

Planning Justification Report

**1277 Mann Road, Township of
Selwyn, County of Peterborough**

Zoning By-law Application

D.M. Wills Project Number 25-85463



D.M. Wills Associates Limited

Partners in Engineering, Planning and
Environmental Services
Peterborough

May 2025

**Prepared for:
Corey Newman**

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Summary of Revisions

| Revision No. | Revision Title | Date of Release | Summary of Revisions |
|--------------|------------------|-----------------|----------------------|
| 1 | First Submission | May 2025 | Original Submission |
| | | | |
| | | | |
| | | | |

This report/proposal has been formatted considering the requirements of the Accessibility for Ontarians with Disabilities Act.

1.0 Introduction and Objectives

D.M. Wills Associates Limited (Wills) has been retained by Corey Newman (Client) to prepare this Planning Justification Report in support of a Zoning By-law Amendment (ZBA) application to permit the development of a secondary dwelling unit.

1.1 Purpose of Planning Justification Report

The purpose of this report is to outline the nature of the proposed ZBA and evaluate the application in the context of provincial and municipal policy including the Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP) including the local component, Draft County of Peterborough Official Plan, 2023 (NCOP), and the Township of Selwyn's Comprehensive Zoning By-law No. 2009-021 (ZBL).

1.2 Zoning By-law Amendment Application Objectives

The ZBA proposes to rezone the subject property from the existing Residential Type On (R1) zone and Development (D) zone to a site specific Residential Type One-XX (R1-XX) zone to permit the development of a secondary dwelling unit located more than 30 metres from the principal dwelling. The property has a dual zone including the R1 zone at the front of the property and the D zone located at the rear of the property. The proposed location of the second dwelling unit will be at the rear of the property within the current D zone and located approximately 50.0 m (164.04 ft) behind (east) of the primary dwelling. Therefore, the proposed site specific ZBA will include the removal of the dual zoning on the subject property and permit the proposed development.

2.0 Property Description

2.1 Property Location

The lands subject to this application are located at municipal address 1277 Mann Road and are legally described as Part NW ¼ Lot 13 Concession 7, Smith Part 1; Smith-Ennismore, in the Township of Selwyn, County of Peterborough, herein referred to as the subject property. This subject property is in the residential area of the rural settlement of Bridgenorth. Refer to **Figure 1 – Key Map**.



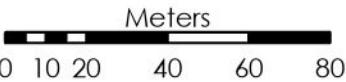
KEY MAP

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 1

Legend

 Subject Property



NAD 1983 UTM Zone 17N 1:1,861

Data Sources

| | |
|-----------------|-------------|
| Created In: | ArcMap 10.7 |
| Drawn By: | KS |
| Checked By: | DK |
| Map Date: | 4/08/25 |
| Project Number: | 25-85463 |
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USDA, NRCan, Parks Canada

2.2 Existing Development

The subject property has an area of approximately 4,087 m² (1.0 acre) with approximately 24.38 m (79.99 ft) of frontage onto Mann Road. The subject property is currently developed with a 2-storey single detached dwelling, an attached garage, and a deck located at the front and rear of the dwelling. The residential dwelling inclusive of the attached garage is approximately 235.97 m² (2,539.96 ft²) in area. The balance of the land is manicured lawn. Refer to **Figure 2 – Existing Development**.



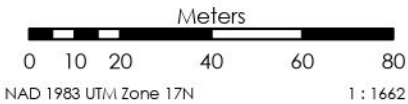
EXISTING DEVELOPMENT

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 2

Legend

-  Subject Property
-  Existing Dwelling
-  Attached Garage
-  Deck
-  Existing Entrance



Data Sources

| | |
|-----------------|-------------|
| Created In: | ArcMap 10.7 |
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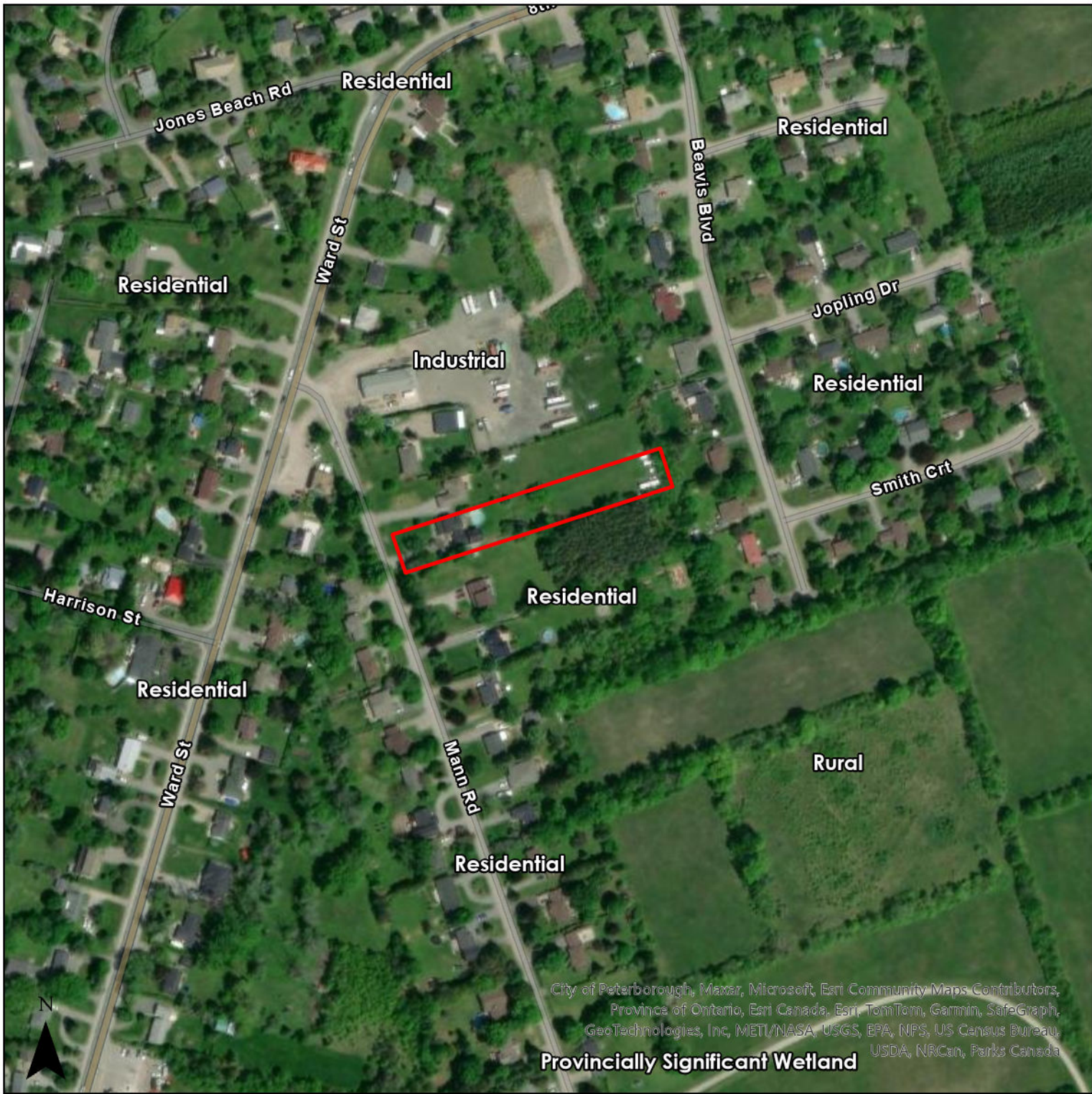


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2.3 Surrounding Land Uses

The surrounding land uses consist of predominantly residential uses, with some industrial, commercial, and rural lands. Land to the north consists of residential uses, primarily single detached dwellings; however, before reaching County Road 18, there are some industrial lands that service H Burley Truck & Bus Repair. Lands to the east and south are predominantly residential in nature until the extent of the settlement area, where rural and agricultural uses begin. Lands to the southwest of the subject property become denser with development along Chemong Lake forming the downtown of the Village of Bridgenorth. Land to the west consists of residential uses with one commercial property servicing the Silver Stone Restaurant before comprising of various residential uses until the extent of Chemong Lake. Refer to **Figure 3 – Surrounding Land Uses**.



