

Planning Justification Report

**1565 County Road 18, Lakefield,
Township of Selwyn, County of
Peterborough**

**Zoning By-law Amendment
Application**

D.M. Wills Project Number 26-11230

D.M. Wills Associates Limited

Partners in Engineering, Planning and
Environmental Services
Peterborough

May 2026

**Prepared for:
WJ Canada c/o Robert Mac Lean**



W I L L S

Table of Contents

1.0	Introduction and Objectives	1
1.1	Zoning By-law Amendment Objectives	1
1.2	Purpose of Planning Justification Report	1
2.0	Property Description	1
2.1	Property Location	1
2.2	Existing Development.....	3
2.3	Surrounding Land Uses	3
2.4	Proposed Development.....	5
3.0	Project Background	7
3.1	Pre-Consultation Record.....	7
4.0	Supporting Technical Studies	8
4.1	Hydrogeological Study	8
4.2	Environmental Impact Study Addendum.....	9
4.3	Restoration Plan Addendum	9
4.4	Stormwater Management Report Addendum.....	9
5.0	Policy Framework	10
5.1	Provincial.....	10
5.1.1	Provincial Planning Statement, 2024.....	10
5.2	Municipal.....	13
5.2.1	County of Peterborough Official Plan, 1994.....	13
5.2.2	County of Peterborough New Official Plan, 2023.....	28
5.2.3	Township of Selwyn Comprehensive Zoning By-law No. 2009-021	35
6.0	Planning Rationale	44
7.0	Proposed Zoning By-law Amendment	47
8.0	Closing	49

Tables

Table 1– Zone Regulations	41
---------------------------------	----

Figures

Figure 1 – Key Map	2
Figure 2 – Surrounding Land Uses	4
Figure 3 – Conceptual Site Plan.....	6
Figure 4 – Excerpt from Schedule ‘A1’ of the Official Plan.....	27
Figure 5 – Excerpt from Map SEL-6 of the County New Official Plan.....	34
Figure 6 – Zoning	43
Figure 7 – Proposed Zoning By-law Schedule.....	48

Appendices

- Appendix A – Pre-Consultation Record
- Appendix B – First Nations Consultation

Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	First Submission	May 2026	Zoning By-Law Amendment 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 WJ Groundwater Canada c/o Robert Mac Lean (proponent) to prepare this Planning Justification Report (PJR) in support of a Zoning By-law Amendment (ZBA) for the proposed use of a Contractor's Yard on lands located within the Township of Selwyn (Township), County of Peterborough (County).

1.1 Zoning By-law Amendment Objectives

The Zoning By-law Amendment (ZBA) proposes to permit the use of a Contractor's Yard as an additional use within the existing building. The Contractor's Yard will include a warehouse, shop, equipment storage and maintenance, outdoor storage and wash bay. The current zone only permits 'dry' industrial uses due to the known lack of available groundwater, resulting in a Contractor's Yard not being permitted without a supportive Hydrogeological study. A new site-specific zone is required to permit the proposed use on the subject property.

1.2 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), County of Peterborough New Official Plan, 2023 (NCOP), and the Township of Selwyn Comprehensive Zoning By-law No. 2009-021 (ZBL).

2.0 Property Description

2.1 Property Location

The subject property is municipally known as 1565 8th Line, and legally described as Part of Lot 21, Concession 7; in the former geographic Township of Smith-Ennismore; now in the Township of Selwyn, County of Peterborough, herein referred to as the subject property. The subject property is located in a rural area of the Township within an industrial area, approximately 4 km west of the Village of Lakefield. Refer to **Figure 1 – Key Map**.



KEY MAP

1565 8th Line
Township of Selwyn
County of Peterborough

Figure 1

Legend

 Subject Property

Data Sources

Let Me Map 2.0 - Public <https://experience.arcgis.com/experience/dabc67fe5d17401192c602cfd088cd0a>



NAD1983 UTM ZONE 17N Scale: 1:2,000

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	DK
Map Date:	5/22/2026
Project Number:	11230



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9
P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
Copyright D.M.Wills 2023

2.2 Existing Development

The subject property is currently developed with a 1,114.84 m² vacant industrial warehouse with associated parking. The warehouse is located on the western side of the subject property, with grassed landscaped area encompassing the building. Within this landscaped area is the existing filter bed, dry hydrant and existing well for servicing. Access to the subject property is granted from the 8th Line (County Road 18) via a gravel driveway at the northeastern section of the property. Visitor and accessible parking are available along the front (north) of the property with additional parking along the eastern side of the property and the warehouse. Currently, there are a total of 39 parking spaces on the property, inclusive of one Type A parking space and two Type B parking spaces to support the existing development. Three loading spaces are also provided along the eastern side lot, near the rear of the warehouse.

Towards the rear of the subject property, the driveway circles providing sufficient turning radius for larger trucks. Finally, along the southern sections of the property is a grassed landscaped area inclusive of native shrubs and meadow plants to act as a buffer between the existing industrial development and the neighbouring Provincially Significant Wetland (PSW). No additional buffering or landscaping exists between the subject property and the neighbouring properties to the east as the adjacent uses are also industrial in nature and do not require any type of screening.

Historically, the subject property was serviced by a dug well and septic system. To ensure sufficient water capacity is available to support the proposed use, a drilled well has been established. The stormwater management of the subject property is currently facilitated by ditches that run along the rear to the western side of the lot, away from the PSW.

2.3 Surrounding Land Uses

The surrounding land uses consist of predominantly industrial development and rural uses. The lands to the north, across the 8th Line (County Road 18) is St. Mary's Canada Building Materials (CBM) Aggregate extraction site before transitioning into more traditional rural and agricultural uses (i.e., cropland, woodlands, etc.). The lands to the east consist of various industrial development, inclusive of the Delray Granite (Granite Supplier), Kawartha Stair & Rail Inc. (Stair Contractor), R & J Machine (Dock Builder), and the Rockwood Flagpole Company (Aluminium Supplier) all along the south side of the 8th Line. Continuing east past these developments, are rural land uses before entering into the Village of Lakefield. The lands to the south are rural in nature with some environmental features. There is an identified PSW abutting the southern property line of the subject property and the wetland extends from west to east along all the surrounding industrial developments. Finally, the lands to the west are a dense wooded area to the extent of the Terry Dunford Excavating company, another aggregate extraction site. Refer to **Figure 2 – Surrounding Land Uses**.



SURROUNDING LAND USE

1565 8th Line
 Township of Selwyn
 County of Peterborough
 Figure 2

Legend

 Subject Property


Data Sources

Let Me Map 2.0 - Public <https://experience.arcgis.com/experience/dabc67fe5d17401192c602cfd088cd0a>



NAD1983 UTM ZONE 17N Scale: 1:2,441

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	DK
Map Date:	5/22/2026
Project Number:	11230



D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com
 Copyright D.M.Wills 2023

2.4 Proposed Development

The 'Contractor's Yard' is proposed to operate on the subject property from the existing warehouse and shop, and the identified outdoor storage location. Since the subject property is developed in the form of industrial warehouse that can support this type of use, no site alteration is proposed at this time. The proposed use will utilize the 39 existing parking spaces for staff and visitor parking in addition to the three loading spaces for business operations. The proposed development also includes the installation of a washing station. Please see **Figure 3 – Conceptual Site Plan** which shows the existing conditions of the subject property.

3.0 Project Background

3.1 Pre-Consultation Record

On January 21, 2026, the proponent and Wills staff attended a pre-consultation meeting with the Township, County, and applicable agencies to garner feedback on the proposed development. Below is a summary of the discussion and comments received to submit a complete application in support of the proposed use.

The County Planning Department indicated that the intended use would be consistent with the current Official Plan (1994) and no amendment to permit the new use would be required. The County also indicated that the 'Environmental Constraints Area (ECA)' designation is not a concern since they are conceptually delineated. If where more accurate and decisive information is provided, that information is to be followed without the requirement of an Official Plan Amendment (OPA). Staff provided that more accurately delineated information is provided in the Township's Zoning By-law which does not identify an ECA area along the west property line and identifies an unevaluated wetland along the south. The Zoning By-law does not identify any environmentally sensitive area on the subject property. No other comments from the County Planning Department were made.

The Township Planning Department had indicated that the existing building has not been given occupancy due to some minor construction to be finalized before the permit can be issued. The Township had indicated that the current use that is subject to the Site Plan Agreement only requires limited water consumption and is considered a 'dry' use. Currently, the only water consumption would be from kitchenette and washroom services. The proposed development of a contractor's yard for equipment storage and maintenance is not considered a 'dry' use and would require a Hydrogeological Assessment to ensure that the projected consumption by the proposed use can be supported, and the potential effluent generated on-site remain low.

Township Planning Staff also indicated that an amendment to the Site Plan Agreement would not be needed since the no new buildings or structures are proposed. A revised site plan showing the proposed revised parking area and outdoor storage for the proposed use is required as part of the ZBA submission to show the minor site alteration and maintain an up-to-date site plan at the Township. Addendum reports to the previous Stormwater Management Report, Environmental Impact Study, and Restoration Plan submitted as part of the existing Site Plan Agreement are required to reflect the proposed use of the property and as-built structures.

The Otonabee Region Conservation Authority (ORCA) indicated that the subject property is outside of any mapped natural hazard features, however, it is proposing development adjacent to a wetland which was previously delineated to be within a restoration area/setback area. The proposed development does not conflict with the policies of Chapter 5 of the PPS.

Finally, it was noted that First Nations Consultation was required prior to submitting the formal ZBA application to the Township.

Overall, the pre-consultation record provided a list of submission requirements which include a Hydrogeological Assessment and amendments to reflect the proposed development on the Site Plan, Environmental Impact Study, Stormwater Management Report, and Restoration Plans. Although not discussed at the meeting, a Planning Justification report is required to support the ZBA application as well as indicated in the record. Refer to **Appendix A – Pre-Consultation Record**.

4.0 Supporting Technical Studies

As provided in the Record of Pre-Consultation dated January 21, 2026, the following technical studies were prepared in support of the proposed rezoning of the subject property. A summary of each report is provided below.

4.1 Hydrogeological Study

A Hydrogeological Study was conducted and prepared by Wills, dated May 26, 2026. Wills completed a pumping test on the existing dug well on April 1, 2026, which indicated the existing well could not support the water taking needs of the proposed new use. As a result, a new drilled well and hydraulic testing was conducted to demonstrate sufficient groundwater quantity and quality is available.

On May 11, 2026, a 6-hour duration pumping test was conducted on the new drilled well to determine production yield, maximum pumping rate, well recovery and groundwater quality. The anticipated water taking needs for the proposed new use were estimated based on the MECP D-5-5 procedure which indicates a water demand rate of 37.5 L/min. As for this MECP D-5-5, a pumping rate of at least 13.7 L/minute is required for the 6-hour pumping test assessment. The pumping tests were conducted at a constant rate of 38 L/minute which approximates the MECP D-5-5 prescribed test rate for the proposed development. In addition, the recovery time to a 100% was 6 minutes. As a result, it is not expected groundwater availability to be a limiting factor for the proposed new use.

Two groundwater samples were collected from the pumping well during the pumping test (at the 1-hour and 6-hour pumping test intervals) and submitted to SGS Canada Inc. for analysis of select physical, chemical and biological parameters for comparison to the Ontario Drinking Water Quality Standards. The samples determine hardness, manganese, and sodium in both, with turbidity in the first sample and total coliform in the second sample. The water treatment system for the new use should consider the noted exceedances. Commercial filtration and commercial water softening may be used to effectively remove these features and to treat elevated levels of hardness.

4.2 Environmental Impact Study / Restoration Plan Addendum

An Environmental Impact Study (EIS) and Restoration Plan Addendum was prepared by Wills, dated May 26, 2026. The results of the review determined that the existing development as it exists on site does encroach further into the wetlands and woodlands surrounding the property. Overall, the mitigation measures provided in the initial EIS prepared by GHD Limited, 2022, are still applicable. As part of the new use, an outdoor equipment wash station within the existing impervious asphalt area may increase sediment loading, potentially impact the quality of runoff to the adjacent environmental features. The Stormwater Management (SWM) Brief, prepared by Wills and further elaborated below, indicates the stormwater quality control is consistent with Ministry of Environment, Conservation, & Parks (MECP) Stormwater Management guidelines and achieve 80% removal of total solids through the existing oil-grit separator and enhanced grassed swale situated at the southeast corner of the subject property. Therefore, no negative impacts to water quality, the surrounding natural heritage features and fish habitat are anticipated given the oil-grit separator is maintained on a quarterly basis. A Restoration Plan was also prepared by GHD Limited (2023), and similarly to the EIS, since the subject property has not changed and is not proposed to experience any site alteration, the overall size of the restoration area remained largely unchanged. However, a chain link fence along southern portion of the subject property is proposed to ensure the achievement of the objectives of the in the original Restoration plan.

Overall, based on the identified environmental features and mitigation measures provided in the original EIS and Restoration Plan provided by GHD Limited, the new use can be accommodated on the site without significant negative impacts on the surrounding natural heritage features.

4.3 Stormwater Management Brief

A SWM Brief was prepared by Wills and dated May 22, 2026, to determine how the new use and proposed introduction of a wash station will impact the SWM on the site. The initial Stormwater Management Report prepared by M.J. Davenport & Associates (July 2022) was reviewed as the baseline for comparison with the proposed development and to assess any implications to stormwater management associated with the revised site activities.

The existing stormwater quantity control is achieved by directing runoff from a portion of the building roof and the asphalt parking area to orifice-controlled parking lot storage. Controlled discharge is then conveyed to an enhanced grassed swale located at the southeastern corner of the site. The existing stormwater quality control is provided by an oil-grit separator and enhanced grassed swale. Collectively, they provide an overall total suspended solids removal efficiency of 80%, consistent with MECP stormwater management guidelines.

No additional impervious areas or site grading changes are proposed that would alter existing drainage patterns. As such, the existing stormwater management system is considered adequate to support the proposed use without modification.

Calculations were completed to determine the potential impact of sediment-laden runoff on the existing oil-grit separator unit from the wash station. It was concluded that increased sediment loading can be expected. However, the additional loadings can be effectively managed through routine maintenance of the unit. A sediment control device is also recommended within the upstream catch basin to provide pre-treatment and to reduce sediment loading to the unit. Overall, the existing stormwater management system is considered adequate to support the proposed use.

