

# **The Corporation of the City of Kawartha Lakes**

## **Agenda**

### **Committee of Adjustment Meeting**

**COA2025-07**

**Thursday, June 26, 2025**

**1:00 P.M.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

#### **Members:**

**Councillor Emmett Yeo**

**Betty Archer**

**Gerald Erickson**

**Eric Finn**

**Sandra Richardson**

**Lloyd Robertson**

**Stephen Strangway**

**This Public Meeting will be held both in person and virtually with electronic public participation.**

**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).**

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**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.	<b>Call to Order</b>	
2.	<b>Administrative Business</b>	
2.1	Adoption of Agenda	
2.1.1	COA2025-07 Committee of Adjustment June 26, 2025	
2.2	Declaration of Pecuniary Interest	
2.3	Adoption of Minutes	
2.3.1	COA2025-06 Committee of Adjustment May 22, 2025	6 - 33
3.	<b>New Applications</b>	
3.1	Minor Variances	
3.1.1	COA2025-059 Ahmad Shahid, Planner II File Number: D20-2025-046 Location: 69 Hazel Street Part Lot 9, Concession 2, Plan 125, Lots 62 and 4 Geographic Township of Verulam Owners: Matthew and Kaehly Shanahan Applicant: Matthew Shanahan	34 - 43
3.1.2	COA2025-060 Shayan Okhowat, Planner II File Number: D20-2025-047 Location: 54 Emily Manor Drive Plan 588, Lot 20 Geographic Township of Emily Owners/Applicants: Heather Lowry and Angela Citro	44 - 52

3.1.3	COA2025-061	53 - 61
	<p>Ahmad Shahid, Planner II  File Number: D20-2025-048  Location: 4 Hayward Drive  Part Lot 16, Concession 6, Plan 380, Lot 3 and Part Block D  Geographic Township of Verulam  Owners: Eiman Basir and Benafsha Hamidi  Applicant: Eiman Basir</p>	
3.1.4	COA2025-062	62 - 70
	<p>Ahmad Shahid, Planner II  File Number: D20-2025-049  Location: 44 Hardwood Street  Part Lot 30, Concession 3  Geographic Township of Fenelon  Owners: Douglas and Donna Beer  Applicant: Vanessa Archer, TD Consulting Inc.</p>	
3.1.5	COA2025-063	71 - 79
	<p>Shayan Okhowat, Planner II  File Number: D20-2025-050  Location: 42 Woods Avenue  Plan 358, Lot 87  Geographic Township of Emily  Owner/Applicant: James Bell</p>	
3.1.6	COA2025-064	80 - 88
	<p>Katherine Evans, Acting Development Supervisor  File Number: D20-202-051  Location: 24-28 Francis Street  Lots 11 to 13 on Town Plan  Former Town of Lindsay  Owners: The City of Kawartha Lakes  Applicant: The City of Kawartha Lakes c/o Leah James</p>	

3.1.7	COA2025-065	89 - 98
	<p>Ahmad Shahid, Planner II  File Number: D20-2025-052  Location: 38 Kozy Kove Road  Part Lot 15, Concession 4 (being Lot 27 on Plan 399)  Geographic Township of Somerville  Owner/Applicant: Shawn Byers</p>	
3.1.8	COA2025-066	99 - 107
	<p>Shayan Okhowat, Planner II  File Number: D20-2025-053  Location: 81 Cheese Factory Road  Part Lot 26, Concession 8  Geographic Township of Ops  Owner/Applicant: Justin Graham</p>	
3.1.9	COA2025-067	108 - 117
	<p>Ahmad Shahid, Planner II  File Number: D20-2025-054  Location: 145 Queen Street  Lots 7 to 8 South of Queen, Plan 100  Former Village of Fenelon Falls  Owners/Applicants: Bonnie Druery and Andrew Harrison</p>	
3.1.10	COA2025-068	118 - 127
	<p>Katherine Evans, Acting Development Supervisor  File Number: D20-2025-055  Location: 70 Orange Corners Road  Part Lot 19, Concession 1 (being Part 1 on 57R-7316)  Geographic Township of Emily  Owner: Robert Mitchell Hynes (owner of 70 Orange Corners Road)  Applicant: Robert Michael Hynes (owner of 15 Trillium Court)</p>	
3.2	Consents	
4.	<b>Deferred Applications</b>	
4.1	Minor Variances	
4.2	Consents	
5.	<b>Other Business</b>	



**6. Correspondence**

**7. Next Meeting**

The next meeting will be Thursday, July 24 at 1:00 p.m. in Council Chambers, City Hall.

**8. Adjournment**

# **The Corporation of the City of Kawartha Lakes**

## **Minutes**

### **Committee of Adjustment Meeting**

**COA2025-06**  
**Thursday, May 22, 2025**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**  
**Councillor Emmett Yeo**  
**Betty Archer**  
**Gerald Erickson**  
**Eric Finn**  
**Sandra Richardson**  
**Lloyd Robertson**  
**Stephen Strangway**

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**To see the full proceedings of the public meeting, go to the City of Kawartha Lakes YouTube Channel.**

## 1. **Call to Order**

Chair Robertson called the meeting to order at 1:01pm.

Chair Robertson and Members, S. Strangway, B. Archer, S. Richardson, G. Erickson and E. Finn were in attendance in person.

Councillor Yeo attended via electronic participation.

Staff, L. Barrie, Director of Development Services, K. Evans, Acting Development Supervisor, A. Shahid, Planner II, S. Okhowat, Planner II, M. McKinnon, Supervisor of Plans Review and Inspections, M. LaHay, Secretary-Treasurer and C. Crockford, Recording Secretary were in attendance in person.

## 2. **Administrative Business**

### 2.1 Adoption of Agenda

#### 2.1.1 COA2025-06

Committee of Adjustment Agenda  
May 22, 2025

#### **CA2025-078**

**Moved By** S. Strangway

**Seconded By** G. Erickson

**That** the agenda for May 22, 2025 be approved.

**Carried**

### 2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

### 2.3 Adoption of Minutes

#### 2.3.1 COA2025-05

Committee of Adjustment Minutes  
April 23, 2025

#### **CA2025-079**

**Moved By** B. Archer

**Seconded By** S. Richardson

Carried

### 3. New Applications

#### 3.1 Consents

##### 3.1.1 COA2025-058

Leah Barrie, Director of Development Services

File Number: D03-2022-010

Location: 26 Edgewood Drive

Part Lot 12, Concession 2, Part Lot 95, Registrar's Compiled Plan 551, and Part Lot 8, Plan 57M-739 (being Part 6 on RP 57R-6090; and, Part 1 on RP 57R-9410 [benefitting lands])

Geographic Township of Verulam

Owner: Amy Lynn Famme

Applicant: DC Planning Services Inc. c/o Doug Carroll, (MCIP, RPP)

Ms. Barrie, Director of Development Services noted that the consent is being brought to Committee of Adjustment due to the proponent not accepting one or more draft conditions of the provisional consent included in the staff recommendation report. Ms. Barrie continued to summarize Report COA2025-058, the purpose of the application of which is to facilitate a lot addition that will create a new residential building lot.