SURROUNDING LAND USE

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 3

Legend

 Subject Property

NAD 1983 UTM Zone 17N 1:14,776,578

Data Sources

| | |
|-----------------|-------------|
| Created In: | ArcMap 10.7 |
| Drawn By: | KS |
| Checked By: | DK |
| Map Date: | 4/08/25 |
| Project Number: | 25-85463 |

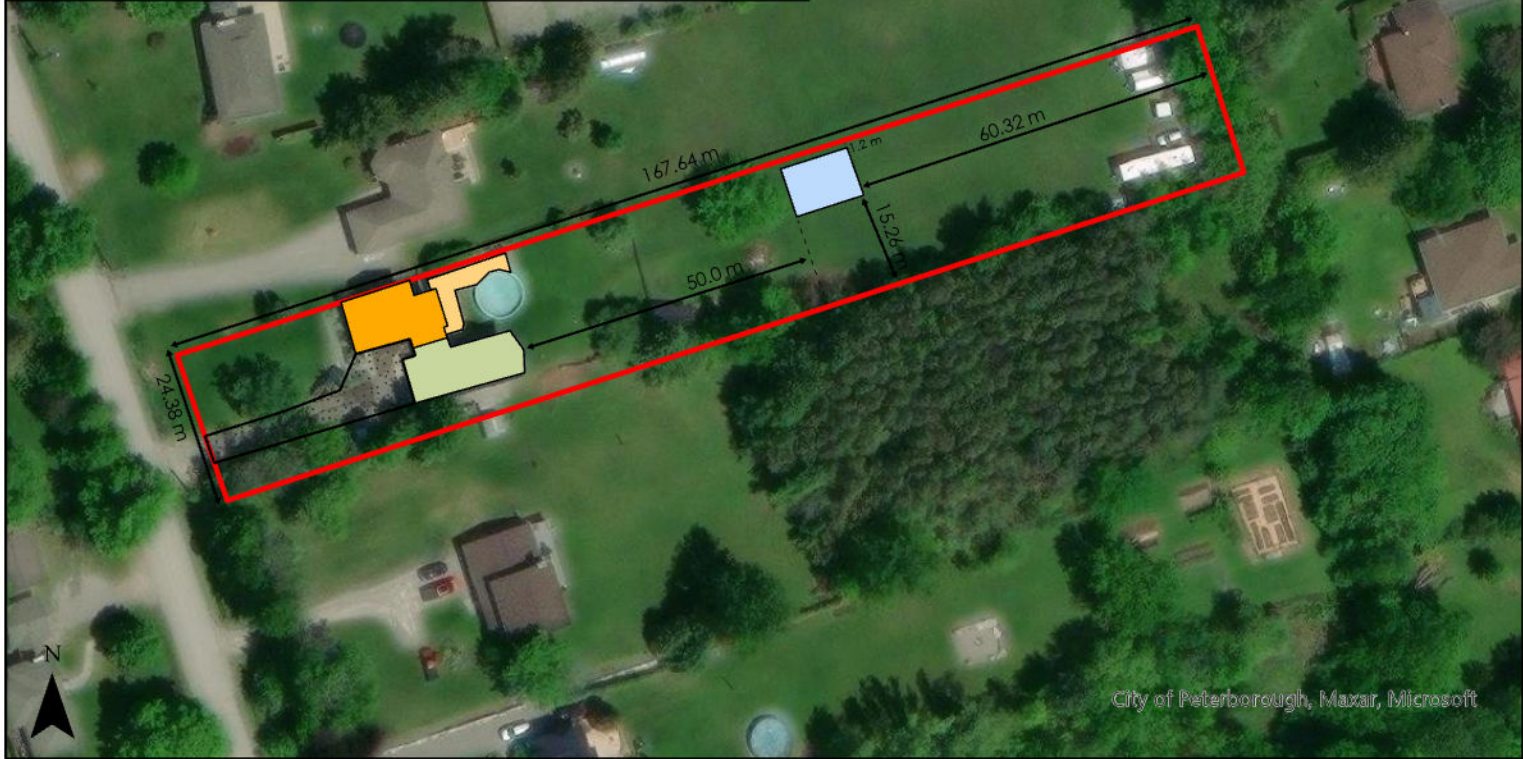
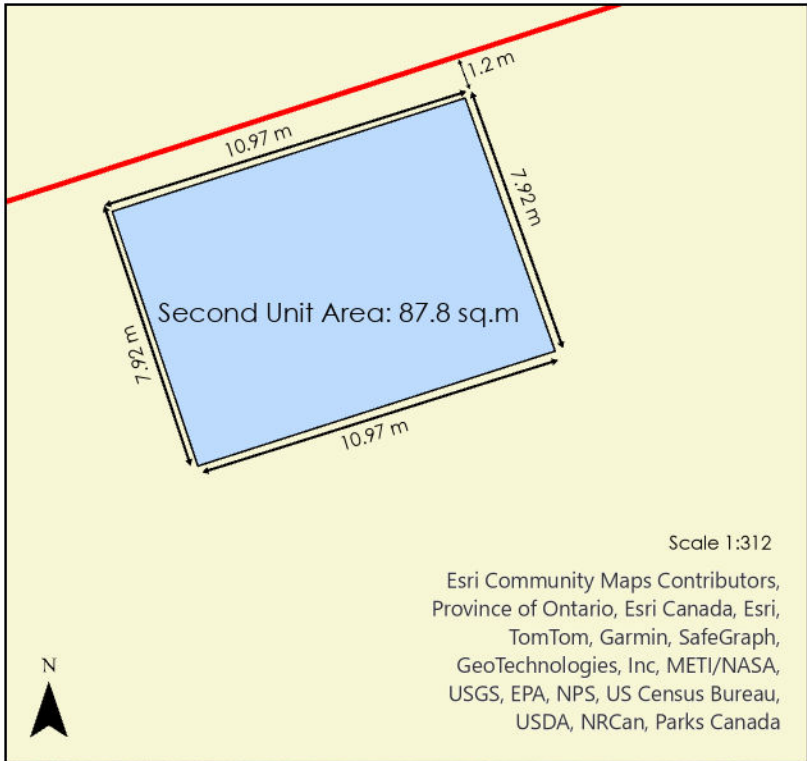


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2.4 Proposed Development

The proposed development is a secondary dwelling located at the rear of the subject property. The proposed secondary dwelling will be located 50.0 m (164.0 ft) to the rear of the existing dwelling and will be accessed by extending the existing driveway past the garage on the south side, travelling directly to the secondary dwelling providing a parking area beside the additional unit. The secondary dwelling will be approximately 87.8 m² (945.07 ft²) in size with a height of 4.45 m (14.6 ft) from grade, significantly smaller than the primary dwelling. The secondary dwelling will be serviced by the existing well and a new individual septic tank located to the rear of the secondary dwelling. Refer to **Figure 4 – Proposed Development, Appendix A – Elevation Drawings**.



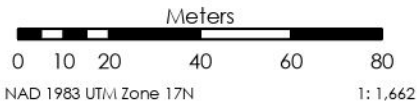
PROPOSED DEVELOPMENT

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 4

Legend

- Subject Property
- Existing Dwelling
- Attached Garage
- Deck
- Existing Entrance
- Proposed Secondary Dwelling



Data Sources

| | |
|-----------------|-------------|
| Created In: | ArcMap 10.7 |
| Drawn By: | KS |
| Checked By: | DK |
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| Project Number: | 25-85463 |
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3.0 Project Background

3.1 Pre-Consultation Meeting

The owner attended a Pre-Consultation Meeting on March 19, 2025, with the County of Peterborough, Township of Selwyn, and applicable agencies to determine the feasibility of the proposed development.

