



Land Division Committee

Monday, June 15, 2026

1:00 PM

Online Via Zoom

Notice: This meeting will be held electronically in accordance with section 238 of the Municipal Act, 2001. Members of the public may observe the proceedings by accessing the live webcast at: https://youtube.com/live/gm_TjBPGew

Page

1. Call to Order

2. Land Acknowledgement

We respectfully acknowledge that the County of Haliburton is located on Treaty 20 Michi Saagiig territory, and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, which are Curve Lake, Rama, Hiawatha, Alderville, Scugog Island, Beausoleil and Georgina Island First Nations. We acknowledge a shared presence of Indigenous nations throughout the area, and recognize its original, Indigenous inhabitants as the stewards of its lands and waters since time immemorial.

3. Adoption of the Agenda

4. Declaration of Pecuniary Interest

5. Adoption of the Minutes of Previous Meeting

3 - 6

- 5.1. Land Division Committee - Minutes - May 11, 2026
[Land Division Committee - 11 May 2026 - Minutes - Pdf](#)

6. Business Arising from Previous Meeting

7. Consideration of Applications for Consent

7 - 20

- 7.1. **File Number** H-010/26 (10081094 Canada Ltd.)
Subject Lands: Part of Lot 3, Concession A, Geographic Township of Anson (Vacant Lot - Intersection of Peck Street and Bobcaygeon Road)
Municipality: Minden Hills
Purpose of the Application: Consent Cancellation

[File No. H-010/26 \(10081094 Canada Ltd.\) \(Consent Cancellation\) - Pdf](#)

21 - 25

- 7.2. **File Number:** H-011/26 (Barry)
Subject Lands: Part of Lot 5, Concession 5, Geographic Township of Guilford (1373 Kennisis Lake Road)
Municipality: Dysart et al
Purpose of the Application: Validation of Title
[File No. H-011/26 \(Barry\) \(Validation of Title\) - Pdf](#)

8. **Other Business**

9. **Next Committee Meeting**

July 13th, 2026

10. **Adjournment**

Land Division Committee Minutes

Monday, May 11, 2026

1:00 PM

Virtual meeting held via Zoom

The Land Division Committee for the County of Haliburton convened a meeting on Monday, May 11, 2026 at 1:00 PM in the Virtual meeting held via Zoom. This meeting was held electronically in accordance with Section 238 of the *Municipal Act, 2001*. The following members were in attendance:

Members: Deputy Warden Liz Danielsen, Mayor of Algonquin Highlands
Bob Snider, Land Division Committee Member
Patrick Kennedy, Land Division Committee Member
Tammy McKelvey, Land Division Committee Member
William Donald, Land Division Committee Member

Staff: Elizabeth Purcell, Director of Planning
Kim Bishop, Senior Planner

Members of the Public: Jeremy Cottrill, Agent (H-006/26 and H-007/26)
Amos Carlen, Applicant (H-006/26 and H-007/26)

1. Call to Order

Chair Danielsen called the virtual meeting to order; introduced the members of the Land Division Committee and County staff; and explained the procedure to be followed for the meeting.

2. Land Acknowledgement

We respectfully acknowledge that the County of Haliburton is located on Treaty 20 Michi Saagiig territory, and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, which are Curve Lake, Rama, Hiawatha, Alderville, Scugog Island, Beausoleil and Georgina Island First Nations. We acknowledge a shared presence of Indigenous nations throughout the area, and recognize its original, Indigenous inhabitants as the stewards of its lands and waters since time immemorial.

3. Adoption of the Agenda

Motion # LDC 15-2026

Moved by: Patrick Kennedy

Seconded by: Bob Snider

Be it resolved that the May 11, 2026 Land Division Committee agenda be hereby approved.

Carried

4. Declaration of Pecuniary Interest

The Members did not disclose any pecuniary interests.

5. Adoption of the Minutes of Previous Meeting

5.1. Land Division Committee Minutes Dated April 13th, 2026.

Motion # LDC 16-2026

Moved by: Tammy McKelvey

Seconded by: William Donald

Be it resolved that the minutes of the Land Division Committee meeting held April 13, 2026 be approved as printed and circulated.

Carried

6. Consideration of Applications for Consent

6.1. **File Number:** H-006/26 and H-007/26 2295118 Ontario Inc. (Carlen)

Subject Lands: Part of Lots 17 and 18, Concession 1, Geographic Township of Snowden (Vacant - Bacon Road and County Road 503)

Municipality: Minden Hills

Purpose of the Application: Two new rural lots

Motion # LDC 17-2026

Moved by: Tammy McKelvey

Seconded by: Patrick Kennedy

THAT the Land Division Committee of the County of Haliburton receive the report related to Applications for Consent H-006/26 and H-007/26; and,

THAT the Land Division Committee for the County of Haliburton grant provisional approval of Application for Consent H-006/26, subject to the Conditions of Approval; and,

THAT the Land Division Committee for the County of Haliburton grant provisional approval of Application for Consent H-007/26, subject to the Conditions of Approval.

Carried 5-0 on a recorded vote:

Deputy Warden Liz Danielsen	For
Bob Snider	For
Patrick Kennedy	For
Tammy McKelvey	For
William Donald	For

- 6.2. **File Number** H-008/26 Cary
Subject Lands: Part of Lot 3, Concession 7, Geographic Township of Monmouth (1178 Glamor Lake Road)
Municipality: Highlands East
Purpose of the Application: New rural residential lot

Motion # LDC 18-2026

Moved by: Bob Snider

Seconded by: Tammy McKelvey

THAT the Land Division Committee of the County of Haliburton receive the report related to Application for Consent H-008/26; and,

THAT the Land Division Committee for the County of Haliburton grant provisional approval of Application for Consent H-008/26, subject to the Conditions of Approval.

Carried 5-0 on a recorded vote:

Deputy Warden Liz Danielsen	For
Bob Snider	For
Patrick Kennedy	For
Tammy McKelvey	For
William Donald	For

7. Other Business

- 7.1. Member McKelvey requested an update on the single official plan Service Delivery Review project, which was provided by the Planning Director. The Committee was advised that the Planning Working Group had prepared their recommendation report and provided it to the Project Oversight Committee. The Committee was advised that moving forward, any pertinent updates would be shared with the Committee as they developed.