4.4 First Nations Consultation

On March 30, 2026, a request for review and comment inclusive of the updated Site Plan was sent to all seven of the Williams' Treaties First Nations Communities regarding the proposed new use on the subject property. Only one response was received from Curve Lake First Nations indicating that their Consultation Lead was out of office, and they would respond upon their return. A follow up was sent April 7, 2026, and no comments were received. Refer to **Appendix B – First Nations Consultation**.

No further comments or concerns were made, however, as part of the circulation of the submission once deemed complete, if any new comments are provided, they will be addressed accordingly.

5.0 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 Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP), County of Peterborough New Official Plan, 2023 (NCOP), and the Township of Selwyn Comprehensive Zoning By-law No. 2009-021 (ZBL).

5.1 Provincial

5.1.1 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.

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable rural areas should be supported by:*
 - a. *building upon rural character, and leveraging rural amenities and assets;*
 - b. *promoting regeneration, including the redevelopment of brownfield sites;*
 - d. *using rural infrastructure and public service facilities efficiently;*

- e. *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
2. *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*
3. *Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.*

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*
 - a. *The management or use of resources;*
 - g. *other rural lands uses.*
2. *Development that can be sustained by rural service levels should be promoted.*
4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*

2.8 Employment

2.8.1 Supporting a Modern Economy

1. *Planning authorities shall promote economic development and competitiveness by:*
 - a. *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
 - b. *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 - c. *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
 - d. *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
 - e. *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*
2. *Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.*

3. *In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the longterm economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.*

3.6 Sewage, Water and Stormwater

4. *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 on-site 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.*

4.1 Natural Heritage

1. *Natural features and areas shall be protected for the long term.*
2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
3. *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
4. *Development and site alteration shall not be permitted in:*
 - a. *Significant wetlands in Ecoregions 5E, 6E, and 7E1;*
5. *Development and site alteration shall not be permitted in:*
 - a. *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

4.2 Water

1. *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - e) *implementing necessary restrictions on development and site alteration to:*

1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*

2. *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*

5.2 Municipal

5.2.1 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 Peterborough's physical form and community character.

The subject property is designated as 'Rural and Cultural Landscape' in the County of Peterborough Official Plan. The subject property is also designated as 'Rural Industrial' and 'Environmental Constraint Areas' on Schedule 'A1' of the Land Use -Rural Component for the Smith and Ennismore wards. The rear of the subject property is also subject to PSW and unevaluated wetlands overlay. Refer to **Figure 4 – Excerpt from Schedule 'A1' of the Official Plan.**

4.1 Natural Environment

The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic, and environmental health of local municipalities. In this regard, the County has identified the following areas to ensure that the appropriate land use and resource management protection policies are applied to them.

Natural Heritage Features

- *Wetlands*

4.1.1 Goal

- *to establish an approach which will protect and enhance natural features and ecological systems, conserve natural resources, reduce pollution and protect people and property from environmental hazards*

4.1.2 Objectives

- *to identify, preserve and enhance areas and ecosystems;*
- *to protect natural heritage features and areas from incompatible development*
- *to protect, improve or restore the quality or quantity of ground water and surface water features and their hydrologic functions;*

- *to encourage local municipalities within the same watershed to participate, coordinate and carry out similar environmental management initiatives and practices to promote conservation, protection, sustainability and enhancement of natural systems, features, and resources.*

4.1.3 Policies

4.1.3.1 General

Development and site alterations within provincially significant wetlands and in significant portions of the habitat of endangered and threatened species is not permitted.

However, with the exception of the Oak Ridges Moraine Policy, development or site alteration such as filling, grading and excavating may be permitted within or adjacent to the remaining natural heritage features listed in Section 4.1 of this Plan, provided that it has been demonstrated by an Environmental impact assessment that there will be no negative impacts on the natural features or ecological functions for which the area is identified.

4.1.3.4 Natural Heritage Features

- *The diversity of natural features in an area, and the natural connections between them, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing the linkages between and among natural heritage features and areas, surface water features, and ground water features.*
- *Local plans will designate on map schedules either in separate categories or as part of an environmental constraint, or similar, designation, significant natural heritage features when information becomes available through the County and/or the Ministry of Natural Resources;*
- *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above unless the ecological function of the adjacent lands has been evaluated in accordance with an environmental impact assessment as described in Section 4.1.3.1 and it has been determined that there will be no new negative impacts on the natural features or on their ecological functions.*

4.1.3.5 Water Resources

- *The quality and quantity of ground and surface water, and the hydrological functions of strategic water resource areas, will be protected, improved or restored;*

4.3 Rural and Cultural Landscape

The rural and cultural landscape represents all land areas outside of an identified settlement area, that are not:

- Shoreland areas as described in Section 4.4;
- Significant natural heritage features or other natural resources listed in Section 4.1;
- Utilized for transportation purposes, physical services and utilities;

Used for recreation and open space purposes.

4.3.1 Goal

- to preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry.

4.3.2 Objectives

- to permit an amount and type of development in the rural area consistent with maintaining its rural and cultural landscape;
- to provide for limited rural development and to ensure that such development does not threaten the quality or quantity of ground and surface water;

4.3.3 Policies

Notwithstanding the description of the rural and cultural landscape at the beginning of Section 4.3, the policies of Section 4.3.3 apply wherever relevant throughout the County.

4.3.3.1 General

- Rural areas will generally be the focus of resource activity, resource based recreational activity and other rural land uses. The County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas;
- Development shall be appropriate to the infrastructure which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure;
- Research in the fields of soil science and hydrogeology has concluded that fractured bedrock aquifers can be contaminated by micro-organisms originating from untreated septic tank effluent and urban runoff. To minimize the risk of contamination to water resources, it is policy of the County that development permitted by local municipalities be directed to areas where the depth of soil is sufficient to retain and treat micro-organisms, as well as provide a stable anchoring platform for raised (imported material) tile bed systems.

4.6 Economic Development

Economic development is of vital interest to the County of Peterborough. The County will support economic growth through means where possible such as provision of infrastructure, transportation and public facilities and through protection of natural resources vital to the continued success of key sectors including agriculture, aggregates and tourism. The County will direct and guide development in keeping with economic goals as established from time to time and will promote and market economic development accordingly.

4.6.1 Goal

- to fully develop Peterborough County's economic potential by ensuring the continuing expansion of economic opportunities and diversification of the economic base.

4.6.2 Objectives

- to encourage appropriate supply of land for long term development
- to achieve an appropriate mix of development that protects sensitive land uses and buffers adverse effects arising from mixed land uses;

4.6.3 Policies

4.6.3.1 General

- Local municipalities shall consider and review economic development proposals on the basis of their potential impact to the watershed area. Where it is considered, by the local municipality, the Ministry of Natural Resources, the Conservation Authority and/or the Ministry of the Environment that a proposed industrial, commercial or tourism operation would negatively impact or alter the quality and function of the watershed, the local municipality, in consultation with other municipalities in the watershed, the County, the Provincial Ministries, Conservation Authority and the proponent of the development, shall identify and conduct appropriate studies to determine the extent of development permitted to ensure water quality and quantity and the protection of the natural environment.

4.6.3.2 Industrial Sector

- The location of industrial and commercial uses will be promoted and directed to the serviced settlement areas, as identified in Section 4.2, or to commercial and industrial areas established and designated in official plans of the local municipalities;
- The County recognizes the contributions of the commercial and industrial sectors to the County economy and will encourage local municipalities to protect existing commercial and industrial areas and encourage the provision of new,

high quality development through local official plans and their use of Business Park and Employment Area designations and zoning;

- *To the greatest extent possible, the County will direct industrial growth to designated lands in settlement areas, business parks and employment zones where industry is a permitted use;*

4.7.3.2 Sanitary Sewage and Water

- *The requirements of the Ministry of the Environment, the County, local municipalities and other public agencies authorized to grant approvals respecting sanitary waste disposal facilities must be met by all developments;*
- *The County shall encourage the correction of individual sewage disposal systems or encourage the supply of municipal sewers of limited size and/or municipal water where feasible to areas that do not have an adequate supply of potable water and a suitable sewage collection and disposal system where:*
 - *potential health hazards exist; and/or*
 - *environmental degradation is occurring; and/or*
 - *inadequate supplies are causing undue hardship on the residents; and/or*
 - *a significant drinking water threat exists.*

5.3 Transportation

The transportation system within the County of Peterborough includes local municipal roads, County Roads and Provincial Highways as depicted on Map 'B', and all private roads.

5.3.1 Goal

- *To provide a safe, convenient, efficient transportation system for all persons and goods, consistent with the environmental, cultural and economic goals of the County.*

5.3.2 Objectives

- *to ensure that County roads continue to be effective corridors for the movement of people and goods in and throughout the County of Peterborough and the Province of Ontario;*
- *to ensure that County roads serve as collector or arterial roads which carry traffic from the local road system to Provincial Highways;*
- *to ensure that the number of entrances onto the County Road system are kept to a minimum and that only those entrances that comply with standards established by the County of Peterborough are permitted;*

5.3.3.3 County Roads

- *Development adjacent to or impacting on County Roads is subject to the County Roads Policies and entrance standards as set out in Appendix B to this Plan. In addition, setbacks from County Roads, unless stated elsewhere in a*

County By-law passed under the Municipal Act, will be in accordance with the Ministry of Transportation Corridor Control and Permit Procedures Manual.

5.5 Land Use Compatibility

5.5.1 Goal

- *to ensure that new land uses and new developments are compatible with existing built form.*

5.5.2 Objectives

- *to protect existing sensitive land uses (residential, human care facilities, institutions, places of religious assembly, etc.) from impacts of new industrial, transportation, or utility uses;*

5.5.3 Policies

5.5.3.1 General

- *The County promotes the orderly development of new land uses while maintaining compatibility between existing and proposed land uses. Measures including land use separation, buffers, and intervening land uses shall be provided where required between incompatible land uses in accordance with Provincially established guidelines*

6.0 Local Planning Policies – Land Use

6.2.12 Rural Industrial

6.2.12.1 – General Principles

Lands within the Rural Industrial designation are intended for dry industrial development including light manufacturing industries and service related industrial firms. Designated areas have been selected to provide a range of opportunities for prospective firms in terms of major transportation routes.

6.2.12.2 – Permitted Uses

The predominant use of land within the Rural Industrial designation shall be for dry industries based on private water supply and sewage disposal services. Permitted uses include light manufacturing, assembly, processing, fabrication, warehousing and storage of goods and materials. Also included in this category are building contractors' yards, lumber yards, printing establishments, transport terminals, and automotive uses such as service stations and repair garages.

This designation includes compatible public and institutional uses, commercial or other uses that are incidental or accessory to industrial operations or deemed suitable in an industrial area such as offices, cafeterias, factory retail sales outlets, and residences for caretakers or essential workers required for an industrial use on the same site. Except for

dwellings for essential workers as set out above, this designation excludes new dwellings.

6.2.12.3 Rural Industrial Policies

- a) *Rural Industrial areas are designated in this Plan to increase employment opportunities and to strengthen the Township's tax base. The Township shall exercise discretion in the zoning of such industrial areas in order that the demand for industrial sites within the Township may be monitored and industrial uses that are more appropriately served by being connected to piped water supply and/or sewage disposal are directed to that municipality's growth centre.*
- b) *Rural Industrial areas should be developed to provide a wide variety of lot sizes to allow for flexibility in attracting new industries.*
- c) *Only non-effluent producing dry industries, which require water primarily for the use of on-site employees, shall be permitted within Rural Industrial areas. It is intended that industries which require water as a component of an industrial process be encouraged to locate in nearby urban centres where adequate municipal piped services are available.*
- d) *Rural Industrial sites shall be developed to minimize potential conflicts with surrounding land uses. Circulation shall be designed to minimize penetration of industrial traffic into or through residential areas. Industrial development located near residential uses shall be limited to light manufacturing activity and service related industries, with high performance standards, to minimize incompatibility with residential uses. Rural Industrial uses should have an approved direct access to a Provincial Highway or Collector Road and should be sited in such a manner as to facilitate easy access by motorized vehicles.*
- e) *No uses shall be permitted which, from the nature of the processes or materials used, is declared by the local Health Unit to be noxious under the Health Protection and Promotion Act as amended.*
- f) *Permitted Rural Industrial uses shall minimize smoke emissions, noise, odours or other forms of pollution. Guideline D6: Compatibility Between Industrial Facilities and Sensitive Land Uses of the Ministry of the Environment shall be adhered to and shall be the minimum acceptable standard.*
- g) *Sufficient off-street parking shall be provided to accommodate employees, visitors and customers. Access points to parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.*
- h) *Off-street loading facilities shall be provided to minimize traffic congestion in industrial areas.*
- i) *Adequate land area shall be preserved to permit a buffer strip between Rural Industrial areas and any adjacent residential areas. The buffer strip should consist of plantings, solid fences, a landscaped berm or any combination of these.*
- j) *Outdoor storage shall be confined to areas removed from residential, commercial and open space uses. In all cases, where outdoor storage is permitted, it shall be screened from public view by plantings, fences, buildings or landscaped berms, and should wherever possible be located in the rear yard.*

- k) *All Rural Industrial development shall be adequately regulated by suitable provisions in the Zoning By-law including adequate setbacks from property lines, appropriate off-street parking and loading requirements, landscaped area or buffering requirements in certain cases, prohibition of nuisances, and control over outside storage.*
- o) *Development applications for Rural Industrial lands shall be accompanied by a hydrogeology report that addresses servicing options and meets the requirements of the Ministry of the Environment and the Health Unit.*
- p) *The Rural Industrial designation shall be subject to site plan control as outlined in Section 7.17. The Township may require a preliminary site plan as support to an application for a Zoning By-law Amendment. This site plan shall be reviewed by the Township, and all relevant agencies to determine suitability of access, compatibility with surrounding land uses, and the impact that the proposal may have on surrounding septic systems, groundwater or natural habitat.*

6.2.15 Environmental Constraint

6.2.15.1 – General Principles

The Environmental Constraint Area designation includes those lands having inherent environmental hazards such as flood or erosion susceptibility, poor drainage, organic soils, instability or any other similar physical characteristic or limitation and includes other non-provincially-significant wetlands which, if developed upon, could result in the deterioration or degradation of the environment and cause property damage or loss of life. Where floodplain mapping is available, it has been used to delineate the boundaries of Environmental Constraint areas that are at risk of flooding within Asphodel-Norwood, Douro-Dummer, North Kawartha and Selwyn.