Through this review, the Township noted that the rear portion of the property where the secondary dwelling unit is proposed is zoned 'Development (D)' which prohibits any new development or site alteration without a rezoning to the appropriate zone for the use. Therefore, it was determined that the subject property would require a ZBA to permit the proposed development. It was also noted that the Township was unsure as to how and when the 'Development (D)' zone was implemented for the subject property and surrounding lots and that a change to the zone would be implemented at the time of the Township's next comprehensive review of the ZBL.

For the proposed development to comply with the Township's ZBL, the subject property must undergo a ZBA to rezone the property from the 'Development (D)' zone and 'Residential Type One (R1)' zone to a site-specific 'Residential Type One-XX (R1-XX)' zone. It was stipulated for the Township to deem the ZBA complete, a Planning Justification Report, Conceptual Site Plan, Concept Elevation Drawings and Floor Plans for the secondary dwelling would be required.

4.0 Policy Framework

The following provincial and municipal land use policy documents contain policies that relate to the proposed ZBA and future development of the subject property. The policy documents include the Planning Act, R.S.O. 1990, Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP), the New County of Peterborough Official Plan, 2023 (NCOP) and Township of Selwyn Comprehensive Zoning-Bylaw No. 2009-021 (ZBL).

4.1 The Planning Act

Restrictions for residential units

35.1 (1) *The authority to pass a by-law under section 34 does not include the authority to pass a by-law that prohibits the use of,*

(a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

(b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or

(c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units. 2022, c. 21, Sched. 9, s. 9.

4.2 Provincial

4.2.1 Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 2 of the PPS outlines policies for Housing;

2.2 Housing

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
 - a. *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
 - b. *permitting and facilitating:*
 1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
 - c. *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
 - d. *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

Section 2.3 of the PPS outlines policy regarding Settlement Areas

2.3.1 General Policies for Settlement Areas

1. *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
2. *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a. *Efficiently use land and resources;*
 - b. *Optimize existing and planning infrastructure and public service facilities;*
 - c. *Support active transportation;*
 - d. *Are transit-supportive, as appropriate; and*
 - e. *Are freight-supportive*
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
4. *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
5. *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
6. *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

Section 3.6 of the PPS outlines the policies regarding the required sewage, water and stormwater services and facilities for new development.

3.6 Sewage, Water and Stormwater

1. *Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) *ensure that these services are provided in a manner that:*
 1. *can be sustained by the water resources upon which such services rely;*

2. *is feasible and financially viable over their life cycle;*
 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 4. *aligns with comprehensive municipal planning for these services, where applicable.*
- 2. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.**

4.3 Municipal

4.3.1 County of Peterborough Official Plan, 1994

The County of Peterborough Official Plan (COP) sets the land use and planning framework for local official plans and decision making. The COP outlines a long-term vision for the County's physical form and community character. The subject property is identified as being in a 'settlement area' and more specifically a Growth Centre (Bridgenorth).

4.2 Settlement Areas

4.2.1 Goal

To provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space, maintain County unity and retain local community identity

4.2.2 Objectives

- *to identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas;*
- **to encourage a full range of living and employment opportunities by the creation of complete communities;**
- *to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible;*
- *to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses;*

4.2.3 Policies

- *The County Official Plan identifies growth areas as identified in the local official plans, and further that changes to those areas will require amendments to the local official plan and County Official Plan. These growth areas consist of the Settlement Areas listed below.*

Local Municipality

Selwyn – Lakefield, **Bridgenorth**, Young's Point, Ennismore, Buckhorn

All land areas beyond those settlement areas listed above will be regulated and directed by policies in Section 4.3, Rural and Cultural Landscape or except as defined in Section 4.1 - Natural Environment or Section 4.4 - Shoreland Areas and the Waterfront

- The establishment of new settlement areas will not be permitted.

The following policies apply to the Settlement Areas:

- The Council recognizes that in order to efficiently utilize existing and potential services and facilities; achieve minimum population thresholds to support commercial activities; and protect and conserve natural resources and features, future growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future. Where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems. Servicing by individual on-site systems for expansions of settlement area boundaries in local Official Plans or subdivision proposals in Settlement Areas may proceed only after consideration has been given to the potential of the Settlement Area to accommodate further growth. This assessment will address the maximum number of households and other facilities which can be accommodated within the Settlement Area without adversely impairing the hydrogeological regime or long-term viability of suitable drinking water supply. Where possible, the County will assist local municipalities to secure financial support for the operation and/or expansion of servicing systems.
- Local Official Plans shall recognize their respective settlement areas and identify those which have been selected for future growth and development;
- Land use designations and detailed policies for existing and future growth settlement areas will continue to be the responsibility of local municipalities in their Official Plans;
- Where possible, but especially for development on full services, mixed-use developments, narrowing of streets, reducing parking requirements, incorporation of pedestrian walkways/linkages, open spaces, variations of lot sizes, unit types, and a mix of storefront retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods for residents. Smaller driveways, wider sidewalks, curbside parking and narrower streets are also encouraged.
- Development in Settlement Areas should be as compact as possible based on the type of servicing available. In addition, development should occur in depth rather than in an extended linear form along existing roads.

5.0 Other Strategic Components

5.1 Housing

5.1.1 Goal

- to provide opportunities for a range of housing by type and density to be built throughout the County to respond to the varying needs of the permanent population based on demographic, income, market and special needs considerations.

5.1.2 Objectives

- to encourage the provision of affordable housing and **a variety of housing types on a County-wide basis;**
- to ensure opportunities for a range of housing options and support services for seniors and people with special needs throughout Peterborough County;
- to ensure adequate land is designated by local municipalities to accommodate anticipated growth for future residential development over a ten year period;
- to maximize the efficient use of land, buildings and services, consistent with good planning principles.

5.1.3 Policies

5.1.3.1 – General

- **The County promotes the orderly development of new housing which makes efficient use of existing transportation, education, recreation, commercial and servicing systems and facilities in accordance with the Settlement Areas policies of Section 4.2 of this Plan;**
- In order to provide housing that addresses the County's demographic and income characteristics, the County shall support the provision of housing that meets the objectives contained in the report "Housing Needs Analysis and Strategies for Peterborough City and County (2003)";
- The County shall encourage cooperation among various levels of government and the private and non-profit sectors in order to achieve these housing targets;
- Local municipalities shall provide a range and mix of housing in their municipalities to accommodate their projected growth over a 20 year time-frame;
- Local municipalities shall provide opportunities for affordable housing taking into account their share of the County's households, an analysis of local housing needs as well as infrastructure constraints;
- The County shall ensure, in partnership with the local municipalities, that appropriate information and other opportunities are made available for the private, public and non-profit sector to supply a full range of housing types;
- Local municipalities are encouraged to:

- establish annual housing targets based on consideration of housing mix, housing tenure, seniors housing, affordable housing needs and housing for persons with special needs;
- establish a short-term inventory of serviced land adequate to meet demands for all types of housing;
- The County shall participate, in partnership with the local municipalities, in the monitoring of housing development across Peterborough County;

In order to create complete communities, make efficient use of infrastructure, promote sustainable alternative modes of transportation, plan walkable communities having a range of housing types, the careful development of greenfield areas is necessary. The County shall, where a need for affordable housing has been identified, give a higher priority to reviewing a proposal which provides an affordable housing component

5.1.3.2 Residential Intensification

- **The County shall encourage local municipalities to permit residential intensification developments where servicing, the physical potential of the building stock, and the physical potential of the site(s), are deemed appropriate and suitable for intensification;**
- Residential intensification development forms include, but may not be limited to conversion, infill, redevelopment, the creation of rooming, boarding and lodging houses, garden suites and the creation of accessory apartments;
- Local Official Plans shall consider site specific criteria relating to the physical character of infill or redevelopment projects which may include building height, lot coverage and parking.

Section 6 of the County Official Plan outlines planning policies in correlation to the local component The Township's Official Plan designates the subject property 'Residential' on Schedule "A1-2" Land Use Plan – Urban Component Village of Bridgenorth. Section 6.3 provides policies specifically regarding the Urban Components, including the settlement area of Bridgenorth. Refer to **Figure 5 – Land Use**.