8. Next Committee Meeting

June 15, 2026

9. Adjournment

Motion # LDC 19-2026

Moved by: William Donald

Seconded by: Bob Snider

Be it resolved that the May 11th, 2026 Land Division Committee meeting be hereby adjourned.

Carried

With no further business the meeting adjourned at 1:30 pm.

Certified Correct

Liz Danielsen, Chair

Kim Bishop, Secretary-Treasurer

Land Division Staff Report



Date of Meeting: June 15, 2026
Application Information: **File Number** H-010/26 (10081094 Canada Ltd.)
Subject Lands: Part of Lot 3, Concession A, Geographic Township of Anson (Vacant Lot - Intersection of Peck Street and Bobcaygeon Road)
Municipality: Minden Hills
Purpose of the Application: Consent Cancellation
Prepared by: Kim Bishop, Senior Planner
Attachments: [Appendix 'A' - Key Map and Sketch](#)
[Appendix 'B' - Minden Hills Comments](#)
[Appendix 'C' - Planning Brief \(Ecovue Consulting\)](#)

Executive Summary:

The applicants wish to cancel the consent for the subject land (which is a parking lot located at the intersection of Peck Street and Bobcaygeon Road) so it may consolidate on title with their other land holdings to the rear (known locally as 8 Peck Street). See the sketch (Appendix 'A'), for details.

The applicants are completing other planning approvals with the Township of Minden Hills, and require the consolidation of the parking lot with their other commercial landholdings for site plan approval purposes. See the letter from the Township of Minden Hills' planning consultant (Appendix 'B') for details.

Existing and Resultant Parcels:

	Subject Lands (Vacant)	8 Peck Street	Resultant Parcel
Lot Area:	713 sq. m.	6541 sq. m.	7254 sq. m.
Lot Frontage:	22 m. (Bobcaygeon Rd) 31 m. (Peck St)	38.3 m. (Peck St)	22 m. (Bobcaygeon Rd) 69.3 m. (Peck St)

County Official Plan Designation: *Settlement Area (Minden)*

Surrounding Land Uses:

North – Peck Street / Commercial
South – Vacant (Commercial)
East – Bobcaygeon Road (Commercial)
West – Commercial (Quantum Passivhaus)

Recommendation:

THAT the Land Division Committee of the County of Haliburton receive the report related to Application for Cancellation H-010/26; and,

THAT the Land Division Committee for the County of Haliburton grant provisional approval of Application for Cancellation H-010/26, subject to the conditions outlined in the report.

Conditions of Approval:

1. That the applicant's solicitor provide an undertaking that the subject lands are in a common ownership with the lands to the rear (ARN: 461601000047400; 8 Peck Street) and will merge following registration of the Certificate of Cancellation.
2. That a Certificate of Cancellation, pursuant to Section 53 (45) of the Planning Act, be provided to the Secretary-Treasurer of the Land Division Committee for endorsement.

Planning Analysis:

Planning Act, 1990

Lots created with *Planning Act* consent pursuant to section 53 of the *Act* do not merge with abutting lands held in common ownership. In order to merge parcels of land where one or more of the parcels was created by *Planning Act* consent, a cancellation certificate issued under s. 53(45) is required. The consent granting authority is authorized to issue this certificate, which upon registration has the effect of deeming the land to have not been created or conveyed by way of consent.

The effect of a cancellation is to allow the parcel to be subject to the 'usual' rules of Section 50 of the *Planning Act*. Upon registration, the parcel will automatically merge with any abutting land that is held in common ownership. Once registered, the cancellation cannot be undone except through a new consent application.

The *Planning Act* provides no public consultation or circulation process, nor does it specify that the cancellation be subject to the same planning review as a regular consent application. County planning staff have provided a cursory policy review below for information purposes for the Committee.

Provincial Planning Statement, 2024 (PPS 2024)

The subject lands are considered to be part of the 'Settlement Area' for the purposes of the PPS 2024. Settlement Areas are lands designated for growth and permit a wide variety of uses. The proposal does not contemplate any new lots and the land is currently vacant; the cancellation is for consolidation purposes.

The proposal is consistent with the PPS 2024.

County of Haliburton Official Plan

The subject property is designated as a serviced *Settlement Area* in the County of Haliburton's Official Plan, and settlement areas may contain a number of locally appropriate uses. As previously mentioned, no new lots are contemplated.

County staff are of the opinion that the proposed consent conforms to the County's Official Plan.

Municipal Policy Review (Township of Minden Hills Official Plan)

The subject lands are located within the *Downtown Transition* designation of the Official Plan. These lands are primarily for residential uses adjacent to the downtown, but commercial uses are permitted subject to site-specific zoning. The proposal would merge the parking lot with the existing commercial land use which it services.

County staff are satisfied that the proposal generally conforms to the Minden Hills Official Plan.

Conclusion

It is recommended that the application be approved subject to a condition that the applicant's solicitor provide confirmation that the subject lands are held in common ownership with 8 Peck Street, and that a certificate of cancellation be provided to the Secretary-Treasurer for endorsement.

Municipal Comments:

A planning consultant for the Township of Minden Hills provided a pre-consultation letter to the County of Haliburton, advising that the cancellation is a prerequisite for a site plan approval. This letter is attached as Appendix 'B'.

