

Planning Justification Report

**2731 Tedford Drive, Township of
Selwyn, County of Peterborough**

Zoning By-law Amendment Application

D.M. Wills Project Number 25-85482



D.M. Wills Associates Limited

Partners in Engineering, Planning and
Environmental Services
Peterborough

December 2025

Prepared for:

Dr. Doug Lukinuk
Stoney Lake Chiropractic



Table of Contents

1.0	Introduction and Objectives	1
1.1	Zoning By-law Amendment Application 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 Meeting	7
4.0	Supporting Technical Studies	7
4.1	Archaeological Study	7
5.0	Policy Framework.....	8
5.1	Provincial	8
5.1.1	Provincial Planning Statement, 2024.....	8
5.2	Municipal.....	9
5.2.1	County of Peterborough Official Plan, 1994.....	9
5.2.2	County of Peterborough New Official Plan, 2023.....	14
5.2.3	Township of Selwyn Comprehensive Zoning By-law No. 2009-021	18
6.0	Planning Rationale	25
7.0	Proposed Zoning By-law Amendment	27
8.0	Closing	30

Figures

Figure 1 – Key Map	2
Figure 2 – Surrounding Land Uses	4
Figure 3 – Conceptual Site Plan.....	6
Figure 4 – Excerpt from Schedule 'A1' Official Plan.....	13
Figure 5 – Excerpt from Map SEL-12 of the New County Official Plan	17
Figure 6 – Excerpt from Schedule 'A' – Map 4 of the Selwyn By-law No. 2009-021	24
Figure 7 – Proposed Zoning By-law Schedule	29

Appendices

- Appendix A – Photographic Log
- Appendix B – Township Correspondence – Survey Confirmation
- Appendix C – Survey Certification
- Appendix D – Permit Letter

Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	Draft for Client Review	December 2025	
2	First Submission	December 2025	

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 Stoney Lake Chiropractic c/o Dr. Doug Lukinuk (Client) to prepare this Planning Justification Report in support of a Zoning By-law Amendment (ZBA) to permit a home occupation, being a medical office for chiropractor, in an existing accessory building and recognize the associated deficient setbacks.

1.1 Zoning By-law Amendment Application Objectives

The proposed ZBA will permit a 'Type B – Home Occupation' in an existing accessory building and recognize the as-built front yard setback and setback from road centreline further to the reduced setbacks approved in Minor Variance Application No. A-24-22 (MV). The existing zone does not permit Type B Home Occupations and therefore requires a ZBA to permit the use as well recognize the associated deficient setbacks of the accessory building.

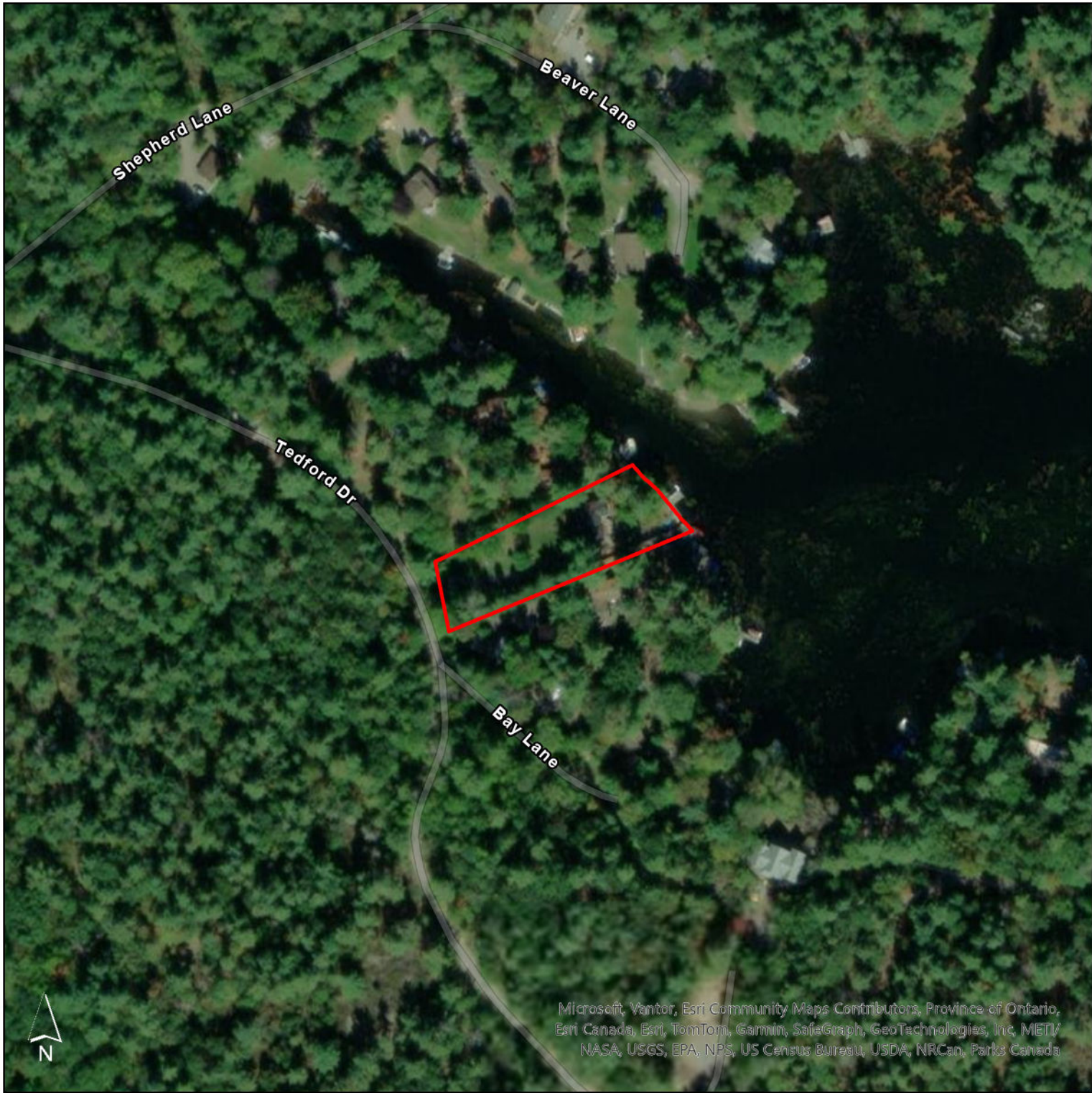
1.2 Purpose of Planning Justification Report

The purpose of this report is to outline the nature of the proposed ZBA, evaluate the existing development in the context of the Township's Zoning Bylaw and the application in the context of provincial and municipal policy including the Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan (1994), New County of Peterborough Official Plan, 2023 (NCOP), and the Township of Selwyn Comprehensive Zoning By-law 2009-021 (ZBL).

2.0 Property Description

2.1 Property Location

The subject property is municipally known as 2731 Tedford Drive and legally described as Lot 46, Concession 15; Plan 94, former geographic Township of Smith-Ennismore; now in the Township of Selwyn (Township), County of Peterborough (County), herein referred to as the Subject Property. The Subject Property is located in a shoreline residential area in the Township along Stoney Lake, approximately 2.7 km southeast of Burleigh Falls and 7.5 km northeast of Young's Point. Refer to **Figure 1 – Key Map** and **Appendix A – Photographic Log**.



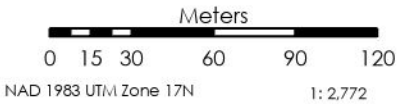
KEY MAP

2731 Tedford Drive,
Township of Selwyn,
County of Peterborough

Figure 1

Legend

 Subject Property



Data Sources	
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Project Number:	25-85482



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NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

2.2 Existing Development

The Subject Property is approximately 2,462.33 m² (0.25 ha/0.6 ac) with approximately 25.77 metres (84.51 ft) of frontage along Tedford Drive and 33.2 metres (106.5 ft) of frontage along Stoney Lake.

The Subject Property is currently developed with a one-story single detached dwelling and an accessory structure. The accessory structure was constructed under Permit No. Selwyn-2022-339 for an accessory structure on May 23, 2023. The residential dwelling is approximately 225 m² (2,430 ft²) in area and the accessory structure has a ground floor area of approximately 85.4 m² (919.23 ft²). There are other accessory storage sheds and recreational decks throughout the property that complement the existing development.

2.3 Surrounding Land Uses

The surrounding land uses consist of shoreline residential dwellings and rural uses. Lands to the north and south of the property along the shoreline consist of residential uses, primarily consisting of single-detached and recreational dwellings. The subject property abuts Stoney Lake to the east. The lands to the west consist of single-detached dwellings with frontage on Tedford Drive, before consisting of a dense woodland area extending to Highway 28. Refer to **Figure 2 – Surrounding Land Uses**.