6.3.1 Planning Context

The Urban Component comprises the growth centres in the participating municipalities which are expected to accommodate the majority of growth in those municipalities over the planning period. The growth centres are identified on the land use schedules

The majority of new residential development along with the growth in commercial and industrial shall be directed to their designated growth centres and in particular to those areas with piped municipal services.

The growth centres shall provide a complete range of land uses including low and medium density housing, commercial, industrial, institutional and parks/open space uses.

Where full municipal services exist new development shall be required to connect to the municipal water and sanitary sewerage systems. **In other identified growth centres**

new development will continue to be serviced by private individual water supply and sanitary sewage disposal systems based on the results of the hierarchy of services analysis submitted in support of development applications.

While Bridgenorth and the Hamlet of Ennismore do not have piped municipal services, they are recognized as growth centres because of the prominent role they play as major service centres for residents and cottagers from the surrounding areas as well as for the travelling public. The Township will direct the majority of its urban growth opportunities to Lakefield with Bridgenorth and the hamlet of Ennismore accommodating the remainder within their existing designated urban boundaries. Section 6.2.3 contains policy for the hamlet of Ennismore.

6.3.2 Policies Applicable to Lakefield, **Bridgenorth**, and Norwood

The urban growth centres of Lakefield, **Bridgenorth** and Norwood have certain similarities pertaining to land use goals, objectives and policies. As such the following sections apply to all 3 urban areas with specific policies being referenced to address a particular circumstance. Following these land use policy sections, other policy sections appear and are organized on an individual urban centre basis. For land use categories that appear on the land use schedules but do not have corresponding policy appearing in this section then the policies of 6.2 shall apply.

b) General Principles – Bridgenorth

Growth within the Bridgenorth community shall be encouraged through the development of existing Residential designated lands in the area.

The COP functions as the lower tier Official Plan for the Township. In the local component the subject property is designated 'Residential' on Land Use Schedule 'A1-2' – Urban Component for the Village of Bridgenorth. Section 6.3.2.3 outlines the policy for the Residential designation.

6.3.2.3 Residential

a) General Principles

Separate Residential Policies for Lakefield appear in Section 6.3.3. **These Residential policies and designation shall be for low, medium and higher density Residential uses in Bridgenorth.**

b) Permitted Uses

The predominant use of land within the Residential designation shall be detached single-detached dwellings, semi-detached dwellings, multiple dwellings such as triplexes, fourplexes, row-houses and walk-up apartments and a converted dwelling.

c) Residential Policies

- i) The following policies shall apply to multiple dwellings within Residential areas:
 - a) Multiple dwellings shall be located adjacent to an arterial or a collector road or on a local road that connects directly to an arterial or collector road, provided that the local road does not pass through an established residential neighbourhood.

- b) A variety of multiple dwelling types shall be dispersed through the neighbourhood to prevent a concentration of any single type of dwelling within a given area.
- c) That care shall be taken to ensure that there is a gradual transition in densities between adjacent housing areas and that development will not over shadow or interfere with the view sheds of adjacent areas.
- d) Buffer planting for spatial separation shall be provided between groupings of multiple dwelling areas and single-detached areas.
- ii) The low, medium and higher density residential uses may be zoned in separate categories in the implementing Zoning By-law.

7.34 Second Units

Second Units can provide an effective form of intensification and increase the availability of affordable housing choices for residents. Second units are defined as a dwelling unit which is ancillary and subordinate to the primary dwelling unit that may be contained within the main building on a lot or in an accessory structure.

It shall be the policy of this Plan to permit a second unit within a single detached dwelling, semi-detached dwelling or townhome dwelling provided that the physical character of the dwelling is not substantially altered. Pursuant of this policy, the implementing Zoning By-law shall define second units and establish zone provisions which would consider the following criteria:

- a) **Only one second unit per single detached**, semi-detached, or row/townhouse dwelling will be permitted;
- b) A second unit may be contained within the primary residential dwelling or in a building accessory thereto, but not in both;
- c) Mobile homes are not permitted as second units;
- d) A second unit will not be permitted in waterfront areas/developments on private roads which are not maintained by the municipality and where emergency access may be limited;
- e) A second unit will not be permitted within a floodplain;
- f) A second unit shall not be permitted within 30 metres of the high water mark of any lake or major watercourse;
 - i. Notwithstanding subsection (f), in the Townships of Asphodel-Norwood, Douro-Dummer and Selwyn, a second unit may be permitted in a dwelling that is located within the 30 metre setback, in accordance with the Township's Zoning By-Law, provided any addition that is necessary to accommodate the second unit does not further encroach into the water setback. Under no circumstances will a second unit be permitted in an accessory building that is located within 30 metres of the high water mark.

- g) A second unit shall not be permitted within 300 metres of lakes that have been determined to be at development capacity;
- h) Adequate servicing must be available to service the second unit through either the municipal system or through individual, privately owned systems;**
- i) Second units connected to municipal services must be connected to the service lines of the primary dwelling to the Township's specifications;
- j) A second unit that is to be serviced via private water source must demonstrate an adequate source of potable water;**
- k) A second unit serviced via a private sanitary sewage disposal system must demonstrate to the satisfaction of Peterborough Public Health, or appropriate approval authority, the capacity of the system to do so;**
- l) Severance to subdivide a second unit from its primary residential dwelling will not be permitted
- m) A second unit must comply with the requirements of the Ontario Building Code, Ontario Fire Code, the Township's Comprehensive Zoning By-law and Property Standards By-law
- n) Existing Garden Suites may be considered as second units provided they conform to these policies and the zoning by-law.

4.3.2 New County of Peterborough Official Plan, 2023

The NCOP was adopted by Council in 2022 and is pending approval from the Ministry of Municipal Affairs and Housing (MMAH) prior to coming into effect. It sets out the County's land use and planning framework vision and direction for growth and development to the year 2051.

The subject property is designated 'Residential' on Map 'SEL-3' Land Use Schedule of the NCOP under Serviced Settlement Area and Bridgenorth Designations. The Residential designation permits a variety of housing types that encourage the intensification of the areas close to settlement areas and where there is available public transit to support the development. Section 4.2.2.2 of the NCOP provides policies for new development in the Residential designation;

4.2.2 Residential

The Residential land use designation is intended to recognize residential neighborhoods.

Permitted Uses

Permitted uses within the Residential designation shall include single-detached, semi-detached, duplex, three-plex, four-plex, street, block, stacked townhouses, apartments, retirement homes, group homes and special needs housing. Home occupations, home industries, private home daycare facilities, bed and breakfast establishments, schools,

and local commercial uses that serve the immediate neighbourhoods are also permitted.

Additional residential units may be permitted, subject to the policies of Section 5.6.2 of this Plan.

4.3.2.2 New Development

d) New development or redevelopment shall adhere to any design guidelines approved by the local Municipality, which may be attached as an appendix to this Plan.

e) In Bridgenorth and where applicable, all private water supply and sewage disposal systems shall satisfy the requirements of Peterborough Public Health, the applicable approval agency, or the Province.

5.6.2 Additional Residential Units

Additional residential units can provide an effective form of intensification and increase the availability of affordable housing choices for residents. Additional residential units are defined as a dwelling unit which is ancillary and subordinate to the primary dwelling unit that may be contained within the main building on a lot or in an accessory structure.