The Township shall, wherever possible, endeavour to retain those lands designated as Environmental Constraint Areas in their natural state. The use of those lands shall respect the physical constraints and limitations in order to protect life and property, to minimize the alteration of the natural environment and, where appropriate, maintain the hydraulic capacity of the water courses and their related flood plains.

6.2.15.2 – Permitted Uses

The predominant use of land within the Environmental Constraint designation is the preservation and conservation of the natural environment. Uses such as outdoor recreation, forestry, conservation of soil or wildlife and passive agriculture outside of settlement areas shall be permitted where they do not aggravate an existing hazard or adversely affect the natural environment. Public or private parks shall also be permitted provided that they do not aggravate an existing hazard, require major land alteration, or adversely affect the natural environment.

- a) *The erection of buildings and structures or the placing or removal of fill of any kind whether originating on the site or elsewhere, shall be prohibited except where buildings or structures are intended for flood or erosion control, landscape*

stabilization or essential utilities. Those works shall be in accordance with the regulations and the approval of the Otonabee Region Conservation Authority or the Ministry of Natural Resources.

- b) The boundaries of the Environmental Constraint Areas designation are conceptually delineated. The extent and exact location of the boundaries of the Environmental Constraint Areas shall be delineated in the implementing Zoning By-law in accordance with detailed floodline mapping in consultation with the Otonabee Region Conservation Authority and the Ministry of Natural Resources. In the absence of detailed mapping, the Township shall seek the technical assistance of the Conservation Authority or the Ministry of Natural Resources and shall use the boundaries of the Environmental Constraint Areas designation delineated on the Land Use Schedules as a general guideline in the preparation of the Zoning By-law and in the assessment of development proposals. Minor alterations to the boundaries of the Environmental Constraint Areas designation resulting from more detailed mapping, which are implemented in the Zoning By-law, shall not require an amendment to this Plan provided the general intent of the Plan is maintained.
- c) It is not the intention of this Plan that Environmental Constraint areas will necessarily remain undeveloped indefinitely, are free and open to the general public or will be purchased by the Township. An application to redesignate Environmental Constraint areas for other purposes shall require an Environmental Impact Assessment, prepared by a qualified professional for consideration by the Township in accordance with Section 4.1.3.1. Where the lands are adjacent to or encompass Federal interest along the shores of the Kawartha Lakes, the Trent-Severn Waterway shall be consulted.
- d) Where new development is proposed on a site, part of which has physical or environmental hazards, then the Environmental Constraint lands shall not necessarily be acceptable as part of the five percent dedication for parkland under The Planning Act as amended. All lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.
- g) It shall be the policy of this Plan that Environmental Constraint Areas shall be zoned in a separate category in the implementing Zoning By-law
- j) The conservation of soil, water, flora and fauna shall be encouraged in all Environmental Constraint areas.

6.2.16 Provincially Significant Wetlands

6.2.16.1 – General Principles

Wetlands are essential ecosystems and parts of ecosystems. Wetlands are defined as lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, or fens. Periodically soaked or wetlands being

used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands.

Wetlands provide continuous, sustainable environmental, economic and social benefits that contribute to the high quality of life in Ontario. Wetland functions include groundwater recharge and discharge, flood damage reduction, shoreline stabilization, sediment trapping, nutrient retention and removal, food chain support, habitat for fish and wildlife and attendant social and economic benefits.

The Provincially Significant Wetland designation applies to all provincially significant wetlands as identified by the Ministry of Natural Resources.

6.2.16.2 – Permitted Uses

Development and site alteration shall not be permitted within Provincially Significant Wetlands. For the purposes of this designation, development shall be defined to include the creation of a new lot, a change in land use, or the construction, erection and placing of a building or structure, requiring approval under the Planning Act. Development does not include works subject to the Drainage Act or activities that create or maintain infrastructure authorized under an environmental assessment process. Site alteration means activities such as site grading, excavation, removal of topsoil or peat and the placing or dumping of fill that would change the landform and natural vegetative characteristics of a site.

The predominant land use within the Provincially Significant Wetland designation are educational, recreational and interpretive uses provided that there are no negative impacts on wetland features or the ecological function. In particular, sustainable activities such as hunting, trapping, fishing, cranberry and wild rice harvesting and such structures and boardwalks, duck blinds and fish huts may be permitted, upon consultation with the Township and the Ministry of Natural Resources. The Trent Severn Waterway shall be consulted where such activities are proposed for federally owned wetlands.

On lands adjacent to a Provincially Significant Wetland (within 120 metres) the uses permitted shall include all uses permitted within a wetland and established agricultural activities as defined in the Provincial Policy Statement. The introduction of any other uses or forms of development or site alteration shall require the completion of an Environmental Impact Assessment as described in Section 6.2.16.3.

6.2.16.3 – Provincially Significant Wetland Policies

- a) No development or site alteration as defined in this designation shall be permitted within a Provincially Significant Wetland.
- b) The boundaries of the Provincially Significant Wetlands as shown on Schedule "A" are approximate only and shall be used as general guidelines in the review of development proposals and in the preparation of the Zoning By-law. The

Township shall rely upon the Ministry of Natural Resources to determine the exact boundaries at the time of a development application.

- c) *Minor alterations to the boundaries of Provincially Significant Wetland areas resulting from more detailed mapping, which are implemented in the Zoning Bylaw, shall not require an amendment to this Plan provided that the general intent of the Plan is maintained.*
- d) *If any development or site alteration is to be considered on lands adjacent to a Provincially Significant Wetland (within 120 metres), an Environmental Impact Assessment shall be required to evaluate the ecological function of the adjacent lands and to determine if there will be negative impact on the wetland or its ecological functions, and recommend measures to mitigate such impacts.*
- e) *If the Environmental Impact Assessment concludes that the proposed development or site alteration will have no adverse impact on the Provincially Significant Wetland, the development may proceed based upon the abutting land use designation. An amendment shall be required to the Zoning By-law. The Zoning By-law amendment shall implement any mitigation measures outlined in the Environmental Impact Study.*
- f) *The Environmental Impact Assessment must address to the satisfaction of the Township and/or the County as appropriate that the development or site alteration shall not result in a loss of wetland functions, not create a subsequent demand for future development which will negatively impact on existing wetland functions, not conflict with existing site-specific wetland management practices, and, not result in a loss of contiguous Wetland area.*
- g) *The proponent of a development or site alteration shall carry out a site specific Environmental Impact Assessment for a development which is adjacent to (within 120 metres of) a Provincially Significant Wetland. The purpose of a site specific Environmental Impact Assessment is to show that provisions for development or site alteration may be met without negatively impacting the wetland.*

7.0 Local Plan Policies – General Development

7.1 General Principles

The General Development Policies in this Plan include policies which apply to all designations, and more specific policies which apply to certain land uses which may occur in a variety of designations. The General Development Policies must be read in conjunction with the specific policies set out in Section 6 of this Plan.

7.2 General Policies

7.2.4 In order to minimize the financial burden placed upon the municipality resulting from the provision of additional roads, lands and services, the Township shall discourage strip development by encouraging permitted residential, industrial and commercial uses to locate in the designated growth centres.

7.4 Water Supply and Sanitary Sewage Disposal

7.4.1 *It is the primary objective of this plan to safeguard environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is promoted and encouraged for new development or redevelopment within the Townships.*

First consideration shall be given to higher forms of servicing including full municipal or communal servicing for all development. Where not feasible, consideration will be given to private well and septic systems.

7.4.4 *Unless on full municipal piped services or approved communal services, industrial and commercial uses should be restricted to those of a dry nature only with water being only necessary for the domestic use of employees. Those uses not requiring the use of waste water, washing, processing, heating or cooling water for operational purposes will be permitted on private services. Industrial and commercial uses requiring water other than for domestic purposes for employees shall only be permitted if it can be shown that such proposed use can exist without seriously affecting the water supply (quality and quantity) of water users in the area. In this regard, a hydrogeological study undertaken in accordance with MOE Guidelines will be required to determine the acceptability of the proposed use.*

7.4.6 *Where a detailed hydrogeological study is required, it shall be undertaken in accordance with the MOE Guidelines by a qualified professional and shall consist of a detailed description of the nature, topography, stratigraphy and drainage characteristics of the surface materials based on an analysis of grain size and test pit information, and of chemical and bacteriological water quality tests. Particular emphasis shall be placed on distinguishing poorly drained soils from well drained soils and of identifying areas subject to periodic flooding.*

7.5 Stormwater Management

7.5.1 *Prior to approving any development proposal the Township, in consultation with the appropriate authority, shall be satisfied that adequate storm drainage to a suitable outlet is provided.*

7.7 Land Use Compatibility

7.7.1 *It shall be a policy of this Plan to maintain compatibility between sensitive land uses and facilities such as active waste disposal sites, industry, commercial, sewage treatment plants, and aggregate activities. Measures including land uses separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances will vary depending on the nature of the facility and the intervening land uses. Separation distances are recommended as an adequate means to reduce the adverse impacts of offensive odours, noise, and dust. The greater the scale and intensity of the facility, the greater will be the distance required. The plan also recognizes that land use separations should be applied reciprocally to new sensitive land use encroaching on existing facilities.*

7.17 Site Plan Control

7.17.1 Designation of Areas

Pursuant to the provisions of The Planning Act, the entire Townships of Asphodel-Norwood, North Kawartha, Douro-Dummer and Selwyn shall be designated as a Site Plan Control Area.

7.17.2 Policies

In accordance with The Planning Act, applicants for Site Plan Approval may be required to enter into a site plan agreement and provide to the satisfaction of and at no expense to the Township, any or all requirements set out in The Planning Act

7.26 Transportation Policies

7.26.1 Introduction

The policies of this section should be read in conjunction with section 5.3 of the County Plan. Recreational trails, where they are known to exist, have been depicted on the Roads Plan Schedule. This is for the purpose of identification only and does not imply a specific level of maintenance since trails are not all owned and/or operated by the same jurisdiction.

7.26.1.1 Road Network

General Principles

The road network is designed to facilitate the efficient and safe movement of both people and goods to and from the various land uses within the County and to provide for the movement of through traffic. The road network is classified by function to facilitate the planning and implementation of road improvements and maintenance.

ii) Arterial/Collector Roads

Arterial/Collector Roads are existing or proposed roads having two or more traffic lanes which are primarily intended to function as strategic connecting road links between Provincial Highways and local roads. Generally, these roads are to be designed to carry reduced traffic volumes relative to Provincial Highways. Access to abutting properties should be limited, particularly in areas of new development outside the urban core area. The design right-of-way width shall vary from 20 to 36 metres.

7.26.1.2 – Roads Policies

iii) No new development and/or redevelopment shall be permitted unless those lands are accessible by means of an improved public road, maintained year round, which is of an acceptable standard of construction to accommodate the traffic to be generated by the new development and/or redevelopment.

vi) Arterial/Collector Roads shall be designed and developed to provide for a degree of continuity in the movement of traffic throughout the rural and urban areas. Regard should be had for the nature of adjacent land uses, the relationship of the

arterial/collector roads to local roads, anticipated traffic volumes and the distribution of traffic to minimize the effect of such roads on adjacent residential uses.

x) Development adjacent to arterial/collector and local roads shall have sufficient setback requirements from adjacent land uses to reduce potential adverse impacts. The Township shall consult with the Ministry of Transportation and the County of Peterborough in determining appropriate setback requirements.

7.26.1.3 – Parking Facilities

General Principles

This Plan recognizes the importance of public and private parking facilities and further intends that adequate public and private parking shall be provided to serve the needs of the growth centres and hamlets and ensure the efficient movement of through traffic.

Parking Policies

- i. *The Township shall require, as a condition of development or redevelopment, that adequate off-street parking and loading facilities be provided and that access points to the areas be limited in number and designed to acceptable standards for traffic safety. The Township shall encourage the sharing of access points by similar adjoining land uses, where practicable, to minimize traffic hazards on arterial/collector roads.*

**EXCERPT FROM SCHEDULE
'A1' OFFICIAL PLAN**

1565 8th Line
Township of Selwyn
County of Peterborough

Figure 4

Legend

-  Subject Property
-  Extractive Industrial
-  Aggregate Resources Area
-  Rural Industrial
-  Waste Management Area
-  Provincially Significant Wetland
-  Environmental Constraint Area

Data Sources

<https://www.ptbocounty.ca/media/qmhpapy/planning-sel-schedule-a1.pdf>



NAD1983 UTM ZONE 17N Scale: 1:6,163


Created In: ArcGIS Pro

Drawn By: NB

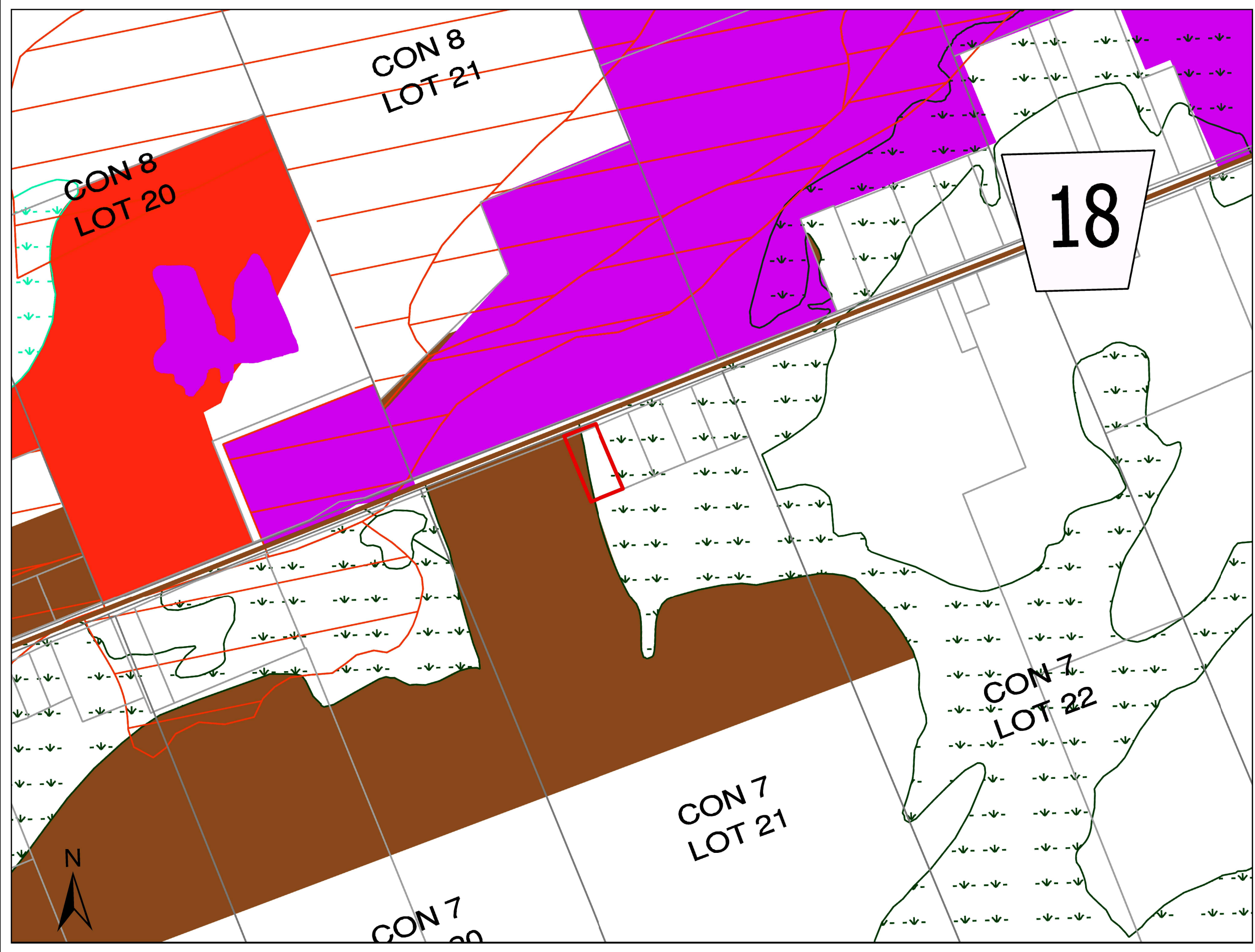
Checked By: DK

Map Date: 5/22/2026

Project Number: 11230



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9
P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
Copyright D.M.Wills 2023