Agency Comments:

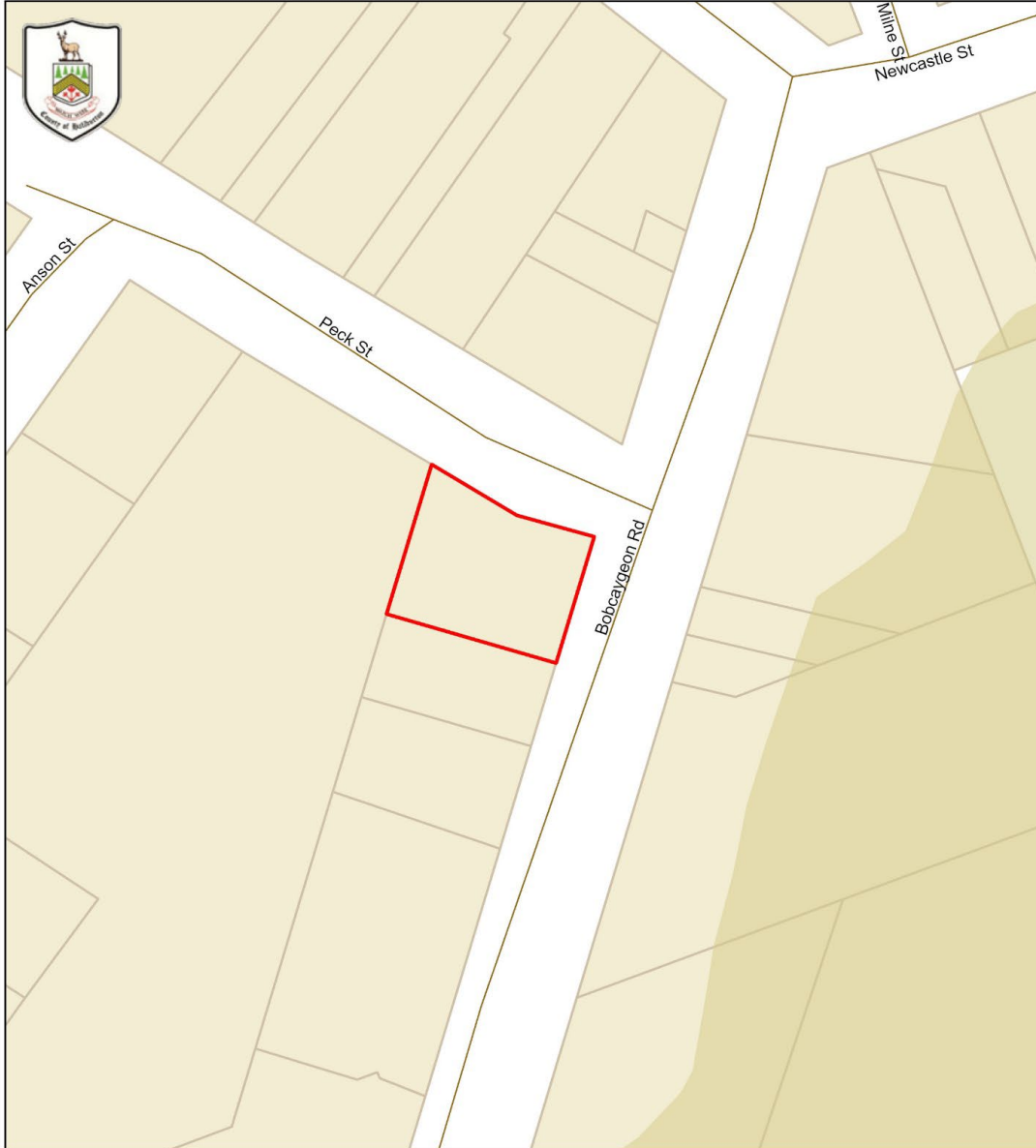
No agency circulation is required for cancellation requests; no comments required or received.

Public Input:

No public consultation process is required for cancellation requests; no comments received.

Appendix 'A' – LDC Application H-010/26

Key Map – Vacant Land; Bobcaygeon Road at Peck Street



Key Map

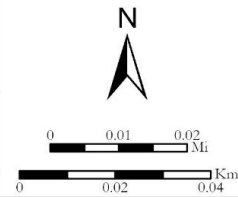
Legend  Subject Land

H-010/26
PART LOT 3, CONCESSION A
ANSON, MINDEN HILLS
ROLL NO 4616-010-000-46800
VACANT LAND

2026

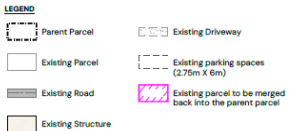
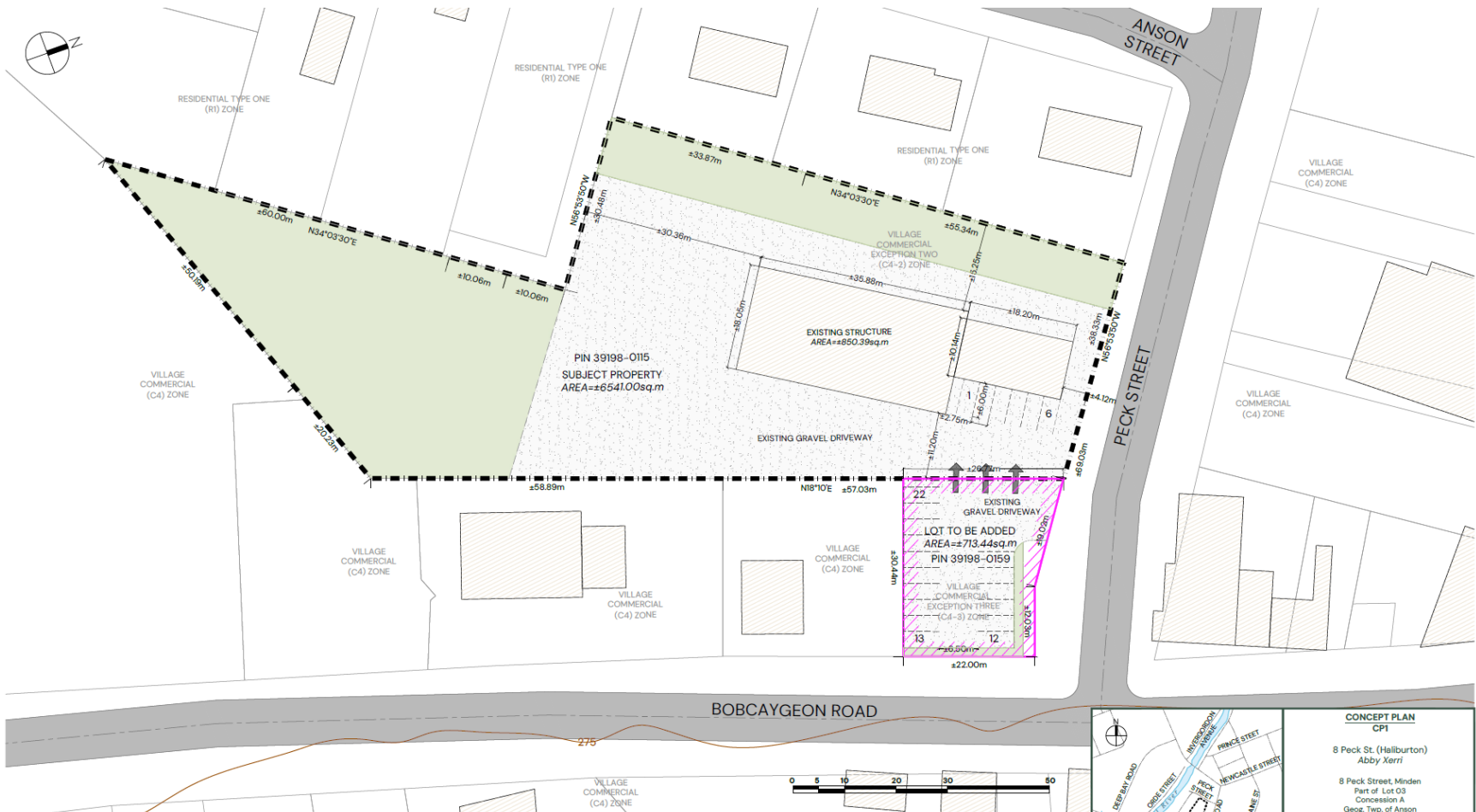
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Date: 2026-05-25