Public comments were received from two neighbouring properties in Pleasant View Drive with concerns to future use of the land, should a large building be placed near their shared lot line, drainage, contamination impacts on their wells, impacts to air pollution, noise as well as construction noise, over crowding, loss of privacy and a loss of trees. Ms. Barrie considered concerns raised and had previously spoken with neighbours. Ms. Barrie concluded that the Zoning By-Law and the Ontario Building Code contain safeguards and provisions to buffer the new development from existing surrounding residential uses.

The Committee had the following questions and concerns:

- 1) Confirm area of the retained parcel and is the 5% Cash-in-lieu (CIL) required for the retained land?
- 2) Can the appraiser value the retained lands up to a value of 15%?

- 3) Legislation states that no appeal be permitted if base rate used being 5%, is that correct?
  - 4) Is the proposal to create a new lot or is there still the same number of lots and if the same number of lots remain why is the City requesting 5% CIL?
  - 5) Did the subdivision originally set aside money for parkland?
- The Chair brought the Committee back to the minor variance being sought and stated that the Committee cannot make decisions on CIL and that the applicant would have to go through Council to address their concerns pertaining to CIL.
- 6) Is this a standard way for municipalities to collect Cash-in-lieu or is there a flat fixed rate?
  - 7) Regarding Condition 5, should the two parcels be consolidated and a new deed registered on title and would there be two deeds?
  - 8) Is the benefiting lot a buildable lot?
  - 9) Regarding the letter of concern related to newly constructed house close to neighbours dug well. Is there any impacts?
  - 10) Is there a Right-of-way north of the retained lot?
  - 11) Is the severed parcel going to the benefiting parcel and is this a cleaning up exercise from 2005?

The applicant, Mr. Carroll attended in person, Reviewed and agreed with the staff recommendation except for Condition 4 and Condition 5. Mr. Carroll spoke to Conditions 4 and 5 and offered alternatives for the Committee's consideration.

The Committee had the following questions for the applicant and staff:

- 1) Did you have an opportunity to communicate with staff and was the City's solicitor involved?
- 2) Is there a benefit to staff and applicant meeting again for a resolution? The Committee cannot amend the content of the CIL condition; however, they have three options, 1. Accept the condition as is, 2. Remove the condition if not required to obtain Cash-In-Lieu of parkland on a new building lot, or 3. Deny the application.

Ms. Barrie indicated that the City solicitor has reviewed the legislation and submissions and is fully confident with proposal.

3) The Committee referred to Mr. Carroll's letter dated May 9, 2025 and the staff recommendation report, under proposed conditions of provisional consent, Condition 5 relating to Cash-In-Lieu, which term is the Committee making a decision on?

4) Has the land registry office been consulted and was an historical error made?

5) The suggestion of the applicant going to council for consideration, can you elaborate?

6) If the Committee makes a decision today, does it affect the applicant's decision to go to Council?

7) If the Committee agrees with the applicant's recommendation, will the City be exposed to past applications that Cash-In-Lieu was required?

8) If we agreed with Mr. Carroll, would it set a precedent for the future?

Public member, Mike Perry, Councillor for Ward 3 was present on behalf of Ms. Famme the owner. Mr. Perry spoke to the Cash-In-Lieu requirement and was agreeable for the application to be deferred for more discussions.

The Committee - to Mr. Perry suggested a deferral. Any reason to believe there is something coming to Council, which would have an effect or could clarify what we are discussing here today?

Staff and applicant responded. Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-058.

A motion was made to approve the application as printed.

The Committee confirmed that the strikeouts within the proposed conditions of provisional consent mean those items are to be removed.

The Chair spoke to the report and supported the motion.

**CA2025-080**

**Moved By** B. Archer

**Seconded By** Councillor Yeo

**That** consent application **D03-2022-010** be **GRANTED** as the application represents good planning, and is in accordance with Section 53(1) of the Planning Act.

Fulfillment of all conditions is required for the consent to be completed.

Notes:

The owner shall pay all costs associated with the registration of the required documents.

Condition clearances are to be filed through the Planning Administration ([planningadmin@kawarthalakes.ca](mailto:planningadmin@kawarthalakes.ca)) with copy to the Secretary-Treasurer.

**Conditions of Provisional Consent for File No. D03-2022-010**

1. The owner shall request the City of Kawartha Lakes to issue a cancellation certificate for the deed that created Part 1, 57R-9410 (Consent Application D03-05-076), per changes to the Planning Act as a result of Bill 276, Supporting Recovery and Competitiveness Act, 2021.
2. The owner shall apply for, pay the prescribed fee prevailing at the time of submission and obtain an amendment to the applicable Zoning By-law to rezone the land to be severed from R1-9 to R1-14, to address the lot area and frontage issue; and, to rezone the land to be retained from R1-9 to "R1-14" with further exception, such that the existing accessory buildings and structures (i.e. boathouse and docks) are permitted to stand-alone as accessory buildings and structures until such time that a primary use be established, upon the registration of the consent, and the By-law be in effect.
3. The owner shall provide payment of the cash-in-lieu of the dedication of parkland, equal to 5% of the appraised value of the retained parcel as determined by an experienced and qualified land appraiser (CRA or AACI) as of the day before the day the provisional consent was given. The appraisal report shall accompany the cash-in-lieu payment. The City is not required to accept the appraisal report and reserves the right to peer review the appraisal report and negotiate the cash-in-lieu payment. Payment shall be made by certified cheque, money order, or from a lawyer's trust account.
4. The owner's solicitor shall certify that the landowner registered on title of the severed parcel subject of this application (Amy Lynn Famme) is

identical to the landowner registered on title of the abutting parcel with which the severed parcel is to be consolidated (Part 1, RP 57R-9410).