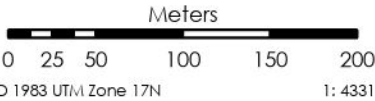
SURROUNDING LAND USES

2731 Tedford Drive,
Township of Selwyn,
County of Peterborough

Figure 2

Legend

 Subject Property



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2.4 Proposed Development

The proposed development consists of the conversion of an existing accessory structure to a medical clinic that will be accessory to the existing residential use of the property. At the time of building the accessory structure, a Minor Variance application (A-24-22) granted relief for the increased height and encroachments into the front yard setback and the centreline setback from the municipal road (Tedford Drive). However, the footings of the structure were not constructed in compliance with the Minor Variance, thus encroaching further into the setbacks.

The accessory structure is 11.66 metres (38.25 ft) by 7.32 metres (24.0 ft) with a ground floor area of 85.35 m² (918.0 ft²). The accessory structure is 1.5 storeys, resulting in the previous request to be granted another 2.0 metres in height.

The accessory structure supports the property owner's home satellite office including a small waiting area, a washroom, a treatment room and a gym space that is used personally and to support patients' physical therapy. The upper floor consists of a small sitting area, office and filing space and additional storage space. Refer to **Figure 3 – Conceptual Site Plan** and **Appendix A – Photographic Log**.



- SITE BOUNDARY
- LEGAL LINE
- EXISTING WELL
- O/H OVERHEAD UTILITY LINE
- UP UTILITY POLE

2731 TEDFORD LANE
MUNICIPALITY OF SELWYN

SITE PLAN



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PROJECT No. 25-85482	PLOT DATE DEC. 10, 2025
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3.0 Project Background

3.1 Pre-Consultation Meeting

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

As outlined in the pre-consultation record (PC-03-25), the Township noted that the Lakeshore Residential (LR) zone would not permit the use of the accessory structure as a medical office (i.e. Chiropractic Clinic) and would require a rezoning if the use were to continue to operate in the accessory structure. It was noted that five parking spaces are required to be shown on the site plan and then be circulated to the Joint Accessibility Advisory Committee (JAAC) to review.

Since a Zoning By-law Amendment (ZBA) is required to permit the existing use, the Township requested that the deficiencies approved in the MV Application (A-24-22) should be recognized in the ZBA application as well. It was brought to the attention of the Client that the as-built accessory structure is out of compliance with the minimum setbacks as approved in the MV application and further relief would need to be requested in the ZBA.

For the proposed development to comply with the Township's ZBL, the Subject Property must undergo a ZBA to rezone the property from the general 'Lakeshore Residential (LR) Zone' to a site-specific 'Lakeshore Residential-XX (LR-XX)' zone. The Township requested a Planning Justification Report, an Archaeological Report, an up-to-date Surveyor's Real Property Report (SRPR), Site Plan and Floor Drawings for the accessory building, and a sewage system evaluation be submitted to support the application.

Confirmation was later provided by the Township's Planner on October 9, 2025 that the existing survey and the surveyors letter noting the MV deficiencies, along with an accurate scaled site plan would be sufficient to form a complete application. Refer to **Appendix B – Township Correspondence – Survey Confirmation.**

4.0 Supporting Technical Studies

As provided in the Record of Pre-Consultation Record dated February 19, 2025, the following technical studies were required to support the rezoning of the subject property. A summary of each report is provided below.

4.1 Archaeological Study

A Stage 1 Archaeological Study was completed on the subject property to determine the archaeological potential. The location of the subject property on Stoney Lake indicates potential for locating pre-contact Indigenous archaeological material; therefore, a Stage 2 Archaeological assessment was determined to be required. The

inaccessibility of the study area to any form of ploughing equipment precluded the possibility of ploughing for a pedestrian survey, and as a result, a test pitting survey was determined to be required.

The Stage 2 Archaeological Assessment was conducted on August 17, 2022, where approximately 58% of the study area was assessed through a test pit survey. The Stage 2 Archaeological survey did not yield any evidence of archaeological material. As a result, no additional archaeological assessments were required.

A copy of the Stage 1 and 2 Archaeological Assessments prepared by Earthworks Archaeological Services is included in the submission.

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), the New County of Peterborough Official Plan, 2022 (NCOP), and the Township of Selwyn Comprehensive Zoning By-law No. 2009-21 (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;*
 - 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 growth and development and their vitality and regeneration shall be promoted.*
3. *When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.*

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 [include]:
e) home occupations and home industries;*
- 2. Development that can be sustained by rural service levels should be promoted.*
- 3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
- 4. Planning authorities should support diversified rural economy by protecting agricultural and other resource-uses and directing non-related development to areas where it will minimize constraints on these uses.*

3.6 Sewage, Water and Stormwater

- 2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*
- 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 onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

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 described as 'Shoreland Areas and the Waterfront' and 'Natural Environment'. Refer to **Figure 4 – Excerpt from Schedule 'A1' Official Plan.**

4.4 Shoreland Areas and the Waterfront

Shoreland Areas generally include all lands extending inland 150 metres from the ordinary high water mark of, any lake, river or waterway. Lands and land uses that are more than 150 metres from shore but which physically or functionally relate to the Shoreland Areas are considered to be part of the Shoreland Areas.

4.4.1 Goal

To improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore.

4.4.2 Objectives

- To protect the heritage character of the Trent-Severn Waterway and its associated historic, natural and scenic setting;*
- To protect, improve or restore the quality and quantity of water on a watershed basis;*
- To recognize and preserve to the greatest extent possible the character of waterbodies and lands adjacent to the shoreline with limited, low density backlot development where such development is permitted.*
- To ensure that the build form along the shoreline is not overly concentrated or dominating to the detriment of the natural form;*
- To maintain, enhance or restore the majority of the developed and undeveloped shorelines in their natural state by promoting property stewardship;*
- To preserve and enhance fish and wildlife habitat areas within and along waterbodies;*

4.4.3 Policies

- The character of Shoreland Areas is linked to the natural and built form associated with the lakes and rivers in the County. For the most part, the natural form includes vegetated shorelines with thin soils over bedrock. The built form includes predominantly residential development interspersed with some commercial developments including resorts and marinas. The Shoreland Areas are generally associated with leisure, recreation, water supply, support for fisheries and wildlife habitat. As such, development occurring in the Shoreland Areas should enhance and protect, where possible, those qualities that contribute to the area's character.*
- Where new development is being considered by the local municipality, the County and commenting agencies, significant frontage requirements, building and facility setbacks, as determined by the local municipalities in cooperation with the appropriate authority shall be maintained by the local municipalities to*

assure long term safety of the structures and minimize further shoreline development;

- When undertaking a review of development applications, the County or the Township where appropriate will determine the potential of the need for the conservation of archaeological resources. As a result of the review, the County or Township may require the applicant to submit an archaeological assessment carried out by a licensed archaeologist. Generally, studies may be required based on archaeological potential when any of the following occur: 3 or more new lots are being created (3 lots plus the retained lot), development by plan of subdivision or condominium, official plan amendment to County or Township official plan involving non-residential or non-agricultural/open space uses, re-zoning of a property involving non-residential or non-agricultural/open space uses.

6.2.5 Seasonal Residential

6.2.5.1 General Principles

Tourism and recreational activities are prevalent in the Townships due to the presence of the Kawartha Lakes/Trent-Severn Waterway.

Small areas of the Township are accessed only by means of private right-of-ways which are not maintained during the winter months or by water access only. This designation and policies are designed to recognize those seasonal land uses and govern their development. For the purposes of this plan, the terms "cottage" and "seasonal residence" are used interchangeably.

6.2.5.2 Permitted Uses

The predominant use of land within the Seasonal Residential designation shall be for seasonal cottages. This category may include retail and service commercial uses of limited extent which provide primarily for the day-to-day commercial needs of cottage residents

6.2.5.3 Seasonal Residential Policies

- a) The uses permitted in Seasonal Residential areas and regulations for such uses shall be defined in the implementing Zoning By-law. Regard shall be had to the protection of cottages from incompatible uses. Provision will be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances and control over outside storage.
- h) General

The preservation of naturally-vegetated shoreline is encouraged in order to minimize destruction to the shoreline and wetbeach habitat, minimize visual

impact on the waterbody, maintain wildlife habitats and corridors and improve water quality.