Appendix 'A' – LDC Application H-010/26

Cancellation Sketch (Provided by Applicant's Agent)

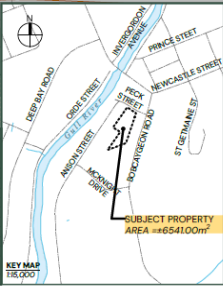


NOTES:

- Property boundaries are retrieved from the Plan 1 Survey prepared by J. B. Trapani.
- This drawing illustrates the proposed cancellation of the 1990 consent, to merge the existing parking lot parcel back into the parent parcel, resulting in one consolidated lot.
- Subject lands will function as one lot for zoning/backparking compliance.

ZONING STATISTICS

	REQUIRED	EXISTING	PROPOSED
VILLAGE COMMERCIAL EXCEPTION TWO AND THREE (C4-2 AND C4-3) ZONE			
MIN LOT AREA	N/A	6541.00sq.m	7254.44sq.m
MIN LOT FRONTAGE	10m	38.33m	69.03m
MIN BUILDING SETBACK			
FRONT YARD	0m	4.07m	4.07m
INT. SIDE YARD	2m	11.20m	15.25m
EXT. SIDE YARD	0m	N/A	30.39m
REAR YARD	7.5m	30.39m	30.39m
MAX. BUILDING COVERAGE (%)	65%	13%	13.72%
MAX. BUILDING HEIGHT	11m	±5m	±5m
PARKING SPACES	1 space of each 36 m ² of gross floor area	6spaces	23spaces
LANDSCAPED/OPEN SPACE (%)	0%	+42.62%	+58.21%



CONCEPT PLAN
CPI

8 Peck St. (Hallburton)
Abby Xerri

8 Peck Street, Minden
Part of Lot 03
Concession A
Geog. Twp. of Anson
Now in the Municipality of Minden Hills
County of Haliburton

Project Number: 26-2651
Drawn By: PP
Hortic. Scale: 1700
Revision Date: February 26, 2026

ECOVUE
416 Chambers Street
Peterborough, ON N3B 3Y1
T 705.676.8340 | F 705.742.8343
www.ecovueconsulting.com



May 5th, 2026

Quantum Passivhaus
Rhett Wibbing
8 Peck Street, Minden
Ontario, K0M 2K0

Dear Mr. Wibbing,

Subject: Pre-Consultation Comments -Cancellation of Consent Requirements

This letter is to outline the submission requirements to satisfy the Township of Minden Hills regarding the Cancellation of Consent to enter into a Site Plan Agreement to permit the expansion of the existing use on the lands located at 8 Peck Street and legally described as Part Lot 11-12 of Plan 1 Anson, in the Township of Minden Hills (Township), County of Haliburton (County).

A Site Plan Approval application was initially submitted on September 21, 2025, which triggered a comprehensive review and circulation to applicable agencies. During the review, it was determined that the parcels included in the application were not merged and the proposed development would occur on multiple properties.

The applicant engaged their lawyer which determined that a Cancellation of Consent would be required. Based on the history of the project and to be consistent with Section 53 Consents in the Planning Act, the following submission material is required to be submitted as part of the Cancellation of Consent:

- Lawyer's Undertaking to confirm history and purpose of the consent
 - Existing letter from Helsons Law Firm dated December 16, 2026, is sufficient.
- Confirmation from the lawyer that they will complete the merge on title

If you have any questions or concerns on this matter, please do not hesitate to contact the undersigned.

Best,

Kate Steele, M.Pl.,
Junior Land Use Planner

Diana Keay, MCIP, RPP
Manager, Planning Services

Planning Consultants for the Township of Minden Hills

April 1, 2026

Attention: Elizabeth Purcell
Re: Proposed Consent Cancellation
8 Peck St. Minden Hills
EcoVue File No. 26-2651