Additional residential units are permitted in a single detached dwelling, semi-detached dwelling or townhome dwelling provided that the physical character of the dwelling is not substantially altered. Pursuant to this policy, the implementing Zoning By-Law shall further define additional residential units and establish zone provisions which would consider the following criteria:

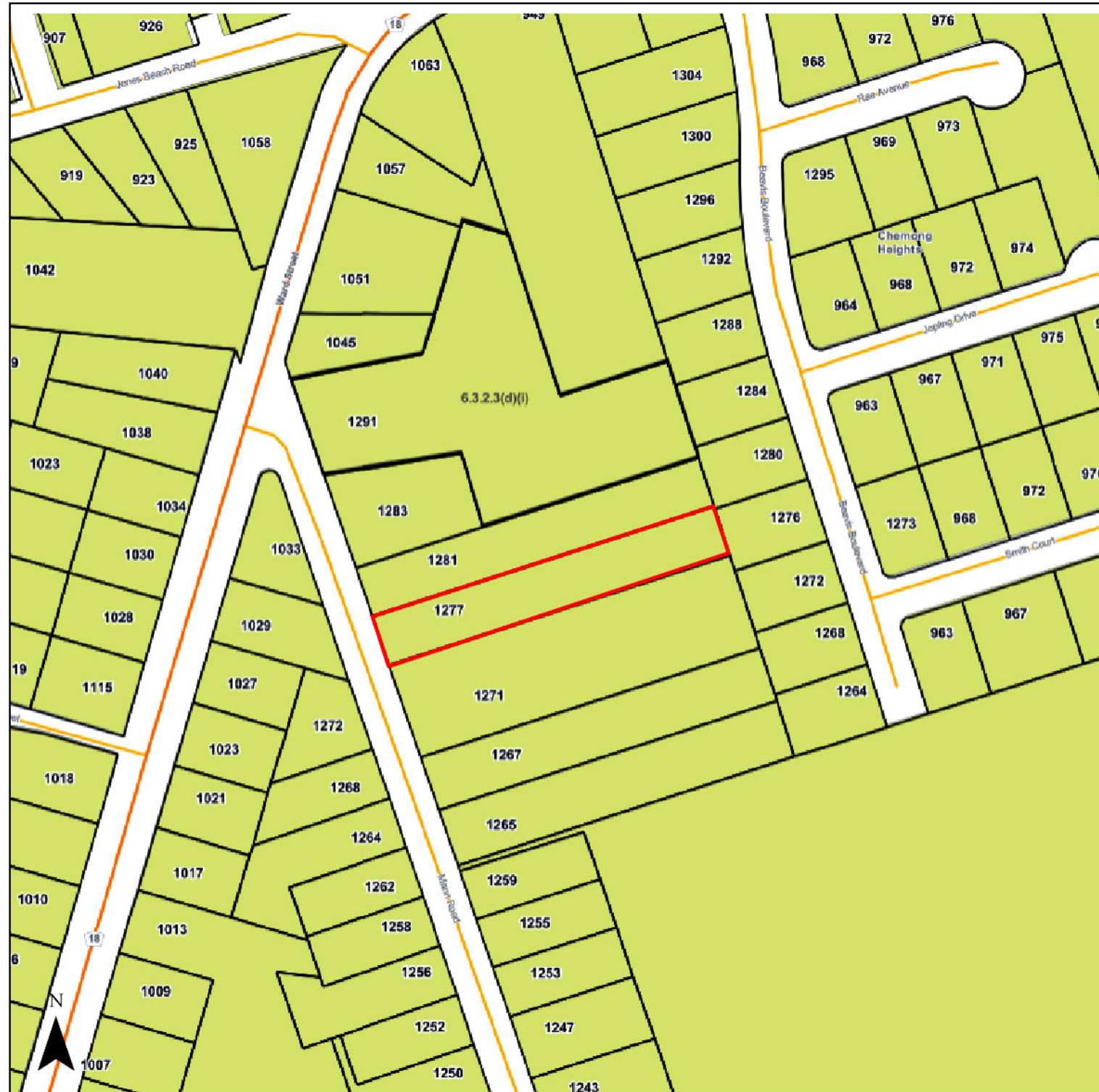
- 1) A maximum of two additional residential units per single detached, semidetached, or row/townhouse dwelling will be permitted.**
- 2) Additional residential units may be contained within the primary residential dwelling or in a building accessory thereto. A maximum of one additional residential unit may be permitted in an accessory building. Notwithstanding, where the lands are located on the Oak Ridges Moraine, additional residential units are not permitted in an accessory building.
- 3) Mobile homes are not permitted as additional residential units.
- 4) Additional residential units will not be permitted on private roads or on properties with water access only, where emergency access may be limited.
- 5) Additional residential units are prohibited within a floodplain and in areas adjacent to lakes that have been determined to be at development capacity
- 6) Adequate servicing must be available to service the additional residential units through either the municipal system or through individual, privately owned systems.**

8) Additional residential units that are to be serviced via private water source must demonstrate an adequate source of potable water.

9) Additional residential units serviced via a private sanitary sewage disposal system must demonstrate to the satisfaction of Peterborough Public Health, or appropriate approval authority, the capacity of the system to do so.

10) Severance to subdivide an additional residential unit from the primary residential dwelling will not be permitted unless it meets the relevant policies of this Plan for the creation of a new lot.

12) Additional residential units are not permitted where the residential use on the property is not the primary use.



OFFICIAL PLAN DESIGNATION

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 5

Legend

- Subject Property
- Residential
- County Road
- Township Road

Data Sources
County of Peterborough GIS

| | |
|-----------------|-------------|
| Created In: | ArcMap 10.7 |
| Drawn By: | KS |
| Checked By: | DK |
| Map Date: | 4/29/25 |
| Project Number: | 25-85463 |



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4.3.3 Township of Selwyn Comprehensive Zoning By-law No. 2009-021

The subject property is zoned 'Residential Type 1 (R1)' and 'Development (D)' on Map 2 to the Township's ZBL. Refer to **Figure 5 – Zoning**.

The R.1 zone allows for both a single-detached dwelling and a second unit, as long as it is in accordance with the provisions of Section 3.41 of this by-law. No person shall, within any Residential Type One (R1) Zone, use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.

4.9.1 Permitted Uses

4.9.1.1 Residential Uses

- a) *Single-detached dwelling;*
- b) Second unit in accordance with the provisions of Section 3.41 of this By-law;**
- c) *Existing semi-detached, duplex, or multi-unit dwellings;*
- d) *Type A home occupation use within the principal dwelling;*
- e) *Group home;*
- f) *Boarding, lodging or rooming house within a dwelling serviced by municipal water supply and sanitary sewers in accordance with the provisions of Section 3.49 of this By-law.*

The proposed location for the Secondary Unit is located within the D Zone. The following regulation apply within this zone:

4.24 Development

4.24.1 Permitted Uses

No person shall, within any Development (D) zone, use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.

4.24.4 Residential Uses

- a) *prohibited save and except where a dwelling existing at the date of the passing of this By-law*
- b) *Type A home occupation use.*

4.24.1.3 Accessory Uses

Uses, buildings, or structures accessory to any of the foregoing permitted uses specified under Subsection 4.24.1.1 and 4.24.1.2 hereof and in accordance with the provisions of Section 3.1 hereinafter set forth in this By-law.

As outlined in the Section 4.9.1.1 Residential uses, both the existing single detached dwelling and the proposed secondary unit are permitted in the R.1 zone. The rear

portion of the subject property is zoned 'Development (D)' which does not permit any proposed development or site alteration without the approval of a rezoning applicable to the proposed development. Further explained in section 4.9.1.1 of the ZBL, the proposed secondary unit must conform with section 3.41 Second Units.

3.41 Second Units

Notwithstanding any other provision of this By-law to the contrary, a second unit shall be permitted within a single detached dwelling, a semi-detached dwelling, a townhouse dwelling or within an accessory structure to these housing types in the permitted zones. The following provisions shall apply to regulate and govern such use:

- a) Only one second unit per single detached, semi-detached, or townhome dwelling is permitted
- b) Where a second unit is permitted on a lot, neither a garden suite, any rooming units such as a bed and breakfast nor a group home are permitted on that lot.
- c) The second unit may be contained within the principal residence dwelling or a building accessory to the residential dwelling, but not in both.
- d) The second unit is clearly subordinate to the principal residential dwelling unit; and shall not be greater in area than the principal dwelling unit.**
- e) If the second unit is located within the principal residential dwelling unit; and shall not be greater in area than the principal dwelling unit
- f) One (1) off-street parking space shall be provided for a second unit, in addition to any parking space required by this by-law for the other residential unit (s). The off-street parking associated with the dwelling units(s) may be stacked provided that the number of spaces so arranged does not exceed two (2)
- g) That second units which are located in accessory buildings which are detached from the principal dwelling shall comply with the following:
 - i. Be located no further than 30 metres from the principal dwelling;**
 - ii. Shall not be situated in the front or exterior side yard;
 - iii. If the second unit is situated in an accessory structure, the second unit shall not exceed the height of the principal structure;
 - iv. If the second unit is situated in an accessory structure within the Residential Type One (R1) or the Residential Type Two (R2) Zone, the second unit shall be limited to one (1) storey.**
 - v. If the second unit is situated above a detached garage within the Agricultural (A), Rural (RU), or Rural Residential (RR) zones, the entire structure shall be limited to 2 storeys or 8 metres in height;
 - vi. if the second unit is located within the Residential Type One (R1), Residential Type Two (R2) or Rural Residential (RR) Zone category, the second unit shall not be greater than 40% of the footprint area of the principal dwelling unit;**