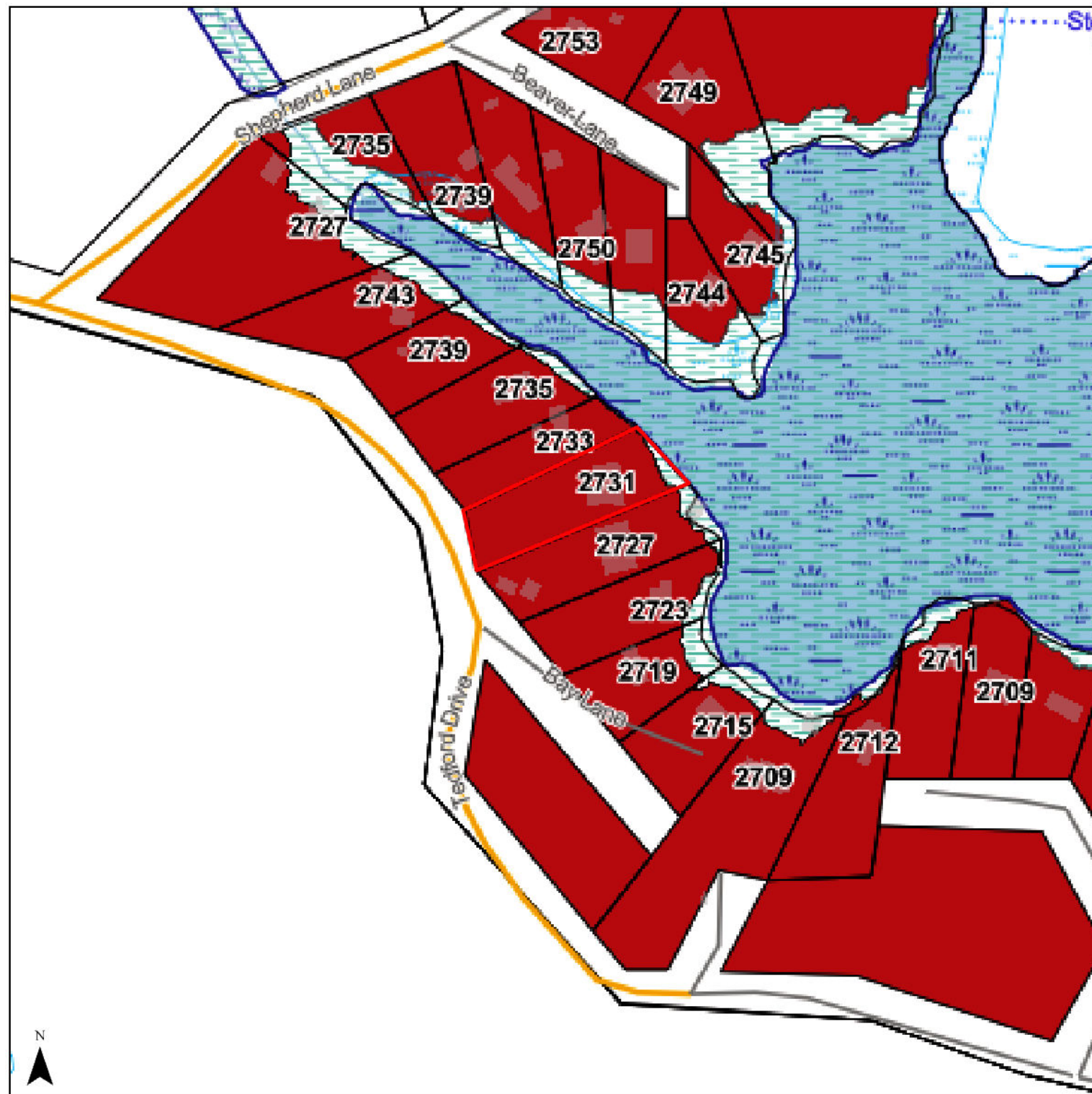
Existing Structures

Minor variances or zoning changes to accommodate proposed expansions of a structurally- permanent nature to existing structures and/or septic systems that further reduce any applicable minimum water setback shall not be permitted unless it is a matter of public health and/or safety.

j) Lots shall have sufficient area so that a private well for water supply can be located without danger of contamination by the sewage system, and so that a serious drawdown of groundwater levels beyond the boundaries of the lot can be avoided. Where considered appropriate by the Township, a certificate shall be required to be provided by a suitably qualified professional engineer to indicate that sufficient groundwater supplies are available in the area to meet the needs of the proposed development and that suitable conditions exist for the disposal of domestic wastes.

7.30 Home Occupations

- a) Home occupations shall be limited, small scale, home based office and personal service commercial activity in Residential or Rural areas, that are compatible with the main residential or rural use and function of the area.*
- b) Typical uses that shall be permitted include the practice of domestic arts, private instructions or the teaching of music or academic subjects, a professional office, a home based business office and catalogue based sales.*
- c) Home occupation uses shall be clearly secondary, incidental and subordinate to the main residential use of the dwelling.*
- d) Generally only residents of the household from which the home occupation is conducted shall be employed in the home occupation.*
- e) Only a limited portion of a dwelling's total area may be used for a home occupation.*
- f) Regulations shall be included in the implementing Zoning By-law to govern the establishment and operation of home occupations within the Community.*
- g) Within the implementing Zoning By-law home occupations may be permitted without the need for a Zoning By-law amendment.*



EXCERPT FROM SCHEDULE 'A1' OFFICIAL PLAN

2731 Tedford Drive,
Township of Selwyn,
County of Peterborough

Figure 4

Legend

- Subject Property
- Seasonal Residential
- Provincially Significant Wetland
- Unevaluated Wetland
- Environmental Constraint Area
- Rural
- Township Roads
- Private Roads

Data Sources
County of Peterborough GIS
Township of Selwyn Land Use Plan Schedule A1

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Map Date:	12/19/25
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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 as 'Waterfront Residential' and 'Natural Core Areas' in the Schedule 'A' Map 'SEL-12' in the NCOP. The subject property is also identified as having a 'Floodplain' overlay on Land Use Schedule Map SEL-12. Refer to **Figure 5 – Excerpt from Map SEL-12 of the County New Official Plan.**

3.10.2 Archaeological Resources

In considering applications for new development, the following policies will apply:

- 1) *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless the archaeological resources have been conserved by removal and documentation or preservation on site, in accordance with an Archaeological Assessment. Where significant archaeological resources must be conserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.*

- 2) *An archaeological assessment is required where there are known archaeological resources or there are areas of archaeological potential.*

Where Municipal approaches to determining archaeological potential have not been established, the Provincial 'Criteria for Evaluating Archaeological Potential' checklist or its successor will be used. Archaeological assessment reports by professional licensed archaeologists are to be in compliance with guidelines set out by the Province, as well as licensing requirements referenced under the Ontario Heritage Act

- 3) *Where significant archaeological resources are discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Province. In circumstances where significant archaeological resources belonged to Indigenous communities, the appropriate Indigenous communities will be notified of the findings, and where preservation on site is proposed, the proponent and the consultant archaeologist must consult with the appropriate Indigenous community to identify approaches of commemoration and/or preservation*
- 4) *An archaeological assessment by a professional licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed development.*
- 5) *Indigenous communities will be engaged early to ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes. Indigenous*

communities may have an Archaeological Protocol that they must use when engaged in consultation regarding an Archaeological Assessment.

4.1.4 Waterfront Residential

The Waterfront Residential land use designation primarily applies to lands along the shorelines of lakes, rivers and other major waterbodies but may include historic built-up areas or subdivisions that are oriented towards the water. Typically these areas have been developed for seasonal use with changeover to permanent residences.

4.1.4.1 Permitted Uses

Permitted uses in the Waterfront Residential designation shall include single detached dwellings, as well as low intensity recreational uses such as parks, hiking trails and the like. Bed and breakfast establishments and home occupations may also be permitted in accordance with the local Municipal Zoning By-Law.