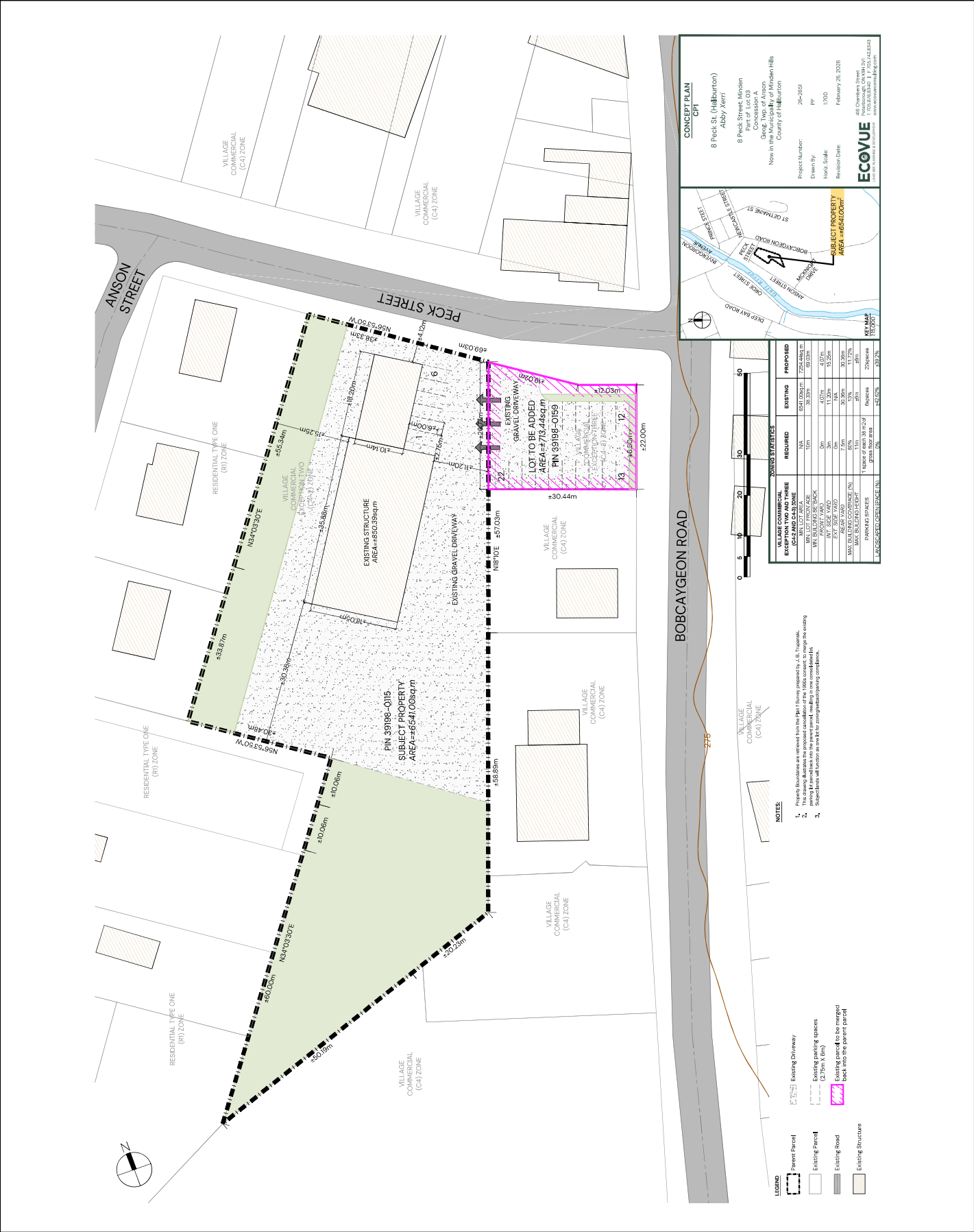
Dear Elizabeth,

The following has been prepared in support of an application for a Certificate of Cancellation under Section 53(45) of the *Planning Act*. The purpose of the application is to cancel a previous consent and merge a parcel currently used as a parking lot – located at the corner of Peck Street and Bobcaygeon Road – with the original parcel municipally known as 8 Peck Street. The proposal represents a technical planning matter intended to re-establish the original parcel configuration and consolidate lands that currently function together as a single commercial property. The proposed cancellation and consolidation are illustrated in **Figure 1 – Concept Plan**.

1.0 Description of Subject Property and Surrounding Lands

The subject property is located within the Township of Minden Hills and fronts onto Peck Street. The primary parcel at 8 Peck Street contains an existing building and has an approximate area of 6,541 square metres (1.61 acres) with 38.33 metres of frontage along Peck Street. The parcel subject to the proposed consent cancellation is located immediately to the east of the primary property. This parcel has an approximate area of 713.44 square metres (0.18 acres) with 22 metres of frontage on Bobcaygeon Road and 31.05 metres of frontage on Peck Street and is currently used as a parking area associated with the commercial use on the main property. The surrounding land uses consist of a mix of commercial and residential uses typical of the Minden settlement area:

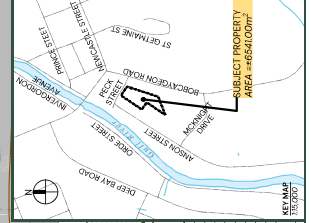
- Village commercial uses and Bobcaygeon Road to the east;
- Village commercial to the south;
- Residential uses to the west; and,
- Peck Street and Village commercial to the north.



CONCEPT PLAN
 C41
 8 Peck St. (Halburton)
 Abby Xerri
 8 Peck Street, Midvale
 Part of Lot 03
 Concession A
 (Orig. Lvs. of 1998)
 Note in the name of Halburton
 County of Halburton

Project Number: 20-0651
 Drawn By: PPO
 Block Scale: 1:100
 Revision Date: February 26, 2020

ECOVUE
 476 Chambers Street
 P.O. Box 603
 1000
 www.ecovue.com



EXCEPTION TWO AND THREE	ZONES STATISTICS	
	REQUIRED	PROPOSED
VILLAGE COMMERCIAL	1.52	0.54
RESIDENTIAL TYPE ONE	0.00	0.00
MAX. LOT AREA	152m ²	754.48m ²
MAX. FRONT YARD SETBACK	5m	38.33m
MAX. SIDE YARD SETBACK	0m	4.07m
MAX. REAR YARD SETBACK	0m	15.25m
MAX. BUILDING HEIGHT	7.6m	30.30m
MAX. BALCONY DEPTH	1.5m	4.81m
PARKING SPACES	1 space of approx 30 sq/ft	22spaces
LANDSCAPE/SCREENING WALL	0%	42.62%
		432.24%

NOTES

1. Property boundaries are enclosed brown lines. Shown approximately as of the Township.
2. Proposed boundaries are shown in red. Shown approximately as of the Township.
3. Substitutions will function as long as they do not compromise any conditions.

