

**The Corporation of the
Township of North Kawartha**



**Notice of Complete Application
Concerning Proposed Zoning By-Law Amendment**

Take notice that the Corporation of the Township of North Kawartha has received a complete application to amend the Comprehensive Zoning By-Law No. 26-2013 in accordance with 34(10.4) of the Planning Act, R.S.O., 1990, as amended. The application has been assigned file number ZA-09-26.

The applicant's supporting information is currently being peer reviewed. Following the peer review process, the Council for the Township of North Kawartha will hold a public meeting at a date to be determined. Further notice will be forthcoming regarding the public meeting dates and details.

Location: The lands, having an area of 4,615.8 m² (1.14 ac), are situated in Part of Lot 4, Concession 1, Large Burleigh Island, Burleigh Ward, Township of North Kawartha, and are known municipally as 13 Fire Route 2. Municipal Roll Number 1536-020-001-01501.

Purpose and Effect of the Applications: The subject lands are designated Recreation Commercial in the County Official Plan and zoned "Shoreline Commercial (CS)" in the Township of North Kawartha Zoning By-law 26-2013, reflecting the existing tourist accommodation establishment. The proposed Zoning By-Law Amendment is intended to rezone the subject lands from "Shoreline Commercial (SC)" to "Shoreline Commercial—exception x (SC-x)" to facilitate the development of a 55 unit commercial hotel with on-site parking for 59 vehicles. It is understood that the existing five motel cabins currently on the site will be removed. It is also understood that the existing sanitary treatment and water supply system associated with Burleigh Falls Inn will be utilized to service the proposed new hotel. The amendment will recognize a number of deficiencies associated with the proposed development and the existing SC zone provisions, including lot area, side yard setbacks, exterior side yard setbacks, heights, delivery spaces, and parking areas within the 30 m water setback.

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Getting Additional Information:

The application and supporting documents are posted online at and at www.northkawartha.ca/living-here/planning-department/current-planning-applications. Additional information concerning the applications can be obtained by contacting the Township of North Kawartha.

Dated at the Village of Apsley this October 21, 2026

KEY MAP

Part of Lot 4, Concession 1, Large Burleigh Island,
Burleigh Ward, Township of North Kawartha,
13 Fire Route 2
Municipal Roll Number 1536-020-001-01501.

