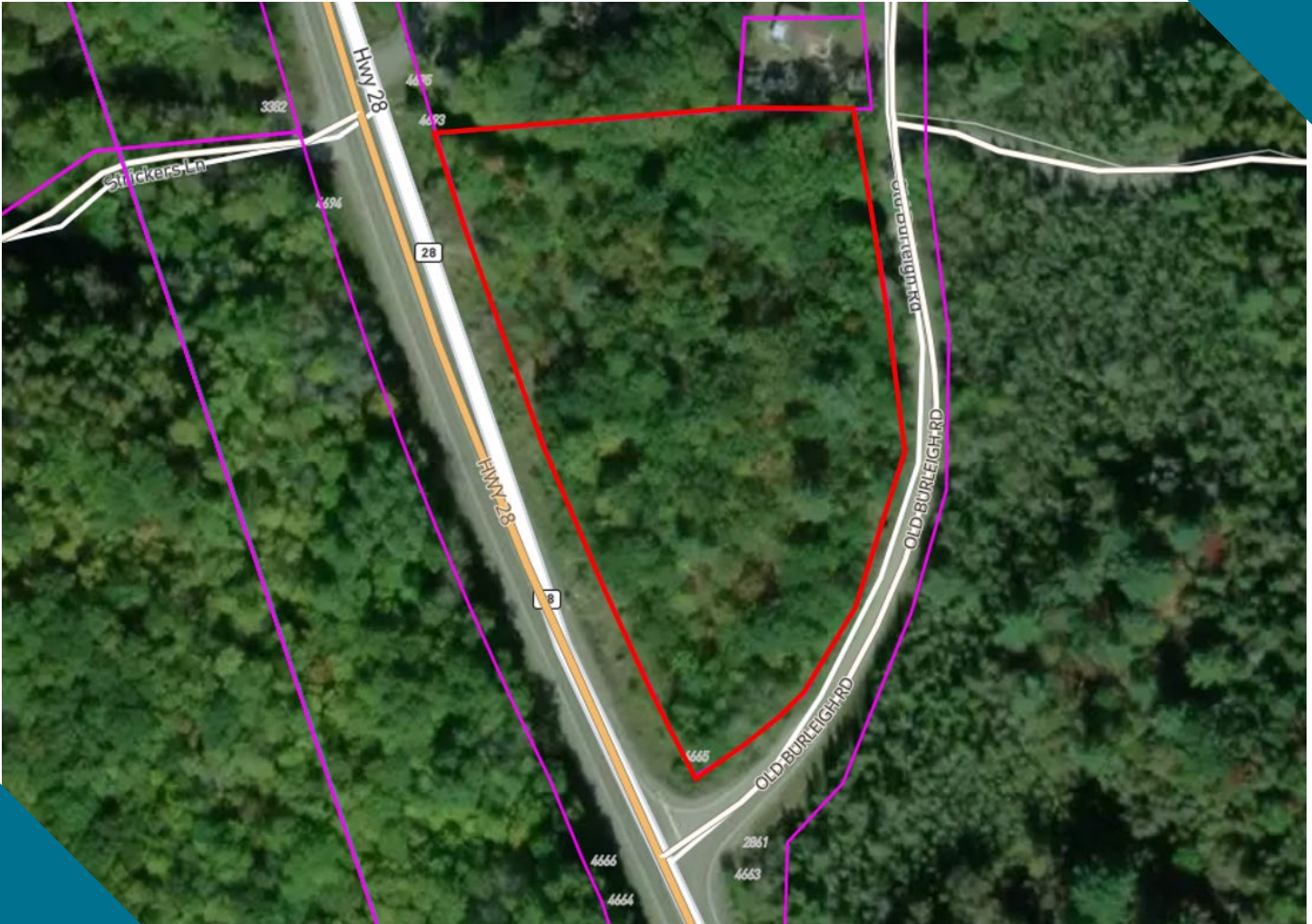


Planning Justification Report: Official Plan Amendment and Zoning By-Law Amendment



Granite Ridge Estates

P/N 3490 | April 14, 2026

County of Peterborough

Township of Selwyn

Part Lot 45, Concession 16, Old Burleigh Road

Revision History

Issue	Date	Prepared by:	Revision Notes
First Issue	April 14, 2026	Craig Mathieson BUrbPlan(Hons)	
Revision 1			
Revision 2			
Revision 3			

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Table of Contents

- Revision History..... i
- Disclaimer of Responsibilities to Third Parties..... i
- 1.0 Introduction 1
 - 1.1 The Site and the Surrounding Environment..... 1
 - 1.2 Overview of the Proposal..... 3
 - 1.3 Required Applications 4
 - 1.4 Technical Reports..... 4
 - 1.4.1 Environmental Impact Study..... 5
 - 1.4.2 Archaeological Assessment 5
- 2.0 Policy Context and Analysis 6
 - 2.1 Planning Act, RSO 1990..... 6
 - 2.2 Provincial Planning Statement, 2024 7
 - 2.3 County of Peterborough Official Plan, 2022 8
 - 2.4 Township of Selwyn Zoning By-law, 2009..... 13
 - 2.5 Overall 14
- 3.0 Conclusion..... 15

Appendix A – Proposed Official Plan Amendment

Appendix B – Proposed Zoning By-law Amendment

List of Figures

Figure 1: Aerial view of the Site and surrounding environment.....2
Figure 2: Land use classification of the Site according to the Official Plan and Zoning By-law of
Selwyn Township.....3

Planning Justification Report

Official Plan Amendment and Zoning By-law Amendment

Part Lot 45, Concession 16, Old Burleigh Road, Selwyn, Ontario

1.0 Introduction

This Planning Justification Report has been prepared on behalf of Jeff Chesher of Granite Ridge Estates (“the client”) in support of a proposed Official Plan Amendment and Zoning-By-law Amendment related to his property located at Part Lot 45, Concession 16, Old Burleigh Road, Selwyn, Ontario (“referred to as “the Site”, “the property” and “the subject lands”).

