

# Submission #4 dated February 25 2022 by Ambrose Moran re County of Peterborough Proposed Official Plan

## SUBJECT: Cottage Conversions- North Kawartha Local Component

### Background

NEW OP includes 11.5.3

#### 11.5.3 Cottage Conversion on Private Roads

The conversion of a seasonal cottage to permanent a residence may be permitted for a cottage with frontage on a private road or with direct access to a private road along a private driveway in accordance with the following:

- recognition of the conversion on a private road in the implementing Zoning By-law;
- the Township is satisfied, through information submitted by the applicant, that road access, as provided for by the applicant, will provide the applicant and emergency vehicles with ready access to the property year round, particularly in the winter months;
- the Township is satisfied that the conversion will not require the extension of a public road to the site; and
- the policies in Section 6.2.6.3(b) are addressed, notwithstanding 6.2.6.3(b)(i). Where the Township is concerned that access may not be adequate or that other

problems may arise, they may choose to apply a temporary zone to a property permitting a conversion for a limited period only.

Note: Section 6.2.6.3(b) and 6.2.6.3(b) (1) do not appear to be included on the new draft OP

If the new OP has applicable sections, please advise and I will possibly update this submission accordingly if needed.

## **Comments**

Affordable housing is the focus of all levels of government based on limited supply. There is a real opportunity to use existing underutilized cottages on a permanent basis to increase the general supply of housing units particularly in Ontario Cottage Country.

Also, from an economic development perspective, it would be a benefit to local economies that more people's live year-round in Cottage Country. Public policy should not be tailored to throw roadblocks in the way of tax paying waterfront property owners taking up permanent residency in places such as northern Peterborough County.

EXISTING in effect policies in Peterborough County appear to discourage permanent residences on waterfront properties on both public roads and private roads. It is not practical to impose a requirement for property owners to be required to bring their residential structures up to CURRENT ONTARIO BUILDING CODES in order to take up permanent residency at our lakes.

Is this really an issue? No. In the last 25 years I know of many folks who have decided to retire to cottage country at their well built comfortable cottages... but not up to "current" building codes ..and have never thought they needed to apply for GOVERNMENT approval to live in

their waterfront homes.. and I have never heard of any cottagers been forced or even ask to not live as permanent residence in our Township.

I have in the past address North Kawartha Council on this subject without any support. Ironically at one point, 4 of the 5 Councillors being addressed were illegally living permanently at waterfront homes in conflict with the in-effect OP policies and zoning regulations!

When Zoning bylaws were first put in place in the 70's, there was a lot of restrictions imposed on permanent residency on lakes as Township simply wanted to collect taxes and provide minimal services. There was an entrenched fear amount public policy maker that those cottagers would come from Toronto and want to enroll their children in local schools. The School Boards, I recall objected to even picking up school children who lived in seasonal residential zoning regardless of the road access situations. Today with the underutilized schools such as in Apsley I hope school boards are more receptive to having any students enroll.

## **Recommendations:**

### **#1**

Since dwelling unit are permitted uses in the Waterfront Residential designation (4.1.4) and existing practice does not enforce any conversion from seasonal to permanent residence. I recommend that Peterborough County new OP not have any policies related to Cottage conversions of either public or private roads.

## #2

4.4.4.1 Waterfront Residential designation should be modified to include permitted uses of both seasonal and permanent residential dwellings

## #3

Local Component 11.5.3 North Kawartha be deleted in accordance with recommendation #1 above

A handwritten signature in black ink, appearing to read "Ambrose Moran". The signature is fluid and cursive, with the first name "Ambrose" being more prominent than the last name "Moran".

### **Ambrose Moran**

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Acting Independently