize minor variances from the 30 metre setback requirement, without the variance being considered to be inconsistent with the general intent and purpose of the local plan, in the following situations… on a lot existing on the date this Official Plan Amendment No. 3 comes into effect;

The proposed building will be set back 30 metres from the shoreline of the Burleigh River/Falls. However, it should be noted that the parking area serving the building will be set back a minimum of 20 metres from the shoreline. The above policy allows for minor variances to permit reduced setbacks on existing lots of record (as of 2009, when OPA No. 3 came into effect). In our opinion, this policy would also allow for Zoning By-law amendments to permit a reduced setback, as a ZBA involves a higher test of conformity

with the Official Plan. In this case, the proposed Township ZBA will permit a reduced setback for the parking area.

4.4.3 *For any proposed shoreland development that would create 25 or more lots or units or would provide 50 or more tourism accommodation beds, or for any other proposed shoreland development considered necessary by the County to be studied, an environmental impact assessment as described in Section 4.1.3.1 will be required […]*

An EIS has been included with this submission and has been summarized throughout this Report.

4.4.3 *Wherever possible, development shall be located and designed so as to protect the character and prominence of public views and features including such areas as rock cliffs, waterfalls, rapids and landmarks.*

A stated, the hotel/resort building is proposed to be oriented in such a way that Burleigh Falls and Stony Lake are visible from all proposed units and will not interfere with existing public views of the falls.

Based on the above, it is our opinion the proposed development meets the intent of Section 4.4 of the CPOP.

2.2.2 NATURAL HERITAGE FEATURES

Policies speaking to natural heritage features, including those identified through the EIS, are contained in Section 4.1 of the CPOP. Specifically, 4.1.3.4 states (non-applicable policies have been omitted):

4.1.3.4 *Development and site alteration will not be permitted in fish habitat except in accordance with provincial and federal requirements.*

There is no development or site alteration proposed within 25-30 metres of the proposed shoreline and no in-water works are proposed for this development.

4.1.3.4 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above unless the ecological function of the adjacent lands has been evaluated in accordance with an environmental impact assessment as described in Section 4.1.3.1 and it has*

been determined that there will be no new negative impacts on the natural features or on their ecological functions.

The EIS completed by Cambium Inc. was prepared in accordance with Section 4.1.3.1 of the CPOP. The Report concludes that, upon proper implementation of the stated mitigation measures, there are no new negative impacts to any features adjacent to the site.

2.2.3 ECONOMIC DEVELOPMENT

Section 4.6 of the CPOP contains policies speaking to how the County of Peterborough will support economic growth and development within the County.

4.6.1 Goals *to fully develop Peterborough County's economic potential by ensuring the continuing expansion of economic opportunities and diversification of the economic base;*

The proposed development will allow for the responsible and sustainable expansion of Burleigh Falls Inn, a historical piece of the Burleigh Falls community (and greater County of Peterborough). The hotel/resort is proposing units will bring additional tourist activity to the region, which will have an overall positive economic impact on North Kawartha.

4.6.2 Objectives *to achieve an appropriate mix of development that protects sensitive land uses and buffers adverse effects arising from mixed land uses;*

The development, through the implementation of the stated mitigation measures, will ensure the proper protection and, where possible, enhancement of the shoreline community. As the proposed development can be serviced through upgrades to the existing communal servicing (water and wastewater), there are no negative impacts deriving from the proposed development.

4.6.2 *to critically assess growth opportunities and aggressively market to investors in all sectors of the economy*

The proposed redevelopment of the subject lands will assist the County in achieving this goal as there will be more availability/opportunity for the travelling public to utilize and experience the area.

4.6.2 *to ensure facilities and services exist to support four season tourism and growth of events and attractions;*

4.6.3.3 Policies *The County will participate in initiatives that support four season tourism opportunities*

4.6.3.3 *The establishment of quality-built tourism developments is necessary to enhance and maintain the tourism potential of Peterborough County. Existing and new tourism facilities should be designed and developed comprehensively to support a year-round tourism market;*

The proposed hotel/resort will be available year-round and provide accommodation opportunities to a variety of travelling guests.

4.6.3.3 *The County will encourage the development of new high quality attractions, facilities, services and events which will enhance and complement the existing tourism base;*

The proposed redevelopment of the subject lands will provide new, updated accommodation units to the travelling public to the County, which will complement and enhance the existing tourism base.

4.6.3.3 *The County will promote linkages with the tourism industry and the Trent-Severn Waterway system;*

The proposed hotel/resort will feature units each with their own private view of Burleigh Falls and/or the Trent-Severn Waterway. Further, BFI contains boat and water access for guests, which will promote linkages to the TSW system.

4.6.3.3 *Where needed, the County will support redevelopment of existing tourism facilities, as identified by local municipalities, to better meet emerging tourist demand;*

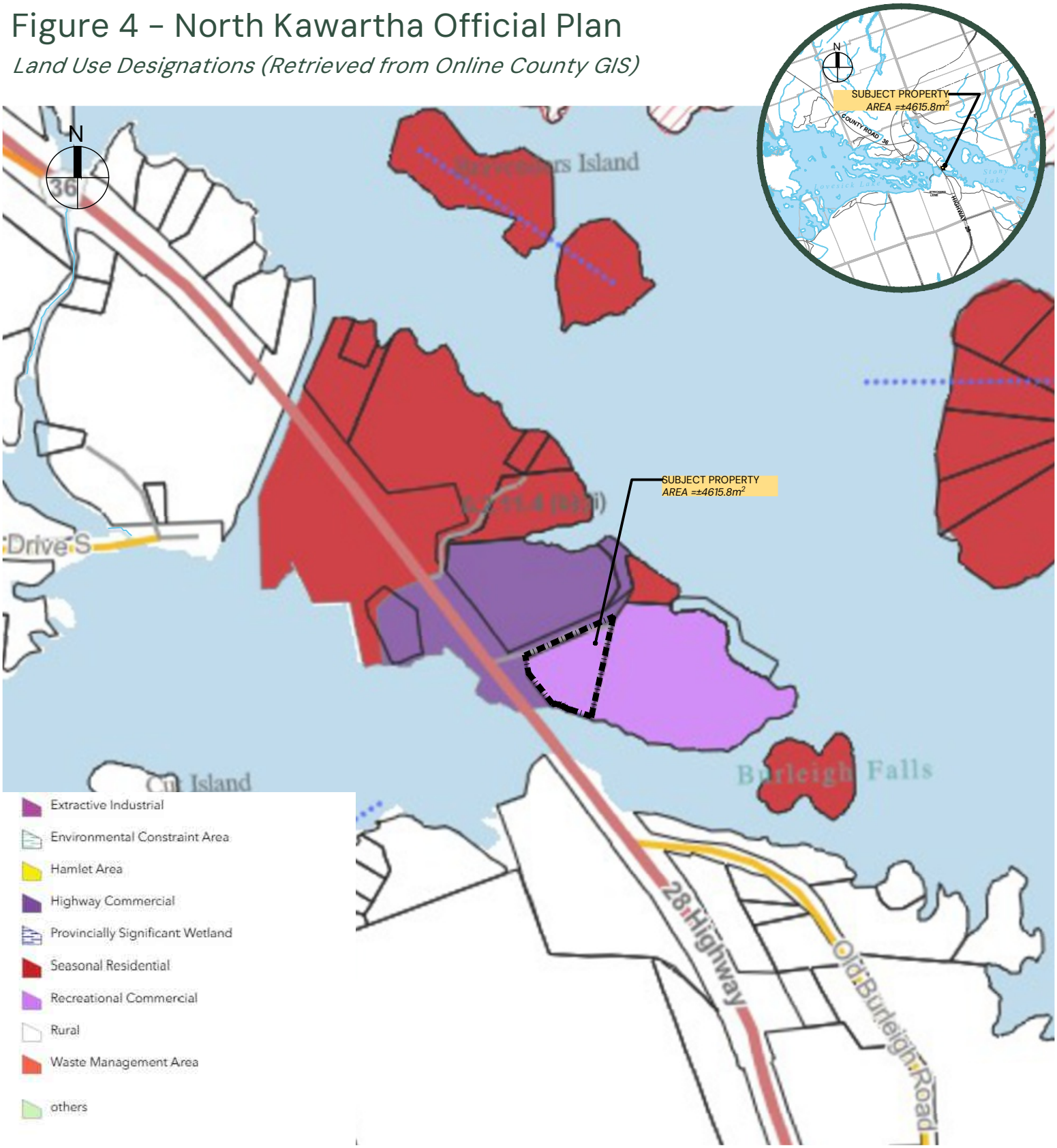
The proposed development represents redevelopment of an existing tourism facility, which will be supported by the County. It is our opinion that the proposed redevelopment represents responsible and sustainable intensification of an existing tourist commercial use.

4.6.3.3 *The County recognizes the importance of waterfronts and waterbodies as a natural resource and will seek to ensure that they are used and developed in a sustainable manner that balances environmental and economic goals in their use and development;*

As mentioned, the EIS completed by Cambium concludes that, upon the implementation of the stated mitigation measures, there will be no negative impact on the shoreline, waterfront, or any of the potential natural heritage features.