According to the land use planning maps of the Official Plan and Zoning By-law related to Selwyn Township, the Site is currently designated and zoned for recreational commercial use. An Official Plan Amendment is proposed to redesignate the Site to ‘Rural’ and a Zoning By-law Amendment is proposed to rezone the Site to ‘Rural Residential (RR)’ (referred to throughout this report as “the proposal”). This is proposed in order to facilitate future residential use on the property.

Skelton Brumwell & Associates Inc. (“SBA”) has been retained to prepare this Planning Justification Report, which includes a description of the Site and the proposal, an analysis of the planning policy, and an opinion with respect to the proposal. Included in this report is the analysis of the planning policy contained within the *Provincial Planning Statement 2024* (“PPS 2024”), *County of Peterborough Official Plan* (“County OP”), and the *Township of Selwyn Zoning By-law* (“Township ZB”), with respect to the proposal. Both an Environmental Impact Study (“EIS”) and a Stage 1 Archaeological Assessment has been prepared in support of this application. The EIS has been prepared to identify and assess any potential impacts to natural heritage features located within the Site. The Archeological Assessment analysed potential impacts on indigenous cultural resources and/or ancestral remains potentially present within the property.

This Planning Justification Report has been prepared on behalf of the client in support of the proposal and meets the requirements of the *Planning Act*.

1.1 The Site and the Surrounding Environment

The Site is approximately 1.1 ha in size and is situated within the Township of Selwyn (Part Lot 45, Concession 16), at the southern junction of Highway 28 and Old Burleigh Road. The subject lands are mainly surrounded by rural lands and is in proximity to the waterfront of Stoney Lake.

The Site is currently vacant of any buildings or structures and is not used for any purpose. It is heavily vegetated (consisting mostly of Northern Red Oak and Sugar Maple tree species). Exposed bedrock is also commonly present throughout the property. According to the Ministry of Natural Resources Natural Heritage (“MNRH”) maps, the entire Site is within the ‘natural heritage system’ and covered by ‘woodlands’. Unevaluated wetland systems are also identified within the immediately adjacent properties to the north and east (east of Old Burleigh Road). A general description of the lands surrounding the Site is provided below, while an aerial view of the Site is shown in Figure 1.

- North** The lands (between Old Burleigh Road and Highway 28) are designated as ‘Recreation Commercial’. The lands immediately north of the subject lands includes a restaurant (‘Stella’s Getaway’). Lands further north consist of individual residential dwellings.
- East** Includes vacant lots, treed areas, and single dwelling units on lands designated as ‘Rural’. Further east are lands along the shoreline of Stoney Lake and are designated as ‘Seasonal Residential’.
- South** Are lands designated as ‘Rural’ and are currently vacant.
- West** Are lands designated as ‘Rural’ and consists of vacant wooded areas.



Figure 1: Aerial view of the Site and surrounding environment.

The Site is governed by the Official Plans of the County of Peterborough and the Township of Selwyn. The Township of Selwyn have included their local policies within the County OP. The property is designated as ‘Recreation Commercial’ on Schedule A1 of the County OP and is zoned ‘Recreational Commercial (RC)’ within the Township ZB. The designation and zoning of the Site is outlined in Figure 2, below.