4.1.4.2 New Development

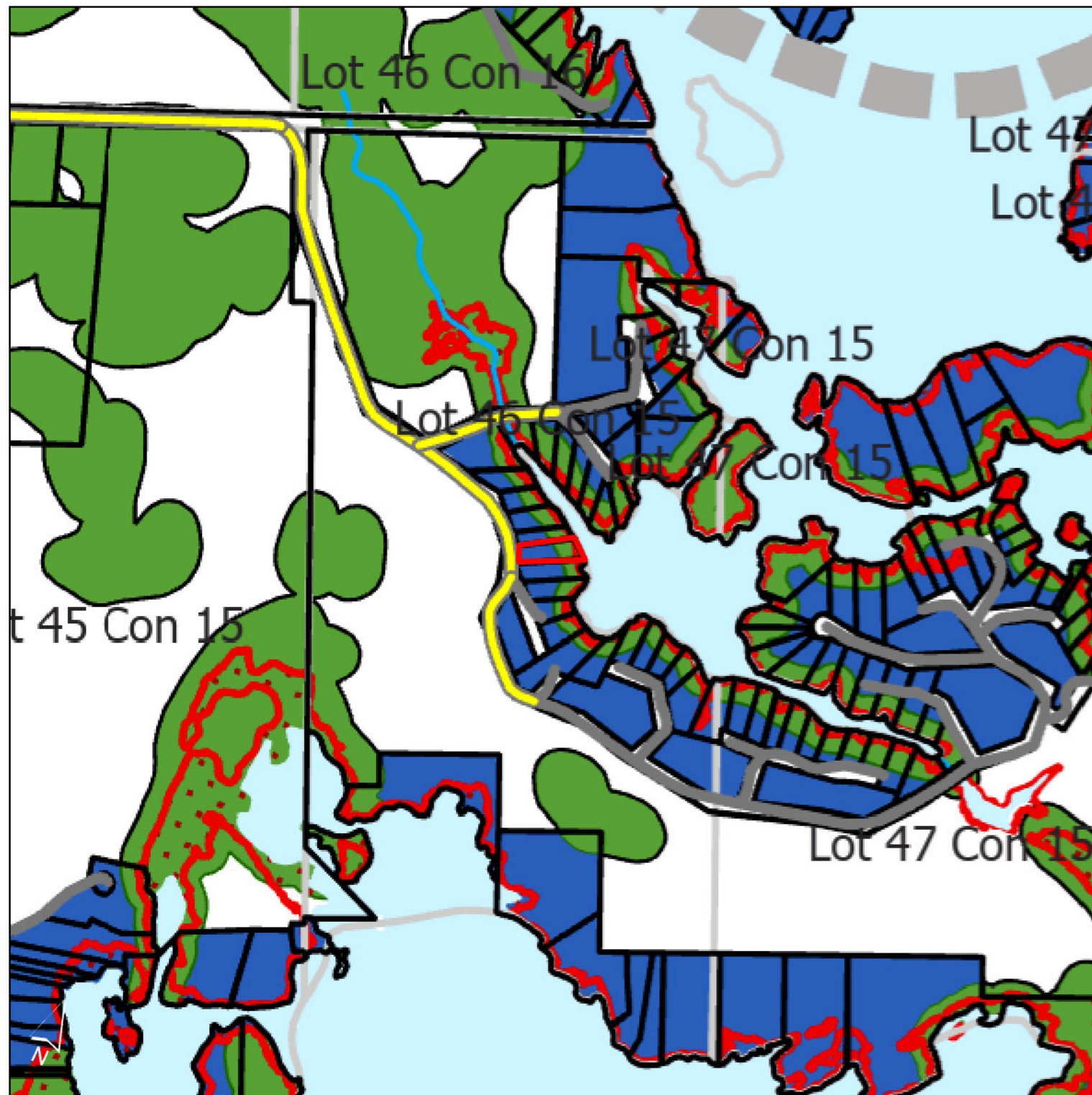
- a) New development in the Waterfront Residential designation is limited and may only be permitted in accordance with Section 3.4 and 3.5 of this Plan.*
- c) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency, or the Province.*

5.7.1 Home Occupations

Home occupations are permitted as an accessory use in all areas where residential uses are a permitted use, subject to the provisions of the implementing Zoning By-Law, and must meet the following criteria:

- Home occupation shall be limited, small-scale, home based businesses and only operated in land use designations where such is permitted.*
- Home occupation uses shall be clearly secondary, incidental and subordinate to the main residential use of the property, and shall be compatible with adjacent land uses.*
- Generally only residents of the household from which the home occupation is conducted shall be employed in the home occupation.*
- Adequate off-street parking shall be provided on the same lot.*
- Home occupations must not create a new traffic hazard or worsen an existing traffic hazard, and must comply with the policies of Section 10.2*
- Home occupations shall not include the commercial cultivation or processing of cannabis.*

Regulations shall be included in the implementing Zoning By-law to govern the establishment and operation of home occupations which may be permitted without the need for a Zoning By-law Amendment.



EXCERPT FROM MAP SEL-12 of the COUNTY NEW OFFICIAL PLAN

2731 Tedford Drive,
Township of Selwyn,
County of Peterborough

Figure 5

Legend

- Subject Property
- Waterfront Residential
- Natural Core Area
- Floodplain Overlay
- Rural
- Waterbody
- Township Roads
- Private Roads
- Watercourse

Data Sources

County of Peterborough New Official Plan, 2022 - I:\lap SEL-12

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

The Subject Property is zoned 'Lakeshore Residential' (LSR) Zone and 'Environmental Protection (EP)' Zone on Map 4 to the Township's ZBL. Refer to **Figure 6 – Excerpt from Schedule 'A' – Map 4 of the Selwyn By-law No. 2009-021**.

The LSR zone allows for both residential and non-residential uses including a single detached dwelling, a seasonal dwelling, a Type A home occupation use within the principal dwelling, and a secondary dwelling unit in accordance with the provisions of Section 3.41 of the ZBL.

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

Table 1 – Zone Regulations

Regulation	LR Zone Requirement	Existing (with Minor Variance Applied)	Proposed (As Built)
Min. Lot Area	4,050.00 m ² (0.405 ha)	2,464.95 (0.25 ha)	2,464.95 (0.25 ha)
Min. Lot Frontage	45.0	25.76 m (84.5 ft)	25.76 m (84.5 ft)
Min. Water Frontage	45.0	33.2 m (106.6 ft)	33.2 m (106.6 ft)
Min. Lot Depth	-	71.8 (235.56 ft)	71.8 (235.56 ft)
Min. Front Yard	7.5 m	2.77 m	1.43 m
Min. Rear Yard	15	15.0 m	71.8 m
Min. Interior Side (North)	1.2	3.0 m	13.5 m
Min. Interior Side (South)	1.2	3.1 m	3.05 m
Min. Floor Area (Dwelling)	100.0 m ²	100.0 m ²	225 m ² (2,430 ft ²)
Min. First Storey Floor Area (Accessory Structure)	60.0 m ²	85.35 m ²	85.35 m ²
Max. Lot Coverage (All buildings & structures)	20%	14%	14%
Max Lot Coverage of all accessory buildings & structures	5%	3%	3%
Max. Dwellings per lot	1	1	1

Max. Height of Accessory Building	6 m	6.06 m	6.06 m
Min. Setback from centerline	17.5 m	12.77 m	11.49 m

3.1 Accessory Building, Structures and Uses

3.1.1 Permitted Uses

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use, but shall not include the following:

- a) Any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or**
- b) any building used for human habitation except in accordance with this By-law, as is specifically permitted; or,
- c) No more than 3 accessory buildings or structures are permitted in any Residential Zone unless otherwise permitted by this By-law.

3.1.2 Relation to Street

a) Residential Zones

An accessory building or structure, which is not part of the principal or main building on the lot, shall be erected in conformity with the yard setback requirements of the respective zone, except as may otherwise be provided for herein.

3.1.3 Relation to Principal or Main Building

Except as may otherwise be provided herein, any accessory building or structure, which is not part of the principal or main building, shall not be erected closer than 2 m to the principal or main building.

3.1.4 Lot Coverage and Height

The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed 5% of the lot area **nor shall the height of any accessory building or structure exceed 6 metres.**

3.1.5 Projection into Required Yards

No part of any required yard shall be obstructed by any building or structure or part thereof except one or more of the following:

- a. Accessory buildings or structures specifically permitted in a required yard elsewhere in this by-law;
- b. Awnings, canopies, cornices, coves, belt courses, eaves, gutters, parapets, pilasters, sills, or weather-shielding structures are permitted to encroach into any required yard no more than 0.6 metres;
- c. fire escapes are permitted to encroach into any required yard by no more than 1.5 metres;
- d. underground service structures such as sewage systems and firefighting tank reservoirs which do not project more than 2.0 metres into a required interior side yard or rear yard, and which do not project more than 3.0 m into a required front yard or exterior side yard.

3.17 Home Occupations

Home occupations are categorized as Type 'A' and Type 'B' home occupations. Home occupations are permitted in the zones as indicated in this by-law in accordance with the following provisions:

- a) There is no display, other than a sign of a maximum size of 0.5 sq.m to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential. Furthermore, such a sign shall be setback a minimum of 3 m from any lot line.
- b) Such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance, in particular, in regard to noise, obnoxious odours, emission of smoke, traffic or parking.
- c) Such home occupation does not interfere with television or radio reception.
- d) Not more than 25% of the gross floor area of the dwelling is used for the purposes of home occupation uses except in the case of a bed and breakfast establishment in which situation the provision 3.4 shall apply.

3.17.2 Additional Provisions for Type 'B' Home Occupations

*Type 'B' Home Occupations shall be conducted entirely within the principal residence and shall be limited to: personal service occupations; **medical occupations**; instructional activities such as teaching of arts, crafts, music, fitness and/or academic subjects, and is limited to five (5) students at any one time; day nurseries limited to five (5) children; **doctors** and dentists **offices**. Type 'B' Home Occupations shall not include a kennel, or a veterinarian office.*

Type 'B' Home Occupations may employ one (1) person in addition to persons residing in the residence.

Further it must be demonstrated that parking for five (5) vehicles over and above those required by the respective zone can be accommodated on site (i.e. surfaced

driveway) and that no parking shall be permitted on any public road in relation to the home occupation.