- LEGEND**
- Parent Parcel
 - Existing Parcel
 - Existing Road
 - Existing Structure
 - Existing Driveway
 - Existing parking spaces (2.75m X 6m)
 - Existing parcel to be merged back into the parent parcel

The subject lands are zoned Village Commercial Exception 2 (C4-2) and Village Commercial Exception 3 (C4-3) under the Township of Minden Hills Zoning By-law.

1.1 Description of Proposal and Reasons for Application

The purpose of this application is to obtain a Certificate of Cancellation under Section 53(45) of the *Planning Act* in order to cancel a previously granted consent and merge the severed parcel back with the original property municipally known as 8 Peck Street. Re-establishing the original parcel configuration will consolidate the lands under a single title and allow the parking area to function as an integrated component of the primary commercial parcel.

The application has been initiated in response to comments received during the review of a separate development approval process with the Township of Minden Hills. Through that review, it was identified that the parking area associated with the existing building at 8 Peck Street is located on a separately conveyed parcel. As the parking area functions as part of the primary commercial property, the Township has requested that the lands be consolidated. The proposed Certificate of Cancellation will facilitate this consolidation.

The proposed consent cancellation does not create any new lots, development rights, or land use permissions. Rather, it represents a technical application intended to restore the original parcel configuration, simplify land ownership, and align the legal parcel structure with the existing functional use of the lands. From a planning perspective, consolidating the parcels will improve the functional use of the property, eliminate fragmented land ownership, and ensure that the existing parking area is clearly associated with the principal commercial parcel.

2.0 Policy Review

Applicable land use planning policies include the Provincial Planning Statement (2024) at the provincial level, the County of Haliburton Official Plan, and the Township of Minden Hills Official Plan and Zoning By-law at the municipal level. The proposed consent application has been reviewed in the context of these policy documents to demonstrate consistency with provincial policy and conformity with the applicable municipal planning framework.

2.1 Planning Act

Cancellation of consent is outlined in Section 53(45) of the *Planning Act*. Specifically, this Section States:

An owner of land that was previously conveyed with a consent, or the owner's agent duly authorized in writing, may apply to the council or the Minister, whichever is authorized to give a consent in respect of the land at the time of the application, for the issuance of a certificate of cancellation of such consent. The certificate must provide that subsection 50 (12) does not apply in respect of the land that was the subject of the consent and that subsection 50 (3) or (5), as the case may be, applies to a subsequent conveyance or other transaction involving the land. 2021, c. 25, Sched. 24, s. 4 (13).

Section 53(45) provides a mechanism whereby lands that were previously severed through the consent process may be legally recombined with the original parcel through the issuance of a Certificate of Cancellation. Upon issuance of the certificate, the previously severed parcel is effectively treated as though the consent had not occurred, and the lands may once again be conveyed in accordance with the general provisions of Section 50(3) or 50(5) of the *Planning Act*.

Section 50(12) of the *Planning Act* is not applicable in this case, as the previous severance was not created through a plan of subdivision or part lot control exemption. As such, the consent cancellation process under Section 53(45) is the appropriate mechanism to facilitate the recombination of the lands.

2.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS), 2024 establishes Ontario's policy framework for land use planning and development. Planning authorities are required to ensure that decisions affecting land use are consistent with the PPS, which provides direction on matters such as settlement area growth, housing supply, infrastructure efficiency, environmental protection, and public health and safety.

The subject lands are located within the Minden Hills Settlement Area, where growth and development are intended to be focused. Section 2.3 of the PPS provides policy direction for settlement areas. Specifically, Section 2.3.1.1 states that: "*Settlement areas shall be the focus of growth and development.*"

As the proposal maintains the existing development pattern within the settlement area and does not introduce new land use impacts, it supports the efficient use of lands within the settlement area. Accordingly, it is our opinion that the proposed consent cancellation is consistent with the policies of Section 2.3 of the Provincial Planning Statement (2024).

2.3 County of Haliburton Official Plan

The County of Haliburton Official Plan (CHOP) provides the overarching policy framework to guide growth and development within the County and its lower-tier municipalities, while protecting important natural heritage features such as lakes, rivers, woodlands, and wildlife habitat. The Plan directs development to appropriate locations, including designated settlement areas, where growth can occur in a coordinated and sustainable manner while maintaining the character of the County's communities.

The subject lands are designated Settlement Area on Schedule 'C' to the County of Haliburton Official Plan. The Settlement Area designation recognizes locations where a range of residential, commercial, and institutional uses are permitted and where development is intended to occur within established community boundaries. Policies related to consents are addressed in Section 8.10 of the County Official Plan, which identifies the County of Haliburton as the approval authority for consent applications. Decisions regarding consents are to be made having regard to the applicable policies of the Official Plan and other relevant planning documents.

Given that the proposed application does not introduce new development or alter permitted land uses, and simply consolidates lands that currently function together as a single property, it is our opinion that the proposal conforms to the intent and direction of the County of Haliburton Official Plan.

2.4 Township of Minden Hills Official Plan

The subject lands are designated Downtown Transition with the Hazard Lands Overlay on Schedule 'A-1' to the Township of Minden Hills Official Plan (MHOP). The Downtown Transition designation permits a range of residential and commercial uses intended to support the transition between the downtown core and surrounding neighbourhoods.

Policies related to consents are outlined in Section 6.2 of the MHOP. While the Official Plan does not contain policies specifically addressing consent cancellations, the general consent evaluation criteria in Section 6.2.2 provide guidance in assessing the appropriateness of lot creation and lot configuration. Relevant policies include:

6.2.2.1 Consents may be permitted for the creation of up to 5 lots (four new, plus one existing), provided the policies of this plan are adhered to.

6.2.2.2. Council shall establish that a plan of subdivision is not required for the proper and orderly development of the land.

6.2.2.3 The intent and purpose of the Official Plan and Zoning By-law must be maintained.

6.2.2.4 The lot should be reasonably well proportioned, of regular shape and dimension, and must be sufficient size and configuration to be serviced by private on-site water and sewage disposal systems.