5. That should the Registry Office require a reference plan of survey for the new legal description(s), the owner shall submit to the Secretary-Treasurer one copy of that reference plan of survey prior to its registration, and the subsequent registered reference plan of survey.
6. The owner's solicitor shall provide a written undertaking to the Secretary-Treasurer confirming payment arrangements of all past due taxes and charges added to the tax roll, if any.
7. Payment to the City of Kawartha Lakes of the stamping fee prevailing at the time the deeds for the severed parcel are stamped, for the review and clearance of these conditions. The fee is \$476.00. Payment shall be by certified cheque, money order, or from a lawyer's trust account. A second stamping fee, in accordance with the prevailing fee at the time of submission, is required to stamp the deeds for the retained parcel, should these be submitted.
8. Submit to the Secretary-Treasurer a deed in triplicate for endorsement with the certificate of consent which deed shall contain a description of the parcel of land described in the decision, in accordance with the requirements of the Registry Office.
9. The owner's solicitor shall provide a written undertaking to the Secretary-Treasurer confirming, pursuant to Subsection 53(43) of the Planning Act, that the deed in respect of this transaction shall be registered in the proper land registry office within six months from the date that the Secretary-Treasurer's certificate is stamped on the deed, failing which the consent shall lapse.
10. The owner's solicitor shall also undertake to provide a copy of the registered Transfer to the Secretary-Treasurer as conclusive evidence of the fulfillment of the above-noted undertaking.
11. All of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision, failing which, pursuant to Subsection 53(41) of the Planning Act, this consent shall be deemed to be refused.

**Carried**

The Chair called for a break at 2:34pm. Meeting brought back to order at 2:44pm.



## 3.2 Minor Variances

### 3.2.1 COA2025-046

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-033

Location: 29 Riverside Drive

Part Lot 27, Concession 5 (being Lot 12 on Plan 444 and Right of Way over Lot 2 Plan 391)

Geographic Township of Ops

Owners: Michael and Joeline Riddell

Applicant: Michael Riddell

Ms. Evans summarized Report COA2025-046. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Ops Zoning By-law 93-30, as amended. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 6.2 of the Zoning By-law requires a minimum rear yard setback for accessory structures of 6 metres; the proposed setback is 1 metre; Section 6.2 of the Zoning By-law requires a minimum interior side yard setback for accessory structures of 2 metres; the proposed setback is 1 metre; and, Section 6.2 of the Zoning By-law permits a maximum height for accessory structures of 5 metres; the proposed height is 5.2 metres.

Comments were received from neighbours from the north, south and west of the subject property, all in support of the minor variance application.

The owner, Mr. Riddell attended in person and available for questions.

There were no questions from the Committee or other persons.

#### **CA2025-081**

**Moved By** S. Strangway

**Seconded By** E. Finn

**That** minor variance application D20-2025-033 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

#### **Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and the drawings in Appendix D submitted as part of Report COA2025-046, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-046. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.2.2 COA2025-047

Ahmad Shahid, Planner II

File Number: D20-2025-034

Location: 433 Beaver Road (Lot A99)

Part Lot 8, Concession 5 (being Part 1 of Reference Plan 57R-2979)

Geographic Township of Emily

Owners: Nicholas McCabe and James Fudge (Managers of Parkbridge Beaver Narrows Cottage and RV Resort; Mina Famiglietti (tenant of subject trailer lot)

Applicant: Mina Famiglietti

Mr. Shahid summarized Report COA2025-047. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Emily Zoning By-Law 1996-30 as amended. The purpose and effect is to facilitate the recognition of an existing deck and sunroom, attached to an existing park model home seasonal trailer. Relief sought: Section 17.2.1.9.f. of the Zoning By-law permits a maximum camping site coverage of 93 square metres inclusive of all trailers, additions, decks, porches and accessory buildings, the proposed camping site coverage is 102.32 square metres; Section 17.2.1.12.a. of the Zoning By-law states that a deck and/or enclosed structure may be added to a tourist trailer, provided it does not increase the floor area of such vehicle by more than 30 square metres, the existing sunroom and deck are 58.94 square metres; Section 17.2.1.12.b. of the Zoning By-law states that a deck and/or enclosed structure may be added to a tourist trailer, provided it does not extend beyond

the dimensions of the longest walls of the existing travel trailer, the existing deck extends 1.66 metres beyond the longest walls of the trailer; and, Section 17.2.1.12.c. of the Zoning By-law states that a deck and/or enclosed structure may be added to a tourist trailer, provided it does not extend more than 3.0 metres from the tourist trailer, the existing sunroom/deck extends 3.19 metres from the trailer.

The applicant, Mina Famiglietti was present via electronic participation and available for questions.

There were no questions from the Committee or other persons.

### **CA2025-082**

**Moved By** S. Richardson

**Seconded By** G. Erickson

**That** minor variance application D20-2025-034 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

### **Conditions**

1. **That** this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-047, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect a period of eight (8 months) after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-047. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.2.3 COA2025-048

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-035

Location: 331 Logie Street

Part Lot 18, Concession 6 (being Part 1 on 57R-3509, Part 1 on Reference Plan 57R-10306, Part 1 and Part of Part 2 on 57R-10755, and Part Block 74 on 57M-

797

Former Town of Lindsay

Owners: 2358403 Ontario Inc.

Applicant: KLM Planning Partners Inc. c/o Alyssa Woods

Ms. Evans summarized Report COA2025-049. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Town of Lindsay Zoning By-law 2000-75, as amended. The purpose and effect is to facilitate the construction of six townhouse dwellings in the draft-approved development. Relief sought: Section 5.12 g) of the Zoning By-law requires a minimum aisle width of 7 metres; the proposed width of Private Road C is 6 metres; and, Section 10.3.24 g) of the Zoning By-law permits a maximum building height of 10.5 metres; the proposed height is 11.5 metres.

The Committee had questions relating to the purple shaded lots on slide 23 of the presentation and would the narrow road width have any impact on emergency service access? Ms. Evans responded. The purple shaded area on the slide was the six townhouses that were the subject of the Minor Variance. The aisle that needed relief for width was to access visitor parking, not the townhouses, which are to be accessed via a street that complies with the minimum width, so issues with emergency vehicles accessing the townhouses are not anticipated.

The applicant, Ms. Van West of KLM Planning was present via electronic participation and available for questions.

There were no further questions from the Committee or other persons.

### **CA2025-083**

**Moved By** B. Archer

**Seconded By** G. Erickson

**That** minor variance application D20-2025-035 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

### **Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and the drawings in Appendix D submitted as part of Report COA2025-048, which shall be attached to and form part of the Committee's Decision; and,

2. **That** building construction related to the minor variance shall be completed within a period of thirty-six (36) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-048. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.2.4 COA2025-049

Ahmad Shahid, Planner II  
 File Number: D20-2025-036  
 Location: 35 Peace Road  
 Part Lot 11, Concession 10, Plan 111 (LE)  
 Geographic Township of Ops  
 Owners: Conor Maltwood and Tara Tilford  
 Applicant: Jordan Kewell

Mr. Shahid summarized Report COA2025-049. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Ops Zoning By-Law 93-30, as amended. The purpose and effect is to facilitate the construction of an addition and new porch onto an existing two-storey dwelling. Relief sought: Section 5.2. of the Zoning By-law requires a minimum 9 metre front yard setback, the proposed front setback is 5.97 m (new porch) and 6.93 m (proposed addition); Section 5.2. of the Zoning By-law requires a minimum building separation of 2 metres, the existing dwelling and in turn, the proposed second-storey addition is 1.52 m from the existing detached garage.