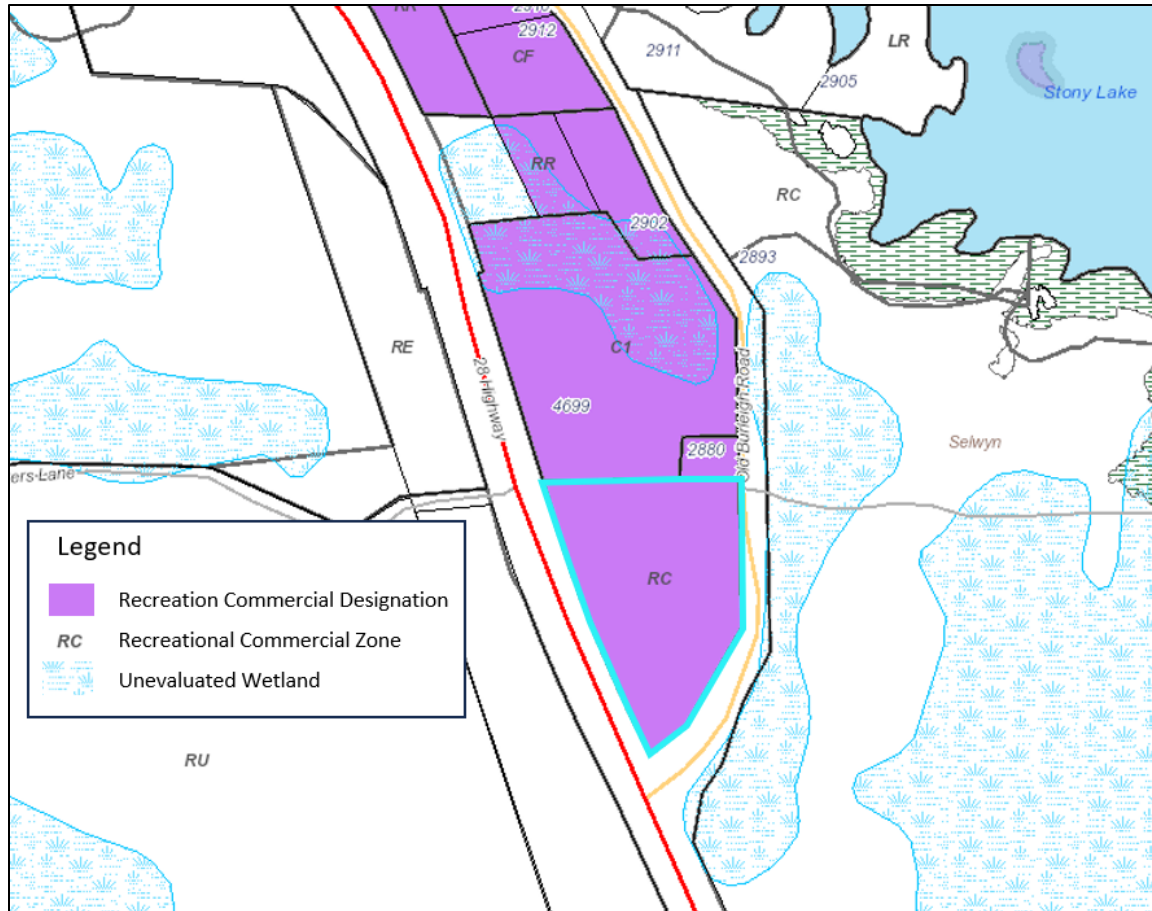


Figure 2: Land use classification of the Site according to the Official Plan and Zoning By-law of Selwyn Township.

1.2 Overview of the Proposal

It is considered that the Site is not in a suitable location to support tourist and recreational uses envisaged by the current Recreational Commercial designation and zoning. A return of the Site to a 'Rural' designation and 'Rural Residential (RR)' zone would present a more suitable land use classification.

A description of the intent of the Recreational Commercial designation is outlined in Section 6.2.11 of the County OP, and states:

“The shorelines of lakes provide a recreational resource base which is capable of sustaining a moderate level of activities in terms of lodging, boating, fishing and other similar outdoor recreational activities. It is the intent of this Plan to provide for the continuation of existing tourist establishments and recreational uses and to promote further development of this component of the local economic base”.

Having regard to the intent of the designation, the Site remaining designated Recreational Commercial would not represent an appropriate or efficient use of the Site. The designation is oriented toward the continuation and development of shoreline-based recreational and tourist-oriented uses, where access to, and functional integration with, a waterbody is a defining characteristic.

In this regard, the Site does not exhibit the locational or physical attributes necessary to support such uses. Specifically, the property is not situated on or in proximity to a shoreline, does not provide direct or convenient access to a waterbody, and does not offer views or other amenities typically associated with lake-based recreational activities such as boating, fishing, or waterfront lodging. As such, the Site cannot reasonably contribute to the recreational resource base contemplated by the designation, nor does it present a viable opportunity for tourist commercial development of the type envisioned by the Plan (e.g., resorts, lodges, or similar accommodations).

An Official Plan Amendment and Zoning By-law Amendment is required to enable the future (and primary) use of the Site for low density residential purposes, and is considered a more suitable use for the property. The lands are currently vacant and therefore its redesignation and rezoning would not reduce the recreational commercial uses in the area.

The proposal involves the following:

- An Official Plan Amendment to redesignate the Site to 'Rural'; and
- A Zoning By-law Amendment to rezone the Site to 'Rural Residential (RR)'.

The proposed Official Plan Amendment and Zoning By-law Amendment is attached to this report as Appendix A and Appendix B, respectively.

1.3 Required Applications

Table 2 below outlines the applications that are required and have been submitted to the Township under the *Planning Act* to authorize the proposal.

Table 1: Applications required to permit the proposal.

Application	Approval Authority
Official Plan Amendment	County of Peterborough
Zoning By-law Amendment	Township of Selwyn

1.4 Technical Reports

As required by the *Planning Act* applications, technical studies were undertaken to assess the potential impact of the proposed redesignation and rezoning on the surrounding environment, and have been used to inform conformity with the relevant planning policy, as assessed within this Planning Justification Report.

A pre-consultation meeting was undertaken on 15 November 2022. As advised as a result of the pre-consultation meeting, a Planning Justification Report, Natural Heritage Evaluation, and Archaeological Assessment will be required in support of the Official Plan and Zoning By-law amendment applications. These documents are listed in Table 2 and a summary of the conclusions reached in those technical reports are provided in section 1.4.1 and 1.4.2, below.

Table 2: Technical reports supporting the applications.

Report	Author	Date
Planning Justification Report	Skelton Brumwell & Associates Inc.	April 14, 2026

Environmental Impact Study	Skelton Brumwell & Associates Inc.	May 8, 2025
Stage 1 Archaeological Assessment	York North Archaeological Services Inc.	July 21, 2024

1.4.1 Environmental Impact Study

An EIS was prepared by SBA in support of the proposal. The need for an EIS arises due to the heavily vegetated nature of the property, which are classified as ‘natural heritage system’ and ‘woodlands’ under the MNRF natural heritage mapping data. In addition, unevaluated wetlands are also identified in the properties immediately adjacent to the Site.

The EIS made the following conclusion:

The proposal is in support of an Official Plan Amendment and Zoning By-Law Amendment to enable the future development of the site into low density residential.

The proposal, with full implementation of recommended avoidance and mitigation measures, results in an acceptable level of policy consistency and conformity in the context of the requirements set out by the provincial and municipal policies applicable to the development of the subject lands.

In accordance with those requirements, this EIS recommends and concludes as follows:

- *Future development situated in the most appropriate area of the subject lands and thereby avoids impacts to natural heritage features and functions.*
- *Impact mitigation consists of: maximizing tree retention on the property through an ecologically based tree retention plan to be prepared at the time of lot development; avoiding tree removal between April 1st–October 15th unless supervised by an ecologist;*
- *installing and maintaining silt fencing along the easterly and southerly perimeter of the subject property throughout the construction period.*

1.4.2 Archaeological Assessment

A Stage 1 Archaeological Assessment was prepared by York North Archaeological Services Inc. in support of the proposal. The Archaeological Assessment was required to confirm that no cultural heritage value or interests exist within the property. The Archaeological Assessment made the following conclusion:

“Stage 1 Archaeological Assessment of the subject property located in Lot 45 Concession 16 Selwyn township found the entire Study Area to have low potential for pre-contact aboriginal and or historic resources. Based on the site visit and available mapping the presence of Rockland with exposed bedrock everywhere, the potential for habitation sites of any kind is remote there is no potential and no cultural heritage value or interest. YNAS will not be recommending further archaeological assessment, it is not warranted or required.”