- vii. *if the second unit is located within the Agricultural (A), or Rural (RU) Zone category, the second unit shall not be greater than 60% of the footprint area of the principal dwelling unit.*
- viii. *shall comply with the residential zone regulations of the respective zone;***
 - ix. *shall not be in the form of a mobile home;*
 - x. *shall not have a basement;*
 - xi. *if located in a serviced area is to be connected to the municipal water and sewer services through the existing dwelling; and*
 - xii. *shall not be permitted in the Lakeshore Residential (LR) zone.*
- h) *That private amenity space to be situated outdoors, which is a minimum of 7.5 m² with a dimension being no less than 1.5 metres to be provided. Such space may be provided in the form of a balcony, deck, or patio.*
- i) *That the second unit complies with the requirements of the Ontario Building Code and Fire Code.*
- j) *That the second unit shall be registered with the Township of Selwyn in accordance with the normal requirements of the Township;*
- k) *Notwithstanding the above, second units shall not be permitted:*
 - i. *Within a dwelling that is located in an Environmental Protection (EP) Zone or in a floodplain;*
 - ii. *Within a dwelling that is permitted accessory to a permitted non-residential use;*
 - iii. *On a lot containing a garden suite or a sleeping cabin;*
 - iv. *On properties without frontage on a municipally maintained road; or*
 - v. *Within a building that is accessory to i) or ii) above.*

"Dwelling" Shall mean a building or structure or part of a building or structure occupied and capable of being occupied for human habitation containing one (1) or more dwelling units.

"Dwelling Unit" Shall mean one (1) room or a group of rooms in a building used or designed or intended to be used as a single, independent and separate housekeeping establishment:

- a) *In which food preparation and sanitary facilities are provided for the exclusive use of such occupant(s); and*
- b) *Which has a private entrance from outside the building from a common hallway or stairway inside the building; but*
- c) *Does not mean or include a tent, cabin, trailer, mobile home, or a room or suite of rooms in a boarding rooming house, a hotel or motel or tourist establishment.*

“Dwelling Unit Area” Shall mean the aggregate of the floor areas of all habitable rooms in a dwelling unit, but excluding the thickness of any exterior walls.

“Habitable Room” Shall mean a room designed for living sleeping, eating or food preparation, including a den, library, sewing-room or enclosed sunrooms.

The current and proposed zoning regulations under are as provided in **Table 1 – Zone Regulations**.

Table 1 – Zone Regulations

| Regulation | R1 Zone Requirement | Existing Development | Proposed Development |
|---|-------------------------|---|---|
| Min. Lot Area | 4,050.00 m ² | 4,087 m ² | 4,087 m ² |
| Min. Lot Frontage | 45.0 m | 24.38 m | 24.38 m |
| Min. Lot Depth | 60 m | 167.64 m | 167.64 m |
| Max. Building Height | 11 m | Two-Storey | 4.45 m (One storey) |
| Min. Front Yard | 7.5 m | 27.43 m | 27.43 m |
| Min. Exterior Side Yard | 5 m | - | - |
| Min Rear Yard | 10 m | 121.29 m | 60.32 m |
| Min. Dwelling Unit Area | 92 m ² | Primary Dwelling: 136.98 m ² | Secondary Dwelling: 87.8 m ² |
| Max. Lot Coverage (all buildings & structures) | 20% | 6% | 8.4% |
| Max. Dwellings Per Lot | 1* | 1 | 2 |
| Min. Landscaped Open Space | 30% | 89.6% | 82% |

*As outlined in Section 4.9.1.1 Second Units are permitted in the R1 zone.

4.9.4.1 Interior Side Yard

The minimum interior setback shall be 4.8 m on one side and 1.2 m on the other side unless a garage or carport is attached to or is within the main dwelling in which case the minimum interior side yard setback shall be 1.2 m for both interior side yards.

4.9.4.2 Minimum Setback from Street

Minimum setback shall be 17.6 m except where the exterior side yard is adjacent a public street or road in which case the minimum setback from street centreline shall be 15 m.




ZONING BY-LAW

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 6

Legend

-  Subject Property
- R1 Residential Type 1
- R1-237 Residential Type 1 Exception 237
- D Development
- M2-594 Industrial Type 2 Exception 594

Data Sources
County of Peterborough GIS

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|-----------------|-------------|
| Created In: | ArcMap 10.7 |
| Drawn By: | KS |
| Checked By: | DK |
| Map Date: | 4/10/25 |
| Project Number: | 25-85463 |



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5.0 Planning Rationale

The proposed ZBA is consistent with and conforms to the applicable provincial and municipal policies as outlined above in **Section 4.0** of this report.

As outlined in section 35.1 (1) of the Planning Act, the development of ARUs cannot be prohibited through any local zoning bylaws as they are considered 'as of right' developments. The proposed development is a permitted use and subject to the local policies established by the municipality.

As directed through the PPS, the subject property is located within a settlement area which promotes the development of various housing forms, residential intensification and densities to support the achievement of complete communities as well as to accommodate current and project housing needs in the community. New housing must efficiently use land resources, infrastructure, public service facilities and support the use of active transportation, if available. The proposed will develop a second unit on private individual well and septic system, promoting the intensification of settlement areas with servicing that is available, feasible and can support the use.

The proposed development of a second unit maintains the legislation directed through The Planning Act and is consistent with the PPS.

The COP describes the subject property as a 'Settlement Area' in the Village of Bridgenorth, which encourages the development and intensification of residential opportunities to create complete communities. As outlined in the COP, the County promotes the development of a variety of housing types and densities that maintain the current population and prepare for future demand. The proposed emulates those objectives by proposing to intensify the subject property with a second unit.

In the local component of the COP, the subject property is designated as 'Residential', which permits the development and a range of other higher density residential developments, including secondary units. As per the policy requirements, the proposed development is subordinate in size to the primary dwelling, can be accommodated on site due to the large lot area, is not located within distance to an at capacity lake or a floodplain, is not a mobile home and can be adequately serviced by private services. It is understood that a severance to divide the primary and second dwelling units is not permitted and is not proposed.

The COP encourages that municipal services be utilized where possible. In this case, the primary dwelling is not connected to municipal service due to the lack of available municipal services in the Village of Bridgenorth. However, the COP outlines that adequate services must be available for the second unit through either the municipal system or individual, privately owned system. Therefore, the second unit will have its own individual well and septic services and does not conflict with the policy direction of the COP.

The NCOP, although not in effect yet, designates the subject property as 'Residential'. The Residential designation supports a variety of types of residential development and provides stipulations regarding the building of additional residential units (ARU), Second units. In the NCOP, the development of ARUs is permitted as it aligns with the objectives of intensification of residential areas and increasing affordable housing choices for residents. Additional regulations are provided in the NCOP, most notably, the ARU must be accessed from a public road, have adequate servicing (including private), and must be located on the same lot as the primary dwelling. The proposed development meets these minimum requirements and will maintain the intent of the NCOP when it comes into effect.

The front portion of the property is zoned Residential Type One (R1), which permits the development of a second unit. The proposed location of the second unit is located at the rear of the subject property, which was rezoned 'Development' (D) zone as of April 13, 2009. The 'Development (D) zone prohibits any residential or non-residential uses where they were not existing at the date of the passing of the by-law. Therefore, no development is permitted within this zone and requires a ZBA to construct the desired second unit.