The Committee had concerns with respect to the septic system. Mr. Shahid responded that the Supervisor of Part 8 Sewage Systems was circulated and stated no concerns.

The applicant, Jordan Kewell attended in person and did not speak.

No further questions from the Committee or other persons.

**CA2025-084****Moved By** S. Richardson**Seconded By** Councillor Yeo

**That** minor variance application D20-2025-036 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-049, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-049. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

## 3.2.5 COA2025-050

Ahmad Shahid, Planner II

File Number: D20-2025-037

Location: 58 Sugar Bush Trail

Part Lot 26, Concession 10, (being Part 10 on Reference Plan 57R-304, Parts 10 and 11 on Reference Plan 57R-3360, and Part 1 on Reference Plan 57R-6754)

Geographic Township of Fenelon

Owners: Gary Leung and Lisa Vincent

Applicant: B. Armstrong Contracting Inc.

Mr. Shahid summarized Report COA2025-050. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon Zoning By-Law 12-95, as amended. The purpose and effect is to facilitate the construction of an addition to an existing one-storey dwelling. The property currently contains two dwellings, one of which will be demolished, along with an

existing shed. Relief sought: Section 15.2.1.3.a. of the Zoning By-law requires a 7.5 metre front yard setback, the proposed addition maintains the existing deficient front yard setback of 4.75 metres.

The Committee referred to Appendix C and asked staff if the pool shed is to remain on the property and their timeline for removal? Mr. Shahid indicated that two sheds including the pool shed are to be demolished within two years, as per the conditions.

The applicant, Bryan Armstrong attended in person and confirmed that the two sheds would be demolished before building commences. Mr. Armstrong finished by saying there is plenty of room for the sewage system of which he has been working with the Building and Septic division.

No further questions from the Committee or other persons.

#### **CA2025-085**

**Moved By** S. Strangway

**Seconded By** E. Finn

**That** minor variance application D20-2025-037 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

#### **Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-050, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-050. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.2.6 COA2025-051

Katherine Evans, Acting Development Supervisor  
 File Number: D20-2025-038  
 Location: 199 Black School Road  
 Part Lot 4, Concession 13 (being Part 1 on 57R-6322)  
 Geographic Township of Mariposa  
 Owners/Applicants: Darryl and Bonnie Patterson

Ms. Evans summarized Report COA2025-051. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Mariposa Zoning By-law 94-07, as amended. The purpose and effect is to facilitate the construction of a detached storage building. Relief sought: Section 3.1.3.1 b) of the Zoning By-law permits a maximum lot coverage for accessory structures of 10% of the lot area to a maximum of 150 square metres; the resulting accessory structure lot coverage is 317 square metres, being 2.3% of the lot area; Section 3.1.3.2 of the Zoning By-law permits a maximum height for accessory structures of 5 metres; the proposed height is 6 metres; and, Section 3.1.3.3 of the Zoning By-law permits a maximum of two accessory structures per lot; the proposed detached storage building constitutes the fourth accessory structure on the property.

The Committee asked staff if a condition be added to remove the trailer and photographic evidence be provided. Planner agreed.

No further questions from the Committee or other persons.

A motion was made to approve the application as amended to add a condition.

#### **CA2025-086**

**Moved By** Councillor Yeo

**Seconded By** G. Erickson

**That** minor variance application D20-2025-038 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

#### **Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C and the drawings in Appendix D submitted as part of Report COA2025-051, which shall be attached to and form part of the Committee's Decision;
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the



Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection; and,

3. **That** the truck trailer be removed from the property within a period of twenty-four (24) months after the date of the notice of decision. This condition will be considered fulfilled upon the owner providing photographic evidence to the Secretary-Treasurer and Planning Administration (cofa@kawarthalakes.ca) that the truck trailer has been removed.

This approval pertains to the application as described in report COA2025-051. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.2.7 COA2025-052

Shayan Okhowat, Planner II

File Number: D20-2025-039

Location: 51 Trinity Drive

Part Lot 15, Concession 4 (being Part Lot 2 and Part Right of Way on Plan 208 and Parts 10 and 25 on Reference Plan 57R-9731)

Geographic Township of Verulam

Owners/Applicants: Julia and William Scott

Mr. Okhowat summarized Report COA2025-052. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Verulam By-law 6-87, as amended. The purpose and effect is to facilitate the construction of an addition (2nd storey) onto the existing dwelling. Relief sought: Section 10.2 g) of the Zoning By-law requires a minimum rear yard setback of 7.5 metres; the proposed setback is 4.31 metres from the dwelling and 2.14 metres from the deck; and, Section 10.2 h) of the Zoning By-law requires a minimum water setback of 15 metres; the proposed setbacks are 6.31 metres from the dwelling and 3.56 metres from the existing attached deck which is to remain.

After the writing of the report comments were received from Kawartha Region Conservation Authority stating no concerns with the application and that a permit is required from their office.

The applicant, Mr. Scott attended in person.

The Committee asked staff to explain the difference between a rear yard setback and a water setback. Mr. Okhowat responded.

The Committee asked Mr. Scott if he had any concerns regarding the septic system. Mr. Scott indicated he had a brand new septic-installed 10 years ago.

There were no further questions from the Committee or other persons.

**CA2025-087**

**Moved By** E. Finn

**Seconded By** G. Erickson

**That** minor variance application D20-2025-039 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-052, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-052. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

**3.2.8 COA2025-053**

Shayan Okhowat, Planner II

File Number: D20-2025-040

Location: 220 Washburn Island Road

Part Lot 15, Concession C (being Lot 120 on Plan 499)

Geographic Township of Mariposa

Owner: Jiaming Xu

Applicant: Joseph Domb

Mr. Okhowat summarized Report COA2025-053. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Mariposa By-law 94-07, as amended. The purpose and effect is to facilitate the construction of an attached deck. Relief sought: Section 14.2.1.4 of the Zoning By-law requires a 30 metre setback from the water; the proposed deck has a water setback of 18.8 metres.

After the writing of the report comments were received from Kawartha Region Conservation Authority (KRCA) stating there is an active violation on the subject property for the proposed deck. KRCA will support the minor variance provided the violation is resolved by the owner in coordination with KRCA before July 15, 2025. Condition 3 has been added.

Public comments were received from the owners of 228 Washburn Island Road with concerns to the size of the proposed deck and whether the owners have obtained a license to operate as a short-term-rental (STR). Mr. Okhowat addressed the proposed deck and noted that the short-term-rental does not fall under the Committee of Adjustment preview.

The Committee asked staff if there is a suggestion as to why the proposed deck is necessary, as one already exists. Mr. Okhowat replied the existing patio area is landscaped with a deck that is not above grade, the existing deck does not meet accessory deck requirements.

