

Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: January 16, 2026
Subject: Zoning By-law Amendment Application ZA18-25

Recommendation:

That Council approve Zoning By-law Amendment Application ZA-018-25 to permit the use of a habitable space (washroom facility) within a two-storey garage.

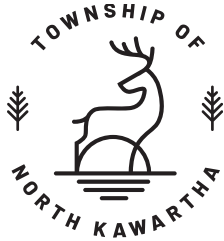
Background:

This application comes to Council for the consideration of permitting a washroom facility within a two-storey accessory structure (garage). The current Comprehensive Zoning By-law, through Section 2.76 (Definitions), does not permit habitable space to be located within a garage and a second storey is not permitted through section 3.1(d). To permit a use that is otherwise not permitted through the Comprehensive Zoning By-law, an amendment is required.

Property Information:

Address: 72 Fraser Estates Lane
Roll No: 1536-020-001-16202
Owners: Oldman
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential

This property is located in the Burleigh Ward of the Township of North Kawartha with frontage onto Stony Lake. The property is accessed by Fraser Estates Lane. The surrounding land uses are primarily Shoreline Residential. The subject property is an irregular shape with rear frontage onto Dunford Road and is bisected by Fraser Estates Road.



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The subject property contains an existing dwelling located on the lake side of Fraser Estates Road and the garage is proposed to be to the rear of the roadway.

The proposed washroom use is located within the aforementioned two-storey garage, which is further than 30 metres from the high water mark and does not offend any other regulations of the Shoreline Residential Zone. Given the high water mark setback of over 100 metres to the garage, it is a matter of convenience for the washroom facility to be located within the accessory structure.

Planning Policy Discussion

Provincial Planning Statement

The Provincial government released the Provincial Planning Statement (PPS) in 2024. This policy document is intended to provide planning direction for all of Ontario. The following policies from the PPS are relevant to this application:

Chapter 2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Chapter 2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:
 - a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the redevelopment of brownfield sites;
 - c) accommodating an appropriate range and mix of housing in rural settlement areas;
 - d) using rural infrastructure and public service facilities efficiently;
 - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;



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g) conserving biodiversity and considering the ecological benefits provided by nature;

Chapter 2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
 - g) other rural land uses.
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.

Chapter 3.6 Sewage, Water and Stormwater

4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Opinion: The proposal to include a habitable space (washroom) in a two storey garage is in conformity with the PPS. The property takes advantage of the local resource (Stony Lake) and will rely on septic and well for servicing. The septic will be inspected by the Township Building Department.

Peterborough County Official Plan

The Official Plan for the County of Peterborough provides further policies on the direction of planning for the entirety of the County. The Township of North Kawartha is part of the County of Peterborough and relies on the Official Plan policies for decisions regarding Planning Act applications.

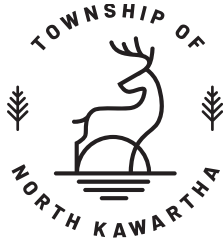
The following policies from the Official Plan are relevant:

Section 4.4 Shoreland Areas and the Waterfront

Section 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.

Section 4.4.2



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- To permit sustainable shoreland development that allows for limited growth of existing and new tourist developments and innovatively design residential developments;
- To ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form:

Section 6.2.5 Seasonal Residential

Section 6.2.5.2 – Permitted Uses: The predominate use of land within the Seasonal Residential designation shall be for seasonal cottages.

Opinion: The Seasonal Residential designation for the subject property permits cottages and their accessory uses.

Conclusion

The application to permit a washroom facility within a two storey garage conforms to the policies of the PPS and the Official Plan. The associated septic system is proposed to be located well beyond the 30 metre highwater mark and the design will be reviewed and permitted by the Township of North Kawartha's Building Department. This application is representative of good planning and it is my opinion that it should be approved.

Financial Implications:

N/A

Attachments:

Site Plan

Notice

By-law