3.27 Non-Complying Buildings, Structures and Lots

3.27.2 Existing Undersized Lots

Where a lot having a lesser lot area and/or lot frontage than that required herein is held under distinct and separate ownership from abutting lots, as shown by a registered conveyance in the records of the Registry or Land Titles Office on the date of passing of this By-law, or where such a lot is created as a result of an expropriation, the smaller lot may be used and a building or structure may be erected, altered or used on the smaller lot, provided that an adequate supply of potable water is available to service the proposed use, provided such erection, alteration or use does not contravene any other provisions of this By-law and provided that all relevant requirements of the appropriate authority are complied with.

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:

y) Home Occupation or Home Industry - 1 space for every 18 sq. m of floor area devoted to the use

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;

3.29.3 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.

3.29.5 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.**

4.13.1.3 Accessory Uses

- d) Uses, buildings, or structures accessory to any of the foregoing permitted uses, specified under subsections 4.13.1.1 and 4.13.1.2 hereof, and in accordance with the provisions of Section 3.1 of this bylaw.
- e) 4.13.6 – High Water mark – Setback provisions
- f) Notwithstanding the minimum yard setback provisions as set forth under Sections 4.13.3, 4.13.4 and 4.13.5 herein to the contrary, all provisions of Section 3.15, High Water Mark – Setback Provisions, of this By-law to the use of any land, building or structure permitted within the Lakeshore Residential (LR) Zone shall apply and be complied with.

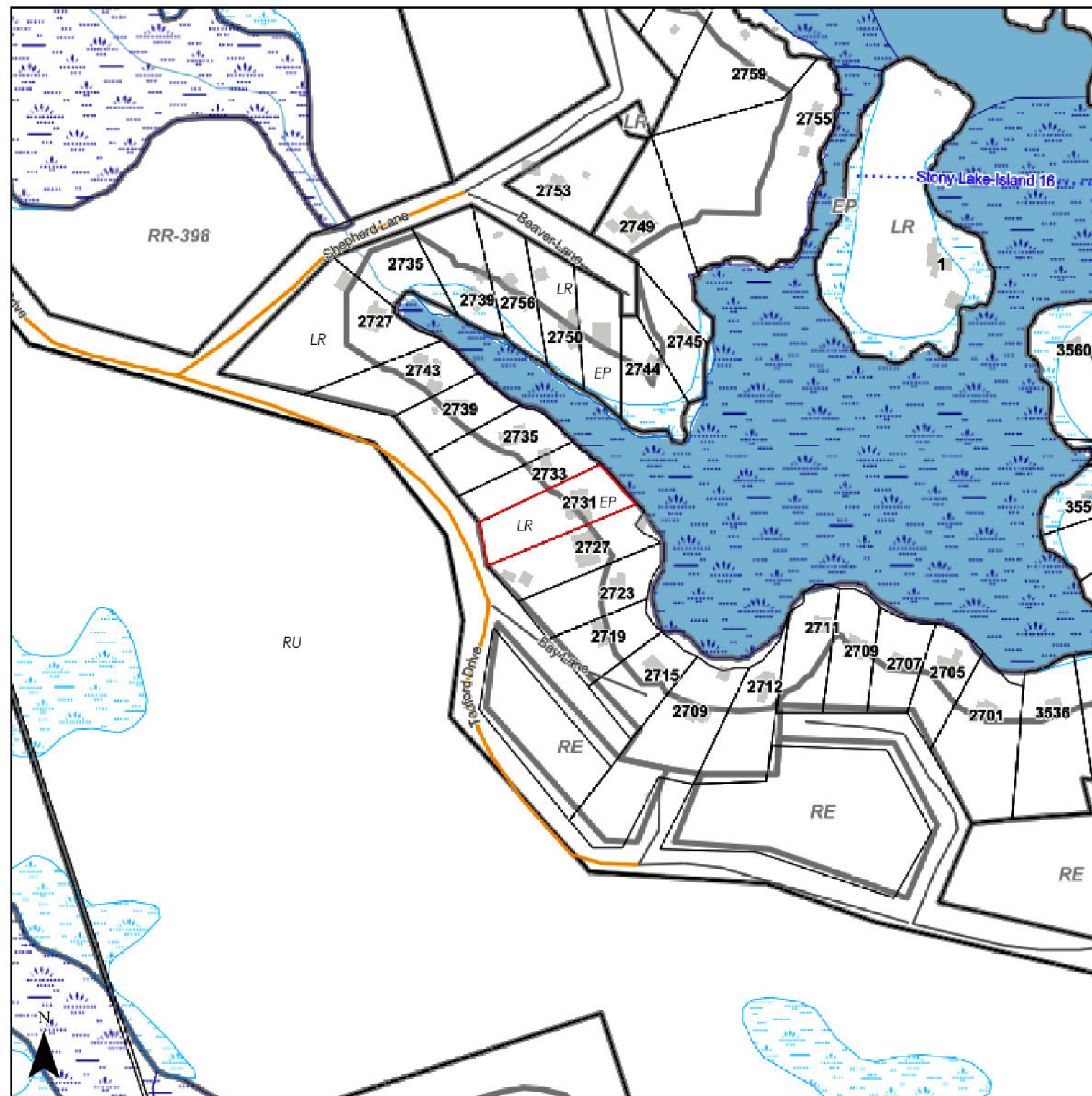
Definitions

"Accessory Use" Shall mean a use customarily incidental and subordinate to, and exclusively devoted to the main use of the lot, building or structure and located on the same lot as such main use

"Accessory Building or Structure" Shall mean a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot therewith

"Medical Occupations" Shall mean health related professional occupations such as physician, dentist, physiotherapist, drugless practitioner or chiropractor"

“Home Occupation” Shall mean any occupation which is carried on, in accordance with the provisions of this By-law relative thereto, which is clearly incidental or secondary to the residential use of a single detached dwelling and is conducted within a single detached dwelling by an inhabitant thereof.






**EXCERPT FROM SCHEDULE 'A' -
MAP 4 of the SELWYN By-law
No. 2009-021**

2731 Tedford Drive,
Township of Selwyn,
County of Peterborough

Figure 6

Legend

-  Subject Property
-  Provincially Significant Wetland (PSW)
-  Unevaluated Wetland

LR - Lakeshore Residential
EP - Environmental Protection
RR-398 - Rural Residential Exemption 398
RU - Rural
RE - Recreational Open Space

Data Sources
County of Peterborough GIS
Township Zoning By-law 2009-021

Created In:	ArcMap 10.7
Drawn By:	KS
Checked By:	AT
Map Date:	12/19/25
Project Number:	25-85482



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
Copy Right D.M.Wills 2020

6.0 Planning Rationale

The following provides an analysis of the applicable provincial and municipal policy documents in the context of the proposed ZBA to support the home occupation within an accessory structure within a shoreline residential area.

The Subject Property is located within the rural area of the Township which encourages development built upon the existing rural character, leveraging rural amenities and promoting the diversification of the economic base and employment opportunities. The amendment proposes to allow the development of a medical office for chiropractor services within an existing accessory structure. The chiropractic medical office will provide health services to the rural area and provide opportunities to serve the residents living on the Lake. The proposed chiropractic office is considered a home occupation and is a permitted use in the rural lands of municipalities as outlined in the PPS.

The Subject Property is currently serviced by an existing private individual well and private individual septic system. The sewage system has undergone an evaluation to determine the system has sufficient capacity to supply both the existing dwelling and the home occupation. Minor design changes in the washroom will be required at building permit stage to bring the washroom into compliance with commercial standards of the Ontario Building Code (OBC). Therefore, the proposed rezoning to allow for a home occupation within the rural lands of the municipality is consistent with the policy direction in the PPS.

The Subject Property is designated as 'Shoreland Areas and the Waterfront' in the COP which provides strong policies and objectives to preserve and where appropriate enhance the shorelines throughout the County. The designation allows for limited growth and innovatively designed residential development, if it does not negatively impact the shorelines and strives to maintain their nature state. The accessory structure is located 72 metres (236 feet) from the high-water mark of Stoney Lake; therefore, the development would not pose any threat to the preservation of the existing vegetation or floodplain along the shoreline. In addition, no septic system upgrades were required, and the septic was deemed to accommodate the additional flows from the commercial use.

The Townships Official Plan is incorporated into the Local Component of the COP and designates the property as 'Seasonal Residential'. The predominant use of land within the Seasonal Residential designation is intended for seasonal cottages and limited retail and service commercial uses supporting the needs of the cottage residents. The proposed chiropractic clinic will service the residents in the area and would be considered a small-scale service commercial use. The accessory structure appears to be a garage from the exterior and therefore fits in with the character of the neighbourhood and is compatible with other residential properties. Furthermore, there is adequate parking, setbacks for landscape buffering and sufficient natural vegetation remaining to prevent any nuisance.