The Committee referred to page 3 of the report - current water set back is 18.8 metres and proposing 11.2. Mr. Okhowat clarified that the set back is 18.8 metres and the deficiency is 11.2 metres.

The applicant, Joe Domb was present via electronic participation and clarified water setbacks, application complies with By-laws and agreed with planning and conservation recommendations.

The owner of 228 Washburn Island Road, Mr. Parander attended in person. Mr. Parander expressed concerns with the deck being close to the water and his frustrations with the subject property being operated as a short-term-rental with strangers on his property.

The Committee asked staff if the deputant could speak with Municipal Law Enforcement (MLE). Mr. Okhowat suggested he would connect Mr. Parander with MLE regarding the short-term-rental concerns.

The Committee had questions relating to structures permitted in the water setback. Mr. Okhowat responded.

The Committee motioned to approve the application as amended to add Condition 3.

There were no further questions from the Committee or other persons.

**CA2025-088**

**Moved By** S. Richardson

**Seconded By** E. Finn

**That** minor variance application D20-2025-040 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-053, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.
3. **That** prior to the issuance of a Building Permit, the owner provide written confirmation from the Kawartha Region Conservation Authority to the Secretary Treasurer and Planning Administration (cofa@kawarthalakes.ca) demonstrating that the violation on the property has been resolved to the satisfaction of Kawartha Region Conservation Authority and that all permitting fees have been paid by July 15, 2025, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-053. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

3.2.9 COA2025-054

Ahmad Shahid, Planner II  
 File Number: D20-2025-042 and D03-2025-019  
 Location: 3 Bertie Street  
 Lot 2 and Part Lot 3, Plan 58 (South of Bertie Street)  
 Former Town of Lindsay  
 Owners: Brad Vokins and Dana Dello-Mclean  
 Applicant: TD Consulting Inc.

Mr. Shahid summarized Report COA2025-054. The minor variance is being processed concurrently with the consent application. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Town of Lindsay Zoning By-law 2000-75, as amended. The purpose and effect is facilitate the severance of the property to create one (1) new residential building lot and retain a lot containing an existing single-detached dwelling. Relief sought: Section 7.2.b. of the Zoning By-law, which requires a minimum lot frontage of 12 metres; the proposed lot frontage of the severed lot is 10.68 metres.

Public comments were received from the owners of 8 Bertie Street, which were provided to the Committee members with their agenda packages the previous week.

The Committee had the following questions relating to cash-in-lieu, purpose of 2.5 metre road widening and Engineering comments regarding service location on the retained lands, of which Condition 4 of the Consent has been added. Mr. Shahid responded.

The Committee commented on the member of the public who objected to the current house being an illegal apartment. Mr. Shahid stated the permitted uses of the R2 Zone but mentioned he cannot speak to legality of an apartment building and only to the application sought.

Applicant Ms. Archer of TD Consulting Inc. attended in person and available for questions.

A motion was made to approve application D20-2025-042. A motion was made to approve application D03-2025-019 as amended.

No further questions from the Committee or other persons.

**CA2025-089****Moved By** S. Strangway**Seconded By** E. Finn

**That** minor variance application D20-2025-042 be **GRANTED**, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

1. **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix D submitted as part of Report COA2025-054, which shall be attached to and form part of the Committee's Decision; and,
2. **That** development related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-054. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried****CA2025-090****Moved By** B. Archer**Seconded By** Councillor Yeo

**That** consent application **D03-2025-019** be **GRANTED**, as the application represents good planning, and is in accordance with Section 53(1) of the Planning Act.

Notes:

The owner shall pay all costs associated with the registration of the required documents.

The owner shall submit as applicable the following conditions to the **DS-Planning Division Administration (planningadmin@kawarthalakes.ca)** including the **Secretary-Treasurer**.

**Conditions of Provisional Consent for File No. D03-2025-019**

1. Submit to the Secretary-Treasurer one copy of the preliminary reference plan of survey of the lot to be severed for review and endorsement and

the subsequent registered reference plan of survey; or, alternatively, the applicant's solicitor or an Ontario Land Surveyor shall provide a legal description that can be tendered for registration and meets the intent of the consent as applied for.

2. That the minor variance (D20-2025-042) be in force and in effect.
3. Submit to the Secretary-Treasurer payment of all past due taxes and charges added to the tax roll, if any, at such time as the deeds are stamped.
4. The owner shall provide field-verified written confirmation of existing service locations to the satisfaction of the ECA – Development Engineering Division; and that the Engineering Division provide written confirmation to the Secretary-Treasurer that this condition has been satisfied.
5. A 2.5 metre road widening be conveyed to the City of Kawartha Lakes across the entire frontage of the parcel to be severed, free and clear of all encumbrances, to the satisfaction of the ECA – Development Engineering Division. The legal description shall include the words “RESERVING UNTO the Transferor(s) a right-of-way for ingress and egress until such time as the land is dedicated as public highway.
6. Payment to the City of Kawartha Lakes of the stamping fee prevailing at the time the deeds are stamped, for the review and clearance of these conditions. The current fee is \$500.00. Payment shall be by certified cheque, money order, or from a lawyers trust account.
7. Payment of the cash-in-lieu of the dedication of parkland, equal to 5% of the appraised value of the land to be severed, as determined by an experienced and qualified land appraiser (CRA or AACI) as of the day before the day the provisional consent was given. The appraisal report shall accompany the cash-in-lieu payment. The City is not required to accept the appraisal report and reserves the right to peer-review the appraisal report and negotiate the cash-in-lieu payment. Payment shall be made by certified cheque, money order, or from a lawyers trust account.
8. The owner shall apply for and pay the prescribed fee to obtain an Entrance Review Approval Letter for all existing and proposed entrances and submit it to the Secretary-Treasurer as written confirmation from the Public Works Roads Division that the entrance(s) comply with By-Law 2017-151 or that an entrance compliant with the same would be possible if one does not currently exist. Entrance applications can be completed and submitted through Permit Central from the following page on the City's website: <https://www.kawarthalakes.ca/en/living-here/entrance-permits.aspx>
9. Submit to the Secretary-Treasurer a deed in triplicate for endorsement with the certificate of consent which deed shall contain a registerable description of the parcel of land described in the decision.

10. The owner's solicitor shall provide a written undertaking to the Secretary-Treasurer confirming, pursuant to Subsection 53(43) of the Planning Act, that the deed in respect of this transaction shall be registered in the proper land registry office within six months from the date that the Secretary-Treasurer's certificate is stamped on the deed, failing which the consent shall lapse.
11. The owner's solicitor shall also undertake to provide a copy of the registered Transfer to the Secretary-Treasurer as conclusive evidence of the fulfillment of the above-noted undertaking.
12. All of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision, failing which, pursuant to Subsection 53(41) of the Planning Act, this consent shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-054. Fulfillment of all conditions is required for the consent to be fulfilled.