5.2.2 County of Peterborough New 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. The Plan 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 'Employment' and 'Natural Core Area' on Schedule 'A' Map 'SEL-6' of the County of Peterborough in the NCOP. Lands to the north of County Road 8 have an Aggregate Resource Overlay, therefore the policies regarding lands adjacent to Extractive Industrial apply to the subject property. Refer to **Figure 5 – Excerpt from Map SEL-6 of the County New Official Plan.**

3.7 Non-Residential Development Criteria

The policies in this section are to be used in the evaluation of non-residential development proposals. However, policies from throughout this Plan including those of the applicable land use designation may contain additional policies governing nonresidential development.

These policies are intended to apply to larger scale development and are not necessarily applicable to small scale development such as home occupations, home industries, on-farm diversified uses, bed and breakfast establishments and the like.

In considering new non-residential development, the local Municipality and/or approval authority shall have regard to the following criteria:

- 1) *Generally, new non-residential development will be directed to settlement areas. Where new development is proposed outside of a settlement area, the proponent will provide justification for the proposed location.*
- 2) *All new development must have frontage on and direct access to a public road and must meet the requirements of the road authority having jurisdiction, unless specified otherwise.*
- 3) *Adequate off-street vehicle loading and parking spaces shall be provided. Access points to parking and loading areas shall be limited in number and designed to minimize danger to vehicular and pedestrian traffic.*
- 4) *Buffering, screening and any applicable separation distance shall be provided in accordance with the relevant section(s) of this Plan and the implementing Zoning By-Law, to ensure that any negative impacts on or from adjoining lands are mitigated.*
- 5) *New uses and development shall be in keeping with the existing size and type of development in the surrounding area. Proposals which conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the local Municipality and/or County that the concerns can be overcome, or minimized and mitigated in accordance with applicable standards.*
- 6) *No use shall be permitted which is an obnoxious trade, business or manufacture under the Health Protection and Promotion Act and the Environmental*

Protection Act or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations.

- 7) The use shall not be located within the Agriculture designation and should not negatively impact on any nearby agricultural operation. Where deemed necessary, the local Municipality and/or the County may require an Agricultural Impact Assessment to be completed to assess potential impacts from development on agriculture and recommend measures to avoid and mitigate impacts on the agricultural system. An Agricultural Impact Assessment will be completed by a qualified professional and is to be done in accordance with Provincial guidelines.
- 8) Where appropriate, the proponent will be required to prepare a servicing options report in accordance with Section 10.3.3 for the purpose of determining the preferred servicing alternative for the proposed development.
- 9) If a private water supply is proposed, an adequate and potable water supply shall be available and permitted uses will be limited to those of a dry nature, with water being only necessary for the domestic use of employees. Where higher levels of water usage are anticipated, or when deemed necessary by the local Municipality, a hydrogeological study in accordance with Section 10.3.3 will be required which addresses the adequacy of the water supply.
- 10) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency, or the Province
- 11) All new development shall meet the requirements of the implementing Zoning ByLaw. Where appropriate, the development may also be subject to site plan control.

4.1 Countryside Designation

4.1.5 Employment

The Employment designation is intended to provide opportunities for those uses which, by their nature, may involve outdoor operations and generally provide goods and services to the rural community, are space intensive uses requiring limited water or sanitary services, or necessitate close proximity to major transportation routes, including Highway 115, Highway 28, Highway 7 and the Peterborough Airport.

4.1.5.1 Permitted Uses

Permitted uses within the Employment designation shall include dry industries based on private water supply and sewage disposal services such as agriculturally related industrial uses, processing and storage of agricultural commodities, light manufacturing, processing of semi-manufactured goods, assembly of manufactured goods, warehousing, self-storage, wholesale distribution centres, transportation terminals, research and development facilities, indoor agriculture and vertical farming, and indoor cannabis cultivation and processing facilities.

Accessory offices, commercial uses, research facilities and/or a residence for the owner, caretaker or security officials may be permitted subject to the provisions of the local Municipal Zoning By-Law.

4.3 Natural Heritage Designations

The following land use designations are found in both countryside areas and in all settlement areas across the County.

4.3.1 Nature Core Area

The Natural Core Area designation is intended to recognize provincially significant wetlands, locally significant wetlands, non-evaluated wetlands, streams and a 30 metre vegetative buffer surrounding these features.

4.3.1.1 Permitted Uses

Permitted uses in the Nature Core Area designation shall include fish, wildlife and forest management, conservation projects and flood or erosion control projects, agricultural uses and accessory uses, infrastructure uses, mineral aggregate operations, wayside pits and quarries, low intensity recreational uses, and legally existing uses on existing lots of record.

New development in accordance with the abutting land use designation may be permitted in accordance with the policies of this plan.

6 Natural Heritage Features and Natural Hazards

The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic, and environmental health of local Municipalities.

The policies of this section are designed to protect and enhance the natural heritage systems found across the County, as well as manage natural hazards which may represent a risk to health and/or safety or may pose constraints to development. Such hazards may include flood susceptibility, erosion hazards involving loss of land due to human or natural processes, steep slopes, unstable soils, unstable bedrock, and wildland fire hazards.

6.1 Objectives

This section is intended:

- To identify, preserve and enhance natural areas and ecosystems;*
- To protect natural heritage features and areas from incompatible development*
- To protect, improve or restore the quality and quantity of ground water and surface water features and their hydraulic functions;*

6.3 Natural Heritage Features

Within the County of Peterborough, natural heritage features may include significant wetlands, fish habitat, significant woodlands, habitat of endangered species and threatened species, significant wildlife habitat, significant valleylands and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

6.3.1 Wetlands

Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

While provincially and locally significant wetlands have gone through an evaluation process and boundaries delineated, non-evaluated wetlands may not be mapped as accurately.

Development and site alteration shall not be permitted in provincially or locally significant wetlands. Any development proposed within 120 metres of a provincially or locally significant wetland will require an Environmental Impact Study (EIS) which demonstrates that there will be no negative impacts on the natural features or the ecological function of the wetland, and may recommend mitigation measures and/or a minimum mitigation measures and/or minimum vegetation protection zone wherein physical construction or site alteration cannot take place. Recommendations of the Environmental Impact Study may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate.

8 Mineral Mining and Aggregate Resources

8.4 Aggregate Resource Overlay and Lands Adjacent to Extractive Industrial

Areas having mineral aggregate resource potential are identified as an Aggregate Resource Overlay on Land Use Schedules forming part of this Plan. This overlay reflects mapping provided to the County by the Province. Provincial mapping of aggregate resources in areas designated under the Aggregate Resources Act is provided by the Ontario Geologic Survey through the Aggregate Resource Inventory Program. Deposits within the overlay include primary, secondary and tertiary deposits of sand and gravel. However, the overlay has been removed from areas with higher concentrations of existing development such as waterfront areas, serviced settlement areas and rural settlement areas.

Development on or adjacent to these areas for purposes other than resource extraction will only be permitted in accordance with the underlying land use designation, and only where it can be shown that the proposed development has a greater public interest than the extraction of the resource and the development will not adversely affect the availability of the resource and long-term viability of the aggregate industry in the future.

Development on or adjacent to lands designated Extractive Industrial, which would preclude or hinder the establishment of new mineral aggregate operations or access to the resources, shall only be permitted if:

- *Resource use would not be feasible; or*
- *The proposed land use or development serves a greater long term public interest;*
- *Issues of public health, public safety and environmental impact are addressed.*

Where development is proposed within or adjacent to the Aggregate Resource overlay, or adjacent to the Extractive Industrial designation or known mineral aggregate operations, a study will be required in accordance with Section 8.5 which demonstrates that the above criteria have been satisfied.

Adjacent lands are considered to be:

- *300 metres for pits and sand, gravel or clay deposits; and*

These distances should be applied reciprocally for the establishment of new aggregate operations in proximity to sensitive land uses.

10 Transportation and Infrastructure

10.1 Objectives

- *To facilitate the movement of people and goods by means of a safe, integrated and balanced transportation system*

10.2 Transportation Network

The road network is designed to facilitate the efficient and safe movement of both people and goods to and from the various land uses within the County and to provide for the movement of through traffic. The road network is classified by function to facilitate the planning and implementation of road improvements and maintenance.

10.2.3 County Roads

County roads serve as arterial/collector roads and are existing or proposed roads having two or more traffic lanes which are primarily intended to function as strategic connecting road links between Provincial Highways, local roads and other County roads. Generally, these roads are designed to carry reduced traffic volumes relative to Provincial Highways. For the purposes of this section, proposed County By-Passes and protected corridors as shown on Schedules to this Plan shall be treated as a County road.

- 1) *Access to County roads should be limited, particularly in areas of new development outside the urban core area. New entrances will require a permit and must meet the requirements of the County roads entrance by-law. The*

County roads by-law may also specify building setbacks from a County road or setbacks from an intersection with a County road.

10.3 Infrastructure

Access to utilities such as water, sewers, natural gas, and hydro is crucial to the health and financial wellbeing of our residents and businesses. The movement of data and information within and beyond the County is another important consideration for the future of the County and its local Municipalities.

10.3.3 Water Supply and Sanitary Sewage Disposal

Planning for sewage and water services shall promote efficient use and optimization of existing water and sewage infrastructure. These systems should be provided in a manner that can be sustained by the water resources upon which such services rely, prepares for the impacts of changing climate, is feasible and financially viable over their lifecycle and protects human health and safety and the natural environment.

- 1) The requirements of the Province, the County, local Municipalities and/or other public agencies authorized to grant approvals respecting sanitary sewage disposal facilities must be met by all developments and redevelopments.
- 2) In planning for sanitary sewage and water systems, a hierarchical approach to the provision of such services is supported. This approach will recognize that:

C) individual services may be used where municipal and communal water and sewage systems are not available, provided the site conditions are suitable for the long-term provision of such services with no negative impacts;

5) Where it has been determined by the local Municipality and/or County that a supporting servicing options and/or hydrogeological study is required, the following information should be included:

- description of the proposed use;
- a site plan showing surrounding land uses, and any existing or proposed buildings on the property as well as existing or proposed services, parking and loading areas, and any natural heritage features and their buffers;
- for water services:
 - a calculation of the design flows;
 - identification of the applicable legislation (small system versus large);
 - description of the water supply source, and the suitability to service the proposed development;
 - description of any water treatment, testing and monitoring;
 - supporting documentation and the applicable approval agency, drilling contractors, hydrogeology, etc.
- if deemed necessary, a description and the design of the water supply for fire protection

**EXCERPT FROM MAP SEL-6
OF THE COUNTY NEW
OFFICIAL PLAN**

1565 8th Line
Township of Selwyn
County of Peterborough

Figure 5

Legend

- Subject Property
- Natural Core Area
- Employment
- Agriculture
- Waste Management Area
- Extractive Industrial
- Rural
- Aggregate Resources Area
- Floodplain
- Waterbody
- Watercourse
- Waste Management Assessment Area