Even though the NCOP is not currently in effect, since it has been adopted by County Council, consideration of these policies is given to ensure there is alignment and conformity with the future objectives of the County. The Subject Property is designated as 'Waterfront Residential' in the NCOP which permits single detached dwellings and home occupations as accessory uses in all areas where residential uses are permitted subject to specific criteria. Home occupations shall be limited, small scale, home-based businesses, clearly secondary, incidental and subordinate to the main residence and compatible with surrounding land uses. The proposed home occupation is located within an existing accessory structure that appears as a garage, is significantly smaller than the principal residence and clearly a secondary incidental use. The business is small scale as there is only space to see 1-2 patients in one treatment room and the business would be considered home-based since the property owner is the only practitioner on site and will continue to reside in the existing dwelling. Adequate off-street parking is being provided by a total of 7 parking spaces, 2 for residential, 4 regular stall parking spaces and one accessible parking space. The home occupation proposes to utilize the same driveway entrance as the residential dwelling and is not anticipated to cause a traffic hazard with the low frequency of patients and safe ingress and egress. Therefore, the proposed amendment to permit a home occupation within the seasonal residential area appears to conform to the policies of the NCOP.

Finally, the Subject Property is zoned 'Lakeshore Residential' (LR), which permits single detached dwellings, Type A Home Occupations and buildings for accessory uses to any of the permitted uses. The proposed amendment aims to recognize the existing accessory structure, its deficient setbacks and permit a Type B Home Occupation (medical occupations) within the accessory structure.

When the accessory structure was being constructed, the property owner underwent an MV application to request relief from the front yard setback, setback from a municipal road and the height provisions. The minor variances were approved by the Township through MV A-24-22. However, upon final inspection it was determined the accessory structure was not compliant with the minor variance and a survey was requested to confirm the accurate setbacks. Refer to **Appendix C – Survey Certification**.

A site-specific Lakeshore Residential (LR-XX) Zone is proposed to allow a Type B home occupation within an accessory structure and recognize the existing as-built setbacks to bring the property into conformity with the Bylaw.

Type B Home Occupations are not permitted in the LR zone. As identified in Section 3.17.2 of the ZBL, Medical Occupations are considered a Type B home occupation and are not permitted on the subject property. In the additional regulations for Type B Home Occupations, it is stipulated that they are meant to be conducted entirely within the principal residence. Therefore, the ZBA is requesting relief from these policies to permit the Type B home occupation within the LR zone and within an accessory structure. The home occupation could not be located within the principal residence due to the lack of space and potential impact on the waterfront if an expansion of the residence was required. The intent of the location of the accessory structure is to be easily accessible

to patients while preserving the privacy of both the patients and the property owner's home.

As part of the home occupation, no signage is proposed at this time to identify the location of the medical office, however, if a sign were to be proposed, it would be located 3 metre from the lot line to conform to the ZBL.

Additionally, the intent of the policy is maintained as the proposed development does not change the overall use of the property which is still predominantly residential and does not impose commercial-type development within a residential area. The medical occupation is meant to serve the locals and cottagers of the Stoney Lake area, preventing patients from having to travel to adjacent city centres to seek treatment. The proposed use on the Subject Property is a low impact home occupation which supports the rural economy of the Township while preserving the residential nature of the area.

It is also noted that the lot area, road frontage and water frontage are deficient, however, since this is an existing lot of record, those deficiencies are considered legally non-complying to the ZBL and do not require relief as part of this ZBA. The proposed development meets the balance of the zoning regulations.

It should be identified that the height that sought relief through the previous MV variance is compliant, however, is included in the ZBA application to easily reference the reductions permitted on the property.

The following section outlines the proposed ZBA provisions in support of the home occupation within an accessory structure on the Subject Property.

7.0 Proposed Zoning By-law Amendment

A site-specific zone is proposed to permit a "Type B" Home Occupation in the 'Lakeshore Residential' (LR) Zone and to recognize the following deficiencies associated with the accessory structure and it shall read as follows:

"4.13. – XX – Lakeshore Residential (LR-XX) Zone

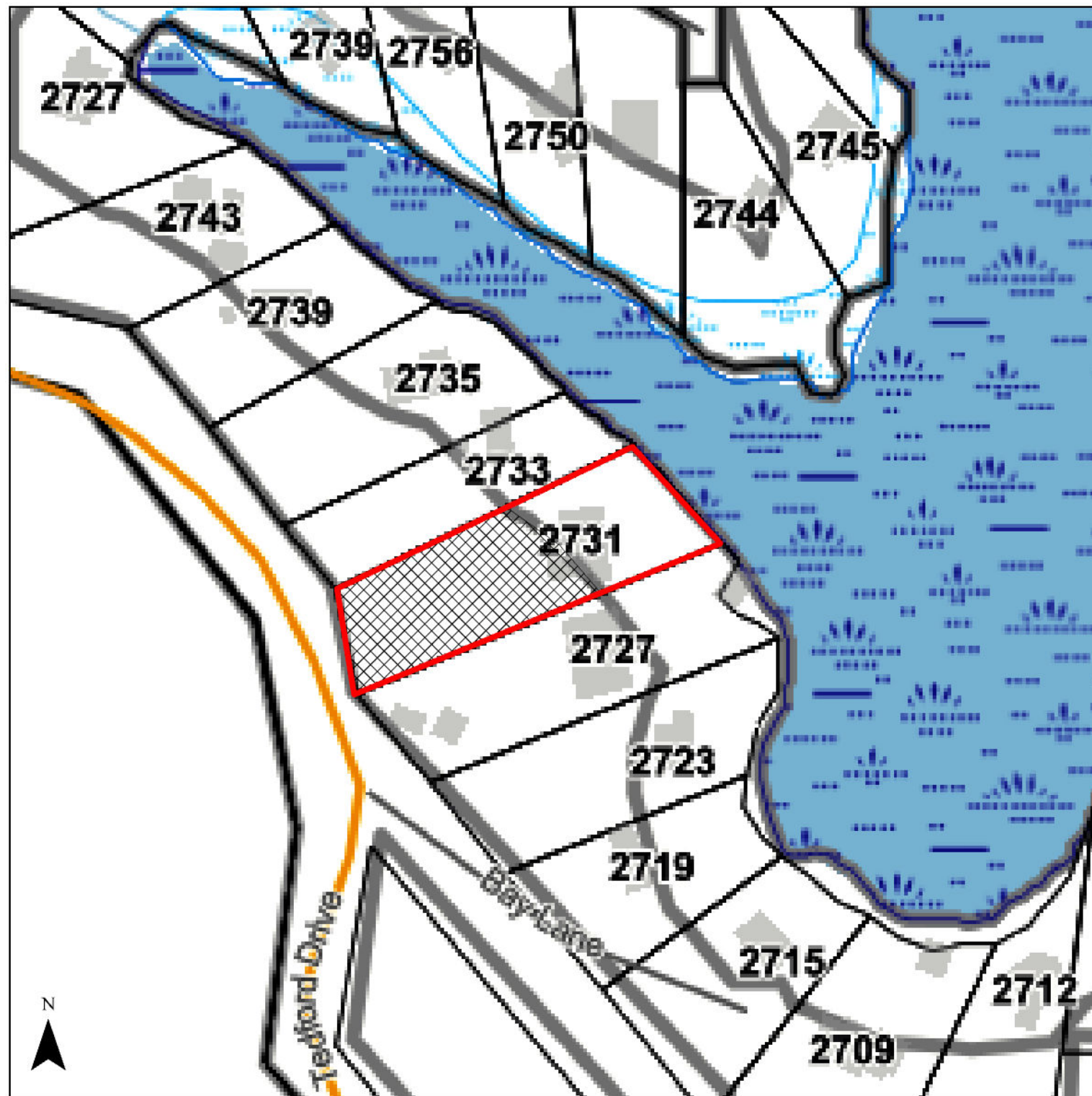
Notwithstanding any other provisions of this by-law to the contrary, within the Lakeshore Residential-XX (LR-XX) zone, the following provisions shall apply:

Special Regulations

- i. A Type B Home Occupation is a permitted use.
- ii. An occupation for gain or profit may be conducted within or accessory to a dwelling unit and within an accessory structure.
- iii. The height of the accessory structure shall be no more than 6.06 m.
- iv. The minimum front yard setback shall be no less than 1.43 m to the accessory structure.

- v. The minimum southernly side yard setback shall be no less than 3.05 m to the accessory structure.
- vi. The minimum setback from the centreline of a municipal road to an accessory structure shall be no less than 11.49 m.

