



Municipality of Dysart et. al
135 Maple Ave. Box 389
Haliburton, ON, K0M 1S0

March 4th, 2026

Att: Jeff Iles, Director of Planning and Land Information

RE: Parcel A (Roll #4624021000154000000) True North Road, Municipality of Dysart et. al., Drag Lake
Zoning By-law Amendment Application

MORGAN Planning & Development ('MP&D') were retained by the owners of 1341 True North Road, Joanne Bleasdale and Ken Norris, to obtain a boundary adjustment with abutting lands to the West. A resolution was passed by Council supporting the proposed consent during the meeting held on May 28th, 2024 and the boundary adjustment was conditionally approved by the Haliburton County Land Division Committee on July 8th, 2024 (Application No. H-025/24).

Condition 6 imposed by the County of Haliburton's Land Division Committee stipulates the following:

Registered owner to apply for zoning by-law amendment application to the Municipality of Dysart et al to recognize the reduced lot area and lot frontage for the remainder of Parcel 'A' and to recognize the intended use for the portion of Parcel 'A' being transferred to Parcel 'B' as a result of this application.

A Zoning By-law Amendment ("ZBA") application has been prepared to satisfy this condition, and the purpose of this covering letter is to provide necessary context associated with the applications intent and purpose.

LOCATION AND DESCRIPTION OF LAND

The subject property (Parcel A) having roll number 4624021000154000000, is a vacant rural parcel located on the north end of True North Road. The property has approximately 134 metres of frontage onto True North Road and a lot area of 7.6 hectares. The property is heavily wooded with steep ridges and rock cliffs. No development is proposed on this property as a result of the enclosed application.

The property benefitting from the lot boundary adjustments, 1341 True North Road, is currently developed with a single-detached seasonal dwelling and septic system, shed, detached garage and driveway. The existing dwelling is in

disrepair, and it is the property owner's intent to demolish it and replace it with a new dwelling sometime in the future.

BACKGROUND ON PROVISIONALLY APPROVED BOUNDARY ADJUSTMENTS 2024

As previously mentioned, a consent application for a boundary adjustment between 1341 True North Road (Parcel B), and the abutting parcel to the west (Parcel A), was conditionally approved by the Haliburton County Land Division Committee in July of 2024. The consent allowed for an approximately 1,898.7m² parcel of land to be severed from abutting lands to the west (Parcel A) to be merged with 1341 True North Road (Parcel B).

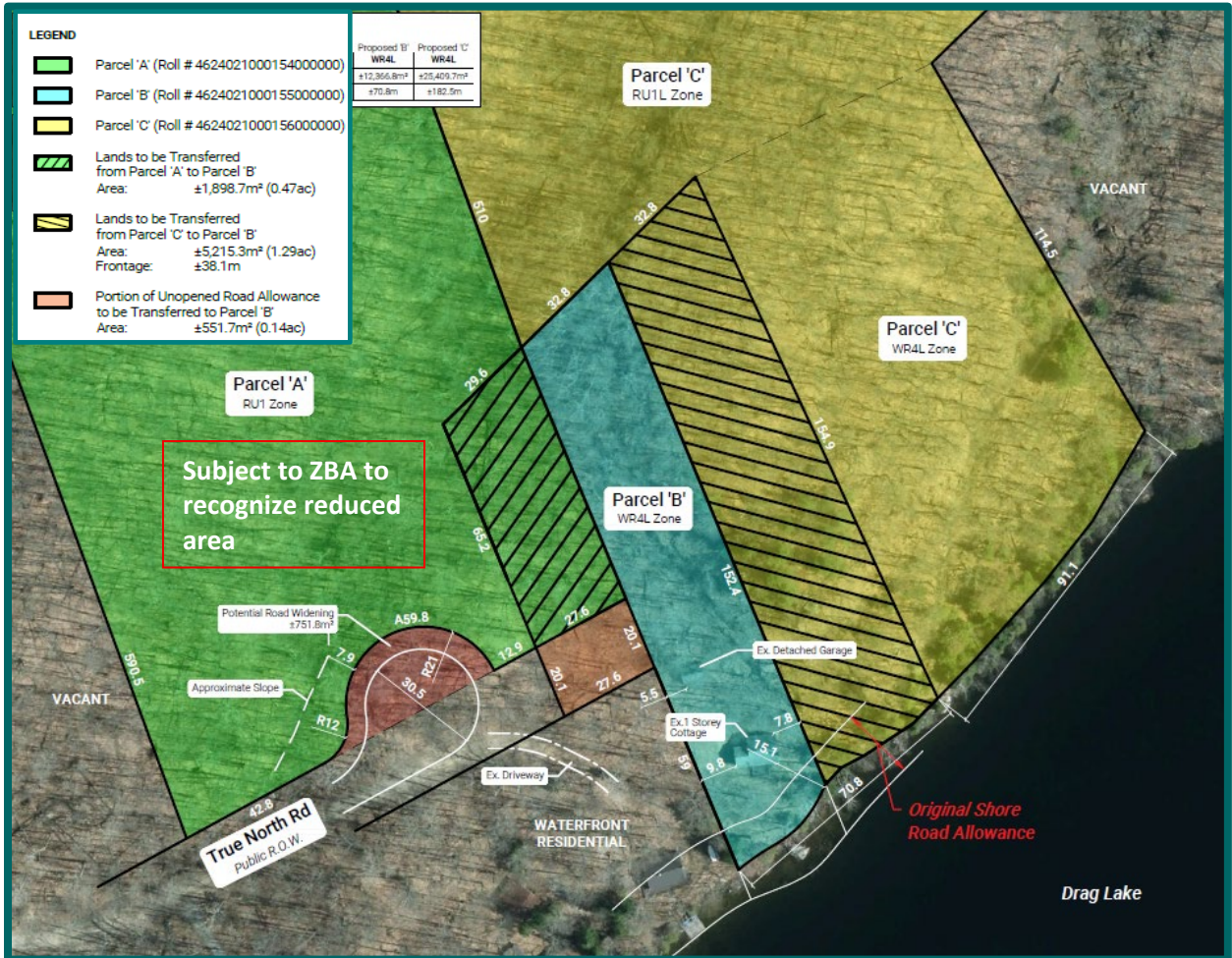
Further, a portion of unopened road allowance is to be conveyed to 1341 True North Road (Parcel B) in exchange for a portion of lands from parcel A to be dedicated for a municipal turn-around as a condition of approval of the consent.