To maintain consistency of the zoning on the property and to remove the dual zoning, the proposed ZBA will rezone the subject property to a Residential Type One Exception Zone (R1-XX) to permit the second unit in the rear yard of the property and to allow for a maximum distance of greater than 30 m between the principal dwelling and second unit. As outlined in **Table 1 – Zone Regulations**, the second unit has an area of 87.8 m² which is below the required dwelling unit area of 98 m². However, it is understood that the minimum dwelling unit area in the R1 zone is related to the principal building. A minimum dwelling area for second units is not stipulated in the ZBL but must be smaller than the main dwelling and as outlined in section 3.41 of the ZBL, second units shall not be greater than 40% of the footprint area of the principal dwelling unit. As proposed, the second unit is smaller than the primary dwelling and has a footprint area of 37.2% of the primary dwelling. The area of the primary dwelling is calculated inclusive of the attached garage as it is utilized as a bar area and workout space which is not a traditional use of a garage. Therefore, it is classified as a habitable room and is included in the dwelling unit area definition.

The proposed development conforms to all the zone regulations, except for the required 30 m (98.43 ft) maximum distance between the primary and second unit as outlined in Section 3.41. The second unit is proposed to be 50.0 m (164.04 ft) behind (east) of the primary dwelling to allow for sufficient space and privacy between the two residential dwellings and the related on-site servicing; therefore, additional relief is required from the ZBL.

6.0 Proposed Zoning By-law Amendment

A site-specific Residential Type 1 (R1) zone is proposed through the ZBA to remove the dual zone on the subject property to permit the development of a second unit and to increase the maximum distance between the primary dwelling and second unit and reads as follows:

"4.9.XX – Residential Type 1 (R1-XX) Zone

Notwithstanding any other provisions of this by-law to the contrary, within the Residential Type One-XX (R1-XX) zone, the following provisions shall apply:

Special Regulations

- i. The distance from the primary dwelling unit to the second unit shall be no more than 50.0 m (164.04 ft)"

Figure 7 – Proposed Schedule Amendment to the Township of Selwyn Comprehensive Zoning By-law illustrates the proposed zoning schedule.


ZONING BY-LAW AMENDMENT SKETCH

1277 Mann Road,
Township of Selwyn,
County of Peterborough

Figure 7

Legend

 Subject Property

 Lands to be Rezoned from
"Development (D)" zone &
'Residential Type 1 (R1) to a
Residential Type One-XX (R1-
XX)" Zone

Data Sources
County of Peterborough GIS

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| Created In: | ArcMap 10.7 |
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| Drawn By: | KS |
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| Checked By: | DK |
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| Map Date: | 5/05/25 |
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| Project Number: | 25-85463 |
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7.0 Closing

This report has been prepared in support of the Zoning By-law Amendment to implement a Second Unit on the subject property. The report provides an analysis of the applicable provincial and local policy documents in the context of the Zoning By-law Amendment.

It is our opinion that the proposed Zoning By-law Amendment to rezone the subject property from 'Residential Type One (R1)' and 'Development (D)' to a site-specific 'Residential Type One-XX (R1-XX)' is consistent with the development pattern of the surrounding land uses and supports the provision of intensifying residential development within identified settlement areas. In addition, the rezoning will ensure that the subject property aligns with the objectives of the Township to remove the Development (D) zone from the area to correct the error.

Based on the background information, the features on site and the forgoing review of the relevant policies, it is our opinion that the proposed zoning by-law amendment is consistent with and conforms to provincial and municipal policies and constitutes as good planning.

Respectfully Submitted,

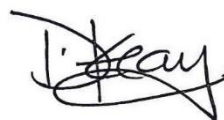
Written by:



Kate Steele, B.Sc.,
Junior Land Use Planner

KS/DK/jh

Reviewed by:



Diana Keay, RPP MCIP
Manager, Planning Services

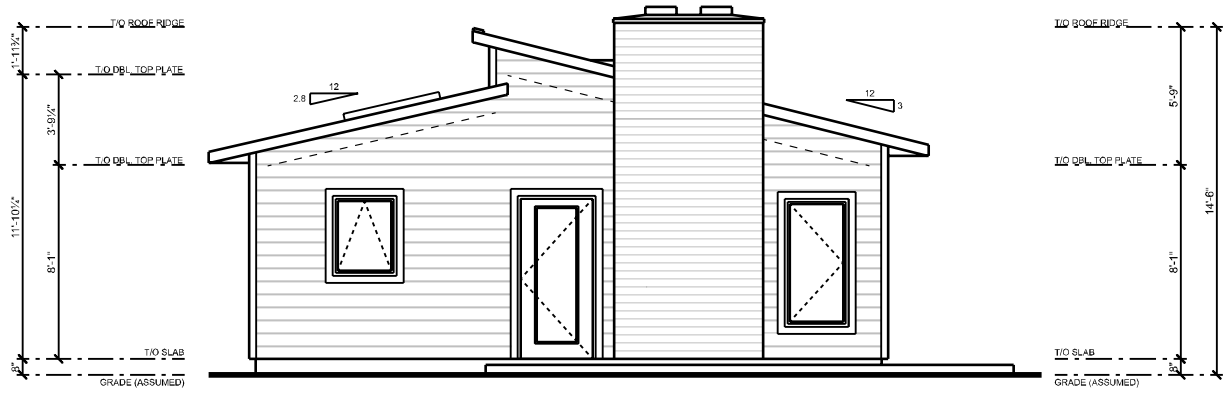
Appendix A

Elevation Drawings





SOUTH ELEVATION



WEST ELEVATION

NOT FOR CONSTRUCTION



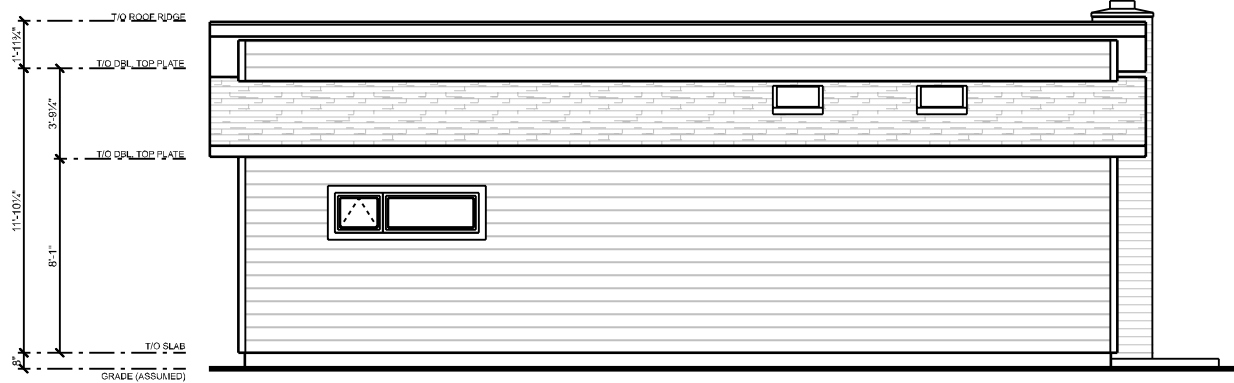
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Canada

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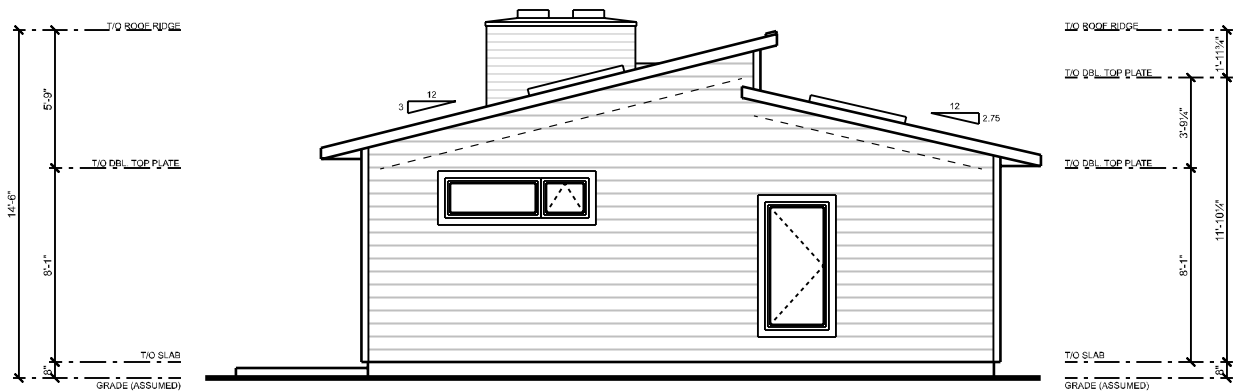
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| PROJECT: | |