Data Sources

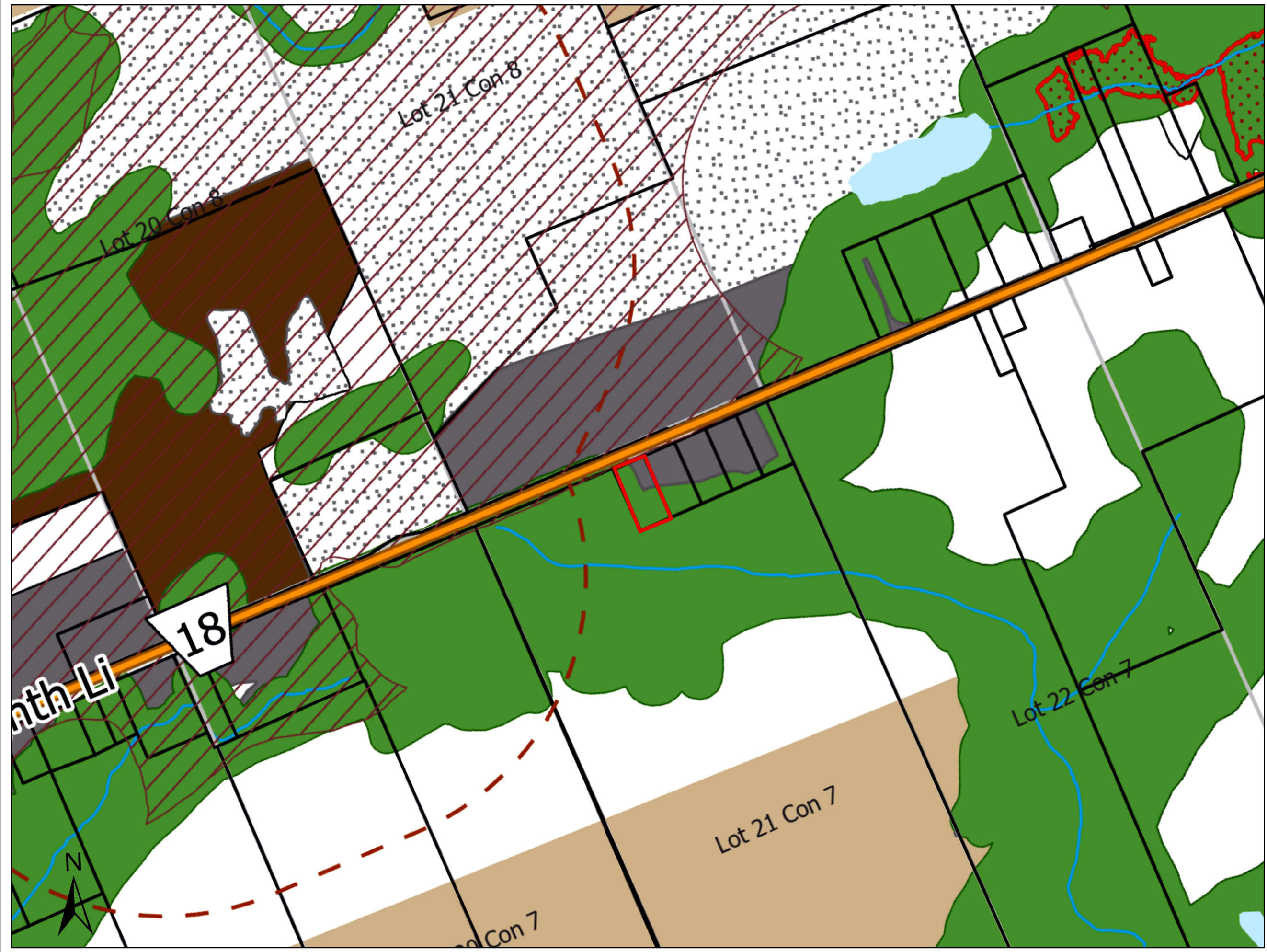
<https://www.ptbocounty.ca/media/qmhpapy/planning-sel-schedule-a1.pdf>



NAD1983 UTM ZONE 17N Scale: 1:6,466

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	DK
Map Date:	5/22/2026
Project Number:	11230

D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com
 Copyright D.M.Wills 2023



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

The subject property is zoned 'Rural Industrial Exception 217 Zone (M1-217)' on Map 3 to the ZBL. Refer to **Figure 6 – Zoning**.

Notwithstanding the provisions of the Rural Industrial (M1) Zone, to the contrary, in the M1-217 Zone, the following provisions shall apply:

a) *Permitted uses*

- i. *Motor vehicle service centre, building supply outlet, car sales lots (new or used), cold storage locker, farm implement sales and service establishment, printing establishment, government maintenance depot, recreation vehicle sales and service, transportation depot.*
- ii. *Offices ancillary or incidental to the above uses.*

- b) *The use of these lands shall be limited to those uses with low water volume and low water quality requirements as the available ground water supply may be limited in volume and may not meet drinking water quality standards.*

4.17.3 Accessory Uses

Uses, buildings, and structures accessory to any of the foregoing uses permitted under Subsections 4.17.1.1 and 4.17.1.2 hereof and in accordance with the provisions of Section 3.1 of this By-law.

4.17.7 Restrictions on Use of Front and Exterior Side Yards

Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles, except that such yards may be used for the purpose of visitor parking in accordance with the provisions of Section 3.29 hereinafter set forth in this By-law.

4.17.8 Planting Strip Requirements

Where the interior side or rear lot line abuts a Residential or Recreational-Open Space Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 3.35 hereinafter set forth in this By-law.

4.17.11 General Zone Provisions

All provisions of Section 3, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Rural Industrial (M1) zone classification shall apply and be complied with.

Section 3 – General Provisions

3.18 Ingress and Egress Regulations

Except as may otherwise be provided for herein, the following provisions shall apply to ingress and egress driveways, namely:

- a) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3 m but not more than 9 m in perpendicular width.
- b) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9 m.
- c) The minimum distance between any two driveways on one lot, or, between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 9 m.
- d) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.

3.24 Loading Space Requirements

Loading or unloading spaces are required under this By-law and the owner of every building or structure, exclusive of agricultural buildings and structures, erected for any purpose involving the receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials shall provide and maintain on the lot loading and unloading spaces accordingly.

- ii) The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.
- iii) For any commercial or industrial use, no loading space or part thereof shall be located and no land shall be used for loading purposes within 1.5 m of any lot line, or within 3 m of any street line or boundary of any residential zone, or within 3 m of the lot line of a residential use.
- iv) Access to loading spaces shall be by means of a driveway at least 6 m wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.
- v) The driveways, loading spaces, and turning areas shall be maintained with a stable surface, which is treated so as to prevent the raising of dust or loose particles.
- vi) The loading requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at the date is not increased. If an addition is made, then additional loading spaces shall be provided up to the number required for such addition.

3.24.1 Access

Access to loading or unloading spaces shall be by means of a driveway at least 6 m in width contained on the lot on which the spaces are located and leading to an improved public street as defined herein.

3.24.2 Additions to or Changers in Use of Existing Buildings

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the gross floor area, then additional loading spaces shall be provided in accordance with Subsection 3.24 hereof and in accordance with the provisions of Section 3.29 for such addition.

3.24.3 Loading Space Surface

Driveways, loading and unloading spaces, and, related aisles and turning areas shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such loading and unloading facilities shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.

3.24.4 Location

The loading space or spaces required herein shall be located in the interior side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15 m.

3.29 Off-Street Parking Requirements

Parking spaces and areas are required under this By-law, in accordance with these provisions, and the owner of every building or structure erected or used for any purpose hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises, from time to time, parking spaces and areas accordingly.

Minimum Parking Space Requirement calculations for Non-Residential uses shall include parking spaces for use by staff:

v) Industrial Establishment

3.29.1 Parking Area Design Requirements

The following parking area design requirements shall apply to all required parking areas in all zones, except for a permanent single detached dwelling, semi-detached dwelling, duplex dwelling and street front townhouses, namely:

- a) the minimum width of a parking space shall be 3 metres and the minimum length shall be 6 metres except where the aisle width is at least 7 metres in which case the minimum width shall be 2.75 metres and the minimum length shall be 5.5 metres;
- b) that where a parking space has a parking angle of less than 30 degrees, such parking space shall be at least 7 metres in length where the aisle width is at least 4 metres;

- e) that where the parking angle is equal to or greater than 70 degrees but less than or equal to 90 degrees, the minimum aisle width shall be at least 7.0 metres.

3.29.2 Accessible Parking

Accessible parking will be provided at the rate and design requirements prescribed by Ontario Regulation 191/11, as amended, made pursuant to the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11, as amended. Unless otherwise stipulated by Ontario Regulation 191/11, as amended, the length of special needs parking spaces shall be in accordance with Section 3.29.1 – Parking Area Design Area Requirements of the Township's Zoning By-law 2009-021, as amended.

3.29.3 Additions to or Change in Use of Buildings

The parking space requirements referred to herein shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased.

- a) If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by the Parking Space Requirement Table.
- b) Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the requirements of the Parking Space Requirement Table.
- c) Where any building, structure, use or activity is permitted or is legally in existence at the date of passing of this By-law and is subsequently changed in use or enlarged or extended in floor area, number of employees, number of dwelling units, seating capacity or otherwise which results in the reduction of the minimum required parking facilities and/or number of parking spaces and such number of parking spaces or part thereof cannot be provided in accordance with the minimum requirements, then such required parking spaces or part thereof shall be subject to a cash-in-lieu contribution towards municipal parking facilities, the cost of which shall be established by the Council of the municipality from time to time for the determined deficiency.

3.29.4 Parking Area Surface

Parking spaces, areas and driveways connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.

3.29.5 Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area

between the street line and the required setback in accordance with the following provisions, namely:

- a) in all zones, except Residential, no driveway shall be permitted within 9 m of the boundary of a Residential Zone;
- b) in all zones, except Residential, no parking space shall be permitted within 3 m of the boundary of a Residential Zone;
- c) within all Residential Zones, parking spaces and areas shall be permitted within a required front, interior side or rear yard provided that no part of any parking area, other than a driveway, is located closer than 2 m to any street line or within a daylight triangle;
- d) within the Rural, Recreational Open Space, Development, Community Facility and all Commercial Zones, parking spaces and areas shall be permitted in all yards provided that no part of any parking area, other than a driveway is located closer than 2 m to any street line or 1.5 m of any lot line or within a daylight triangle;
- e) within all Industrial Zones, parking spaces and areas shall be located in an interior side or rear yard only, except for visitor parking areas which may be located within a front or exterior side yard, provided that no part of any parking area other than a driveway, is located closer than 2 m to any street line or within a daylight triangle; and,
- f) entrances and exits to parking spaces shall not pass through zones other than the zones requiring the parking spaces

3.30 Open Storage

Open storage of goods or materials shall be permitted only if the goods are accessory to a use permitted in the zones and in accordance with other provisions of this By-law.

3.35 Planting Strip Regulations

Where the interior side or rear lot line in a Community Facility, Commercial or Industrial Zone abuts a Residential Zone, or where a Commercial or Industrial Zone abuts a Community Facility Zone, or where a Type B Home Industry abuts a Residential Zone, or where a Multiple Residential Zone abuts another Residential Zone of lower density, a planting strip adjoining such abutting lot line, or portion thereof, shall be provided on the lot within the Community Facility, Commercial or Industrial Zone with a minimum width of 3 m.

3.43 Signs

The provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with the By-laws of the Corporation regulating signs.

4.17.6 Zone Regulations for Outside Display and Storage

Within the Rural Industrial (M1) Zone, no portion of any lot may be used for the outside display and/or storage of goods or materials except in accordance with the following provisions:

- a) *that such outside display and/or storage be restricted to the area to the rear of the front of the principal structure and comply with the required front and exterior side yard and setback requirements provided that such outside storage is not located closer than 5 m to an interior side lot line where the lot line abuts a lot zoned within a Rural or an Industrial Zone or 10 m of a rear lot line or interior side lot line of a lot zoned other than Rural or Industrial;*
- b) *that such outside display and/or storage does not cover in excess of 50% of the total lot area;*
- c) *that any portion of a lot used for the outside display and/or storage of goods or materials is screened from adjacent residential uses and public streets adjoining the lot by buildings, or is enclosed by shrub planting in conjunction with a planting strip as may be required under this By-law, or, is enclosed within a closed wooden, plastic and/or metal fence extending at least 1.8 m in height from the finished grade.*

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

Table 1– Zone Regulations

REGULATIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	0.3	0.74	0.74	-
MIN. LOT FRONTAGE	45	60.96	60.96	-
MIN. LOT DEPTH	30	121.92	121.92	-
MAX. BUILDING HEIGHT	12	7.3	7.3	-
MIN. LANDSCAPE COVERAGE (%)	10	30.71	30.71	-
MAX. BUILDING AREA (m ²)	-	1,114.84	1,114.84	-
SETBACKS (m)				
MIN. FRONT	20	29.7	29.7	-
MIN. REAR	15	45.51	45.51	-
MIN. INTERIOR (E)	6	28.53	28.53	-
MIN. INTERIOR (W)	6	8	8	-
MIN. CENTRELINE FROM ROAD (COUNTY)	33	45.87	45.87	-
PARKING				
PARKING RATIO (Industrial Establishment)	1 / 37 m ² of GFA	1 / 37 m ² of GFA	1 / 37 m ² of GFA	-
NUMBER OF SPACES	31	39	39	-
SPACE DIMENSIONS (m)	2.75 x 5.5	2.75 x 5.5	2.75 x 5.5	-
AISLE WIDTH (m)	7.0	12.48	12.48	-
NO. OF ACCESSIBLE SPACES	3 (1 Type A, 2 Type B)	3 (1 Type A, 2 Type B)	3 (1 Type A, 2 Type B)	-
ACCESSIBLE SPACE DIMENSIONS (m) (Type A)	3.4 x 6	3.4 x 6	3.4 x 6	-
ACCESSIBLE SPACE DIMENSIONS (M) (TYPE B)	2.7 x 6	2.7 x 6	2.7 x 6	-
ACCESSIBLE AISLE WIDTH (m)	1.5	1.5	1.5	-
NUMBER OF LOADING SPACES	3	3	3	-
LOADING SPACE RATIO (Greater than 930 m ²)	2 + a minimum of	2 + a minimum of 1	2 + a minimum	-

	1 addition for each 1,400 sq., or a fraction thereof in excess of 930 m ²	addition for each 1,400 sq., or a fraction thereof in excess of 930 m ²	of 1 addition for each 1,400 sq., or a fraction thereof in excess of 930 m ²	
LOAD SPACE DIMESNIONS (m)	3.5 x 9	3.5 x 9	3.5 X 9	-

**EXCERPT FROM SCHEDULE
'A' MAP 3 OF THE SELWYN
ZONING BY-LAW
NO. 2009-021**

1565 8th Line
Township of Selwyn
County of Peterborough

Figure 6

Legend

- Subject Property
- RU** Rural
- M1** Rural Industrial
- M1-210** Rural Industrial Exception 210
- M1-217** Rural Industrial Exception 217
- M1-385** Rural Industrial Exception 385
- M3** Extractive Industrial
- M3-131** Extractive Industrial Exception 131
- M4-187** Waste Management Industrial Exception 187
- EP** Environmental Protection
- C1-165** Highway Commercial exception 165