In addition, the Curve Lake First Nations were engaged with and provided a copy of the Archaeological Assessment to ensure transparency and the inclusion of traditional knowledge as part of the application process. Curve Lake First Nations confirmed they have no further concerns with the application and requested that should any artefacts of cultural material and/or ancestral remains be uncovered during any future ground disturbance works, that they be notified.

2.0 Policy Context and Analysis

In Ontario's hierarchical, policy-led planning system, planning proposals must be consistent with and conform to a variety of legislation and policy documents, including the *Planning Act*, Provincial Policy, and other strategies and agreements, as applicable geographically.

The following sub-sections provide an overview of applicable policies with regard to the proposal.

2.1 Planning Act, RSO 1990

The *Planning Act* is provincial legislation which sets out the basis for land use planning in Ontario. Planning decisions must have regard for matters of provincial interest set out under Section 2 of the Act. Those considered most relevant to the application are set out below, followed by an assessment against those relevant provisions:

- (a) *the protection of ecological systems, including natural areas, features and functions;*
- (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (h) *the orderly development of safe and healthy communities;*
- (p) *the appropriate location of growth and development;*

As previously outlined, the EIS concludes that, with the full implementation of recommended avoidance and mitigation measures, including erosion and sediment control and tree removal provisions, potential impacts to natural heritage features and functions can be appropriately mitigated should future development proceed on the subject lands. Accordingly, the proposal is considered to be consistent with Provincial Matter of Interest 2(a)..

As presented earlier in this report, a Stage 1 Archaeological Assessment was completed for the subject lands and concluded that the property exhibits low potential for pre-contact Indigenous and/or historic archaeological resources. As such, no further archaeological assessment is required. In addition, there are no built heritage resources, cultural heritage landscapes, or Areas of Natural and Scientific Interest identified on the Site. Accordingly, the proposal will not result in impacts to features of significant architectural, cultural, historical, archaeological or scientific interest, and is therefore considered to be consistent with Provincial Matter of Interest 2(d).

The Site is also a suitable location for potential future low density residential use that would be enabled by the 'Rural' redesignation and 'Rural Residential' rezoning. The surrounding lands consist of large rural lots, interspersed with smaller rural residential lots. The proposal therefore provides the potential for rural housing opportunities in proximity to the waterfront that would have a similar character compared to nearby rural residences and as such, represents orderly development in an appropriate location. The proposal is therefore considered consistent with the Provincial matters of Interest 2(h) and 2(p), above.

Overall, the proposal is considered appropriate in regard to all relevant matters of provincial interest set out in Section 2 of the *Planning Act*.

2.2 Provincial Planning Statement, 2024

Provincial Policy is issued under Section 3 of the *Planning Act*, and it contains overall policy directions on matters of provincial interest related to land use planning and development. All Official Plans and amendments thereto must be consistent with the PPS.

The PPS 2024 is divided into four key sections: Building Homes, Sustaining Strong and Competitive Communities; Infrastructure and Facilities; Wise Use and Management of Resources; and Protecting Public Health and Safety.

The proposal involves redesignating and rezoning of the subject lands (with no physical development proposed) and is not subject to any natural or manmade hazards. It is therefore considered that the PPS 2024 policies of most relevance to the proposal relate to the suitability of its location for rural residential housing, as well as its potential impacts on existing natural heritage features and values within the locality. These policies are set out and assessed, below.

Building Homes, Sustaining Strong and Competitive Communities

Rural Lands in Municipalities

- 2.6.1 *On rural lands located in municipalities, permitted uses are:
(c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- 2.6.2 *Development that can be sustained by rural service levels should be promoted.*
- 2.6.3 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

Section 2.6 of the PPS 2024 provides policy direction for development within rural lands, permitting residential uses where site conditions are suitable for servicing, and where development can be sustained by rural service levels and existing infrastructure.

The subject lands are located outside of a settlement area and are not identified as prime agricultural lands, accordingly, the rural lands policies apply. While no physical development is proposed at this time, the application seeks to establish a planning framework that would permit low-density residential use.

In this regard, the proposed redesignation and rezoning are considered consistent with Section 2.6.1, as the lands are suitable for residential use. Supporting technical studies have not identified constraints that would preclude such use, and private servicing, typical of the surrounding rural area, would be utilized (as would have occurred under the existing designation). The proposal can therefore be sustained by rural service levels and does not require the expansion of municipal infrastructure, consistent with Sections 2.6.2 and 2.6.3.

Wise Use and Management of Resources

Natural Heritage

- 4.1.1 *Natural features and areas shall be protected for the long term.*
- 4.1.2 *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.*
- 4.1.4 *Development and site alteration shall not be permitted in:*
a) *significant wetlands in Ecoregions 5E, 6E and 7E1; and*

b) *significant coastal wetlands.*

4.1.5 *Development and site alteration shall not be permitted in:*

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)*

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

4.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

4.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

4.1.8 *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.*

Cultural Heritage and Archaeology

4.6.2 *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved*

As has already been stated, an EIS and Archaeological Assessment has been prepared in support of this application. The conclusions are summarised in section 1.4.1 and 1.4.2 of this report and confirms consistency with the above PPS 2024 natural heritage and archaeology policies.

Overall, it is considered the proposal remains consistent with the applicable policies of the PPS 2024.

2.3 County of Peterborough Official Plan, 2022

The upper-tier Official Plan is the broad planning document which deals with planning matters affecting all lower-tier municipalities within its jurisdiction. It provides direction for the development of lower-tier Official Plans and addresses cross-jurisdictional matters, such as transportation and infrastructure, growth management, and natural heritage.

The County OP was originally approved by the Ministry of Municipal Affairs and Housing (“MMAH”) in 1994 and the current version is a December 2022 consolidated version of this Official Plan. The County of Peterborough has prepared a new Official Plan, which was adopted by the County on June 2022, however, requires final approval from the MMAH prior to coming into effect. Until such time, the existing (1994) County OP continues to have legal effect.

