

# The Corporation of the City of Kawartha Lakes

## Agenda

### Committee of Adjustment Meeting

COA2024-09

Thursday, September 26, 2024

2:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

#### Members:

Councillor Emmett Yeo

Betty Archer

Gerald Erickson

Sandra Richardson

Lloyd Robertson

Stephen Strangway

Eric Finn

This Public Meeting will be held virtually with electronic public participation. To attend in person, seating is limited. You must reserve a seat with the Recording Secretary to be able to attend City Hall in person. Please email [cofa@kawarthalakes.ca](mailto:cofa@kawarthalakes.ca) to reserve your seat. If you have not received a confirmation email from the Planning Division, Recording Secretary that a seat has been reserved for you, you do not yet have a seat reserved for you.

To request to speak to public meeting reports on this agenda please email [cofa@kawarthalakes.ca](mailto:cofa@kawarthalakes.ca) and reference the report number in your email.

The general public and the media can view the Committee of Adjustment webcast through the City of Kawartha Lakes livestream at: [www.youtube.com/c/CityofKawarthaLakes](http://www.youtube.com/c/CityofKawarthaLakes).

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact [Agendaitems@kawarthalakes.ca](mailto:Agendaitems@kawarthalakes.ca) if you have an accessible accommodation request.

**Video and/or audio recording is not permitted during Council or Committee of Council meetings, pursuant to Trespass to Property Act, R.S.O. 1990, c. T.21.**

1. **Call to Order**
2. **Administrative Business**
  - 2.1 Adoption of Agenda  
September 26, 2024  
Committee of Adjustment Agenda
  - 2.2 Declaration of Pecuniary Interest
  - 2.3 Adoption of Minutes  
August 22, 2024  
Committee of Adjustment Minutes
3. **New Applications**
  - 3.1 Minor Variances
    - 3.1.1 COA2024-081  
Ahmad Shahid, Planner II  
File Number: D20-2024-072  
Location: 7971 Highway 35  
East Part Lots 12 and 13, Concession 11  
Geographic Township of Laxton  
Owner: Eric Hall and Kelly Pellerine  
Applicant: Carmen Pellerine
    - 3.1.2 COA2024-082  
Katherine Evans, Planner II  
File Number: D20-2024-074  
Location: 7 Bronte Lane  
Part Lot 12 and 13, Concession 6  
Geographic Township of Verulam  
Owners: Kevin Primmer and Beverly Swan  
Applicant: TD Consulting Inc.

- 3.1.3 COA2024-083  
Ahmad Shahid, Planner II  
File Number: D20-2024-075  
Location: 375 Snug Harbour Road  
Part of Lot 6, Concession 9 (being Parts 2 of Reference Plan 57R-7753 and Part 6 of Reference Plan 57R-4058)  
Geographic Township of Fenelon  
Owners: Ernie and Kim Griffioen  
Applicants: Ernie and Kim Griffioen
- 3.1.4 COA2024-084  
Ahmad Shahid, Planner II  
File Number: D20-2024-076  
Location: 32 Beachli Lane  
Part Lot 9, Concession 11 (being Parts 2 to 6 on Reference Plan 57R-1887)  
Geographic Township of Laxton  
Owners: Manojah Ganeshalingam and Nishanthan Mahenthirarasa  
Applicant: Manojah Ganeshalingam
- 3.1.5 COA2024-085  
Ahmad Shahid, Planner II  
File Number: D20-2024-077  
Location: 81 Front Street West  
Part Lot 1, West Side of Head Street (being Plan 70 of Reference Plan 57R-4510)  
Former Village of Bobcaygeon  
Owner: Melissa Ryall  
Applicant: Melissa Ryall
- 3.1.6 COA2024-086  
Katherine Evans, Planner II  
File Number: D20-2024-078  
Location: Lot 70 Randal Street  
Part East 1/2 and Part West 1/2 Lot 22, Concession 4 Ops  
Former Town of Lindsay  
Owner: Lindsay 2017  
Applicant: DG Biddle and Associates

3.1.7 COA2024-087

Katherine Evans, Planner II  
File Number: D20-2024-079  
Location: Lot 71 Randal Street  
Part East 1/2 and Part West 1/2 of Lot 22, Concession 4 Ops  
Former Town of Lindsay  
Owner: Lindsay 2017  
Applicant: DG Biddle and Associates

3.1.8 COA2024-088

Ahmad Shahid, Planner II  
File Number: D20-2024-080  
Location: 17 Victoria Street East  
Lot 9, Plan 109; Part of Lot 1, Part of Lot 2, Part of Lot 3, Part of Lot 4 and Part of Lot 9, all on West Side of Colborne Street; also Part of Lot 9 on the South Side of Elm Street, Plan 109, as in R390409: Subject to R376035  
Former Village of Omemee  
Owners: Shelley Ferguson and Sylvia Vandam  
Applicant: TD Consulting Inc.

3.1.9 COA2024-089

Katherine Evans, Planner II  
File Number: D20-2024-081 and D03-2024-023  
Location: 18 Deane Street North  
Lot 19 and Part of Lot 18, Plan 109 (being Parts 1 and 2 on Reference Plan 57R-1372)  
Former Village of Omemee  
Owners: Rob and Judy Edwards  
Applicants: Rob Edwards

3.1.10 COA2024-090

Ahmad Shahid, Planner II  
File Number: D20-2024-082  
Location: 108 Crawford Road  
Part Lot 2, Concession 3, Lot 10, Plan 409  
Geographic Township of Carden  
Owner: Angelo Derango  
Applicant: Deepak Tyagi

- 3.1.11 COA2024-091
- Ahmad Shahid, Planner II  
File Number: D20-2024-083  
Location: 2 Crimson Lane  
Part Lot 15, Concession 5 (being Part 1 of Reference Plan 57R-687)  
Geographic Township of Verulam  
Owners: Michelle Chouinard-Kenney and Bryan Kenney  
Applicants: Michelle Chouinard-Kenney and Bryan Kenney
- 3.1.12 COA2024-092
- Katherine Evans, Planner II  
File Number: D20-2024-084  
Location: 24 Ridgewood Road  
Part Lot 15, Concession 4; Part Lots 1 and 2 on Reference Plan 57R-299  
Geographic Township of Ops  
Owner: Kelly Murphy  
Applicant: KMD Planning c/o Kevin Duguay
- 3.1.13 COA2024-093
- Katherine Evans, Planner II  
File Number: D20-2024-085  
Location: 24 Majestic Street  
Part Park Lot 11 on Plan 105; Reference Plan 57R-4079 Parts 1 and 2  
Geographic Township of Somerville  
Owner: City of Kawartha Lakes  
Applicant: Glenn Wilcox
- 3.1.14 COA2024-094
- Katherine Evans, Planner II  
File Number: D20-2024-086  
Location: 43 Loon Street  
Part of Lot 1, Concession 1 (being Lot 3 on Plan 195)  
Geographic Township of Ops  
Owners: John and Mary Groetelaars  
Applicant: Brad Conway
- 3.2 Consents
- 4. Deferred Applications**
- 4.1 Minor Variances

4.2 Consents

5. **Other Business**

6. **Correspondence**

7. **Next Meeting**

The next meeting will be Thursday, October 24th at 1:00pm in Council Chambers, City hall.

8. **Adjournment**