6.2.2.5 The lot must front on an existing year round publicly maintained Township Road...

In this case, the proposed application does not create any new lots, but instead seeks to cancel a previous consent and consolidate the severed parking lot parcel with the primary property at 8 Peck Street. As such, the proposal does not increase the number of lots and does not trigger the need for a plan of subdivision. The consolidation of the lands will result in a more cohesive and functional parcel, improve the overall lot configuration, and maintain frontage on existing publicly maintained roads. The lands are currently developed and capable of being serviced by private on-site water and sewage systems.

Accordingly, the proposed consent cancellation maintains the intent and purpose of the Official Plan and Zoning By-law and represents an appropriate adjustment to the existing lot configuration. Based on the above analysis, it is our opinion that the proposal is consistent with the consent policies of Section 6.2 of the Township of Minden Hills Official Plan.

2.5 Township of Minden Hills Zoning By-law

The subject property is zoned Village Commercial Exception 2 (C4-2) on Schedule 'A' to Township of Minden Hills Zoning By-law 17-19. The adjacent parcel currently used as a parking lot is zoned

Village Commercial Exception 3 (C4-3) under the same By-law. The Village Commercial (C4) Zone permits a range of commercial uses intended to support the local service area. The site-specific exception applying to the subject property permits an artisan studio, with accessory uses including light manufacturing and assembly of wood products and storage trailers. The C4-3 Zone applying to the parking lot parcel permits an additional use of a model home display.

As mentioned, the proposed application does not introduce new development or create additional lots, but instead cancels a previously granted consent and consolidates the parking lot parcel with the primary property at 8 Peck Street. As such, the existing zoning framework continues to appropriately regulate the lands. Given that the proposal does not alter permitted uses or introduce new development, no amendment to the Zoning By-law is required, and the existing zoning is considered appropriate for the proposed consolidation of the lands

3.0 Summary

As discussed, the purpose of this application is to obtain a Certificate of Cancellation under Section 53(45) of the Planning Act in order to cancel a previously granted consent and re-establish the original parcel configuration at 8 Peck Street. The proposal will consolidate the severed parcel, currently used as a parking lot, back with the primary property.

The proposed consent cancellation does not introduce new planning considerations or impacts, but instead ensures that the parking area associated with the existing commercial use forms part of the same legally conveyable parcel. Based on the preceding analysis, it is our opinion that the proposal:

- is consistent with the Provincial Planning Statement (2024);
- conforms to the policies of the County of Haliburton Official Plan; and,
- maintains the intent and purpose of the Township of Minden Hills Official Plan and Zoning By-law.

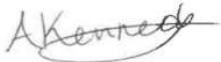
Accordingly, it is our professional opinion that the proposed Certificate of Cancellation represents good planning and should be supported.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



Andreas Houlios MEB, MCIP, RPP
Planning and Development Lead



Ashlyn Kennedy B.E.S., MCIP, RPP
Intermediate Planner

Land Division Staff Report



Date of Meeting: June 15, 2026
Application Information: **File Number:** H-011/26 (Barry)
Subject Lands: Part of Lot 5, Concession 5, Geographic Township of Guilford (1373 Kennisis Lake Road)
Municipality: Dysart et al
Purpose of the Application: Validation of Title
Prepared by: Kim Bishop, Senior Planner
Attachments: [Appendix 'A' - Key Map and Sketch](#)

Executive Summary:

The purpose and effect of application H-011/26 is to validate title pursuant to Section 57 of the *Planning Act* to permit a merger with adjoining lands.

The subject parcel is accessed via Kennisis Lake Road, which is municipally maintained by the County on a year-round basis. The subject property is currently developed with a residence.

The subject parcel was first registered in 1972. In 1977, Consent File No. H-442/76 was approved, permitting a lot addition to the subject parcel. The subject land and the lot addition lands are currently developed and assessed as a single parcel.

In 2010, the Land Registry Office transitioned from the Registry System to an electronic registration system called Land Titles. Each parcel in Haliburton County was reviewed and either 'converted' to Land Titles or, if there was an issue with the property's description or registration history, it would be considered a 'non-convert' which would stay in the Registry System. The lot addition from 1977 was converted to Land Titles, but the benefiting parcel that was created in 1972 was a non-convert. Parcels in different registration systems may not merge on title, so they are currently two separately conveyable lots, in violation of the *Planning Act*.

The 1972 parcel was non-converted for two reasons: the first is that it had an overlap in description with the lot to the south. This was resolved through a Quit Claim deed from the southerly property owners, registered in 2025. The second issue is that when the lot was created in 1972, it was not created with *Planning Act* consent.

The *Planning Act* was updated in 1970 to impose subdivision control across all of Ontario, and as such, any new lots created required either a plan of subdivision or a consent from the local consent granting authority. The registration of the applicant's property in 1972 violated the *Planning Act*, but it wasn't known to the land owner until the conversion to Land Titles in 2010.

The applicant's solicitor has advised that a validation certificate, issued under section 57 of the *Planning Act*, is required to convert the subject parcel to Land Titles and permit the merger of the two separate parcels.

County Official Plan Designation: *Rural Lands*

Surrounding Land Uses:

North – Residential

South – Rural

East – Kennisis Lake Road

West – Rural with a salvage yard (industrial use)

Recommendation:

THAT the Land Division Committee of the County of Haliburton receive the report related to Application for Validation H-011/26 and,

THAT the Land Division Committee for the County of Haliburton grant approval of Application for Validation H-011/26, and direct the Secretary-Treasurer to issue a certificate of validation for the subject lands.

Planning Analysis:

Planning Act, 1990

Section 57(1) of the *Planning Act* provides approval authorities with the ability to issue a certificate of validation, which has the effect of 'curing' previous contraventions of Section 50 of the *Planning Act*. Validation certificates are retroactive, curing the title issue as soon as they are issued.

After June 15, 1970, all new lots in Ontario were subject to subdivision control (the now Section 50 of the *Planning Act*). The subject lot was registered in April of 1972 without a consent approval and as such, requires validation to correct the error in registration and allow it to merge with the adjoining parcel, as it was meant to do when the lot addition was registered in 1977.

