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: November 16, 2026

Subject: Consent Application B-48-26 – Application to Create Lot

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Recommendation:

That Council recommends that the County of Peterborough **approves** Consent Application B-48-26, to create one of two new lots with the conditions outlined in the Municipal Appraisal Form.

Background:

The Township is in receipt of an application for Consent to create one (1) new lot, located in the Chandos ward. The property information is as follows:

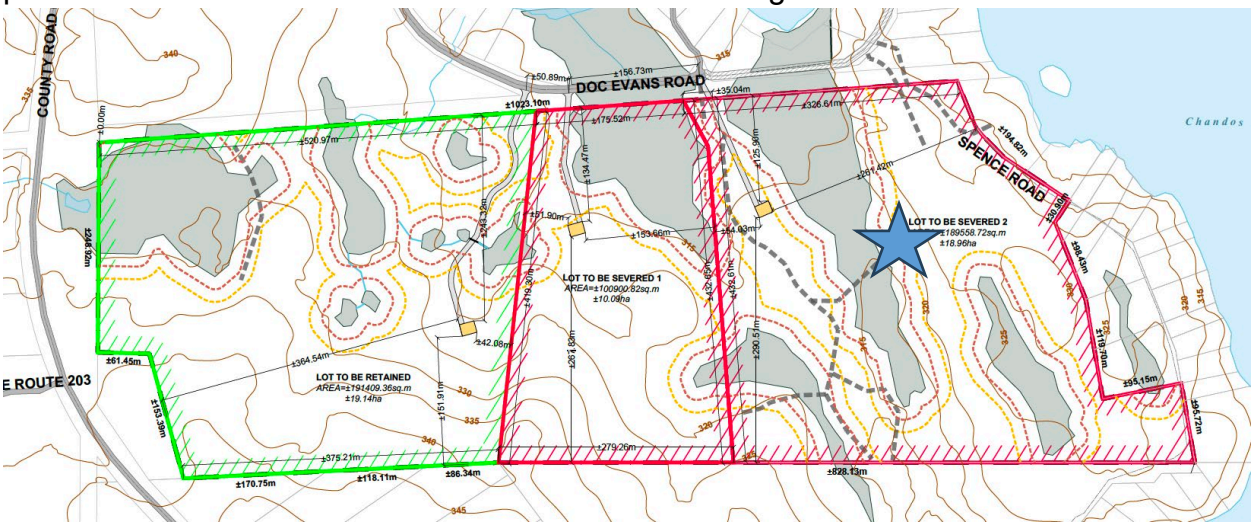
Roll No.: 1536-010-101-00100
Lot 15, Concession 10
Property Owner: Tom McKellar
Agent: Aditya Srinvas, Ecovue Consulting
Total Lot Area: 49 hectares
Proposed Severed Lot: 18.9 hectares
Proposed Retained Lot: 19.1 hectares
Current Zoning: Rural
Official Plan Designation: Rural

The existing property has frontage onto Doc Evans Road as well as Spencer Road.

The proposed severance would create one lot with an area of 18.9 hectares with 301 metres of frontage onto Doc Evans Road, although only 35 metres front onto the portion of the road that is municipally maintained. A building envelope was proposed to the County for a single, detached dwelling that would be appropriate for the lot.

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A diagram of the proposed severed and retained can be found below. The severed parcel is outlined in red and the retained is outlined in green:



Conditions

1. That a Holding (H) Symbol be added to the zoning to complete an Archaeological Assessment and to address the deficient lot frontage;

2. It is also recommended that Cash in Lieu of Parkland be paid to the Township of North Kawartha for the severed lot.

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