Figure 4 – North Kawartha Official Plan

Land Use Designations (Retrieved from Online County GIS)



Burleigh Falls Inn

Pieter Bezemer

Part of Lot 04
Concession 01
Geog. Twp. of Burleigh
Now in the Township of North Kawartha
County of Peterborough

Project Number:	17-1681
Horiz. Scale:	1:5000
Date:	June 24, 2026

ECOVUE
LAND USE PLANNING & DEVELOPMENT
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Peterborough, ON K9H 3V1
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Therefore, it is our opinion that the proposed ZBA conform to the vision, goals and objectives of the CPOP.

2.3 County of Peterborough Official Plan – Local Component

Sections 6 and 7 of the CPOP contains policies which are applicable to a number of the lower-tier Townships within the County, including the Township of North Kawartha.

2.3.1 RECREATION COMMERCIAL DESIGNATION

Section 6.2.11 of the CPOP contains policies related to the Recreation Commercial designation. The general principles of the Recreation Commercial designation state that it is "*the intent of this Plan to provide for the continuation of existing tourist establishments and recreational uses and to promote further development of this component of the local economic base.*" Section 6.2.11.2 proceeds to say that the "*predominant use of land within the Recreational Commercial designation shall be tourist establishments, resorts and other similar accommodation uses*".

The proposed development will contribute to the Township achieving its goals as they relate to expanding and supporting existing tourist establishments and the local economic base.

Section 6.2.11.3 sets out policies that are applicable to the Recreation Commercial. Below is a summary of those policies, with non-applicable policies omitted:

6.2.11.3 a) *The layout and design of the recreational commercial use shall ensure that the parking area provides for the adequate movement of vehicular traffic. Access points to public roads shall be limited in number and designed to minimize the danger to both vehicles and pedestrians;*

Access to the site is proposed via two driveways off of Fire Route 2 and be situated in such a way that traffic can flow in one exit, through the ground level parking area, and exit the property at the second exit. This will ensure very limited (if any) impact on ON-28 traffic, as discussed in the Traffic Impact Study.

b) *Only buildings, structures and uses requiring proximity to the water such as docks, boat houses, marina service facilities and water pumping equipment shall be located within 30 metres of the high water mark. Disturbance of the*

soils and vegetation within the 30 metre setback area will be kept to a minimum;

While the proposed building will be set back 30 metres from the high water mark, a portion of the parking area will be a minimum of 20 metres from the shoreline, which will allow vehicles to drive within this distance to access additional parking on the ground floor of the structure. Notwithstanding, vegetation will be reintroduced within the 20 metre setback to the parking area, and where possible across the site. Permeable pavers will also be used in the parking area. No site alteration will be permitted within the 20-metre setback.

Furthermore, as noted in the section above, the CPOP permits local municipalities to allow for reductions in the 30 metre setback, where appropriate.

c) *Recreational commercial uses shall set aside a minimum of five percent of the gross area of the use for lands which have been graded, leveled, sodded or seeded and enhanced to provide suitable recreational areas and facilities for the use and enjoyment of visitors or patrons*

As stated, the shoreline buffer between the parking area and the shoreline will be revegetated to ensure the visual buffering of the proposed use. The development also proposes rooftop amenity space, where visitors can utilize while taking in the scenes of Burleigh Falls.

f) *Recreational Commercial shall be appropriately zoned based on site-specific applications for commercial development and in accordance with the policies in Section 7.14 of this Plan;*

The Zoning By-law Amendment is being sought in accordance with this policy, to acknowledge the site-specific provisions of the proposed development.

g) *In addition, site-specific amendments for new Recreational Commercial areas shall consider the following:*

- *i) the physical suitability of the site;*
- *ii) the provision of adequate setbacks, buffer planting and landscaped open space;*
- *iii) the design and location of off-street parking facilities and access points; and*
- *iv) the location of signs and outdoor lighting to provide for reasonable compatibility with adjacent land uses.*

Any of the above-noted items which are not addressed through the ZBA process will be addressed through Site Plan Approval process.

i) *An application for an amendment to this Plan or the implementing Zoning By-law to permit the development of a Recreational Commercial use shall be supported by a site plan.*

Site Plan Approval will be required should this Zoning By-law Amendment be approved.

2.3.2 CRITERIA FOR ASSESSING COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT

Section 7.14 of the CPOP contains policies/considerations each Township must review prior to approving commercial development. These considerations are examined below (non-applicable policies have been omitted):

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

The proposed hotel/resort use is permitted within the Shoreline Commercial (CS) Zone of the NKZBL; site specific amendments are required to accommodate performance standard deficiencies, as discussed later in this Report.

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

Fire Route 2 has direct access to ON-28, a Provincial highway.

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

The proposed hotel/resort will be adding to the existing commercial tourism development known as Burleigh Falls Inn (BFI). BFI has been in operation for over 150 years, serving a variety of guests and travellers since its inception. It is our opinion that the proposed hotel/resort will enhance the existing BFI and surrounding area, allowing more people to

experience Burleigh Falls, the Township of North Kawartha, and the greater County of Peterborough.

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

As outlined in the Traffic Impact Study completed by Tatham Engineering, there are no negative traffic impacts anticipated from the proposed development.

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

As stated, on-site, ground level parking will be provided, access of which will be gained from Fire Route 2, which connects to the existing BFI parking lot. There are no additional entrances proposed on ON-28.

7.14.7 *Advertising and signs shall be strictly limited.*

Advertising is not proposed; existing signage at BFI can be utilized for the proposed hotel/resort.

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

As stated, the proposed hotel/resort will be adding to the existing tourism node located at BFI. BFI features a restaurant, patio, trails and other areas which may be available to guests.

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

As stated, access will be gained from the existing Fire Route 2. No impacts are proposed from these entrances.

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

The subject lands are zoned Shoreline Commercial (CS) according to Schedule A1 to the Township of North Kawartha Zoning By-law (NKZBL) 26-2013 (**Figure 5 - Township of North Kawartha Comprehensive Zoning By-law**).

The current zoning permits a "tourist establishment" defined in Section 2.182 of the NKZBL as:

> *a building or buildings designed or used for the accommodation of the traveling or vacationing public.*
>
> *(a) Hotel:*
>
> *"Hotel" means a tourist establishment containing therein 5 or more guest rooms served by a common building entrance. Accessory uses may include accommodation for staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses. […]*

As such, **the proposed hotel is permitted "as of right" on the subject lands**. Notwithstanding, there are a number of site-specific amendments being sought in order to permit the proposed building form; as such, the lands must be rezoned to permit these site-specific performance standards.

It is proposed that the subject lands be rezoned to a modified CS-XX Zone, in order to appropriately recognize the site-specific requirements of the proposed development. Below is a table outlining the proposed lot regulations in comparison to the CS-XX Zone and other general provisions of the NKZBL (non-complying regulations are shown in bold and italics; non-applicable regulations have been omitted).

Table 1 – Zone Requirements of the Shoreline Commercial (CS) Zone and Proposed Development

Lot Regulation (CS Zone)	Required	Proposed
Lot Area (Minimum)	15, 290 square metres 1.529 hectares	***4,615.8 square metres*** ***0.462 hectares***
Lot Frontage (Minimum)	46 metres	83.72 metres on Fire Route 2 56.98 metres on Burleigh

Building Area (Maximum)	30%	23.2%
Front Yard (Minimum)	15 metres	30.58 metres
Interior Side Yard (Minimum)	4.5 metres	***2.18 metres***
Exterior Side Yard (Minimum)	15 metres	***Minimum (FR 2): 1.85 metres*** Maximum (Hwy 28): 18.51 metres
Rear Yard (Minimum)	12 metres	20.83 metres
Water Setback (Minimum)	30 metres	30.58 metres
Building Height (Maximum)	11 metres	***19.0 metres***
Planting Strip Width (Minimum)	3 metres	3.0 metres
Parking Spaces (Minimum)	55 spaces	55 spaces
Delivery Spaces (Minimum)	3 spaces	***1 space***
Loading Spaces (Minimum)	3 spaces	***1 space***