As a result of the boundary adjustment, the retained lands (Parcel A), which was already undersized, will be further reduced and will not comply with the minimum required lot area and frontage for the zoning. This requires the enclosed Zoning By-law Amendment to recognize the reduced area and frontage.

It is also important to note that a second boundary adjustment was submitted concurrently in 2024 and was also provisionally approved by County Council. The second boundary adjustment allowed for an approximately 5,215 m² parcel of land to be severed from lands to the east (Parcel C) and merged with 1341 True North Road (Parcel B). These lands are **not** subject to the enclosed Zoning By-law Amendment application.

Figure 1, on the following page, illustrates the boundary adjustments on either side of 1341 True North Road (benefitting lands) and labels each parcel alphabetically from east to west. The resulting area and frontages for the benefitting and retained lands are provided in a table in the following section.

Figure 1: Excerpt from Severance Sketch Illustrating Lot Boundary Adjustments



OFFICIAL PLAN AND ZONING BY-LAW

The retained lands subject to this application are designated 'Rural Area' and 'Waterfront Residential Area' by Schedule "A", Map 5 Land Use Plan of the Municipality's Official Plan.

The benefitting property is zoned 'Waterfront Residential Type 4L' (WR4L) and the retained lands to the west are zoned 'Rural Type 1' (RU1) by the Municipality of Dysart et. Al Zoning By-law 2005-120. As the retained lands to the west (Parcel A) were already undersized (legal non-complying lot of record) a ZBA is required to recognize the further reduction in lot area and frontage.

The table below (following page) illustrates the approximate lot areas and lot frontages of the retained and benefitting parcels as denoted in the severance sketch.

Parcels	Zone	Required	Existing	Proposed
Parcel 'A' 462402100015400 Retained lands to the west	RU1	Frontage: 180 m Area: 20 ha	Frontage: 134 m Area: 7.6 ha	Frontage: 107 m Area: 7.4 ha ZBA to address
Parcel 'B' 462402100015500 Benefitting lands	WR4L	Frontage: 60 m Area: 4,000 m ²	Frontage: 32.8 m Area: 4,701 m ²	Frontage: 70 m Area: 11,815 m ² Area including Road Allowance Conveyance: 12,366.8m ²
Parcel 'C' 462402100015600 Retained lands to the east	WR4L & RU1L	Frontage: 60 m Area: 4,000 m ²	Frontage: 220 m Area: 20.4 ha	Frontage: 183 m Area: 19.8 ha

PURPOSE OF APPLICATION

The purpose of the Zoning By-law Amendment application is to address condition 6, of consent H-025/24 which was imposed by the County of Haliburton's Land Division Committee.

The condition requires that the retained lands (Parcel A) be rezoned to recognize the deficient lot area and frontage and to recognize the intended use for the portion of Parcel 'A' being transferred to Parcel 'B' as a result of the application.

The ZBA application proposes to rezone the retained lands from the 'Rural Type 1' (RU1) Zone to the 'Rural Type 1 – Exception XX' (RU1-XX) Zone and the severed lands to the 'Waterfront Residential Type 4L' (WR4L) Zone. The RU1-XX Zone will recognize the resultant lot area of the retained lands of approximately 7.47 hectares and reflect the existing lot frontage of 107.3 metres. The severed lands to be conveyed to the benefitting parcel will be rezoned to the WR4L zone to match the existing zoning on the benefitting parcel (Parcel B).