**Carried**

### 3.2.10 COA2025-055

Katherine Evans, Acting Development Supervisor  
 File Number: D20-2025-043  
 Locations: 55 Coldstream Road  
 Part Lot 32, Concession 8 (Being Part Park Lot 2 on Plan 115)  
 Geographic Township of Fenelon  
 Owners: 1214950 Ontario Limited (Rosedale Marina)  
 Applicants: TD Consulting Inc.

Ms. Evans summarized Report COA2025-055. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon By-law 12-95, as amended. The purpose and effect is to facilitate the demolition of an existing storage building and the construction of a new storage building. Relief sought: Section 18.2.1.3 a) of the Zoning By-law requires a minimum front yard setback of 25 metres; the proposed setback is 9.9 metres; and, Section 18.2.1.3 c) of the Zoning By-law requires a minimum exterior side yard setback of 7.5 metres; the proposed setback is 2 metres.

Ms. Archer of TD Consulting Inc. attended in person and available for questions.

There were no questions from the Committee or other persons.



**CA2025-091****Moved By** E. Finn**Seconded By** Councillor Yeo

**That** minor variance application D20-2025-043 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-055, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-055. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried****3.2.11 COA2025-056**

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-044

Location: 181 Louisa Street

Part Lot 25, Concession 10 (being Part 1 on 57R-4273)

Geographic Township of Fenelon

Owners/Applicants: Teresa Atchison and Michael Trusz

Ms. Evans summarized Report COA2025-056. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon By-law 12-95, as amended. The purpose and effect is to permit the construction of a single detached dwelling (currently under construction). Relief sought: Section 13.2.1.3 a) of the Zoning By-law requires a minimum front yard setback of 7.5 metres; the proposed setback is 7.3 metres.

After the writing of the report, agency comments were received from Kawartha Region Conservation Authority (KRCA) confirming that a Section 59 Source Water protection is required. Condition 3 has been added.

The Committee asked staff what is involved in a Section 59 notice for the owners. Ms. Evans replied that the owner contact KRCA for a Section 59 application, which is a free process that does not take a long time to complete.

Mr. Strangway raised concern why the variance is at Committee for 2 inches to allow brick facing. Ms. Evans responded that the Zoning By-law does not allow for any deviations from the minimum setback, no matter how close to compliance a proposal is. While not currently in effect, there is a provision in the new Rural Zoning By-law, which would allow for more flexibility in these types of situations.

The owners, Teresa Atchison and Michael Trusz, attended in person, thanked staff and committee and confirmed that a Section 59 has already been applied for and will turn around in a couple of days.

No further questions from the Committee.

The Committee made a motion to approve the application as amended.

#### **CA2025-092**

**Moved By** B. Archer

**Seconded By** S. Strangway

**That** minor variance application D20-2025-044 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

#### **Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-056, which shall be attached to and form part of the Committee's Decision;
2. **That** building construction related to the minor variance shall be completed within a period of twelve (12) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection; and,
3. **That** the owner obtain a Section 59 Notice from Kawartha Region Conservation Authority's Risk Management Official. This condition will be considered fulfilled upon the provision of a copy of Kawartha Region

Conservation Authority's approval to the Secretary Treasurer and Planning Administration (cofa@kawarthalakes.ca) and is to be completed within a period of three (3 months) after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-056. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.2.12 COA2025-057

Ahmad Shahid, Planner II

File Number: D20-2025-045

Location: 1413 County Road 121

Part Lot 32, Concession 1 (being Parts 1 to 3 on Reference Plan 57R-10961)

Geographic Township of Verulam

Owner/Applicant: Robert Poulsom

Mr. Shahid summarized Report COA2025-057. The purpose and effect is to facilitate the construction of an addition onto an existing detached garage. Relief sought: Section 5.1.3. of the Zoning By-law requires accessory structures to be located in a side or rear yard, the existing garage and the proposed addition are located in the front yard; and, Section 19.2.e.ii. of the Zoning By-law requires a 3 metre interior side yard setback, the proposed setback from the addition is 1.28 metres.

After the writing of the report, comments were received from Kawartha Region Conservation Authority (KRCA) stating they do not support the application. The existing structure is within the Burnt River floodplain and that the existing structure exceeds their maximum size permission. Concerns related to flood proofing and loss of flood storage. KRCA indicated that this is not within their regulated area and that a permit is not required from their office. Mr. Shahid addressed KRCA comments.

The Committee had the following questions:

1) Can the Committee approve the application without KRCA's approval? Mr. Shahid replied yes, as a permit is not required from their office and that they are only providing comments, however a building permit from the Building Division is required.

2) Is this within the floodplain of the Burnt River and if the Committee approves this application knowing that KRCA do not support the proposal, are we liable? Mr. Shahid replied the Planning Division takes KRCA's comments in to consideration and that the lot is around 600 metres from the Burnt River. However, a permit is not required. KRCA suggested that the structure be moved; if moved to rear yard, it would be in green space. Staff deemed the proposed location is appropriate. Grading is addressed through the building process.

3) What year was the dwelling and garage built? Mr. Shahid noted the garage was built in 1979. Mr. Shahid deferred to the applicant to confirm the year of the dwelling.

The applicant, Mr. Poulson attended in person and noted the dwelling was built in 1977.

No further questions from the Committee or other persons.

### **CA2025-093**

**Moved By** Councillor Yeo

**Seconded By** S. Strangway

**That** minor variance application D20-2025-045 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

### **Conditions**

1. **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-057, which shall be attached to and form part of the Committee's Decision; and,
2. **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-057. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

## **4. Deferred Applications**

4.1 Minor Variances

4.2 Consents

**5. Other Business**

Ms. Barrie addressed the Urban Zoning By-laws - Bill 17 legislation would assign a 10% variation to municipality for setbacks. Legislative changes will be brought to the attention of the Committee.

The Committee to Ms. Barrie. Does the Committee have the ability to waive a minor variance application fee and how much is an application? Ms. Barrie replied that would be at the Director's discretion, if challenged it would go to Council. The current cost of the application is \$1550. It would not be appropriate to go through Committee of Adjustment to waive the fee.

The Chair thanked staff.

**6. Correspondence**

**7. Next Meeting**

The next meeting will be Thursday, June 26th at 1:00pm in Council Chambers, City Hall.