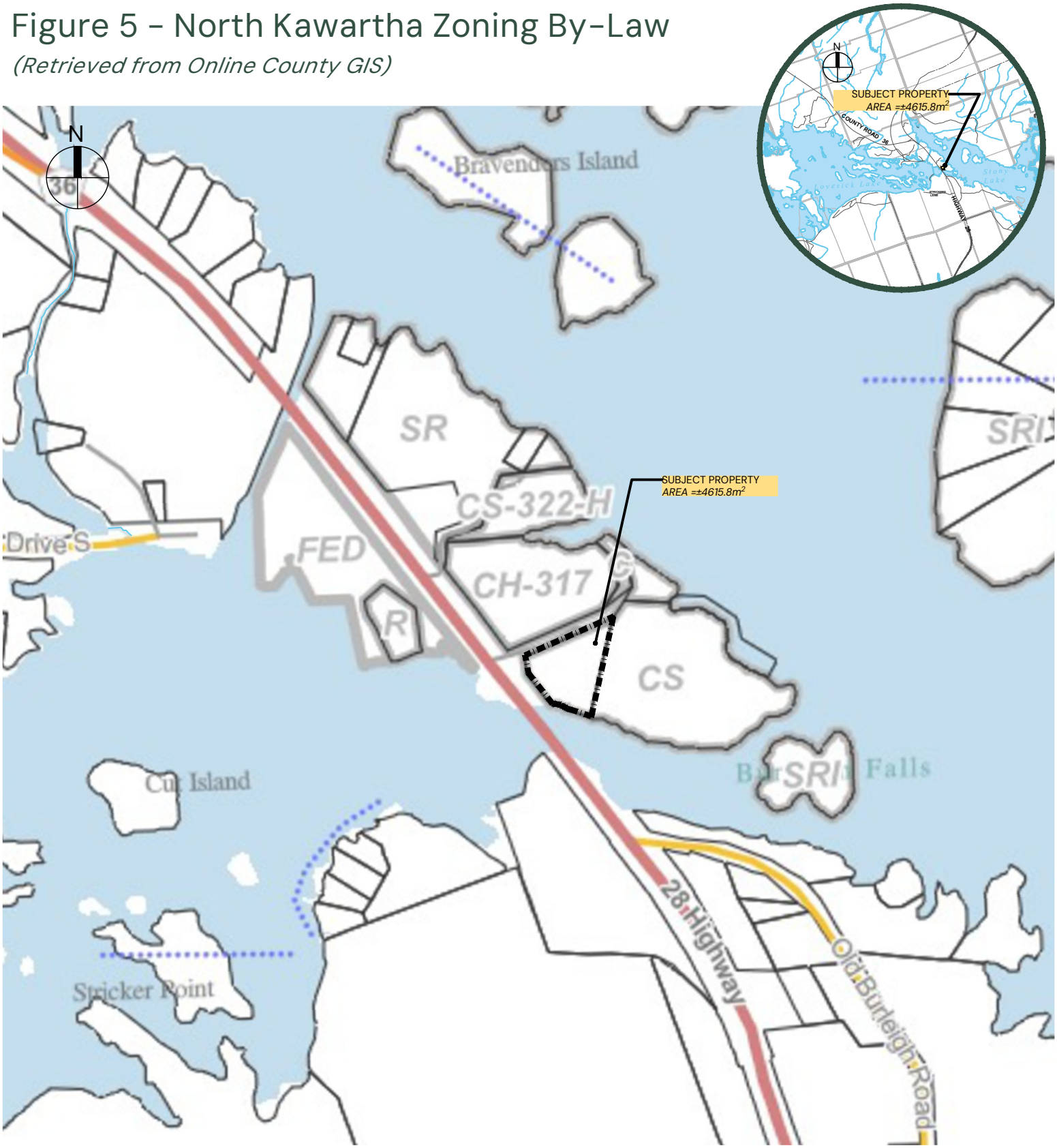
As shown above, the proposed development will not meet several lot regulations of the CS District. It is important to note that the regulations of these were drafted in the 1970s (with some housekeeping updates) and, therefore, do not reflect current density standards. As such, it is proposed that a modified CS Zone be applied to the subject lands to reflect site-specific provisions, as discussed below:

<u>Modified CS Zone District Relief</u>

- **Minimum Lot Area (0.46 hectares where 1.52 hectares required)** – this regulation is intended to prevent "overdevelopment" of a site and ensuring there is sufficient lot area to accommodate the proposed use. It is our opinion that, based on the submitted plans and technical reports, that the proposed lot area can accommodate the proposed development. Furthermore, the proposed building area meets the requirement set out in the zone (proposing 23.2% where 30% is the maximum) and the proposed building will be tied to the other facilities associated with BFI on the neighbouring property.

Figure 5 - North Kawartha Zoning By-Law

(Retrieved from Online County GIS)



Burleigh Falls Inn
Pieter Bezemer

Part of Lot 04
Concession 01
Geog. Twp. of Burleigh
Now in the Township of North Kawartha
County of Peterborough

Project Number:	17-1681
Horiz. Scale:	1:5000
Date:	June 24, 2026

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- **Interior Side Yard Setback (2.18 metres where 4.5 metres is required)** – the minimum exterior side yard requirement ensures sufficient buffering between neighbouring uses. In this case, the closest structure on the neighbouring property to the south is more than 80 metres away from the lot line. As such, it is our opinion that no existing development on the neighbouring properties will be impacted by the proposed interior side yard setback.

- **Minimum Exterior Side Yard (1.85 metres where 15.0 metres is required)** – the minimum exterior side yard requirement ensures sufficient buffering between uses and roads. In this case, due to the irregular lot shape, the subject lands have two (2) exterior side yards – one facing ON-28 and the other facing Fire Route 2. The reduced setback is being requested from Fire Route 2, which is where access to the building is proposed. The reduced setback is also being requested at two (2) corners of the proposed building from Fire Route 2, and is not being maintained throughout the entire structure.

  It is our opinion that a reduced setback from Fire Route 2 (1.85 metres) is appropriate as this portion of the yard functions more like an interior side yard, due to the proximity to the other BFI facilities. There will be an 18.51 metre setback from ON-28, which ensures compliance with standard minimum exterior side yard setback. Furthermore, this reduction is largely due to the irregular shape of the lot. The proposed reduction does not result in any safety or sight line issues. Therefore, it is our opinion that the reduced side yard meets the overall intent of the NKZBL.

- **Maximum Building Height (19.0 metres where 11.0 metres required) –** it is our understanding that the maximum height provision, aside from limiting massing onto adjacent properties, is also to ensure fire and emergency services can access the upper floors in time of emergency. The hotel/resort development has proposed to incorporate sprinklers into the design, so as to ensure proper protection in the event of a fire. Additionally, the proposed structure will be situated a minimum of 20 metres from any other structure so as to ensure proper fire separation distance.

  Furthermore, the location of the subject property and siting of the hotel building ensures that there are no impacts to existing shoreline residential development, including shadowing.

- **Minimum Delivery Spaces and Loading Spaces (3 spaces required each, 6 spaces required total; 1 space provided each, 2 spaces provided total)** – the minimum loading space and delivery space provisions are required to ensure the proposed development has adequate space to perform regular deliveries and/or trash collection to the site. In the case of the proposed development, one (1) space each for delivery and loading have been provided.

  It is our opinion, and as verified by the hotel operator, a hotel/resort of this scale can be adequately serviced via the two (2) proposed spaces - one (1) loading space and one (1) delivery space.

Therefore, it is our opinion that the requested relief from various provisions of the Township of North Kawartha Comprehensive Zoning By-law are appropriate for the proposed hotel building on the subject lands.

2.5Summary of Policy Considerations

The proposed ZBA applications is consistent with and conforms to the provisions set out in the policy and regulations affecting the subject lands, including the *Planning Act, R.S.O 1990, as amended*, the Provincial Planning Statement 2024 and the County of Peterborough Official Plan (including the Local Component policies). Although an amendment is required, the proposed development meets the general intent and purpose of the Township of North Kawartha Comprehensive Zoning By-law 26-2013.



3.0 Summary

This planning report describes a Zoning By-law Amendment that would permit a proposed tourist commercial development, which includes 55 short-term accommodation dwelling units, on the subject lands. The report provides an analysis of the ZBA application in the context of the Provincial Planning Statement 2024, the County of Peterborough Official Plan, and the Township of North Kawartha Comprehensive Zoning By-law (26-2013).

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

- An amendment to the Township's Zoning By-law will be required to permit the proposed development. This Planning Report sets out the details of the proposed ZBA, which is consistent with and conforms to the PPS and CPOP, respectively.
- The proposed amendment implements the policies of the CPOP, which is intended to promote and encourage redevelopment of existing tourist commercial sites.
- The proposed development represents good planning and is in the public interest.
- The application for Zoning By-law Amendment should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.