POLICY REVIEW

Provincial Interest – Planning Act

The enclosed application has regard for *Provincial Interests* as outlined in Section 2 of the *Planning Act* including *the protection of ecological systems, including natural areas, features and function and the conservation and management of natural resources and the mineral resource base*. The ZBA will rezone the retained lands to recognize the reduced lot area, no development or site alteration on the retained lands is proposed at this time and therefore there will be no impact to any natural heritage features or natural or mineral resources in the area.

Provincial Planning Statement

The Provincial Planning Statement (“PPS”) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province. The provisionally approved severed and benefitting lots are considered ‘*Rural Lands*’ within the PPS. Resource-based recreational uses (including recreational dwellings) are permitted uses on rural lands within the PPS.

The PPS is clear in its direction to protect natural heritage features and areas for the long term. No development or site alteration is proposed on the retained lands through this Zoning By-law Amendment application, as it simply seeks to appropriately recognize resulting lot standards from a modification to lot boundaries. Therefore, the application does not offend any natural heritage policies within the PPS.

On the basis of the foregoing, it is the opinion of the undersigned that the Zoning By-law Amendment application is consistent with the direction provided by the Provincial Policy Statement.

County of Haliburton Official Plan

The severed and retained lands subject to this rezoning are designated ‘*Rural Lands*’ by the County of Haliburton Official Plan. Resource-based recreational uses and limited residential development are permitted uses in this designation.

Section 3.3.10 of the County’s Official Plan states that “*local official plans shall include policies directing minimum lot sizes on Rural Lands. Within Rural Lands a minimum lot size for residential uses shall not be less than 0.8 hectares, unless full communal sewage and water services are provided or a hydrogeological study demonstrates that the site is suitable for private services on a smaller parcel.*”

The Zoning By-law Amendment application seeks to recognize a reduced lot area and frontage for the retained lands; however, the lot area is well above the County’s required minimum lot size for a residential use on Rural Lands. Any future development of the retained lands will need to demonstrate that; the site can be appropriately serviced; that the proposed development is compatible with the rural landscape; and that the proposed development conforms to environmental policies within upper and lower-tier Official Plans.

On the basis of the foregoing, it is the opinion of the undersigned that the Zoning By-law Amendment application conforms with the policy direction provided by the County of Haliburton’s Official Plan.

Municipality of Dysart et. al Official Plan

The provisionally approved severed and retained lands subject to this application are designated 'Rural Area' and 'Waterfront Residential Area' by Schedule "A", Map 5 *Land Use Plan* of the Municipality's Official Plan. Waterfront Residential Areas normally consist of developed or developable portions of shorelands to a depth of 150 metres (492 feet).

Section 9.1.3, Lot Standards for Waterfront Residential Areas, states that lots will have a minimum lot frontage of 60 metres (197 feet) and a minimum lot area of 0.4 hectares (1 acre).

Section 14.4.3, Lot Standards for Rural Residential Uses, states where the policies of this Plan support the creation of lots for permanent rural residential use, lots will have a minimum lot frontage of 60 metres (197 feet) and a minimum lot area of 0.8 hectares (2 acres).

The retained lands would maintain compliance with the lot standards set out in the Township's Official Plan. Any future development of the retained lands would need to meet environmental and natural hazard policies within the Township's Official Plan.

The provisionally approved severed lands will merge with the abutting property to the east (Parcel B) and maintain the 'Waterfront Residential Area' designation. The severed lands will be rezoned to a Waterfront Residential Type 4L (WR4L) Zone to match the benefitting lands (Parcel B). It is anticipated that the benefitting parcel will be redeveloped in the future and will be subject to applicable policy under the Municipal Official Plan in force at that time.

On the basis of the foregoing, it is the opinion of the undersigned that the Zoning By-law Amendment application is consistent with the direction provided by the Municipality of Dysart et. al Official Plan.

PUBLIC INTEREST AND GOOD PLANNING

The enclosed ZBA application considers and has regard for the public interest, as it:

- Has regard for matters of Provincial Interest as per s.2 of the *Planning Act*;
- Is consistent with the Provincial Planning Statement;
- Conforms with the County of Haliburton Official Plan; and,
- Conforms with the Municipality of Dysart et. Al Official Plan;

The enclosed ZBA application represents good planning, as it:

- Seeks to implement a provisionally approved lot adjustment that was supported by the Municipality and the County;
- Is appropriate for the intended function of the lands;
- Results in lot fabric that is minor from the existing condition; and,
- Does not seek to introduce new land use permissions that are incompatible with the surrounding area.

CONCLUDING REMARKS

The enclosed Zoning By-law Amendment application includes the following documents as part of a complete submission:

- Zoning By-law Amendment Application;
- Copy of Council Resolution;
- Notice of Decision from County of Haliburton;
- Boundary Adjustment Sketch; and,
- Application Fee.

It is the opinion of the undersigned that the implementing Zoning By-law Amendment application that is required to fulfil Condition #6 of provisionally approved application No. H-025/24 is consistent with the PPS, conforms to the County and Municipal Official Plans, represents the public interest and is good planning.

Respectfully submitted,
MORGAN Planning & Development Inc.



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Principal Planner



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