**8. Adjournment**

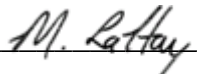
**CA2025-094**

**Moved By** S. Richardson

**Seconded By** E. Finn

**That** the meeting be adjourned at 4.30pm.

**Carried**



Mark LaHay, Secretary-Treasurer

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Shanahan**  
Report Number COA2025-059

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**Public Meeting**

**Meeting Date:** June 26, 2025  
**Time:** 1:00 pm  
**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 6 – Geographic Township of Verulam**

**Subject:** The purpose and effect is to facilitate the recognition of an existing deck.

**Relief sought:**

1. Section 5.18 of the Zoning By-law requires a 10 metre setback from a street centreline, plus the applicable front yard setback (7.5 metres), as such a 17.5 metre street centreline setback is required. The existing setbacks for the deck from the street centreline are 8.15 metres (Hazel Street) and 5.68 metres (Fern Avenue);
2. Section 8.2.d of the Zoning By-law requires a 7.5 metre front yard setback, the existing deck will be modified to a front yard setback of 1.8 metres ; and,
3. Section 8.2.e of the Zoning By-law requires a 7.5 metre exterior side yard setback, the existing setback of the deck is 2.8 metres.

The variance is requested at **69 Hazel Street** (File D20-2025-046).

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**Author:** Ahmad Shahid, Planner II    **Signature:**



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**Recommendations**

**That** Report COA2025-059 – Shanahan, be received;

**That** minor variance application D20-2025-046 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-059, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-059. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Recognition of an existing deck, with modifications to remove a protruding portion to align with the layout shown in Appendix C.
Owners:	Kaehly and Matthew Shanahan
Applicant:	Owners
Legal Description:	Part Lot 9, Concession 2, Plan 125, Lots 62 and 4
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Residential Type One (R1) Zone (Township of Verulam Zoning By-Law 6-87)
Site Size:	930.77 square metres (10,018.72 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Private individual septic system and lake drawn water
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is located in a well-established low-density residential neighbourhood with access from both Hazel Street and Fern Avenue, both of which are year-round maintained roads. The neighbourhood is primarily characterised by single-detached dwellings and assorted accessory structures. The Municipal

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

Property Assessment Corporation (MPAC) states that the majority of the built form within the neighbourhood was constructed in the 1930s and onwards, many having gone through various renovations and additions since their initial construction.

The property currently contains a two-storey single-detached dwelling, upper-storey deck, and detached garage. The proposal seeks to recognize the existing deck, with modifications to remove a protruding portion to align with the layout shown in Appendix C. The proposed modification of the deck will improve the existing front yard setback.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). The objective of the Waterfront designation is to recognize low density residential development as the primary land use. The designation permits single detached and vacation dwellings. Performance and siting criteria is implemented through the Zoning By-law.

Therefore, the variances are considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Residential Type One (R1) Zone under Township of Verulam Zoning By-Law 6-87. The R1 Zone permits various uses including single detached dwellings and accessory structures. Relief is sought from the street centreline setback, front yard setback, and exterior side yard setback.

Section 8.2.d of the Zoning By-law requires a 7.5 metre front yard setback, the existing deck will be modified to a front yard setback of 1.8 metres. The intent of the minimum front yard setback is to ensure adequate spatial separation between built form and the travelled portion of the road and to maintain features such as the character of the streetscape. The provision aims to ensure the property is cohesive with surrounding properties and area. The existing front yard setback of the dwelling is approximately 5.3 metres, as such, any structure extending beyond the main wall of the dwelling would be encroaching into the front yard. An established building line is not present along Hazel Street. The neighbouring dwelling to the north is an example of a lot with an existing front yard setback very similar to that of the subject property. The deck will not impact the travelled portion of the road, and with the proposed modifications will generally align with the northern neighbouring property.

Section 8.2.e of the Zoning By-law requires a 7.5 metre exterior side yard setback, the existing setback of the deck is 2.8 metres. Similar to the front yard setback, the intention of the exterior side yard setback requirement is to regulate the distance between a building or structure and the property line abutting a street, maintaining the existing streetscape, preventing overshadowing issues and creating a buffer between the street and built form to avoid land use conflicts. The existing deck is generally aligned with the dwelling and does not extend beyond its established



footprint. Due to the dwelling's slight angle relative to the exterior side lot line, its closest point is set back 2.7 metres, while the deck maintains a slightly greater setback of 2.8 metres. This ensures that the deck does not project closer to the lot line than the dwelling itself, thereby reinforcing the existing built form and mitigating any potential concerns related to massing, visibility, or land use compatibility.

Section 5.18 of the Zoning By-law requires a 10 metre setback from a street centreline, plus the applicable front yard setback (7.5 metres), as such a 17.5 metre street centreline setback is required. The existing setbacks for the deck from the street centreline are 8.15 metres (Hazel Street) and 5.68 metres (Fern Avenue). The street centreline setback appears to have been written on the premise that built form will be adequately set back from the road in the event the municipality decided to take a road widening. In this area, the road centreline setback provision may be considered dated, as there are existing encroachments that would render (potential) future road widening challenging and unlikely. For reference, the Rural Zoning By-law (RZBL) that was adopted by Council, although under appeal and not currently in effect, has taken situations like this into account and removed the street centreline setback requirement.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

The circulation of this application included a need for relief from Section 8.2.n of the Zoning By-law which requires a 15 metre water setback. At the time, the water setback was unknown and measurement was estimated using aerial imagery. Since the circulation, the owners have indicated that the deck complies and exceeds the minimum required water setback. As such, relief is not required from Section 8.2.n of the Zoning By-law.

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

DS – Building and Septic (Septic): “A sewage system review was conducted for the construction that was completed. The septic tank is located under a portion of the deck. However, the deck maintains a height to ensure proper maintenance can be completed for the system. Structural supports have been established for the deck

that do encroach within the clearance distances to the septic tank. An evaluation of the existing clearance distances indicates that there will be limited interference with the operation of the tank. As such, the Building and Septic Division has no issue with the minor variance proposal as it relates to private on-site sewage disposal.”