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

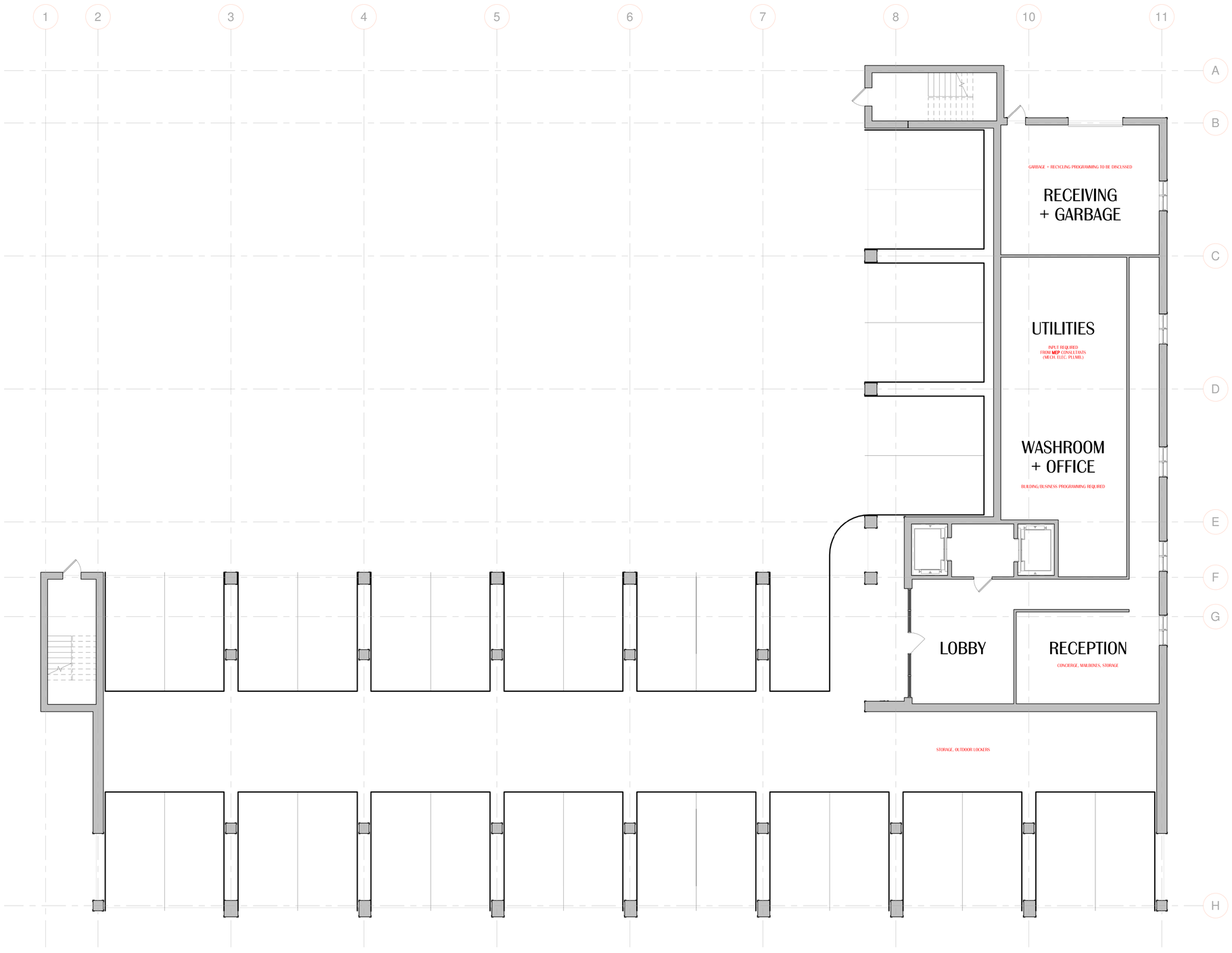


Jessica Rae Reid, B.A
Planner



4.0 Appendices

4.1 Appendix A:
Architectural Drawings



STAMP & HAMMER

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1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

No.	DESCRIPTION	DATE	BY

REVISION SCHEDULE

TIME/DATE STAMP: 2025-05-19 8:39:14 AM

PART OF LOT 4 CONCESSION 1 GEOG. TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

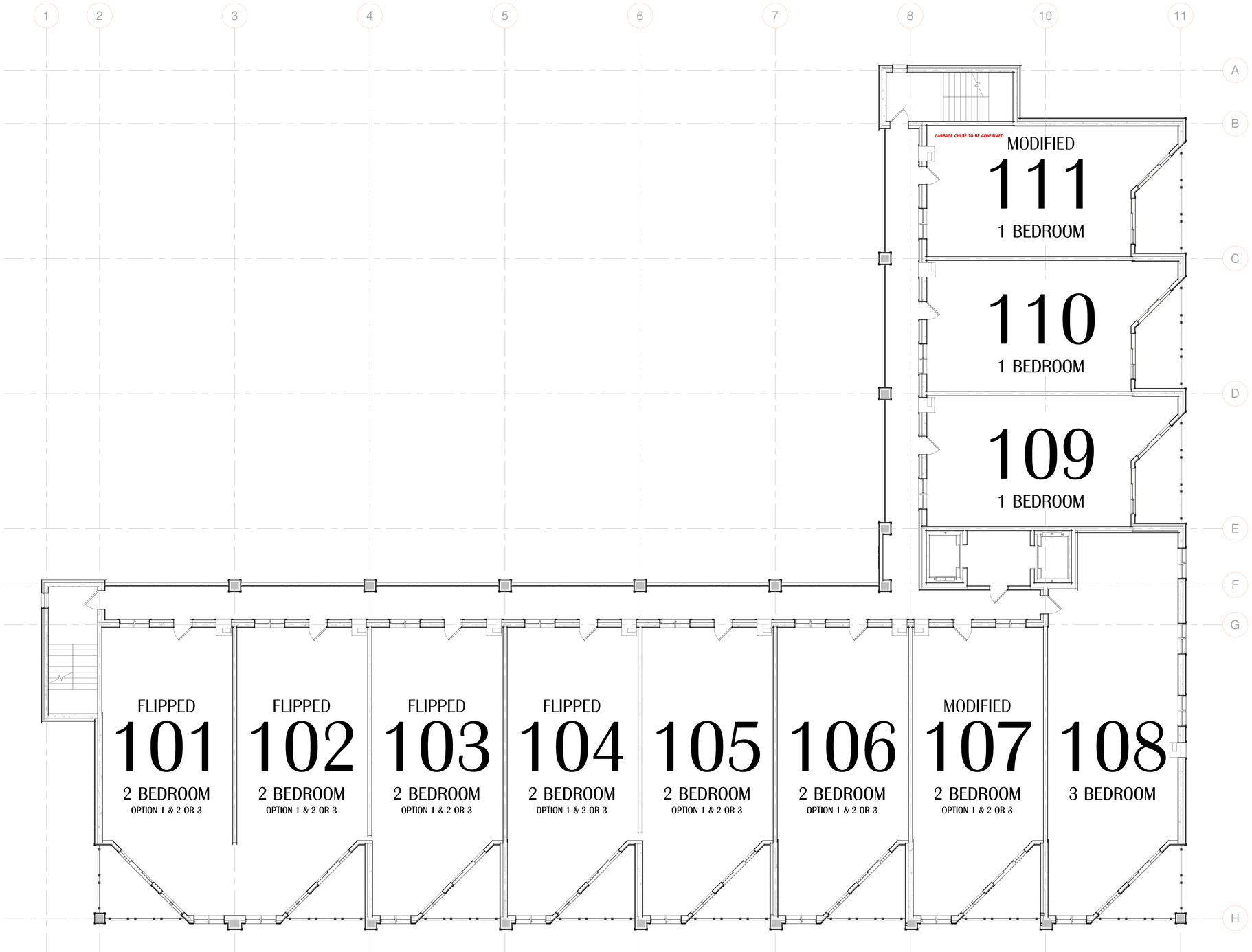
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DATE:
DECEMBER 2025

TITLE:
PARKING

A-101

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CRITICAL ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



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ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

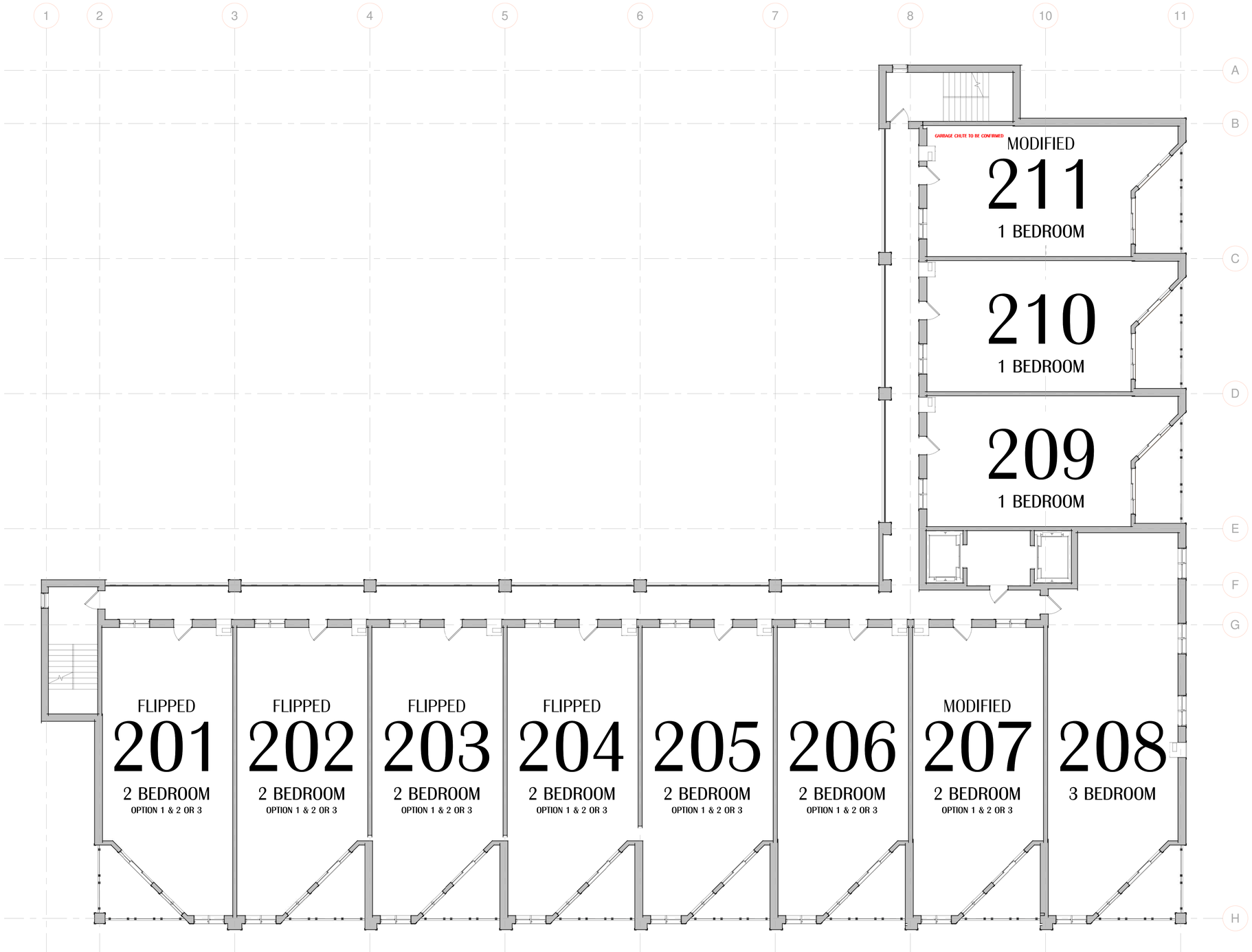
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A-102