The County OP also functions as the lower tier Official Plan for the Township of Selwyn. Section 6 and Section 7 of the County OP contains the local municipal planning policies. According to those local planning policies, the Site is designated as Recreational Commercial.

An analysis of the proposal against the relevant policies of the County OP is provided below.

Natural Environment

- 4.1.3.1 *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 *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 prohibit development and site alterations within the following types of significant natural heritage features: → significant wetlands; → significant portions of the habitat of endangered and threatened species

Development and site alteration will not be permitted in fish habitat except in accordance with provincial and federal requirements.

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.

The Natural Heritage policies contained in Section 4.1 relate to development within areas of significant natural features. The definition of 'development' includes a change in land use, which is what is being proposed. As has previously been outlined, an EIS has been prepared, with conclusions summarised in section 1.4.1 of this report. These conclusions demonstrate policy conformity with the Natural Heritage policies of the County OP.

Rural And Cultural Landscape

- 4.3.3.1 *Local municipalities should encourage and, where appropriate require, through the passage of tree cutting by-laws public and private land owners to maintain the forested appearance of the landscape;*

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;

New land uses, including the creation of lots, and new or expanding land use facilities, shall comply with the minimum distance separation formulae and Source Water Protection policies.

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.

The rural and cultural landscape policies of the County OP outline the importance of preserving and enhancing the rural character of the County. The rural lands provide for limited rural/residential development on lands with Class '7' soils, thereby not impacting on agricultural productivity or capability. The lands are currently vacant and surrounded by other vacant lots and properties consisting of single residential dwellings. The proposal is consistent with the typology of land use in the surrounding environment, and although no physical development is proposed, any future use of the land will be able to conform to the relevant rural designation policies through maintaining a forested appearance and rural character. The nature of any future development enabled through the proposal will be low density residential use, which will utilise private on-site water and septic as is typical in the area. This infrastructure can be designed in a manner that preserves water quality, and any such effects would be assessed at the time those applications are applied for. In addition, Minimum Distance Separation is not required as no livestock operations are within proximity of the subject lands.

Overall, given the above assessment, it is considered the proposal remains consistent with the County's rural and cultural landscape policies.

Archaeological Resources

5.2.3.3 require that where the potential presence of an archaeological resource has been identified by the Ministry of Culture, an archaeological study be undertaken by a licensed archaeological consultant pursuant to the Ontario Heritage Act. Should any significant archaeological remains be discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Ministry of Culture

As presented earlier in this report, a Stage 1 Archaeological Assessment was undertaken on the property and concluded that there was low potential for pre-contact aboriginal and/or historic resources, and as such, further archaeological assessment is not warranted or required. The proposal is therefore consistent with the archaeological resources policies of the County OP.

Rural

6.2.2.3(b) A maximum of one single-detached dwelling shall be permitted on a lot.

6.2.2.3(d) New development shall only be established in accordance with the Minimum Distance Separation requirements of the Provincial Policy Statement in order to protect farm operations from encroachment and to allow for the future flexibility and expansion of existing farm operations.

Under Section 6.2.2.3 of the 'Local Planning Policies – Rural Component' of the County OP, permitted uses within the 'Rural' designation specifically include low density residential development. The proposal is to redesignate the Site to a more suitable 'Rural' designation and 'Rural Residential (RR)' zoning, which will enable the client to obtain value out of the Site through a

potential future residential use. This Site and its future potential development comply with the Minimum Distance Separation formulae given no livestock operations are within proximity of the subject lands.

Section 7.0 of the County OP contains local land use policies relevant to the Selwyn Township. Of particular relevance to this proposal is Section 7.9 which relates to ‘Criteria for Assessment Official Plan Amendment Applications’. This criterion is outlined and responded to in Table 3, below.

Table 3: Assessment of the proposal against the County OP Official Plan Amendment criteria.

Section 7.9 Criteria	Explanation
<p>7.9.1 - The need for the proposed use.</p>	<p>As described previously in section 1.2, the Site is not appropriately located to support the tourist-oriented and shoreline-based recreational uses contemplated by the existing Recreational Commercial designation. The proposal would enable a future low-density residential use that is compatible with the surrounding area and represents a more appropriate use of the lands.</p>
<p>7.9.2 - The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.</p>	<p>As previously stated, the lands are currently vacant and surrounded by other vacant properties and properties consisting of single residential dwellings. The proposal is consistent with the typology of land use in the surrounding environment, and although no physical development is proposed, any future use of the land will be able to conform to the relevant rural designation policies through maintaining a forested appearance and rural character.</p>
<p>7.9.3 - The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to</p> <ul style="list-style-type: none"> a) the existing environmental and/or physical hazards and opportunities; b) the potential impacts of these hazards; and, c) the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate; d) the anticipated impacts of the proposed use on the natural environment 	<p>The EIS confirms future development can be undertaken in way that is protective of natural heritage features and values. Further, the Site is not on any natural hazard areas, agriculturally productive soils, or contains any cultural or archaeological artifacts.</p> <p>The lands are currently vacant and therefore its redesignation and rezoning would not reduce the recreational commercial uses in the area.</p>
<p>7.9.4 - The location of the area under consideration with respect to:</p> <ul style="list-style-type: none"> a) the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas; b) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; 	<p>The Site is:</p> <ul style="list-style-type: none"> a) located on Old Burleigh Road, which is a local road at the southern junction of Highway 28. Old Burleigh Road will be adequate to cater for the future potential development enabled by the proposal. b) Same as above; c) Private onsite water and septic disposal for low density residential use is envisaged for the future