Data Sources

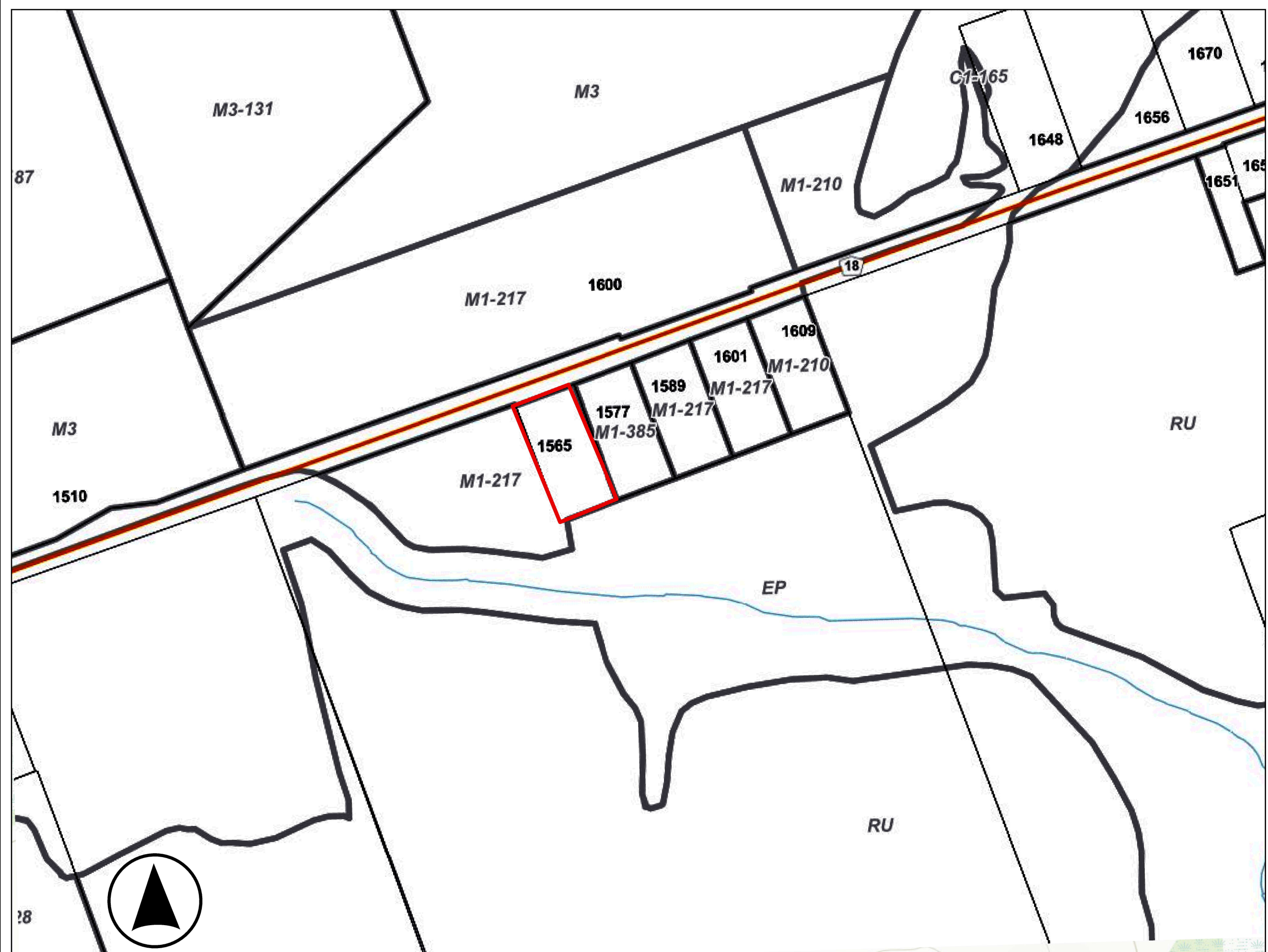
<https://www.ptbocounty.ca/media/qmhpapy/planning-sel-schedule-a1.pdf>



NAD1983 UTM ZONE 17N Scale: 1:3,532

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	DK
Map Date:	5/22/2026
Project Number:	11230

D.M. Wills Associates Limited
 150 Jameson Drive
 Peterborough, Ontario
 K9J 0B9
 P. 705.742.2297
 F. 705.748.9944
 E. wills@dmwills.com
 Copyright D.M.Wills 2023



87

88

6.0 Planning Rationale

The proposed ZBA is consistent with and conforms to the applicable provincial and local policies as outlined in **Section 5.0** of this report.

As directed by the PPS, the subject property is located within the rural area of the municipality which encourages the balance between building upon the rural character of the area while promoting the diversification of the economic base and employment opportunities through goods and services. The proposed use is an industrial use within a rural industrial area, therefore aligning with the land conformity objectives of the PPS. To support the proposed use, no site alteration is required. No significant natural features are identified on the subject property; however, the Snelgrove Brook Provincially Significant Wetland is located to the south of the property and along the property line. An unevaluated wetland is identified on the subject property, however, as indicated in the EIS Addendum, no negative impacts are anticipated to occur as no new development or site alteration is proposed to accommodate the proposed use. The Addendum recommends that one of two options be implemented to ensure no adverse impacts are to occur; to implement a chain link fence around the restoration area or rezone that portion of the property as Environmental Protection. To align with these mitigation measures proposed by the addendum, a chain link fence will be placed along the restoration area at the time of the new use being implemented on the property.

The proposed development also aligns with the servicing requirements for development in the rural areas. The PPS prefers municipal services for all new developments, however, permits private individual well and septic on lands where municipal services are not available. Further details regarding the servicing capabilities are discussed below.

Therefore, the proposed development is consistent with the policies in the PPS.

The COP designates the subject property as 'Rural and Cultural Landscape' which recognizes the need for limited growth in non-agricultural areas if they reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community, and do not negatively impact on the natural environment that cannot be in settlement areas. As previously mentioned, the subject property is located within an industrial area and the proposed development is introducing an additional industrial use to the site, therefore, no compatibility issues are anticipated.

The local component of the Official Plan designates the subject property 'Rural Industrial' which limits the development to dry industries based on private water supply and sewage disposal services. In the 'Rural Industrial' designation, a contractor's yard is a permitted use including warehousing and ancillary office space. The local component provides criteria that a development must meet to be considered a 'dry' industrial use and permitted in the Industrial designation as follows:

- *Rural Industrial areas are designated in this Plan to increase employment opportunities and to strengthen the Township's tax base. The Township shall exercise discretion in the zoning of such industrial areas in order that the demand for industrial sites within the Township may be monitored and industrial uses that are more appropriately served by being connected to piped water supply and/or sewage disposal are directed to that municipality's growth centre.*
 - The subject property is not within an area that is supported by municipal services; however, a Hydrogeological Assessment has been completed to determine if the proposed use can be supported by a private individual well. As summarized in **Section 4.1** of this Report, the Hydrogeological Assessment is supportive of the proposed use as a new drilled well has been drilled, tested, and shown sufficient water capacity and refill. The MECP guidelines provide an anticipated consumption rate for a Contractor's Yard or similar use, which requires a pumping rate of 13.7 L/min. The new well produces 38 L/min which exceeds this requirement.
- *Rural Industrial areas should be developed to provide a wide variety of lot sizes to allow for flexibility in attracting new industries.*
 - The subject property has historically and is currently used for industrial purposes and the proposed use will be added to the list of existing permitted industrial uses. The proposed use is not a use or business that exists in the immediate surrounding industrial uses, therefore will support in expanding the industry in the area. No lot creation or change in lot size is proposed.
- *Only non-effluent producing dry industries, which require water primarily for the use of on-site employees, shall be permitted within Rural Industrial areas. It is intended that industries which require water as a component of an industrial process be encouraged to locate in nearby urban centres where adequate municipal piped services are available.*
 - A Hydrogeological Assessment was conducted and new drilled well on site can draw sufficient water to support a non-dry use, such as a wash station for commercial vehicles. Outside of this, the only regular water consumption will consist of domestic consumption for the staff kitchenette and washrooms.
- *Rural Industrial sites shall be developed to minimize potential conflicts with surrounding land uses. Circulation shall be designed to minimize penetration of industrial traffic into or through residential areas. Industrial development located near residential uses shall be limited to light manufacturing activity and service-related industries, with high performance standards, to minimize incompatibility with residential uses. Rural Industrial uses should have approved direct access to a Provincial Highway or Collector Road and should be sited in such a manner as to facilitate easy access by motorized vehicles.*
 - The subject property is located within an Industrial area with limited to no residential uses surroundings within a 1 km radius. The subject property

fronts onto County Road 18 (8th Line) constructed to withstand higher volumes of traffic.

- *No uses shall be permitted which, from the nature of the processes or materials used, is declared by the local Health Unit to be noxious under the Health Protection and Promotion Act as amended.*
 - No noxious materials or processes are to occur on the subject property.
- *Permitted Rural Industrial uses shall minimize smoke emissions, noise, odours or other forms of pollution. Guideline D6: Compatibility Between Industrial Facilities and Sensitive Land Uses of the Ministry of the Environment shall be adhered to and shall be the minimum acceptable standard.*
 - No smoke emissions, odours or other forms of pollution will be produced from the new use operating on the site. The only nuisance that is anticipated is minimal noise pollution caused by the commercial trucks on site and machines for the washing station. No sensitive land uses are proximal to the subject property; therefore, no negative impacts are anticipated.
- *Sufficient off-street parking shall be provided to accommodate employees, visitors and customers. Access points to parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.*
- *Off-street loading facilities shall be provided to minimize traffic congestion in industrial areas.*
 - The minimum amount of off-street parking provided by the zoning regulations is delineated on the subject property. Based on the zoning regulations, 1 parking space per 37 square metres of gross floor area for an industrial establishment is required. Therefore, 31 parking spaces are required, however, 39 parking spaces exist on the site and will remain to support the proposed use. In addition, three loading spaces exist and are proposed to remain to support the proposed use. The loading spaces are placed to the rear of the existing building and will not cause any traffic concerns on and off the subject property.
- *Adequate land area shall be preserved to permit a buffer strip between Rural Industrial areas and any adjacent residential areas. The buffer strip should consist of plantings, solid fences, a landscaped berm or any combination of these.*
- *Outdoor storage shall be confined to areas removed from residential, commercial and open space uses. In all cases, where outdoor storage is permitted, it shall be screened from public view by plantings, fences, buildings or landscaped berms, and should wherever possible be located in the rear yard.*
 - There are no adjacent residential or sensitive lands that are adjacent to the subject property. Lands to the north and east of the subject property consist of an aggregate operation and industrial developments that do not require any landscaping strip or buffering. Lands to south and west consist of a provincially significant wetland resulting in no existing development adjacent to the property. The outdoor storage area is

located behind the existing building and to the rear of the subject property resulting in the existing development buffering the storage area from the County Road. A chain link fence will be implemented along the southern portion of the subject property for environmental mitigation but will also act to buffer the development from the neighbouring property.

Overall, the proposed development conforms to the policies set out in the COP and local component.

The subject property is designated 'Employment' and 'Natural Core Area' in the County of Peterborough's New Official Plan (NCOP) which outlines the same requirements as the local component of the current COP. As outlined above, the proposal is consistent with the COP policies and therefore conforms to the NCOP regarding Non-Residential Development.

The subject property is zoned 'Rural Industrial Exception 217 (M1-217)' in the Township's Zoning By-law which does not permit the use of a Contractor's Yard. The site-specific zoning for this property limits the uses to 'dry' industrial uses as municipal water services are not available in the area. However, the Hydrogeological Study demonstrates the use can be supported by private individual well, therefore the proposed use is appropriate for the property.

The subject property meets all other zoning regulations i.e. setbacks and parking requirements set out in the current zone.

7.0 Proposed Zoning By-law Amendment

A site-specific zone is proposed to permit a 'Contractor's Yard' in the 'Rural Industrial (M1-XX) Zone and it shall read as follows:

"6XX Rural Industrial Exception XX (M1-XX) Zone

1565 8th Line (Smith Ward)

Notwithstanding the provisions in the Rural Industrial (M1-XX) Zone to the contrary, in the M1-XX Zone, the following provisions shall apply:

- a) Permitted Uses:
- All the uses permitted in the M1-217 zone
 - Contractor's Yard;
 - Open Storage



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

**ZONING BY-LAW
AMENDMENT SKETCH**

1565 8th Line
Township of Selwyn

Figure 7

Legend

-  Subject Property
-  Lands to be rezoned from 'Rural Industrial Exception 217 (M1-217) zone' to a 'Rural Industrial Site Specific (M1-XX) zone'


Data Sources

<https://www.ptbocounty.ca/media/qmhpapy/planning-sel-schedule-a1.pdf>

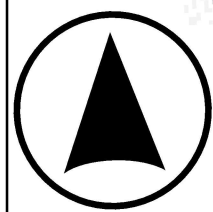
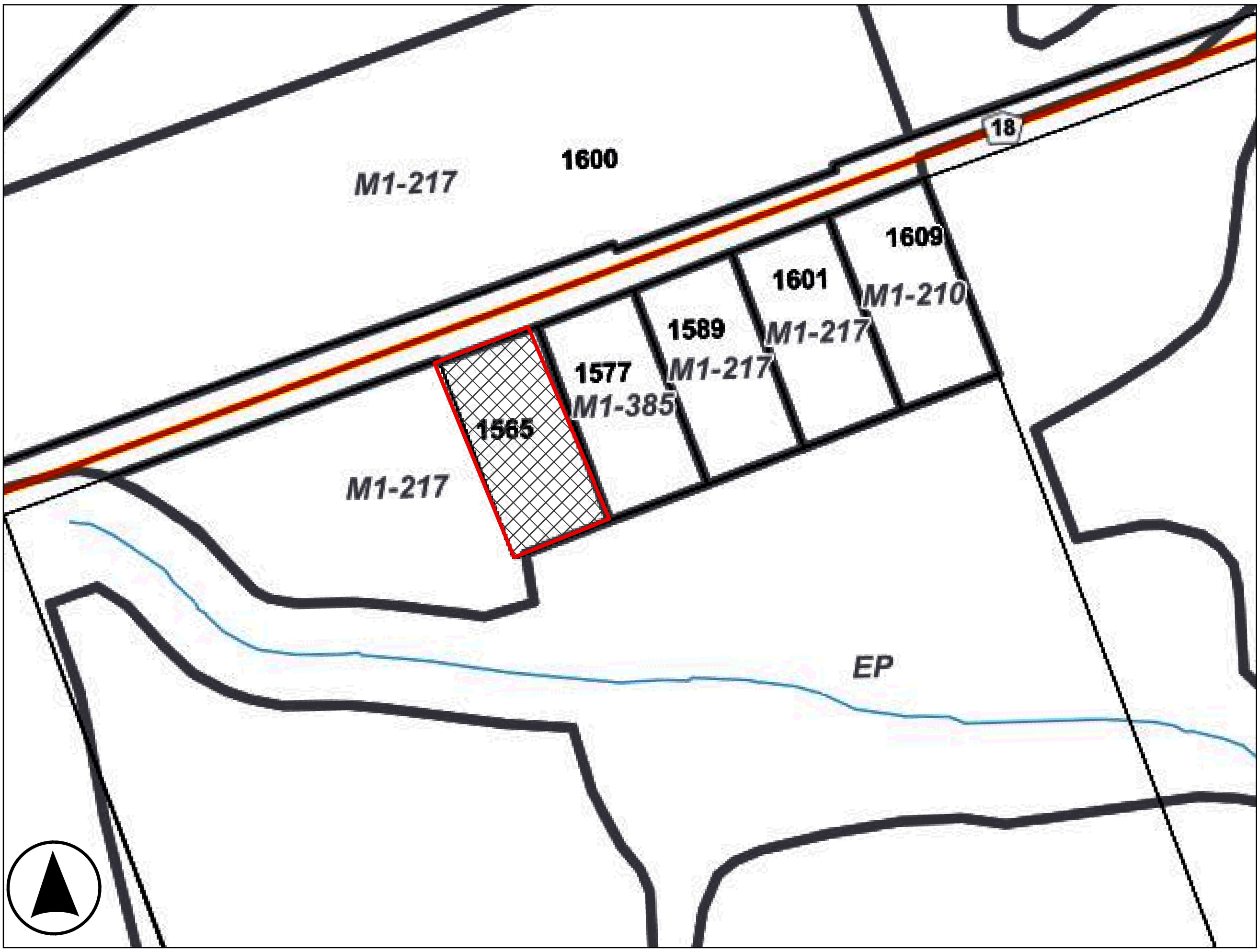


NAD1983 UTM ZONE 17N Scale: 1:2,106

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	DK
Map Date:	5/25/2026
Project Number:	11230



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9
P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
Copyright D.M.Wills 2023



8.0 Closing

This report has been prepared in support of the Zoning By-law Amendment to permit a Contractor's Yard 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 Contractor's Yard is compatible with the surrounding land uses and can be sustained by adequate water supply to support the wash station. No development or site alteration is required to support the proposed use. In addition, the expansion of the EP zone onto the subject property to recognize environmentally sensitive areas further protects the adjacent Provincially Significant Wetland.