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ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

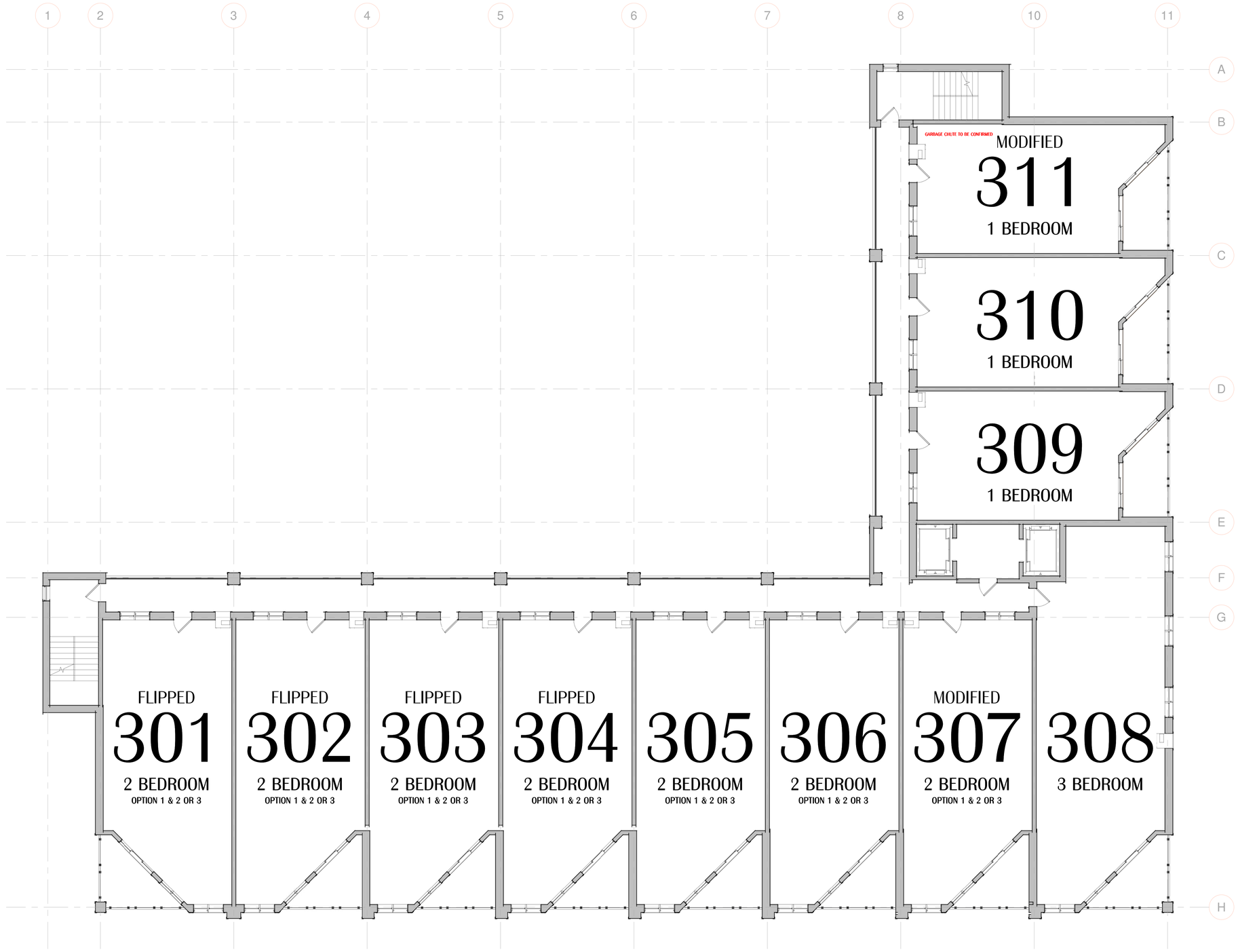
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DATE: DECEMBER 2025

TITLE: 2ND FLR PLN

A-103

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ON THE FALLS

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LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

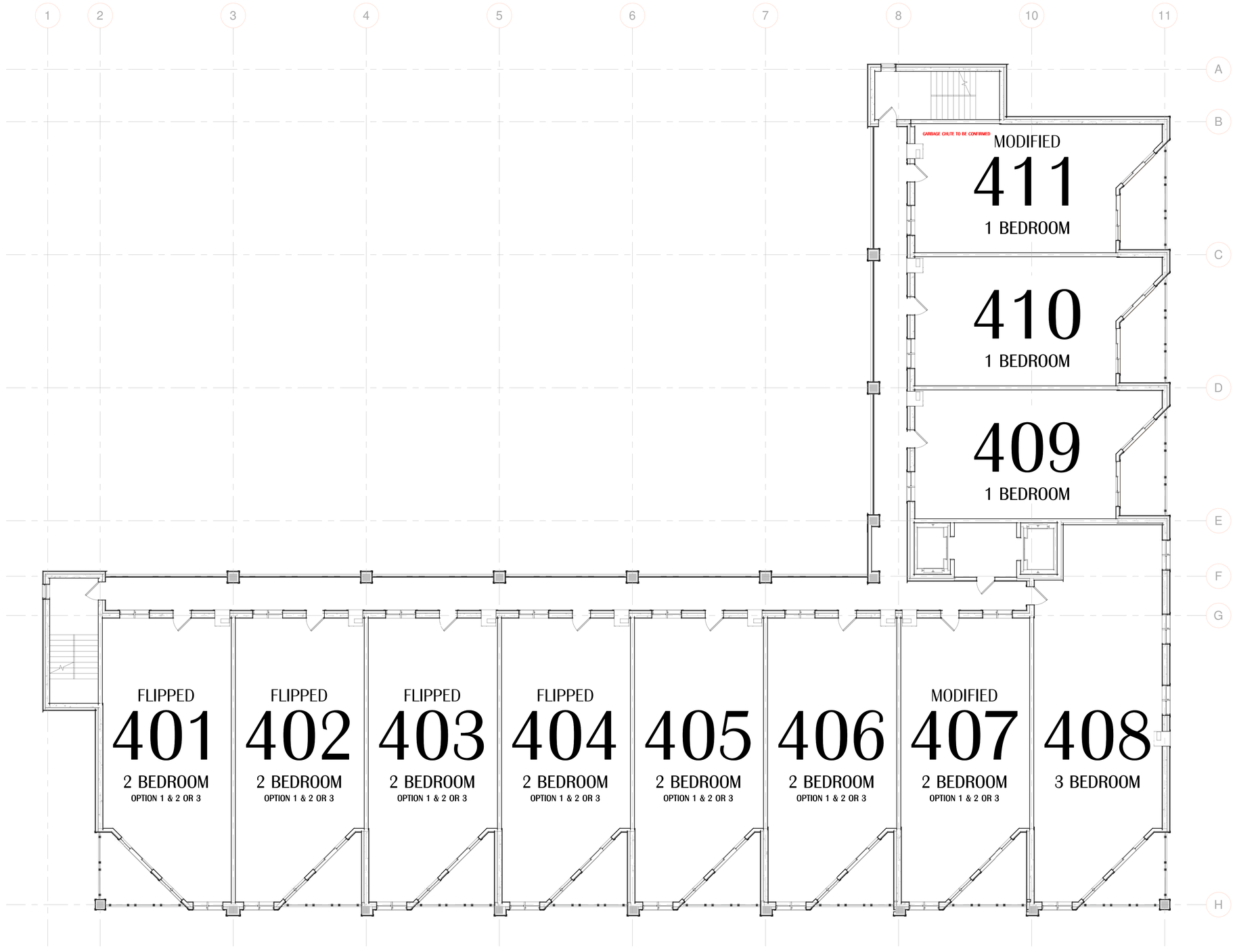
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DATE: DECEMBER 2025

TITLE: 3RD FLR PLN

A-104

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



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ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