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



ZONING BY-LAW AMENDMENT

2731 Tedford Drive,
Township of Selwyn,
County of Peterborough

Figure 7

Legend

- Subject Property
- Lands to be Rezoned from "Lakeshore Residential (LR)" to "Lakeshore Residential-XX (LR-XX)" zone
- Provincially Significant Wetland (PSW)
- Unevaluated Wetland

Data Sources

Created In:	ArcMap 10.7
Drawn By:	KS
Checked By:	AT
Map Date:	12/15/25
Project Number:	25-85482



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
Copy Right D.M.Wills 2020

8.0 Closing

This report has been prepared in support of the Zoning By-law Amendment to permit a 'Type B' Home Occupation in an existing accessory structure on the Subject Property. The amendment recognizes the deficiencies of the as-built accessory structure that do not meet the relief previously granted through Minor Variance A-24-22. The report provides an analysis of the applicable provincial and municipal policy documents in the context of the proposed application.

It is our opinion that the proposed Zoning Bylaw Amendment to rezone the Subject Property to a site-specific Lakeshore Residential zone will have no impact on the existing development pattern and will be compatible with the surrounding land uses.

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

Respectfully Submitted,

Written by:



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



Amanda Timmermans, B.A (Hons)
Intermediate Land Use Planner

Reviewed by:



Diana Keay, RPP, MCIP
Manager, Planning Services

KS/AT/af

Appendix A

Photographic Log



Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	1
Date:	09/17/2025
Direction:	East
Description:	Accessory Structure for a Medical Office / Chiropractic Office



Number:	2
Date:	09/17/2025
Direction:	South
Description:	Road access & entry onto Subject Property



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	3
Date:	09/17/2025
Direction:	North
Description:	Road access & entry onto Subject Property



Number:	4
Date:	09/17/2025
Direction:	North-east
Description:	Ingress/Egress onto Subject Property



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	5
Date:	09/17/2025
Direction:	South
Description:	Setback of Accessory Structure from Tedford Drive



Number:	6
Date:	09/17/2025
Direction:	East
Description:	Accessory Structure & primary entrance into accessory structure



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

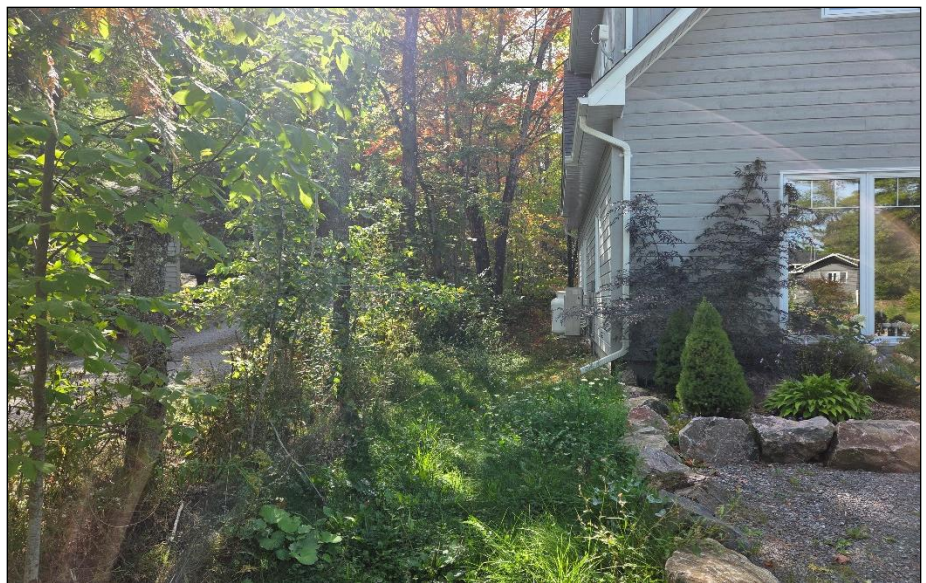
P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	7
Date:	09/17/2025
Direction:	Southwest
Description:	Secondary entrance into Accessory Structure & pathway around structure



Number:	8
Date:	09/17/2025
Direction:	West
Description:	South lot line of property & setback of accessory structure



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	9
Date:	09/17/2025
Direction:	Southeast
Description:	Parking Area for home occupation



Number:	10
Date:	09/17/2025
Direction:	East
Description:	Residential parking area & balance of driveway to main dwelling



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name:

Dr. Doug Lukinuk

Site Location:

2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough

Number:

11

Date:

09/17/2025

Direction:

South

Description:

Reception / Office Area



Number:

12

Date:

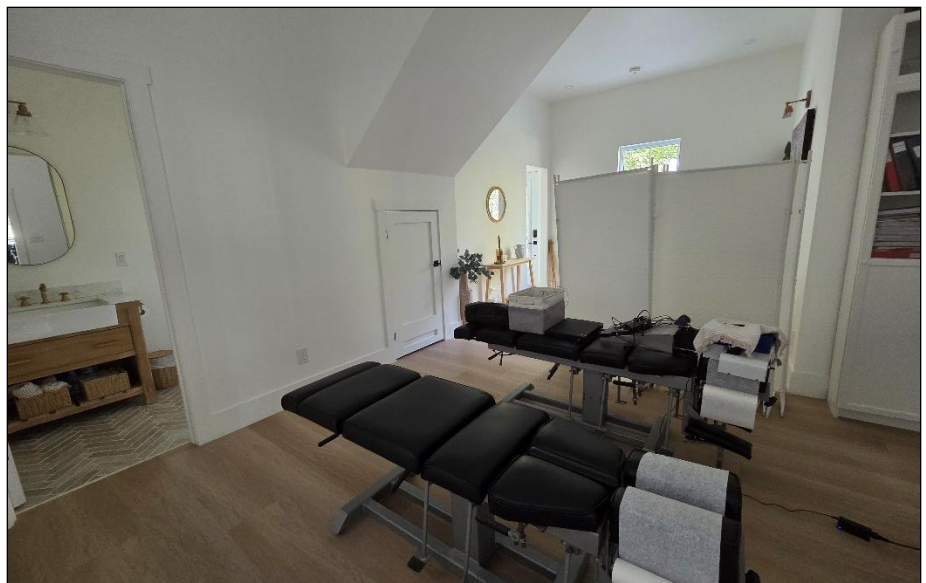
09/17/2025

Direction:

East

Description:

Medical Practice Area

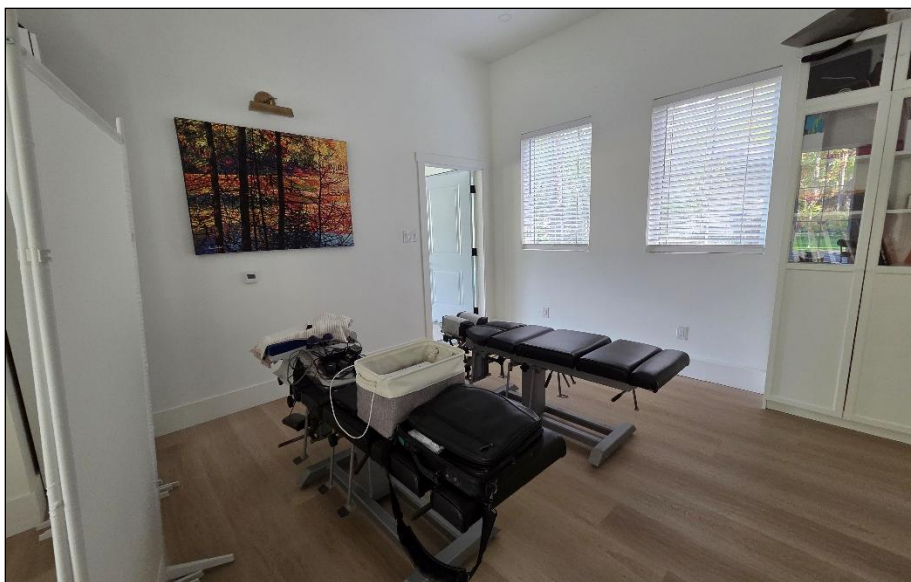

D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	13
Date:	09/17/2025
Direction:	Northwest
Description:	Medical Practice Area & Entrance into second room



Number:	14
Date:	09/17/2025
Direction:	South
Description:	Personal Training & Physiotherapy Area



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Client Name: Dr. Doug Lukinuk	Site Location: 2731 Tedford Drive, Lakefield, Township of Selwyn, County of Peterborough
---	--

Number:	15
Date:	09/17/2025
Direction:	West
Description:	Personal Training & Physiotherapy Area



Number:	16
Date:	09/17/2025
Direction:	Northwest
Description:	Driveway onto subject property & additional parking space location



D.M. Wills Associates Limited

150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Appendix B

Township Correspondence – Survey Confirmation



Kate Steele

From: Per Lundberg <plundberg@selwyntownship.ca>
Sent: October 9, 2025 10:30 AM
To: Amanda Timmermans
Cc: Kate Steele; Robert Kelly
Subject: RE: 2731 Tedford Dr. Survey Reqt (85482)

That's fine Amanda. We can work with the surveyor's certificate and a new site plan.