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| PUFFIN | |
| DRAWING NAME: | DRAWN BY: |
| SOUTH & WEST ELEVATIONS | |

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| PROJECT NUMBER: |
| SHEET NUMBER: |
| A1 |



NORTH ELEVATION



EAST ELEVATION

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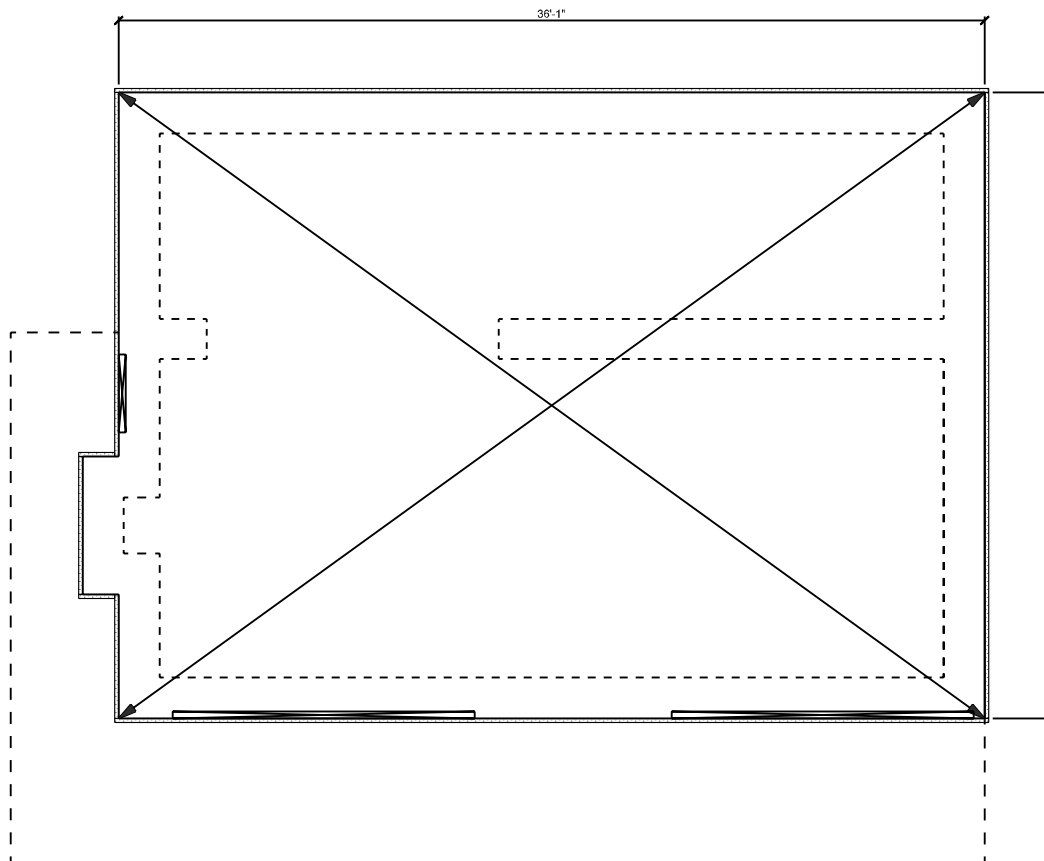
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SHEET NUMBER:

A2

PROJECT NORTH



FOUNDATION PLAN

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FOUNDATION PLAN

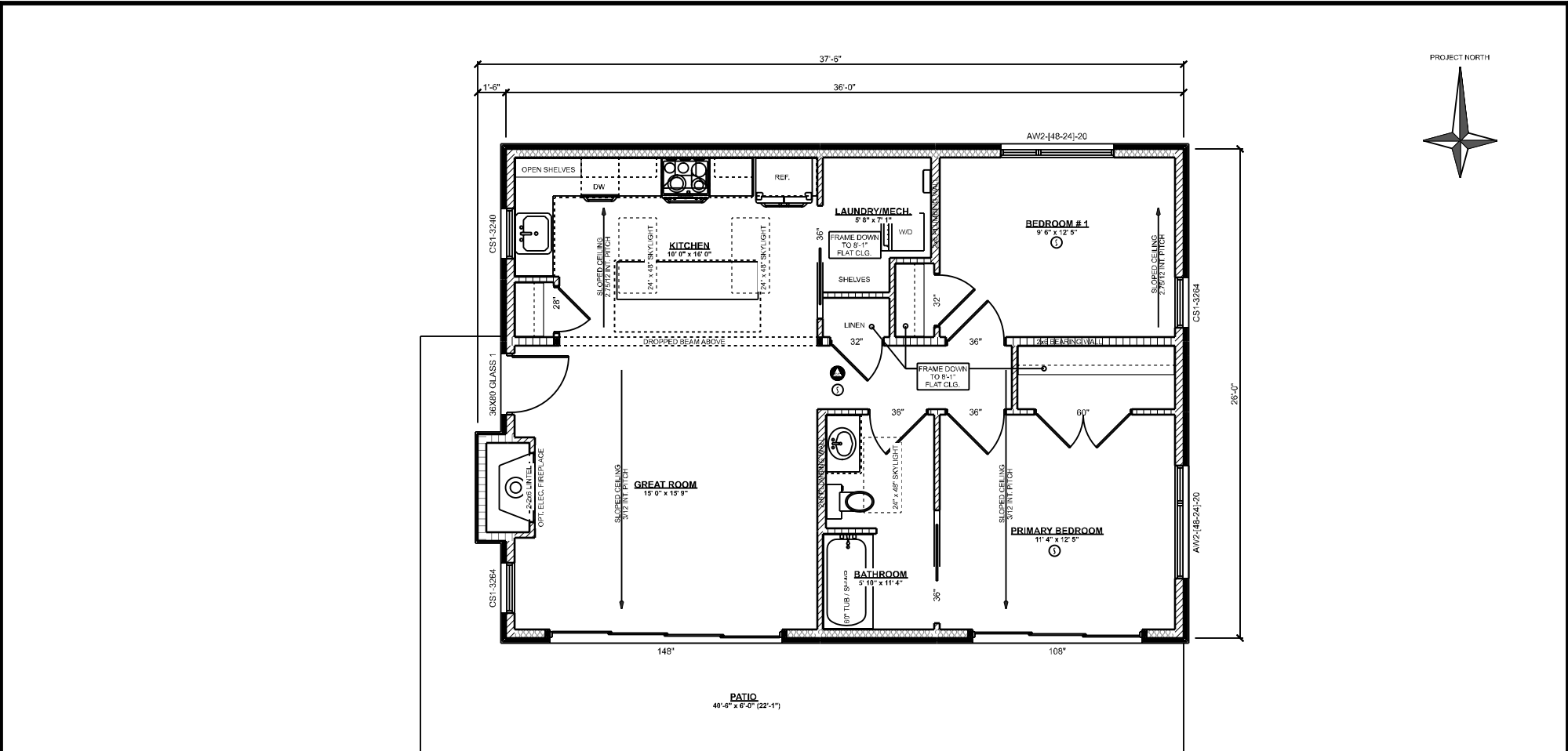
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A3

PRINT DATE: 6/11/2024



MAIN FLOOR PLAN

| AREA SCHEDULE | |
|---------------|---------------|
| NAME | AREA |
| MAIN FLOOR | 944.5 sq. ft. |

NOT FOR CONSTRUCTION



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34 Henry Street West
St. Jacobs, ON. N0B 2N0
Canada

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