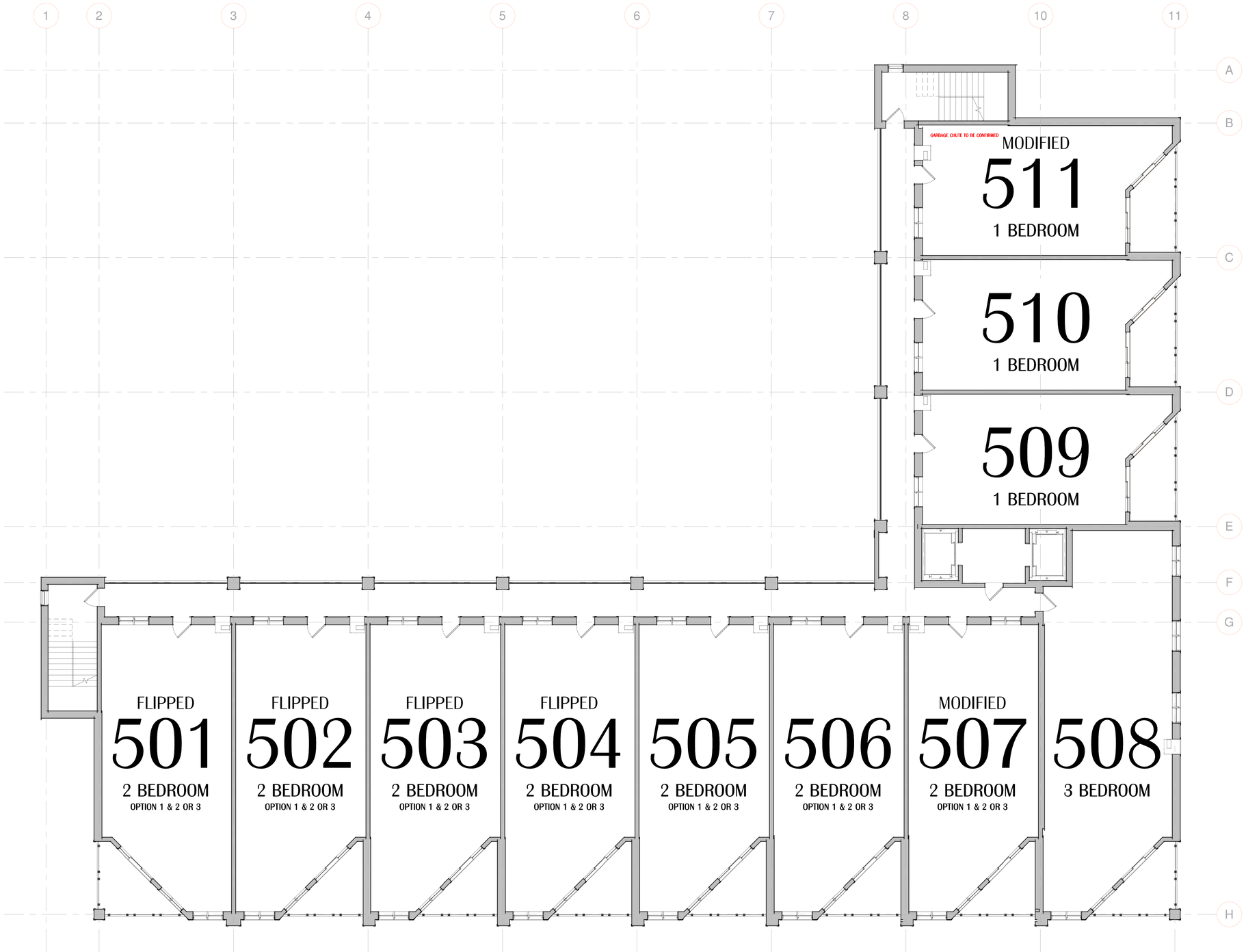
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DATE: DECEMBER 2025

TITLE: 4TH FLR PLN

A-105

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No.	DESCRIPTION	DATE	BY

PART OF LOT 4 CONCESSION 1 GEOG. TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

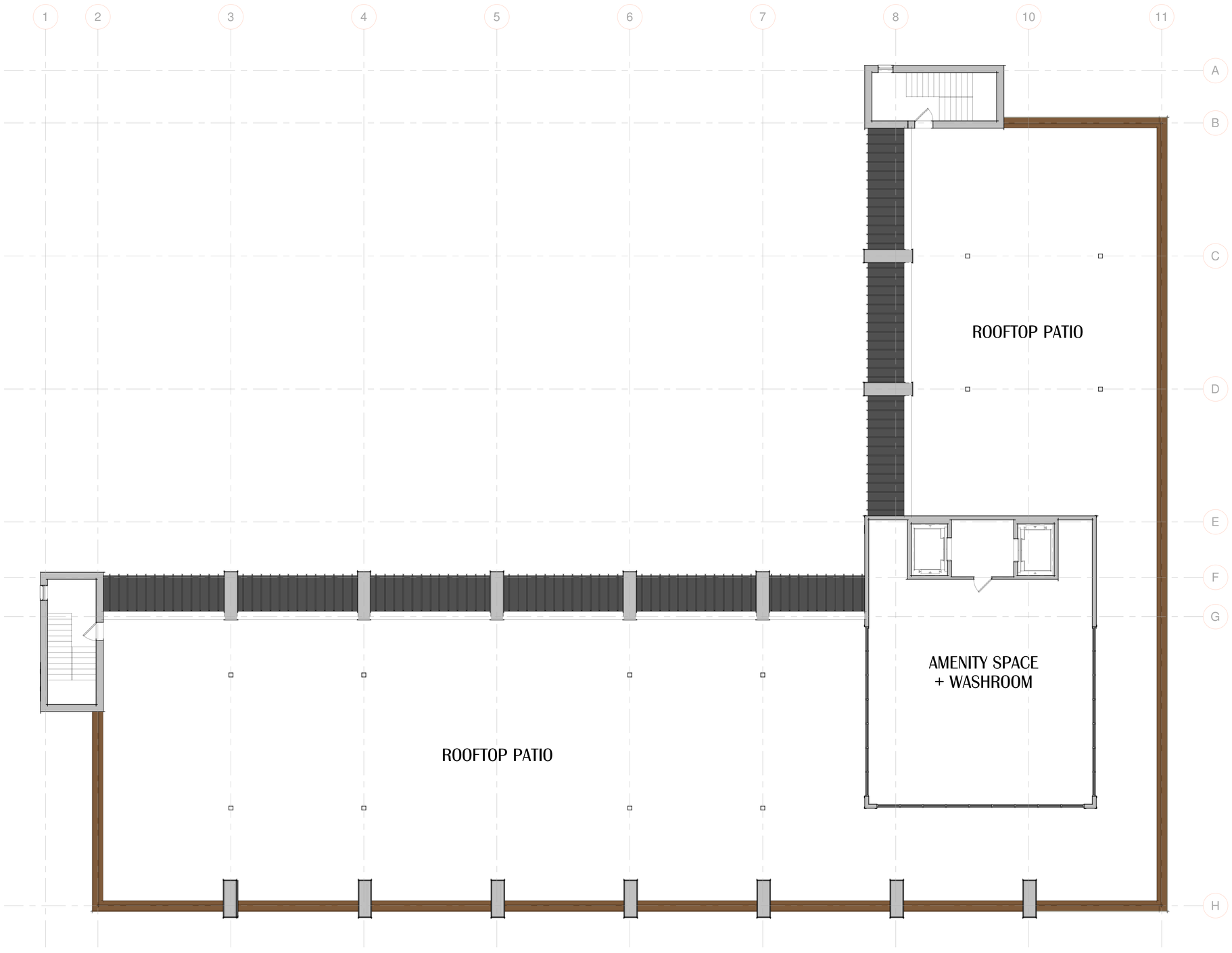
SCALE: 1/8" = 1'-0"

DATE: DECEMBER 2025

TITLE: 5TH FLR PLN

A-106

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

No.	DESCRIPTION	DATE	BY

REVISION SCHEDULE

TIME/DATE STAMP: 2025-01-19 8:49:06 AM

PART OF LOT 4 CONCESSION 1 GEOG. TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

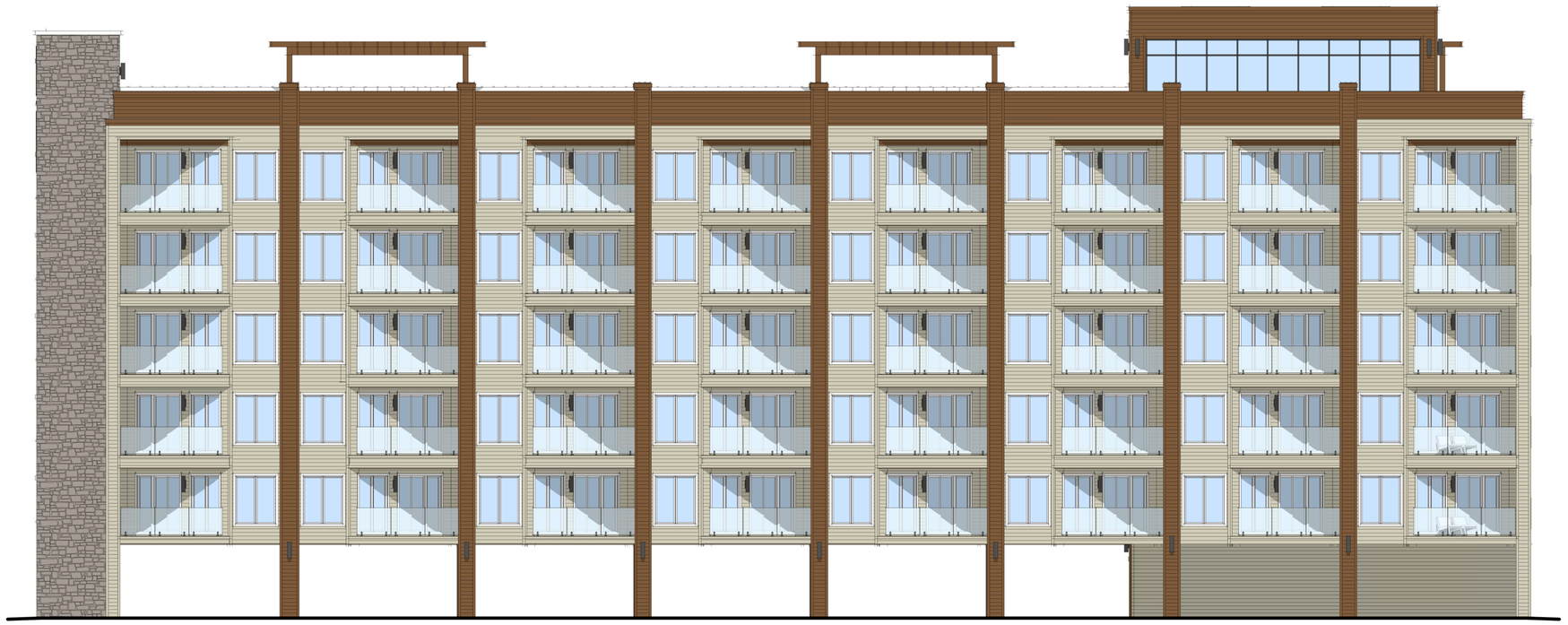
SCALE: 1/8" = 1'-0"