<p>c) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and</p> <p>d) opportunities for the protection and enhancement of the natural environment.</p>	<p>development of the Site, as is typical in the surrounding area.</p> <p>d) An EIS has been prepared, and concludes the proposal, and any future development on the Site is consistent with relevant natural heritage policies.</p>
<p>7.9.5 - The compatibility of the proposed use with uses in adjoining areas.</p>	<p>Refer response to section 7.9.2.</p>
<p>7.9.6 - The effect of such proposed use on the surrounding area regarding possible depreciation of adjacent properties.</p>	<p>Refer response to section 7.9.2.</p>
<p>7.9.7 - The potential effect of the proposed use on the financial position of the Township.</p>	<p>The proposed redesignation and rezoning would facilitate low-density residential use of the lands, which would contribute positively to the Township's tax base. Development of the Site is anticipated to rely on private servicing, consistent with the surrounding rural area, and would not result in a financial burden to the Township.</p>
<p>7.9.8 - Consideration of the soil capability for agriculture and the potential impacts on surrounding agricultural uses and operations.</p>	<p>The Site is located on Class '7' soils. These soils are unsuitable for agricultural use. The surrounding soils are also not agriculturally productive. The proposal therefore does not impact on the Site or surrounding areas agricultural capabilities.</p>
<p>7.9.9 - Where the proposal involves taking prime agricultural land out of production the planning justification requirements of the Provincial Policy Statement shall be addressed.</p> <p>Limited non-residential uses may be permitted subject to demonstrating:</p> <ol style="list-style-type: none"> 1) the land does not comprise a specialty crop area; 2) there is a demonstrated need within the planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement for additional land to be designated to accommodate the proposed use; 3) there are no reasonable alternative locations which avoid prime agricultural areas; and 4) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. Where the proposal involves a settlement area expansion into prime agricultural areas, a 	<p>As above, the Site or surrounding environment does not contain agriculturally productive soils.</p>

municipal comprehensive review shall also be required.	
7.9.10 - The Minimum Distance Separation requirements of the Provincial Policy Statement shall be met for new uses being proposed in proximity to existing livestock facilities.	Minimum Distance Separation is not required as no livestock operations are within proximity of the subject lands.
7.9.11 - Demonstration of how the proposal conforms to the Provincial Growth Plan.	The PPS 2024 is relevant and its relevant policies have been assessed in section 2.2 of this report.
7.9.12 - In the case of lands within identified vulnerable areas, demonstration of how the proposal conforms to the policies of Section 5.7 where applicable.	The subject lands are not identified within a vulnerable area.

Overall, the proposal has been assessed against all the relevant policies of the County OP, inclusive of the local planning policies for the Township of Selwyn, and criteria associated with Official Plan Amendments. This analysis has concluded that the proposal remains consistent with the County OP policies. The proposed Official Plan Amendment is attached as Appendix A.

2.4 Township of Selwyn Zoning By-law, 2009

The Zoning By-law is a legal document which implements the Official Plan through regulations affecting the erection, location, massing, uses, heights, and setbacks of buildings as well as parking and other implementation considerations.

The Township ZB zones the Site as 'Recreational Commercial (RC)'. A Zoning By-law Amendment is proposed to rezone the subject lands to 'Rural Residential (RR)' to implement the proposed redesignation of the property. The proposed 'Rural Residential (RR)' zone permits single-detached dwellings on lots outside of a settlement area, and will enable the client to obtain value from the property which is presently not enabled through the Site's current (and unsuitable) 'Recreational Commercial (RC)' zoning.

The zoning regulations of the 'Rural Residential (RR)' zone are provided in Section 4.12 of the Township's ZB. Noting no physical development is proposed as part of these applications, those standards are copied in Table 4 below, along with an explanation of how the proposal complies with those standards.

Table 4: Assessment of the Proposal against the zoning standards of the 'Rural Residential (RR)' zone.

Regulation	Standard	Lots - Compliance
Lot Area (Minimum)	4050 m ²	The Site has a lot size of 1.1 ha (11,000 m ²). Lot area can be complied with.
Lot Frontage (Minimum)	45.0 m	The Site has approximately 170 m of frontage onto Old Burleigh Road and so complies with this standard.
Building Height (Maximum)	11.0 m	N/A – The current proposal is not for the development of any structures. However, a future dwelling can comply with this standard.
Front Yard (Minimum)	15.0 m	
Exterior Side Yard (Minimum)	10.0 m	
Interior Side Yard (Minimum)	4.5 m	

Rear Yard (Minimum)	7.5 m	N/A – The current proposal is not for the development of any structures. However, a future dwelling can comply with this standard.
Dwelling Unit Area (Minimum)	110.0 m ²	
Maximum Lot Coverage (all buildings and structures)	20 %	
Minimum Setback from Street Centreline (Township Road)	20 m	
Dwellings Per Lot (Maximum)	One	
Minimum Setback from Street Centreline (County Road)	28 m	N/A – the Site is not located along a County Road.

Overall, the Site, and a future potential dwelling on the Site which is facilitated by the proposal, would be able to comply with all of the ‘Rural Residential (RR)’ zoning standards. These standards would be assessed against the actual future development proposal, when applications to approve such a development are submitted to the Township.

A copy of the draft Zoning By-law Amendment is provided as Appendix B to this report.

2.5 Overall

As detailed in Section 2 of this report, it is considered that the proposal is in keeping with the policies of the relevant planning documents and therefore represents an appropriate use of land in terms of the *Planning Act*.

3.0 Conclusion

The proposal seeks an Official Plan Amendment and Zoning By-law Amendment to redesignate the lands from Recreational Commercial to Rural and rezone the lands from Recreational Commercial (RC) Rural Residential (RR) in order to permit future, low-density rural residential use.

The current Recreational Commercial designation and zoning is not appropriate for the Site, given it is not located on or in proximity to a shoreline and does not exhibit the physical or locational attributes necessary to support tourist-oriented or water-based recreational uses contemplated by the designation. As a result, the existing permissions do not reflect the most suitable or functional use of the lands and is a reason why the lands are currently vacant.