Based on the background information, the existing development 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, M.Pl.
Junior Land Use Planner

KS/DK/jh

Reviewed by:



Diana Keay, MCIP, RPP
Manager, Planning Services

Appendix A

Pre-Consultation Record





Mailing Address
 PO Box 270 Bridgenorth
 Ontario KOL 1H0

Tel: 705 292 9507
 Fax: 705 292 8964

www.selwynthowship.ca

Record of Pre-Consultation

Prepared by the
 Planning Department

Owner: Roto Spa Incorporated		Agent: Brian Schofield, Realty Guys
Part Lot: 21	Concession: 7	Ward: Smith
Roll No: 1516.020.007.95420		

Municipal Address: 1565 8 th Line		
Phone: 705-875-1144	Alt.	Email: teamschofield@live.ca
Communicate via:	Owner: <input type="checkbox"/>	Agent: <input checked="" type="checkbox"/>

Meeting Date:	January 21, 2026
Meeting Location:	Zoom
Attendees:	Per Lundberg, Township of Selwyn (Planning Department) Robert Kelly, Township of Selwyn (Building Department) Breanna Guiotto, Township of Selwyn (Economic Development) Gord Jopling, Township of Selwyn (Fire Department) Nicole Hendricks, Township of Selwyn (Planning Department) Marnie Guindon, Otonabee Region Conservation Authority Tom Cowie, Hiawatha First Nation Jennifer Clinesmith, County of Peterborough (Planning) Jason Ryan, Project Manager, D.M.Wills Associates Ltd. Marnie Saunders, Senior Planner, D.M.Wills Associates Ltd. Tony Tomory, WJ Canada Brian Schofield, Agent, Realty Guys Dave Griffin, Century 21 Richard Fielden, WJ Canada Robert MacLean, WJ Canada
Regrets:	Curve Lake First Nation Adam Tobin, Township of Selwyn (Public Works Department) Rama First Nation Scugog Island First Nation Alderville First Nation Georgina Island First Nation Beausoleil First Nation Pete Hynes, County Public Works

A copy of the complete Record of Pre-Consultation will be sent to all attendees.



Existing Parcel Description	
Official Plan Designation:	Rural Industrial and Environmental Constraint (EC)
Municipal Zoning:	Rural Industrial Exception 217 (M1-217) Zone
Area/Lot Dimensions:	± 1.83 acres
Frontage:	± 200.00 feet
Existing Use/Buildings:	Vacant building (under construction)

Pre-Consultation Completed for:

- Plan of Subdivision (*Application submitted to County*)
- Plan of Condominium (*Application submitted to County*)
- Official Plan Amendment for:
 - County Official Plan (*Application submitted to County*)
 - Local Component of County Official Plan (*Application submitted to County*)
- Zoning By-law Amendment (*Application submitted to Township*)
- Site Plan Application (*Application submitted to Township*)

Proposal Summary/Description:

WJ Canada is a water management firm specializing in groundwater control, dewatering and water treatment to facilitate construction of private and public projects and has been operating in the Greater Toronto Area since 2016. The intention for WJ Canada to purchase and utilize the subject property and existing building primarily as a contractor's yard for equipment storage and maintenance with the existing office space also to be used by WJ staff.

Some revision of the outdoor parking area is likely needed to accommodate a proposed outdoor storage area for WJ's equipment.

Discussion:

The proponent provided an overview of the project as described above.

Otonabee Region Conservation Authority (ORCA)

See ORCA comments attached.

County of Peterborough Planning Department

In terms of the Official Plan, the intended use would be consistent with the current Official Plan. Section 6.2.15.3 b) of the OP does note that the boundaries of the ECA designation are conceptually delineated and specifically states "Minor alterations to the boundaries of the Environmental Constraint Areas designation resulting from more detailed mapping, which are implemented in the Zoning By-law, shall not require an amendment to this Plan provided the general intent of the Plan is maintained." Since the Zoning By-law does implement more accurate mapping, an Official Plan Amendment is not needed to accommodate the proposed use.

Township of Selwyn Building & Planning Department

Occupancy has not been granted on the building and there are issues hindering the occupancy being granted. The previous manufacturing use required very limited water use and was an established use of the subject property; no hydrogeological investigation was necessary. A hydrogeological investigation will be needed in support of the required zoning by-law amendment. The scope of this investigation will be contingent on the details of the potential water usage and effluent generated by the proposed use such as for example by any needed regular equipment washing. A hydrogeological brief may be sufficient if water usage requirements and potential effluent generated on-site remain low.

As there are no new buildings or structures proposed, a formal update to the site plan agreement will not be required, however, a revised site plan showing the proposed revised parking area and outdoor storage for the proposed use is required for the zoning amendment and for the Township's file.

Revision or addendum reports for previously submitted and reviewed stormwater management, environmental impact study and restoration plans will be needed in support the requirement zoning by-law amendment in order to reflect the proposed use of the property and as built structures.

The proponent is advised to engage early with Williams Treaties First Nations prior to submitting application with the Township and County. A contact list for Williams Treaties First Nations is attached to this record.

Summary of Report Requirements:

Planning Justification Report – demonstrate OP conformity and PPS consistency

Hydrogeological Study – scope to be determined

Stormwater Management Plan – revised or addendum for proposed use and as-built structures

Environmental Impact Study – revised or addendum for proposed use and as-built structures

Restoration Plan - revised or addendum for proposed use and as-built structures

***Fees:**

Township Fees:

Major Non-residential Zoning By-law Amendment application (>500 m ²)	\$6,655.00
Initial peer review deposit	\$5,000.00

****ORCA Fees:**

Please contact ORCA

**Please note fees increase annually.*

***Other applicable fees should be confirmed through staff at the County of Peterborough, Conservation Authority and/or Peterborough Public Health.*

Attachments:

- **Application Checklist**
- **As built site plan**
- **WJ letter regarding proposed use**
- **ORCA comments**

Record Completed By: Per Lundberg, Planner

A complete application will comprise of a completed application form, required reports and plans with applicable application fees.

The 'Record of Pre-consultation' will remain valid for up to 24-months following the date of the pre-consultation meeting at the discretion of the Manager of Building and Planning. If the required subsequent applications are not received by the Township within the 24-month period following the pre-consultation meeting, the Record of Pre-consultation becomes obsolete. The applicant will be required to submit a new 'Request for Pre-consultation Form' to the Township.

If an application is significantly modified after the pre-consultation meeting has taken place, the applicant may be required to undergo a new pre-consultation meeting.

Please Note: Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of this application. If you have any questions about the collection, use or disclosure of this information by the Township of Selwyn, please contact the CAO or Clerk, Township of Selwyn, P.O. Box 270, Bridgenorth, ON K0L 1H0 (705) 292-9507.



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwyntownship.ca

Zoning By-law & Site Plan Applications Application Checklist

Owner/Agent:

Roto Spa Inc.

Date:

January 21, 2026

1565 8th Line

Roll Number:

1516.020.007.59542

Proposal:

The intention for WJ Canada is to purchase and utilize the subject property and existing building primarily as a contractor's yard for equipment storage and maintenance with the existing office space also to be used by WJ staff.

Official Plan Designation:

Rural Industrial & Environmental Constraint

Zoning:

(M1-217)

Supporting document(s) required:

- Planning Justification Report
- Storm Water Management (SWM) Plan (revised or addendum)
- Traffic Impact Brief/Study
- Hydrogeological study to determine water quality and quantity and sewage servicing capabilities – scope TBD
- Functional Servicing Report (Municipal Water and Sewage Capacity Report which may include SWM Plan)
- Environmental Impact Analysis (lakes, rivers, wetlands, fish habitat, wildlife, hazard lands, ANSI's etc.) – revised or addendum
- Market Analysis/Justification Study
- Archaeological Study
- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
- Noise Impact Study (TBD)
- Restoration Plan (revised or addendum)
- Record of Site Condition (RSC) - Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
- Geotechnical Study



Supporting site plan and/or survey

- Location survey completed by an Ontario Land Surveyor (OLS) showing existing buildings and structures including setbacks to lot lines
- Site Plan (drawn to scale) showing:
 - location, size, & type of all existing and proposed buildings and structures, parking areas & driveways etc. inclusive of setbacks
 - approximate location of all natural and artificial features (e.g. vegetation, septic systems, swm features, wells, septic systems, hydro/bell lines, watercourses, etc)

Planning Act Applications:

- Zoning By-law Amendment, Township of Selwyn
- Minor Variance Application Township of Selwyn
- Site Plan Control Township of Selwyn
- Official Plan Amendment, County of Peterborough
- Consent to Sever, County of Peterborough

Recommended key agencies to contact for further information, as needed:

- Otonabee Region Conservation Authority
Marnie Guindon – 705-745-5791 x. 227
- Trent Severn Waterway
Alana Bolton - 705-750-4516
- Township of Selwyn – Public Works
Adam Tobin - 705-292-9507 x. 238
- Township of Selwyn – CBO
Robert Kelly - 705-292-9507 x. 219
- Township of Selwyn – Fire Chief
Gord Jopling - 705-292-7282 ext. 201
- County of Peterborough – Planning
Jennifer Clinesmith – 705-743-0380 x. 2403
- County of Peterborough – Public Works
Pete Hynes - 705-775-2737 x. 3210
- Ministry of Transportation
www.hcms.mto.gov.on.ca
- Curve Lake First Nation

22 Winookeedaa Road
Curve Lake, Ontario K0L1R0
Phone: 705-657-8045
consultation@curvelake.ca

- Hiawatha First Nation – Lands and Resources Consultation Liaison, Tom Cowie - 705 295-4421 Ext. 216

431 Hiawatha Line
Hiawatha, Ontario
K9J 0E6 Canada
Tel: (705) 295-4421
Toll-Free: 1 (866) 295-4421
Fax: (705) 295-7177



Beausoleil First Nation

11 O'Gema Miikaan
Christian Island, ON
L9M 0A9
(705) 247-2051
bfnconsultation@chimnissing.ca

Chippewas of Georgina Island First Nation

Georgina Island Administration Office
R.R.#2 Box N-13
Sutton West, Ontario L0E 1R0
P: 705-437-1337
F: 705-437-4597
jl.porte@georginaisland.com

Chippewas of Rama First Nation

Phone: (705) 325-3611
Fax: (705) 325-0879
Toll-free: 1-866-854-2121
Location: 5884 Rama Road, Suite 200,
Rama ON, L3V 6H6
consultation@ramafirstnation.ca
dillonb@ramafirstnation.ca

Alderville First Nation

11696 Second Line Road
Roseneath, ON K0K 2X0
Phone: 905-352-2011
jkapyrka@alderville.ca

Mississaugas of Scugog Island First Nation

drichardson@scugogfirstnation.com
consultation@scugogfirstnation.com



Plan Review and Permitting Services Pre-consultation Memo

To: Township of Selwyn
From: Marnie Guindon Planning and Regulations Officer, Plan Review & Permitting Services
Date: January 21, 2026
Subject: January 21, 2026 Pre-consultation Comments for an Official Plan Amendment and Zoning By-law Amendment
Req Fee: \$ 1,470

1565 8th Line

Description: Inquiry to purchase property, ensure proposed use confirms to zoning.

Documents Reviewed:

- Site Plan, Prepared by M/J Davenport, Dated February 2022
- Request for Pre-consultation Zoning By-law Amendments and Site Plan Application, Prepared by Brian Schofield, Dated January 7 2026.

Otonabee Conservation Pre-consultation Comments:

The subject property is located within the Otonabee Conservation Watershed. The Authority will review the forthcoming application for the following:

Natural Hazards Policy (Planning)

Otonabee Conservation will review the application for consistency with the Provincial Planning Statement and to ensure the proposed development does not create or aggravate existing natural hazards.

The subject property appears to be outside of any mapped natural hazard features however is proposing development adjacent to a wetland which was previously delineated to be within a restoration area/setback area.

The plans and studies submitted must inform how the proposed development does not conflict with the policies of Chapter 5 of the PPS.

ORCA S. 28 Regulation (Permitting)

Otonabee Conservation regulates wetlands and their 30 metre regulated area of interference, erosion hazard and its associated allowance, and unstable soil or bedrock. A portion of the work appears to fall within the regulated area, and a permit will be required.

Development in Land adjacent to a Wetland:

Otonabee Conservation permitting policies state that development shall be 30 metres from a wetland. This is unless it can be demonstrated through technical studies that the development will be protected from the hazards associated with the wetland and the development will not negatively affect the hydrologic function of the wetland.