DATE: DECEMBER 2025

TITLE: ROOF PLAN

A-107

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



2 / A-301 SOUTH EL. VIEW FROM THE CHANNEL
1/8" = 1'-0"



1 / A-301 EAST EL.
1/8" = 1'-0"

S+H STAMP & HAMMER

STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

No.	DESCRIPTION	DATE	BY

REVISION SCHEDULE

TIME / DATE STAMP 2025-01-19 8:48:18 AM

PART OF LOT 4 CONCESSION 1 G.L.O.S., TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

SCALE: 1/8" = 1'-0"

DATE: DECEMBER 2025

TITLE: ELEVATIONS

A-301

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



2 A-302 WEST EL. VIEW FROM HIGHWAY No. 28
1/8" = 1'-0"



1 A-302 NORTH EL.
1/8" = 1'-0"

STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

No.	DESCRIPTION	DATE	BY

REVISION SCHEDULE

TIME/DATE STAMP: 2025-05-19 8:43:07 AM

PART OF LOT 4 CONCESSION 1 GEOG. TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

SCALE: 1/8" = 1'-0"

DATE: DECEMBER 2025

TITLE: ELEVATIONS

A-302

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



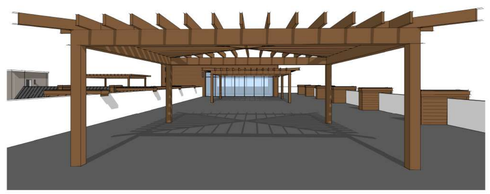


















STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7B8
905-235-3933
info@stampandhammer.com

No.	DESCRIPTION	DATE	BY

REVISION SCHEDULE

THE UNIT STAMP

2025-09-19 8:42:05 AM

PART OF LOT 4 CONCESSION 1 GEOG. TWP. OF BURLEIGH NOW IN THE TWP. OF NORTH KAWARTHA COUNTY OF PETERBOROUGH

ON THE FALLS

4791 ON-28
LAKEFIELD ON K0L 2H0
TOWNSHIP OF NORTH KAWARTHA
COUNTY OF PETERBOROUGH

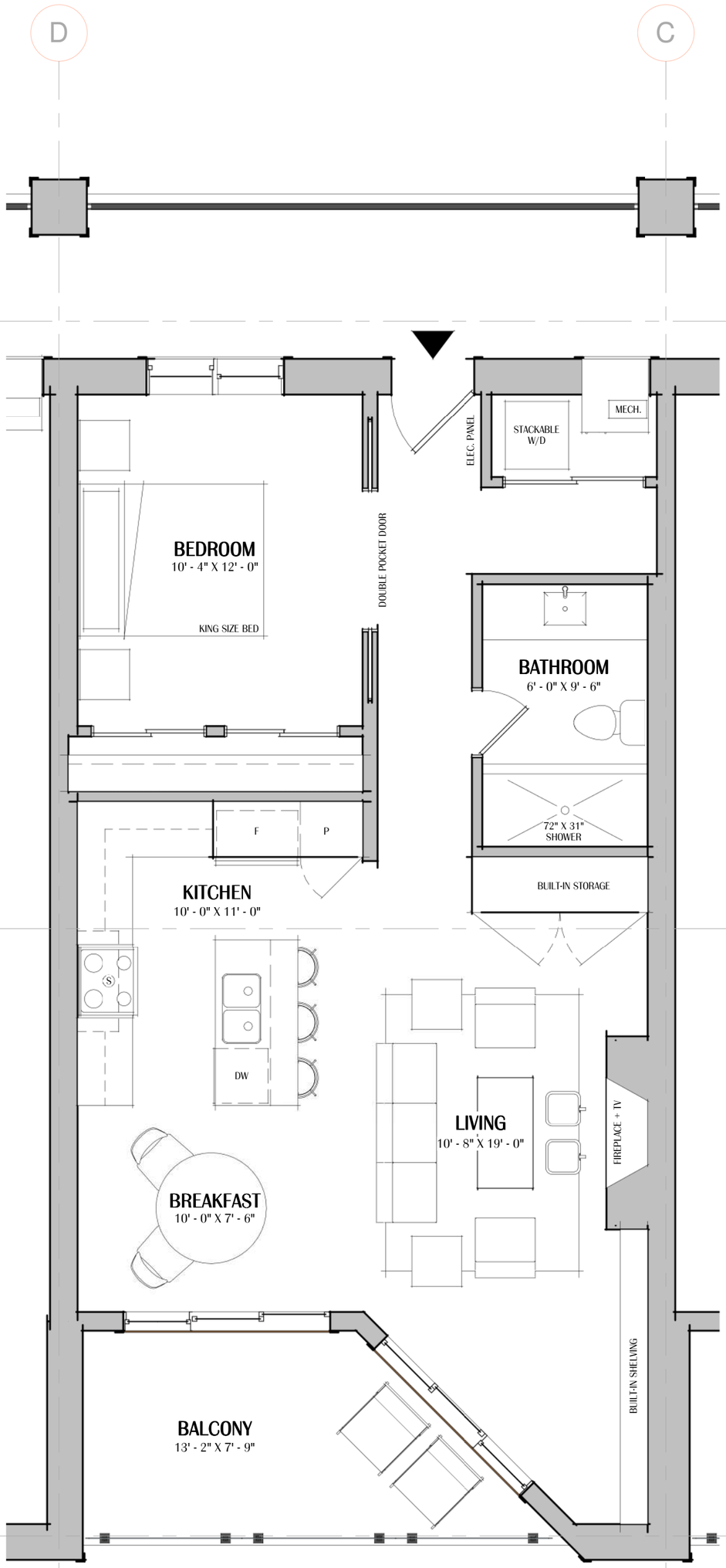
SCALE:

DATE:
DECEMBER 2025

TITLE:
3D VIEWS

A-303

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



STAMP & HAMMER

1 BEDROOM LAYOUT

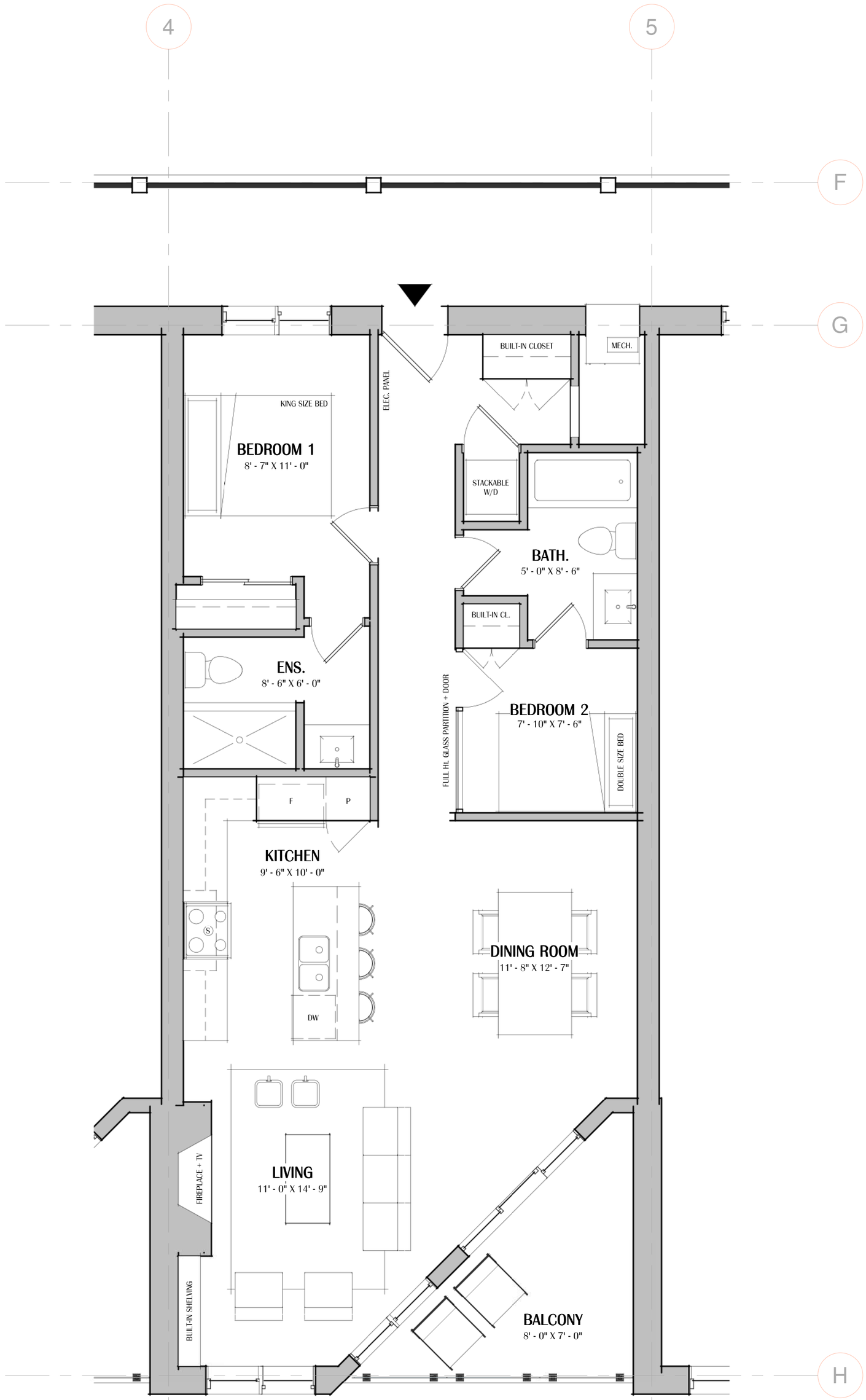
1 BEDROOM | 1 BATHROOM | 834$_{SF}$



STAMP & HAMMER

OPTION 1
2 BEDROOM LAYOUT

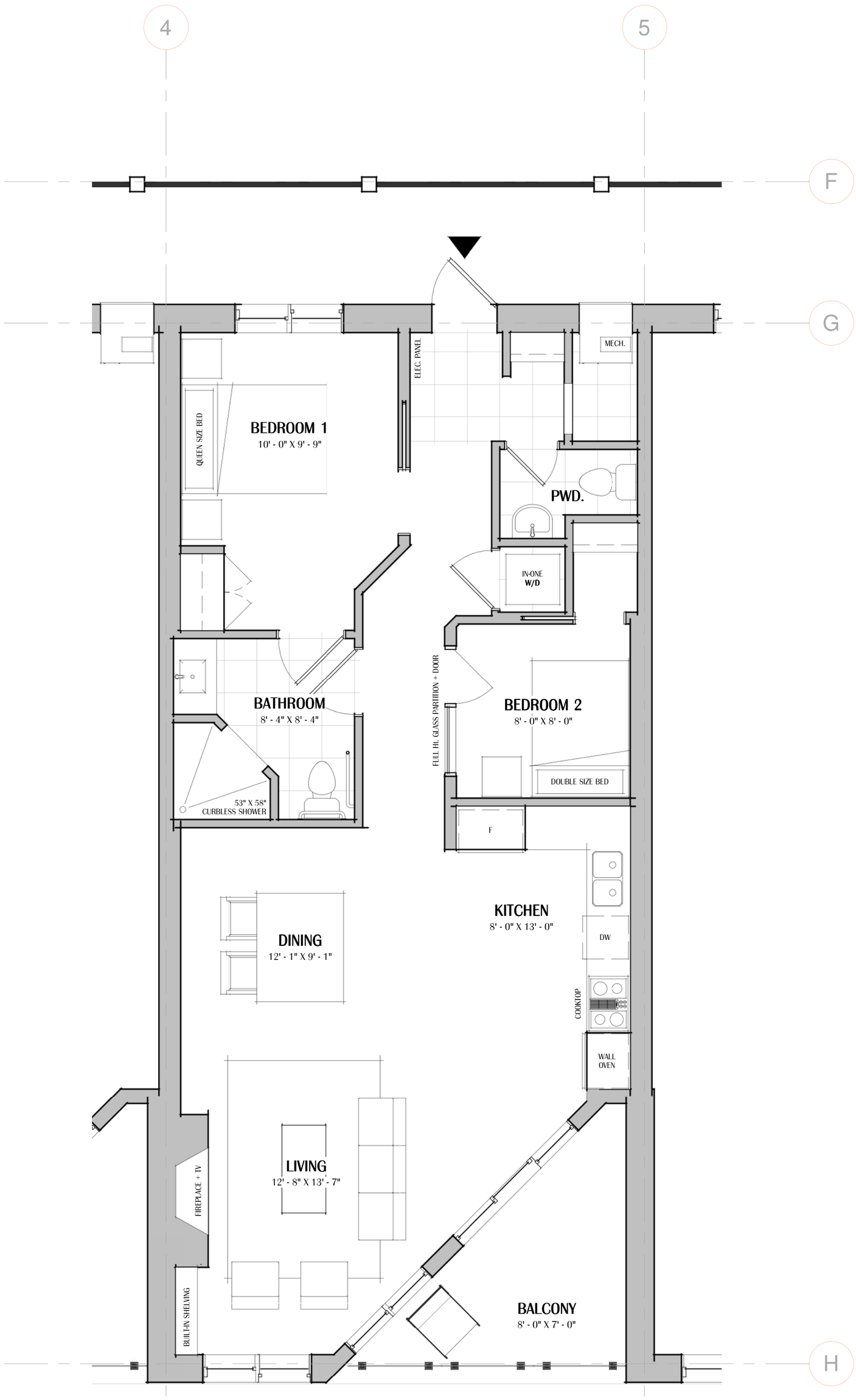
2 BEDROOM | 2 BATHROOM | 985$_{SF}$



STAMP & HAMMER

OPTION 2
2 BEDROOM LAYOUT

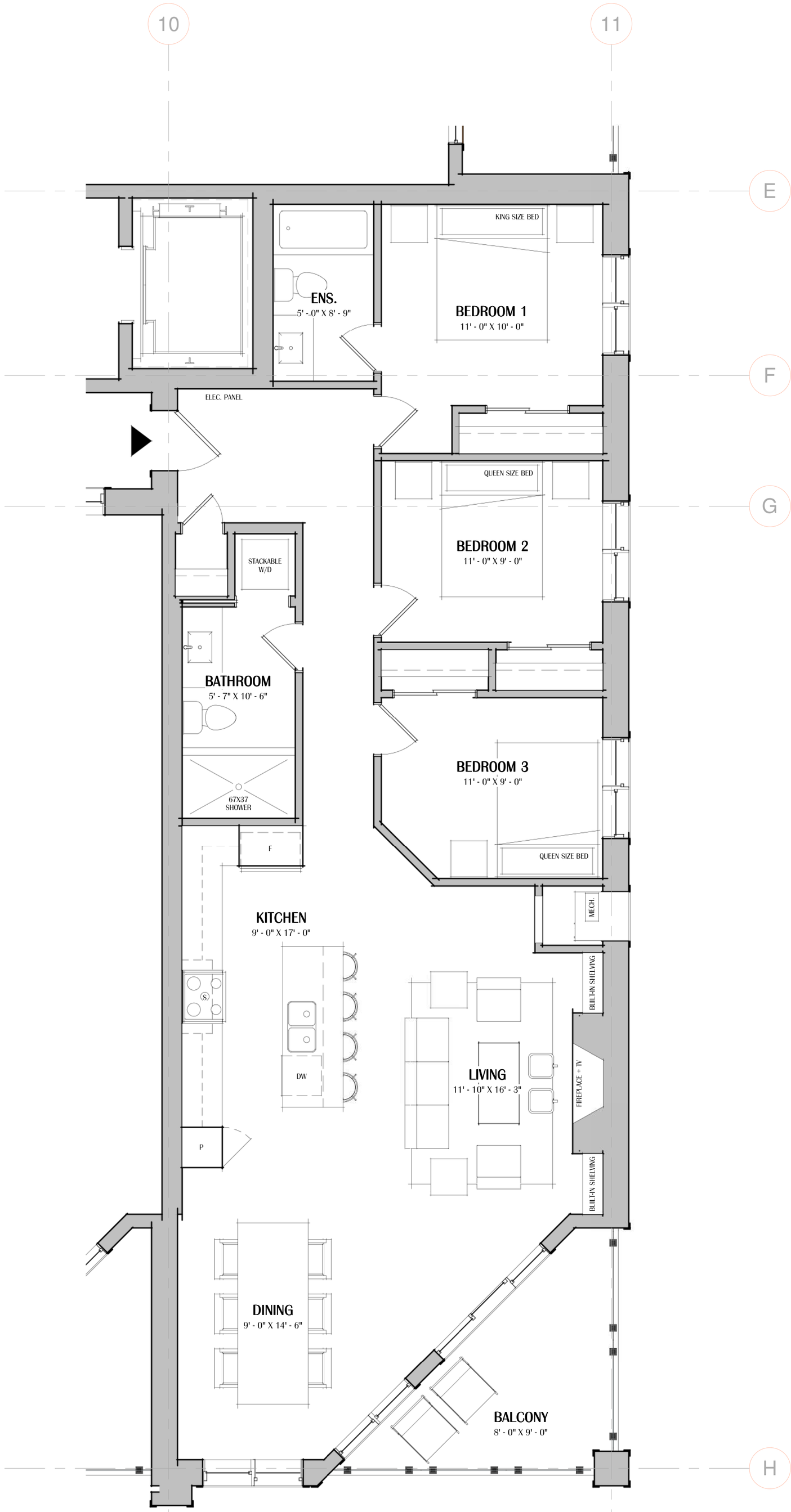
2 BEDROOM | 2 BATHROOM | 985SF



STAMP & HAMMER

OPTION 3 - BARRIER FREE
2 BEDROOM LAYOUT

2 BEDROOM | 1.5 BATHROOM | 985SF



STAMP & HAMMER

3 BEDROOM LAYOUT

3 BEDROOM | 2 BATHROOM | 1313SF



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