Supporting technical studies, including an Environmental Impact Study and an Archaeological Assessment, have been prepared in support of the application and have not identified constraints that would preclude residential use of the Site.

The proposed redesignation and rezoning would enable a more appropriate use of the lands for low-density rural residential purposes, consistent with the surrounding area. It is our opinion that the proposal is consistent with the PPS 2024, conforms to the County of Peterborough and Township of Selwyn planning framework, and represents good planning.

Accordingly, the proposed Official Plan Amendment and Zoning By-law Amendment are appropriate and should be approved.

All of which is respectfully submitted,
SKELTON, BRUMWELL & ASSOCIATES INC.

per:

A handwritten signature in black ink, appearing to read 'Craig Mathieson', is written over a light blue rectangular background.

Craig Mathieson, BUrbPlan(Hons)
Senior Planner

Appendix A

Proposed Official Plan Amendment

AMENDMENT NO. ____
TO THE COUNTY OF PETERBOROUGH OFFICIAL PLAN – SELWYN TOWNSHIP

Schedule A1 maps - Redesignation from 'Recreation Commercial' to 'Rural'

This Amendment applies to:

Part Lot 45, Concession 16, Old Burleigh Road

In the Township of Selwyn

County of Peterborough

AMENDMENT NO. __

County of Peterborough Official Plan – Selwyn Township

Table of Contents

	Page
Township of Selwyn Adopting By-Law the Constitutional Statement	1
PART A – THE PREAMBLE	3
1.0 Purpose	3
2.0 Location	3
3.0 Basis	3
PART B - THE AMENDMENT	5
1.0 Introduction	5
2.0 Details of the Amendment	5
PART C - THE APPENDICES	
1.0 Reports and Technical Materials	
• Planning Justification Report by Skelton Brumwell & Associates (April 14, 2026)	
• Environmental Impact Study by Skelton Brumwell & Associates (May 8, 2026)	
• Stage 1 Archaeological Assessment by York North Archaeological Services Inc. (July 2024)	

THE CORPORATION OF THE TOWNSHIP OF SELWYN
BY-LAW NO. _____

The Council of the Corporation of the Township of Selwyn, in accordance with the provisions of Section 22 of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. That Official Plan Amendment XX to the Official Plan for the County of Peterborough, Township of Selwyn is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Peterborough for approval for the aforementioned Amendment XX to the Official Plan for the County of Peterborough, Township of Selwyn.
3. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17(23) of the Planning Act.
4. This By-law shall come into force and take effect on the day of the final passing thereof subject to the approval of the County of Peterborough.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS __ DAY OF _____, 2022.

THE CORPORATION OF THE TOWNSHIP OF SELWYN

Mayor

Clerk

AMENDMENT NO. XX
TO THE COUNTY OF PETERBOROUGH OFFICIAL PLAN – SELWYN TOWNSHIP

CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the County of Peterborough, Township of Selwyn consists of three parts.

Part A - The Preamble - consists of the purpose, location and basis for the Amendment and does not constitute part of the Amendment.

Part B - The Amendment - constitutes actual Amendment No. XX to the Official Plan for the Town of Midland.

Part C - The Appendices - consists of information relevant to this Amendment in the form of background information. This section does not constitute part of the Amendment.

PART A - THE PREAMBLE:

1.0 PURPOSE

The purpose of this Official Plan Amendment is to redesignate the Site from its current 'Recreation Commercial' designation, to a 'Rural' designation. This Official Plan Amendment would enable the future (and primary) use of the Site for low density residential purposes, and is considered a more suitable use for the property compared to the uses enabled by the current designation.

2.0 LOCATION

The Site is an approximately 1.1 ha property situated within the Township of Selwyn (Part Lot 45, Concession 16), at the southern junction of Highway 28 and Old Burleigh Road. The subject lands are mainly surrounded by rural lands and is in proximity to the waterfront of Stoney Lake.

The Site is currently vacant of any buildings or structures and is not used for any purpose.

3.0 BASIS

It is considered that the Site is not in a suitable location to support tourist and recreational uses envisaged by the current Recreational Commercial designation and zoning. A return of the Site to a 'Rural' designation and 'Rural Residential (RR)' zone would present a more suitable land use classification.

A description of the intent of the Recreational Commercial designation is outlined in Section 6.2.11 of the County of Peterborough Official Plan related to the local township policies (in this case, Selwyn Township), and states:

"The shorelines of lakes provide a recreational resource base which is capable of sustaining a moderate level of activities in terms of lodging, boating, fishing and other similar outdoor recreational activities. It is the intent of this Plan to provide for the continuation of existing tourist establishments and recreational uses and to promote further development of this component of the local economic base".

The Site does not exhibit the locational or physical attributes necessary to support such uses. Specifically, the property is not situated on or in proximity to a shoreline, does not provide direct or convenient access to a waterbody, and does not offer views or other amenities typically associated with lake-based recreational activities such as boating, fishing, or waterfront lodging. As such, the Site cannot reasonably contribute to the recreational resource base contemplated by the designation, nor does it present a viable opportunity for tourist commercial development of the type envisioned by the Plan (e.g., resorts, lodges, or similar accommodations).

An Official Plan Amendment and Zoning By-law Amendment is required to enable the future (and primary) use of the Site for low density residential purposes, and is considered a more suitable use for the property. The lands are currently vacant and therefore its redesignation and rezoning would not reduce the recreational commercial uses in the area.

Considering the conclusions reached within the Environmental Impact Study, Archaeological Assessment, and the assessment against relevant planning policy contained within the Planning Justification Report, it is concluded that the proposed redesignation is based on good planning principles and should be granted.

PART B - THE AMENDMENT

1.0 INTRODUCTION

All of this part of the document entitled Part B - The Amendment constitutes Amendment No. ___ to the Official Plan for the County of Peterborough, Township of Selwyn.