The proposed development shows additional development not captured in the permit issued or previously submitted technical reports/plans for the site. The proposed development is in land adjacent to a wetland and previously designated restoration area. Additional permits and supporting information will be required for this development.

Clean Water Act (CWA)

Otonabee Conservation will review the application to assess the applicability of the Trent Source Protection Plan (SPP) prepared under the Clean Water Act (CWA).

Preliminary review indicates that the subject property appears to be outside of the area where the SPP policies apply and a [Restricted Land Use Notice](#) is not required.

In addition, the subject property is entirely or partially in the vulnerable area(s) listed below.

- Intake Protection Zone 3 (low and/or moderate threats may be possible)

Requirements and Recommendations

Please refer to the checklist on the following page for studies and plans required by Otonabee Conservation for the purposes of eventual review of the Official Plan Amendment and Zoning By-law amendment Application.

Disclaimer:

Please refer to the checklist on the following page for studies and plans required by Otonabee Conservation for the purposes of eventual review for planning and regulatory purposes. This memo should not be considered as complete application requirements as the nature of the development may change, or further information be provided that changes complete application submission requirements for permit application under O.Reg. 41/24.

Otonabee Conservation assumes no responsibility for any comments made in relation to this memo, nor for any future changes in provincial legislation and errors or omissions in the information provided. No liability shall be attributed to the Otonabee Region Conservation Authority as a result of issuing this memo. Otonabee Conservation reserves the right, under applicable legislation, to provide further comments upon subsequent applications and permit submissions.



Summary Development Application Checklist:

Subject Property:

- Inside Natural Hazards and Regulated Area
- Partially Inside Natural Hazards and Regulated Area
- Outside Natural Hazards and Regulated Area

Permits for Proposed Work:

- Required
- Not Required
- Requires additional detail to make a determination

List of Studies Required:

- | | |
|--|--|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Site Stabilization Plan/Details (hydroseeding/vegetation) |
| <input type="checkbox"/> Drawings/Plans identifying lowest openings of all windows and entrances | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Floodplain Study or Assessment | <input checked="" type="checkbox"/> Stormwater Management Report (If required by others) |
| <input checked="" type="checkbox"/> Drainage/Grading Plan | <input type="checkbox"/> Topographic Survey |
| <input checked="" type="checkbox"/> Natural Hazard components of any Environmental Impact Study | <input type="checkbox"/> Wetland boundary delineation and setback recommendations |
| <input type="checkbox"/> Geotechnical Report | <input type="checkbox"/> Wetland Offset or Compensation Plan |
| <input type="checkbox"/> N/A | |

Clean Water Act

- SPP applies
- SPP does not apply
- Other Vulnerable Areas apply

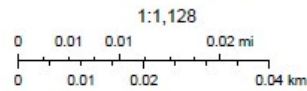
Plan Review Fee

A Intermediate Official Plan Amendment and Zoning By-law Amendment in 2026 is \$1,470.

ORCA Regulated Area Mapping



2026-01-21, 1:56:24 p.m.



Sources: Esri, Vantor, Airbus DS, USGS, NSA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Otonabee Conservation

This map is for information purposes only and the Otonabee Region Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

Figure 1:Regulatory Floodplain Screening Mapping

Note: As per Section 4(5) of the O. Reg. 41/24, the description of hazardous lands or hazardous sites shall prevail over the depiction of the same areas in the maps.

To: Township of Selwyn

Reference: TWP Selwyn - WJ Groundwater - Pre-consultation Meeting

Date: Wednesday, 07 January 2026

Subject: Proposed Use for 1565 8th Line, Selwyn, ON

WJ Canada is a water management firm specializing in groundwater control, dewatering and water treatment to facilitate construction of private and public projects, and has been operating in the Greater Toronto Area since 2016. We have outgrown our existing yard facilities and are seeking a new location to support our continued growth. WJ provides engineering and hydrogeological support and supplies, installs and operates the equipment required to implement dewatering and water management plans for construction projects. WJ Canada is a licensed Well Driller with the MECP, a registered Electrical Contractor with the ESA and holds a certificate of Authorization with the Professional Engineers of Ontario.

WJ currently has approximately 50 employees working out of the GTA, with a significant proportion deployed directly to construction sites to implement engineered dewatering plans. Globally, WJ employs approximately 700 people in 9 different regions, with a growing market share in Ontario, British Columbia and Quebec.

It is our desire to relocate our warehouse, contractor's yard and support facilities to 1565 8th Line, Selwyn, ON. The site consists of a warehouse-type building and an outdoor paved yard area that are well suited to our operations. The building will function as a heated warehouse for the repair and routine maintenance of our equipment, as a workshop to support our dewatering and water management activities and for the storage of required consumables and spare parts. The front portion of the building will contain offices, including meeting rooms, engineering offices and workspace for yard support staff. A portion of the paved outdoor area will be used as a secure yard for the organized storage of equipment and inventory used to service our projects.

On average, our team at the subject facility will consist of approximately 12 employees (management, engineering, warehouse and yard staff), with additional employees attending the facility periodically for training sessions and meetings. We also see this relocation as an opportunity to create and support skilled employment for local residents.

WJ understands that the subject property is currently zoned Rural Industrial Exception 217 (M1-217), which permits uses including warehousing, workshops and outdoor storage of materials required for those uses. Our proposed operation is intended to function as a warehouse, shop and outdoor storage location that is ancillary to our dewatering and water management services. The equipment WJ intends to store and maintain on site includes tracked construction equipment (such as skid steers, telehandlers and drill rigs), trailers (flat decks, towable pumps and towable tanks), consumables, and various pumps, hoses, manifolds and tanks associated with temporary dewatering and water management systems. Only a limited number of pieces of equipment will be present on site at any given time, as the majority of our fleet is typically deployed to active construction projects. All equipment stored and maintained at the facility will be WJ-owned; no third-party equipment storage, repair or retail activity is proposed.

All repair and routine maintenance activities will occur within the enclosed building, on an impervious floor, and will be limited to mechanical and electrical work associated with our dewatering equipment (for example oil and filter changes, hose and seal replacement, and minor welding/fabrication). Any storage and handling of fuels and lubricants will be undertaken in accordance with applicable environmental and fire-safety requirements, with appropriate spill-prevention and containment measures in place.

The space will also be used as a workshop, where key activities such as the following will be undertaken: preassembly of parts and plumbing for our projects, construction of electrical cabins and panels for equipment and pumps, prefabrication of manifolds and assemblies, manufacture of double walled well screening, and machining of drilling tools.

We would like to understand if the proposed uses are generally consistent with the existing Rural Industrial Exception 217 (M1-217) permissions for warehousing, workshops and outdoor storage. Should Township staff determine that any aspect of our intended operation is not fully aligned with the current zoning, WJ would be pleased to work collaboratively with the Township on any required Zoning By-law Amendment and/or Site Plan Approval to enable the proposed use and address matters such as screening, traffic, drainage and environmental protection.

Thank you for your consideration of our proposal. We look forward to working with Township staff and officials as we advance this application.

Yours Sincerely,

Tony Tomory

President, WJ Canada

For and on behalf of WJ GROUNDWATER CANADA LIMITED

Appendix B

First Nations Consultation



Kate Steele

From: Kate Steele
Sent: April 7, 2026 2:38 PM
To: 'Consultation Email'
Cc: Marnie Saunders; David Rewniak
Subject: RE: [EXTERNAL]FW: 1565 8th Line (County Road 18) - Zoning By-law Amendment to Permit New Use

Hi Derek,

Wonderful. Looking forward to the response/comments when he gets back in office. I hope no one played an April fools prank on him while he was gone.

Best,
Kate

Kate Steele, M.Pl.

Junior Planner

D.M. Wills Associates Limited

150 Jameson Drive | Peterborough, ON | K9J 0B9
Tel: (705) 742-2297 ext. 274 | Fax: (705) 748-9944

IMPORTANT NOTICE:

This email contains privileged and confidential information only for the use of the intended recipient(s) and should not be redistributed without first receiving permission from the sender. If you are not the intended recipient of this email or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this email is strictly prohibited. If you have received this email in error, please notify me immediately by telephone.

From: Consultation Email <Consultation@curvelake.ca>
Sent: April 1, 2026 2:22 PM
To: Kate Steele <ksteele@dmwills.com>; Consultation Email <Consultation@curvelake.ca>
Cc: Marnie Saunders <msaunders@dmwills.com>; David Rewniak <DavidR@CurveLake.ca>
Subject: RE: [EXTERNAL]FW: 1565 8th Line (County Road 18) - Zoning By-law Amendment to Permit New Use

Aaniin Kate,

Thank you for your email. I have copied David Rewniak on this file for any further questions or comments. David is the consultation lead for development at CLFN. David is away today but will be returning to the office tomorrow (April 2). It turns out he wasn't fooling us when he said he was taking the day off.

If you don't hear from David by next Tuesday, please let me know and I will give him a gentle reminder.

Have a wonderful day!

Miigwech

Derek



Derek Paauw
Consultation Lead - Archaeology
Curve Lake First Nation Government Services Building
22 Winookeeda Road, Curve Lake, ON K0L 1R0
P: 705.657.8045 ext. 237 F: 705.657.8708
W: www.curvelakefirstnation.ca
E: DerekP@curvelake.ca

- *Our team is currently immersed in many great initiatives, which may delay my response. If you're needing a follow up from me about something, and you haven't heard from me in awhile, please do check in with me. Thank you for your understanding.* -

This e-mail message may contain proprietary, private and confidential information. The information transmitted is intended only for the person(s) or entities to which it is addressed. Any review, transmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be illegal. If you received this in error, please contact the sender and delete the message from your system.

From: Kate Steele <ksteele@dmwills.com>
Sent: March 30, 2026 11:40 AM
To: Consultation Email <Consultation@curvelake.ca>
Cc: Marnie Saunders <msaunders@dmwills.com>
Subject: [EXTERNAL]FW: 1565 8th Line (County Road 18) - Zoning By-law Amendment to Permit New Use

You don't often get email from ksteele@dmwills.com. [Learn why this is important](#)

CAUTION/Wewena sa naa!: This is an external email from outside Curve Lake First Nation. Please take care when clicking links or opening attachments and check the senders e-mail address. When in doubt contact the sender by phone or reach out to the IT Department (aasnaa@curvelake.ca) | Ow waasmo-biijbii'gan gii-biwnjibaamgad n'goji maa goj'yi'iing Oshkiigamaag. Aangwaam'zin pii ewanaab'ndman aan'koobjig'nan maage'sh zheyaakonaman gegoon e-aan'koobdeg, naanaagdawaab'ndan ezhibii'igaadeg e-aawid aw gaa-waasmo-maajiibii'ged. Giishpin gyakwendanzwan, Gdaa-gnoonaa aw gaa-maajiibii'ged aabjitooyen biiwaabkoon-giig'dowin maage ggwejim aw ewezhtood waasmo-zhibiigew-aabjichganan (aasnaa@curvelake.ca).

Good morning,

Please see request below for feedback and comments regarding a new use on the property located at 1565 8th Line, Township of Selwyn. Please let us know if you have any questions.

Thank you,
Kate

Kate Steele, M.Pl.

Junior Planner

D.M. Wills Associates Limited

150 Jameson Drive | Peterborough, ON | K9J 0B9
Tel: (705) 742-2297 ext. 274 | Fax: (705) 748-9944

IMPORTANT NOTICE:

This email contains privileged and confidential information only for the use of the intended recipient(s) and should not be redistributed without first receiving permission from the sender. If you are not the intended recipient of this email or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this email is strictly prohibited. If you have received this email in error, please notify me immediately by telephone.

From: Kate Steele

Sent: March 30, 2026 11:33 AM

To: 'bfnconsultation@chimnissing.ca' <bfnconsultation@chimnissing.ca>; 'jl.porte@georginaisland.com' <jl.porte@georginaisland.com>; 'dillonb@ramafirstnation.ca' <dillonb@ramafirstnation.ca>; 'jkapyrka@alderville.ca' <jkapyrka@alderville.ca>; 'consultation@scugogfirstnation.com' <consultation@scugogfirstnation.com>; consultationlead@curvelake.ca; Community Consultation <consultation@ramafirstnation.ca>; tcowie@hiawathafn.ca; sdavison@hiawathafn.ca; 'consultationlead@curvelake.ca' <consultationlead@curvelake.ca>; consultation@alderville.ca; natasha.charles@georginaisland.com; sylvia.mccue@georginaisland.com; nancy.carr@georginaisland.com; 'drichardson@scugogfirstnation.com' <drichardson@scugogfirstnation.com>

Cc: Marnie Saunders <msaunders@dmwills.com>

Subject: 1565 8th Line (County Road 18) - Zoning By-law Amendment to Permit New Use

Good morning everyone,

D.M. Wills Associates Limited has been retained by WJ Groundwater Canada Ltd to prepare for a Zoning By-law Amendment in support of the proposed new use of the site to support a contractor's yard on lands municipally address as 1565 8th Line (County Road 18), in the Township of Selwyn, County of Peterborough.

The proposed new use on the subject property does not require any site alteration. The existing building will be used for equipment storage and office space for operations by WJ Groundwater Canada. Although no alterations are proposed, the proposed use of a contractor's yard is not permitted due to known limited ground water supply. Wills has been retained to complete a Hydrogeological Assessment to confirm there is sufficient water supply to permit the proposed use. The assessment is underway. Since the site is not experiencing any alteration, the Township of Selwyn is not requiring a Site Plan Amendment, only the Zoning By-law Amendment to permit the use.

Please find attached a copy of the site plan, along with the pre-consultation meeting minutes from the Township of Selwyn. A formal Zoning By-law Amendment application has not been made to the Township. In advance of a submission, we are seeking your feedback and comments on the attached, should you have any. Please reach out to me if you have any questions or require additional information.

Thank you and look forward to hearing from everyone.

Best,
Kate



Kate Steele, M.Pl.

Junior Planner

D.M. Wills Associates Limited

150 Jameson Drive · Peterborough, ON · K9J 0B9

Tel: (705) 742-2297 ext. 274 · Fax: (705) 748-9944

IMPORTANT NOTICE:

This email contains privileged and confidential information only for the use of the intended recipient(s) and should not be redistributed without first receiving permission from the sender. If you are not the intended recipient of this email or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this email is strictly prohibited. If you have received this email in error, please notify me immediately by telephone.