

**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)

## Report to Committee of Adjustment

To: Chair and Members of the Committee of Adjustment  
From: Laura Stone, Planning Consultant  
Date: August 31, 2026  
Subject: Permission Application A-18-26

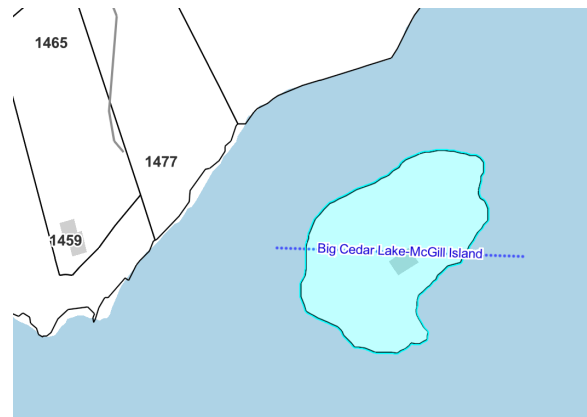
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### Recommendation:

That the Committee of Adjustment **approve** Permission Application A-18-26, with the condition that the building be constructed with the setbacks and dimensions provided on the site plan and that an Archaeological Study is completed and submitted to the Province of Ontario and that the recommendations of the Environmental Impact Study are adhered to, to permit the redevelopment of a boathouse by removing the in-water boathouse and constructing a new, dryland boathouse, located 5 metres from the high water mark, as it is in compliance with the 2024 Provincial Planning Statement and the County of Peterborough's Official Plan.

### Background:

This application comes to the Committee to remedy an in-water boathouse that has collapsed into the water. The property owner wishes to rebuild the structure with the same dimensions but as a dryland boathouse with a marine rail system. Where Minor Variances use Section 45(1) of the Planning Act, Section 45(2) allow for permissions of like uses.



### Property Information:

Address: 5 Big Cedar Lake Island (McGill Island)  
Roll No: 1536-020-001-34600  
Concession 3, PT Lot 12, BLK 16



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Owners: Leo DeSorcy  
Agent: Joan Phillips  
Zone: Shoreline Residential Island  
Official Plan Designation: Natural Core Area

This property is located in the Burleigh Ward of the Township of North Kawartha with frontage onto Big Cedar Lake.

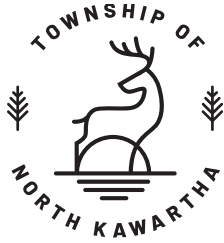
### Planning Policy Discussion

The Township of North Kawartha's Comprehensive Zoning By-law (2013-26), as amended, gives permissions through Sections 3.18 to allow for existing legal non-complying structures to remain on a property. The existing in-water boathouse, on this specific lot, has largely collapsed into the lake (see below for Photo A).



Boathouse

On review of the property during a site visit conducted August 31, 2026, it was determined that a more appropriate location for a boathouse would be on-land, 5 metres from the high water mark. The proposed boathouse (see below for a photo of the staked area of the boathouse) takes advantage of a higher, drier conditions with limited impact on the shoreline.



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Since the footprint of the structure will not be changing, it is determined that Section 45(2) is an acceptable application to allow the permission of this redevelopment. Section 6.2.5.2 of the County of Peterborough's Official Plan permits recreational development to occur on lands designed Seasonal Residential. Section 6.2.5.3 further indicates that the uses in this designation shall be regulated by the Township's Zoning By-law.

Section 4.3.1.1 – Natural Core Area Permitted Uses of the County of Peterborough's new Official Plan does allow for low intensity recreational uses, as well as legally existing uses on existing lots.