2.0 DETAILS OF THE AMENDMENT

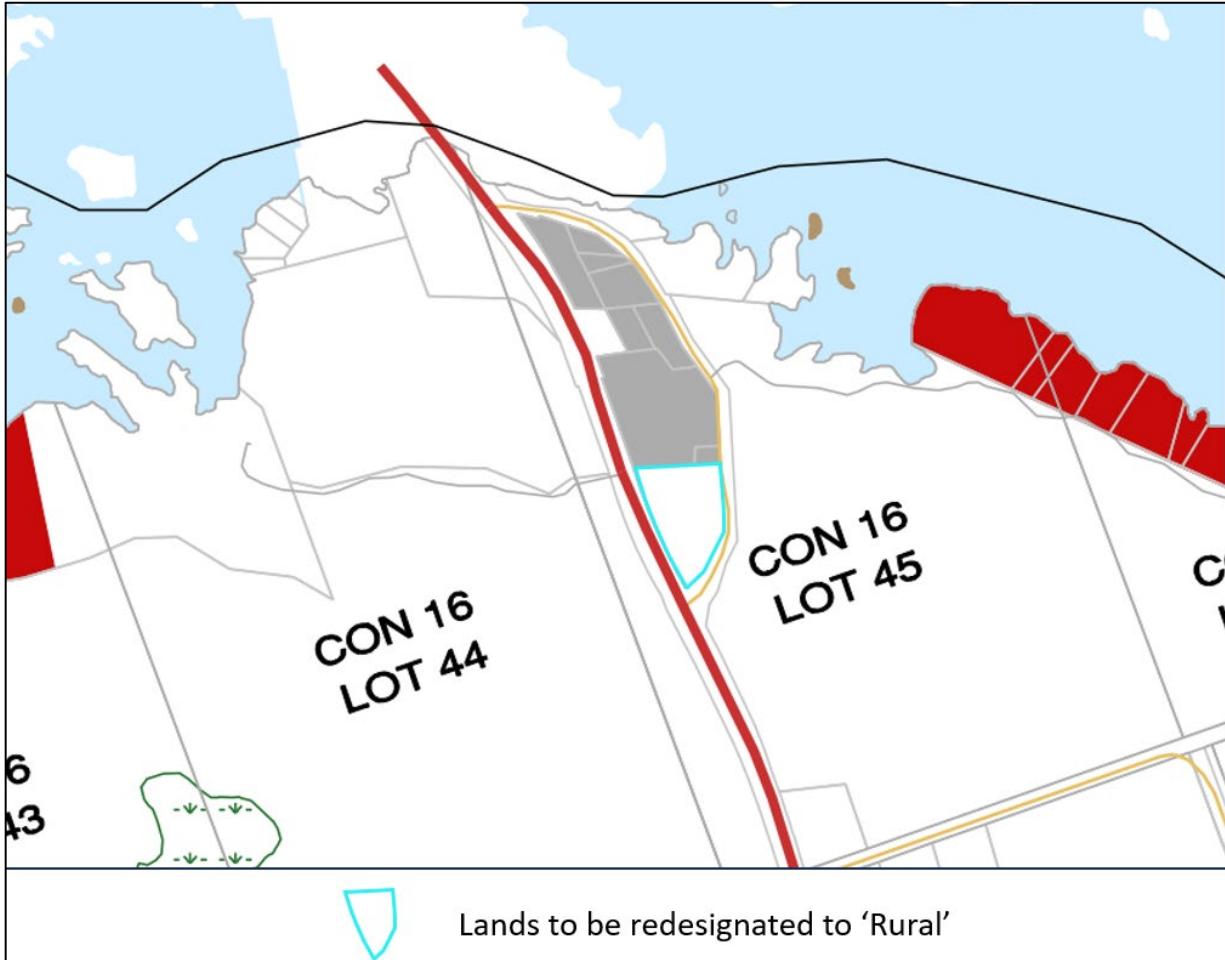
The Official Plan for the County of Peterborough, Township of Selwyn, specifically Schedule A1, Land Use Plan – Rural Component, is amended as follows:

1. Lands located in Part Lot 45, Concession 16 (Selwyn) are:
 - a. Redesignated from the 'Recreation Commercial' designation to the 'Rural' designation as shown on Schedule "A1" attached hereto and forming part of this Amendment.

PART C - THE APPENDICES

The Appendices do not constitute part of the Amendment but are included as supporting information.

Schedule A
To Official Plan Amendment No.
Part Schedule A1 - Land Use Plan – Rural Component



Appendix B

Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF SELWYN
BY-LAW NO. 2009 - 021
A BY-LAW TO AMEND ZONING BYLAW 2009 - 021
(GRANITE RIDGE ESTATES)

WHEREAS Section 34 of the Planning Act, R.S.O 1990, as amendment, Chapter P. 13, provides for the enactment of zoning bylaws and amendments thereto;

AND WHEREAS the Council of the Corporation of the Township of Selwyn deems it advisable to further amend Bylaw 2009 – 021 for the Township of Selwyn as it relates to Pt Lt 45 Con 16 Old Burleigh Road, Selwyn.

AND WHEREAS the Council of the Corporation of the Township of Selwyn deems that the provisions of this Bylaw conform with the Official Plan for the County of Peterborough, Township of Selwyn, as amended;

NOW THEREFORE, the Council of the Corporation of the Township of Selwyn enacts as follows:

1. That the Zoning Maps of Zoning Bylaw 2009 - 021 is hereby further amended by rezoning from 'Recreational Commercial (RC)' Zone to 'Rural Residential (RR)' Zone.

'Rural Residential (RR) Zone (RR – XX)' (Map XX)

All other relevant provisions of this Bylaw shall apply.

2. That the Zoning Map attached, does, and shall form part of this Bylaw.
3. That this Bylaw shall come into force and take effect on the date of the passing thereto, subject to the provisions of section 34 of the Planning Act as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS XX DAY OF MONTH, YEAR.

By-law Number XXXX-XX

A By-law to Amend Zoning By-law No. 2009-021

Zoning Map