Per

From: Amanda Timmermans <atimmermans@dmwills.com>
Sent: October 9, 2025 8:52 AM
To: Per Lundberg <plundberg@selwyntownship.ca>
Cc: Kate Steele <ksteele@dmwills.com>; Robert Kelly <rkelly@selwyntownship.ca>
Subject: 2731 Tedford Dr. Survey Reqt (85482)

Good morning Per,

We are going back and forth a little bit with the surveyor on the required SRPR to support the ZBA. Our client had the surveyor go out and measure the as built setbacks and I understand this was submitted with his building permit application. As long as we show these setbacks on the new site plan showing parking/driveways etc - would a full SRPR still required?

Amanda Timmermans, B.A.(Hons)

Intermediate Land Use Planner
D.M. Wills Associates Limited
Tel: (705) 742-2297 ext. 237
Cell: (705) 768-4571

From: Doug Lukinuk <dr.doug@me.com>
Sent: October 8, 2025 8:26 PM
To: Amanda Timmermans <atimmermans@dmwills.com>; Kate Steele <ksteele@dmwills.com>
Subject: Fwd: Dr Doug Lukinuk 2731 Tedford dr.

Amanda/Kate,

This is the response from JBF surveyors. They did the measurements that I believe I already sent you and was submitted to the township for the building permit. Nothing has changed with the measurements and it's \$2500 for them to simply do the same thing? So please submit the measurements or discuss with the township as this would seem unreasonable to have to redo the exact same measurements.

Sent from my iphone.

Dr.Doug Lukinuk DC Bsc
Ptbochiro
Stoney Lake Chiro
Taylor's plastics inc.
Arc of life inc.

Begin forwarded message:

From: JBF Surveyors <info@jbfsurveyors.com>
Date: October 8, 2025 at 9:06:17 AM EDT
To: Doug Lukinuk <dr.doug@me.com>
Subject: Re: Dr Doug Lukinuk 2731 Tedford dr.

Good Morning Doug,

We can do this but Chris suggests that you remind the Township or resend them the As Built Certification that we provided you with in July 2024. The As Built Certification outlines all the setbacks of the new building and has been used before in applying for minor variances.

If they will not accept it, the cost to return to the property and tie in the new building, along with showing any new features will not exceed \$2,500 plus HST. We cannot take the information from over a year ago to provide an updated survey as we were onsite over a year ago.

Let me know if you have any questions?

Kind regards,

Sara Dyer
JBF Surveyors



3177 Lakefield Road, Box 70
Lakefield, ON K0L 2H0
705-652-6198
Email: info@jbfsurveyors.com

On Tue, Oct 7, 2025 at 8:23 PM Doug Lukinuk <dr.doug@me.com> wrote:

Hi,
You did the final survey measurements for our garage build and informed me that my builder had built to close to the road.

I am applying for a variance to have a small chiropractic office in the building and they are requesting the following from you, can you please email me the information as soon as possible from your records. Thank you.

1. Surveyor's Real Property Report –please contact your surveyor and request they update the previous survey to reflect the as-built setbacks of the accessory building / garage. We need this to include in the proposed bylaw to recognize that the building was built too close to the road and now requires relief.

Sent from my iphone.

Dr.Doug Lukinuk DC Bsc

Ptbochiro

Stoney Lake Chiro

Taylor's plastics inc.

Arc of life inc.

Appendix C

Survey Certification





3177 LAKEFIELD ROAD, BOX 70,
LAKEFIELD, ONTARIO K0L 2H0
TEL. 705-652-6198
Email: info@jbfsurveyors.com
www.jbfsurveyors.com

24 May 2024

Building and Planning Department.
Township of Selwyn
1310 Centre Line
Selwyn, Ontario K9J 6X5

Attention: Robert Kelly,
Manager of Building and Planning

Re: Garage Location Certification
Part of Lot 17, Registered Plan No.94
Geographic Township of Smith, Township of Selwyn
Applicant: Janis and Douglas Lukinuk
Location: 2731 Tedford Drive

Our Project #9355

Dear Mr. Kelly,

Please accept this letter as certification of the completed garage location at 2731 Tedford Drive.

On 29 April 2024, a field crew from this office located the position of the building by measuring to the finished exterior.

These measurements yielded the following:

The setback from the westerly property limit (Tedford Drive) is not closer than 1.43 metres.
The setback from the southerly property limit is not closer than 3.1 metres.
The setback from the northerly property limit is not closer than 13.5 metres.
The setback from the centerline of Tedford Drive to the building is not closer than 11.49m.
The setback from the water's edge of (Stony Lake) to the building is not closer than 71.8m.

We trust you will find all in order, but if you should have any questions, please do not hesitate to call.

Yours truly,

Christopher E. Musclow
Ontario Land Surveyor

Appendix D

Permit Letter



Variance to Permit a Chiropractic Practice in a Residential Outbuilding

Dear Members of the Committee,

I am writing to request a variance to allow a Type B business, specifically a chiropractic practice, to operate from a purpose-built outbuilding on my property located at 2731 Tedford Dr on Stoney Lake.

I am seeking an exception to the home office provisions of the bylaw and requesting a site specific zone to permit a chiropractic practice in an outbuilding.

I would like to present several important factors for your consideration that demonstrate how this practice would benefit the community and align with the values of Selwyn Township.

1. Addressing Medical Underservice in the Area

Stoney Lake and the surrounding areas are currently underserved in terms of healthcare services, particularly in specialized care like chiropractic treatment.

At my main office in Peterborough I have patients that travel from many areas of Selwyn for chiropractic care. This creates unneeded traffic, pollution, and undue stress on their health conditions especially for seniors. The area lacks sufficient options for residents seeking care for injuries, chronic pain, headaches, and sports-related issues—especially given the physical activities popular in the area, such as tubing, wakeboarding, and boating.

My 25 years of experience as a chiropractor, particularly in treating back pain, neck and shoulder injuries, headaches and athletic injuries, would allow me to provide much-needed services for the local community.

For many residents lucky enough to live in this beautiful area, chiropractic care is simply a natural way of maintaining and optimizing residents health so that they can enjoy all that Selwyn has to offer.

2. Concussion Care for Lake Activities

As someone who has spent most of my life on the lakes, I am acutely aware of the risks associated with activities such as wakeboarding and tubing, where concussions and other injuries are common. My experience in concussion management would offer a

valuable resource for those engaged in these activities. Providing care on-site for any injuries would not only address immediate needs but also help prevent long-term complications.

3. Public Safety: Defibrillator Access

To further ensure the safety of my patients and the community, I plan to install a publicly accessible defibrillator (AED) on the property. This would be available for use by anyone in the area in the event of a medical emergency, adding an important life saving safety resource for both residents and visitors.

4. Low Traffic and Community Integration

The very short (50ft approx.) private section of road leading to my property means that traffic will remain minimal, and the chiropractic office would operate on an appointment-only basis, keeping the flow of visitors controlled.

The office hours would be only 2 or 3 days a week with just 3 hours per day seeing patients. A new patient assessment visit is typically 30-40 min and a regular visit approx 15 min.

So a very small and low traffic part time office. The office building blends seamlessly with the residential nature of the cottage neighborhood.

I have cottaged in this area for most of my life and now live permanently here and am committed to being an active, engaged, and integral part of the community.

I have already demonstrated this by hosting annual events at the Burleigh falls inn and am co owner of Taylor's plastics carrying environmentally friendly chairs and outdoor furniture to cottagers throughout the Kawarthas.

This small part time chiropractic practice has been a long term dream of mine and will serve as a positive contribution to the health and vitality of Stoney Lake residents.

5. Supporting Local Economy and Wellbeing

By establishing a local chiropractic practice, I would not only provide essential healthcare services but also contribute to the local economy. This practice will offer residents a convenient and personalized healthcare option.

There is no environmental impact with a small lakeside practice. In fact quite the opposite as I teach my patients to eat healthy, shop local, and make lifestyle choices that have less impact on the environment.

6. Commitment to Township Standards

I am committed to maintaining the residential feel of the neighborhood and ensuring that my practice complies with all safety and zoning regulations. I would be more than happy to work closely with the township to ensure that all guidelines regarding noise, operating hours, and traffic are met.

Pending approval from the committee I would like to open the practice Feb 1 2026. I have recently added an associate to my Peterborough practice to allow me to operate a few hours at the lake starting Friday afternoons 3-6 and Tuesday mornings 8-11.

The ptbo clinic has in house chiropractic digital X-ray if needed for referral for further diagnostics. The lakeside practice will simply consist of 1 or 2 chiropractic tables, and a small reception area.

Conclusion

Granting a variance for this chiropractic practice would provide the Stoney Lake area with critical healthcare services, particularly for lake residents involved in active, water sports and retirees with arthritis wanting less pain and better mobility. Given the limited access to these services locally, I believe the practice would greatly benefit the community, enhance public safety, and integrate seamlessly into the residential environment. I hope you will consider this request, and I look forward to discussing it further.

Thank you for your time and consideration.

Yours in health,
Dr.Doug Lukinuk DC
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