Section 57(6) of the *Planning Act* requires that the land subject to the validation certificate conforms to the same criteria as consent applications. Consent applications generally have two requirements:

1. The consent granting authority is satisfied that a plan of subdivision is not necessary; and,
2. The consent granting authority has regard for the requirements of section 51(24) of the *Planning Act*.

Section 51(24) requires the approval authority to consider, among other things:

- matters of provincial interest,
- whether or not the development proposal is premature,
- whether or not it conforms to the Official Plan,
- whether or not there are adequate services for the property, and
- the suitability of the land for the proposed purpose.

The Committee may impose conditions, as it sees fit, for validation applications in a similar manner to consents.

The proposal would permit the merger of the subject lands and the lot addition that was approved in 1977. The subject property is developed as a rural residential lot with a residential use established on the site. The property is privately serviced with access from the County road. The existing use conforms to both the County and local Official Plan policies for rural lands. Neither County nor local staff recommend any conditions for approval.

Recommendation:

Staff recommend that the Committee approve the validation request and direct the Secretary-Treasurer to issue a certificate in accordance with s. 57(1) of the *Planning Act*.

Municipal Comments:

Dysart Council reviewed the proposed validation application and passed a resolution of support for the proposal at their May 26, 2026 Meeting of Council.

Agency Comments:

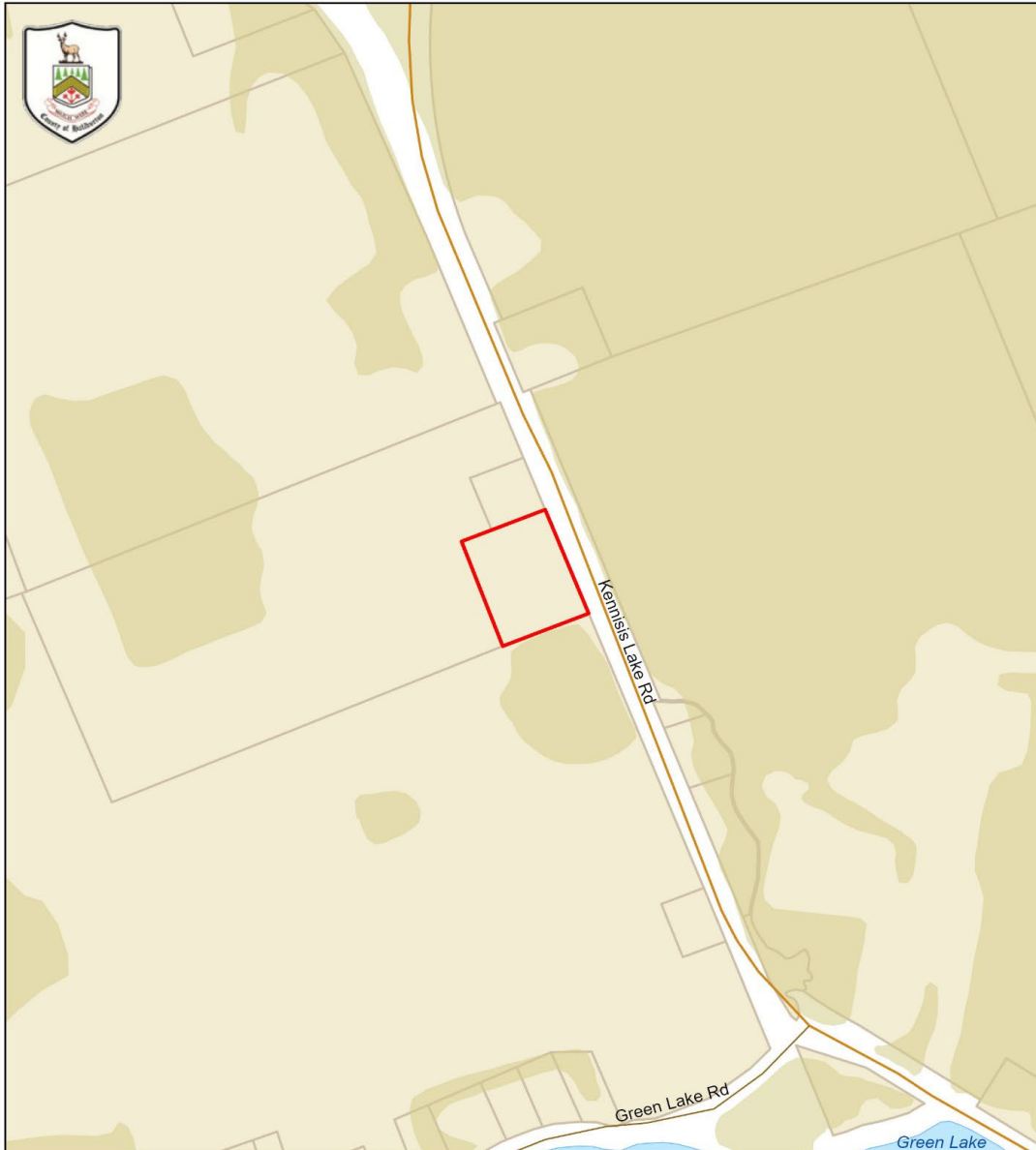
No circulation is required for certificates of validation; as such, no comments have been received.

Public Input:

No public input is required for certificates of validation; as such, no comments have been received.

Appendix 'A' – LDC Application H-011/26

Key Map – 1373 Kennisis Lake Road



Key Map

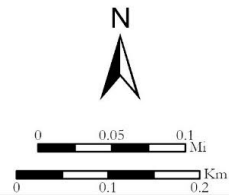
Legend  Subject Land

H-011/26
PART LOT 5, CONCESSION 5
GUILFORD, DYSART ET AL
ROLL NO 4624-041-000-06400
1373 KENNISIS LAKE RD

2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Date: 2026-05-25



Appendix 'A' – LDC Application H-011/26

Validation Location (From Plan 19R-1302)

Lot Addition
(H-442/76)
Registered in 1977

Subject Parcel
Created April 21, 1972
without consent
(Requires Validation)