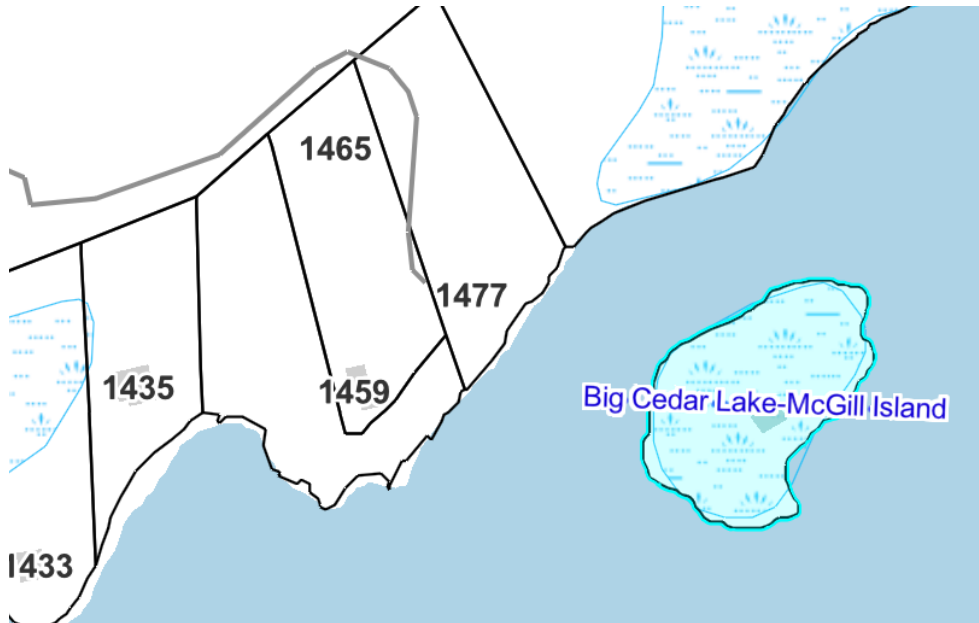
Section 9.3.3 (Shoreline Development and Setback) – Existing Structures of the County of Peterborough's new Official Plan (2026) notes that expansions to, or replacements of existing structures and/or septic systems that further reduce the existing water setback shall not be permitted. Minor expansions or replacements must meet the requirements of the local Municipal Zoning By-law.



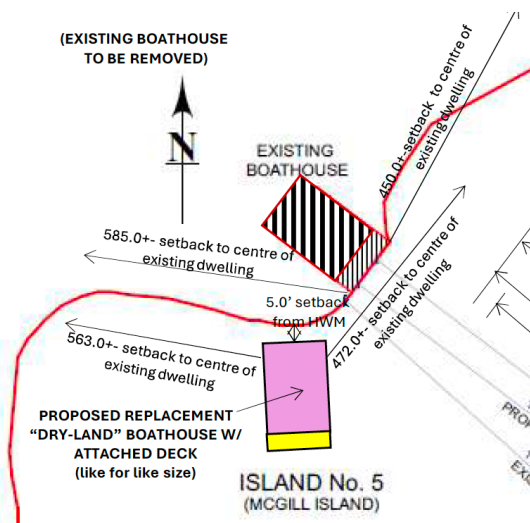
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A scoped Environmental Impact Study was requested and is in the process of being completed by Sumac Environmental, as the property is considered to be designated Natural Core and has an overlay of unevaluated wetland.



The proposed location of the boathouse is tucked into a small bay and will not be visible to other properties.





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## **Provincial Planning Statement**

The Provincial government released the Provincial Planning Statement (PPS) in 2024. This policy document is intended to provide planning direction for all of Ontario. The following policies from the PPS are relevant to this application:

### **Chapter 2.1 Planning for People and Homes**

6. Planning authorities should support the achievement of complete communities by:
  - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
  - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
  - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

### **Chapter 2.5 Rural Areas in Municipalities**

1. Healthy, integrated and viable rural areas should be supported by:
  - a) building upon rural character, and leveraging rural amenities and assets;
  - b) promoting regeneration, including the redevelopment of brownfield sites;
  - c) accommodating an appropriate range and mix of housing in rural settlement areas;
  - d) using rural infrastructure and public service facilities efficiently;
  - e) 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;
  - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
  - g) conserving biodiversity and considering the ecological benefits provided by nature;

### **Chapter 2.6 Rural Lands in Municipalities**

1. On rural lands located in municipalities, permitted uses are:
  - a) the management or use of resources;
  - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
  - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
  - g) other rural land uses.
2. Development that can be sustained by rural service levels should be promoted.



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3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

**Opinion: The application is in keeping with the directives of the PPS.**

### **Conclusion**

This Permission Application meets the intent of the Comprehensive Zoning By-law, the County of Peterborough's Official Plan and is also consistent with the intent of the Provincial Planning Statement. This application is representative of good planning and should be approved with the following condition:

1. That the building be constructed with the setbacks and dimensions provided on the site plan;
2. That an Archaeological Study is completed and submitted to the Province of Ontario; and
3. That the recommendations of the Environmental Impact Study are adhered to.

### **Financial Implications:**

N/A

### **Attachments:**

Site Plan  
Notice