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant’s Sketch

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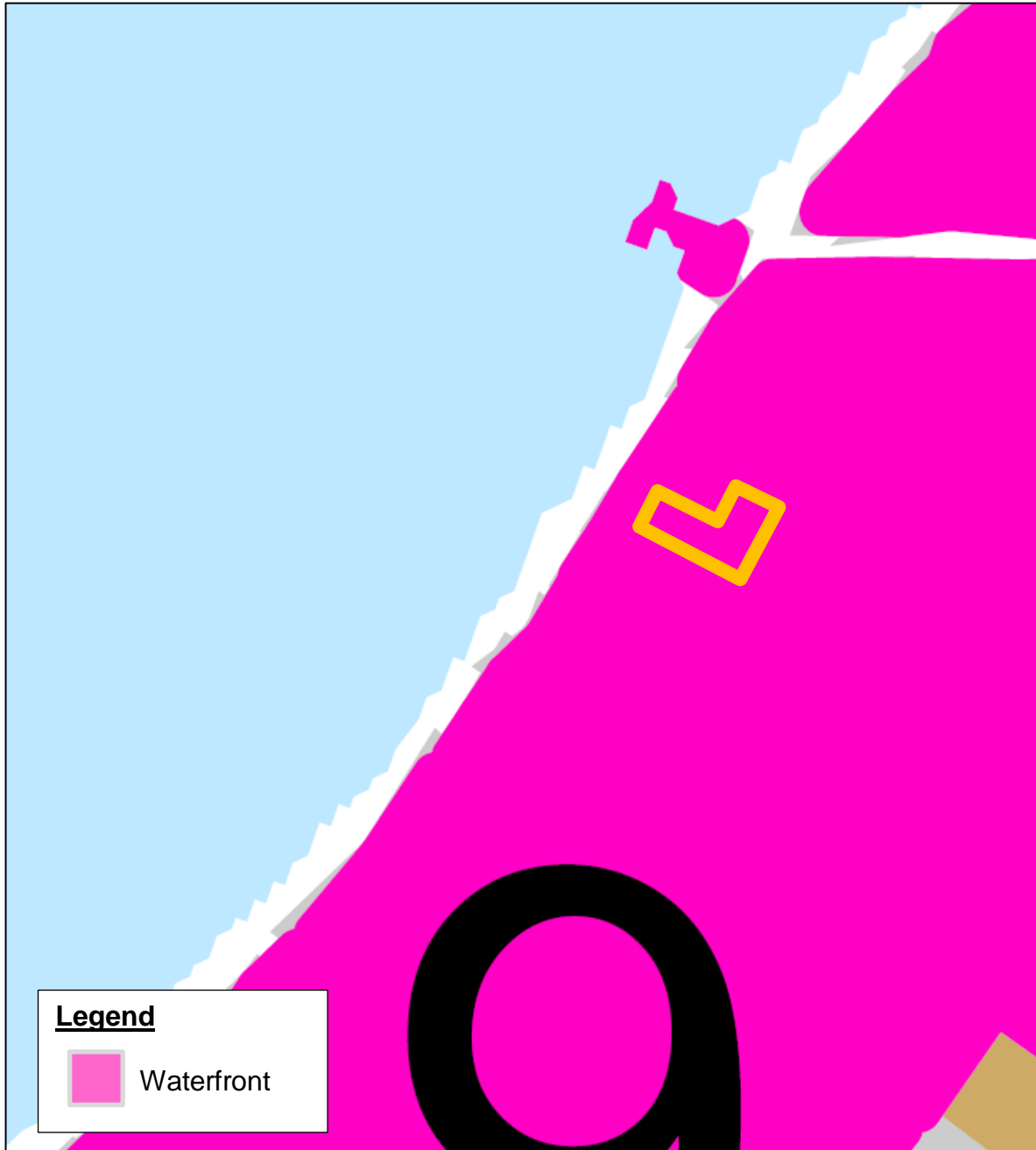
<b>Phone:</b>	705-324-9411 extension 1367
<b>E-Mail:</b>	ashahid@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-046

## Schedule 1

### Relevant Planning Policies and Provisions

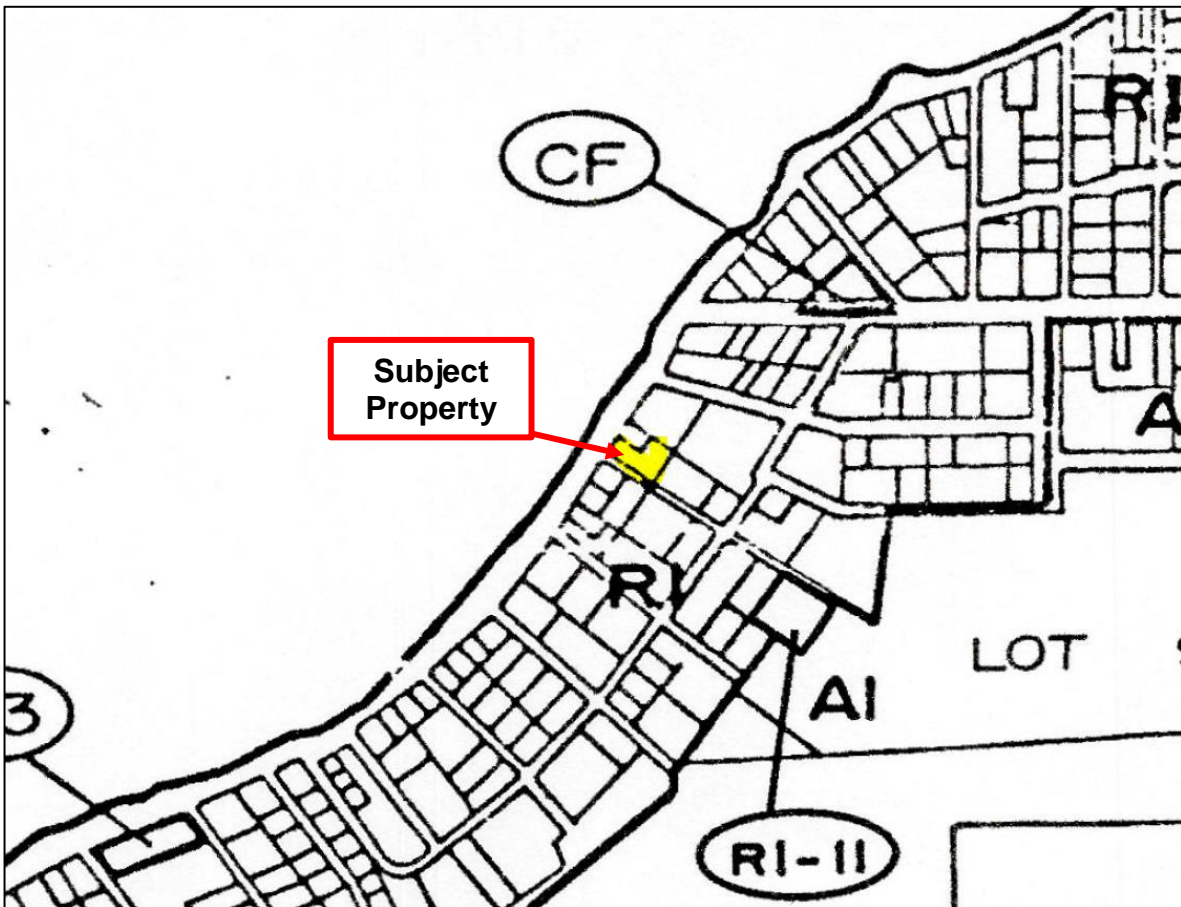
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#### City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

## Township of Verulam Zoning By-Law 6-87



Section 5.18 Setbacks  
Section 8. Residential Type One (R1) Zone

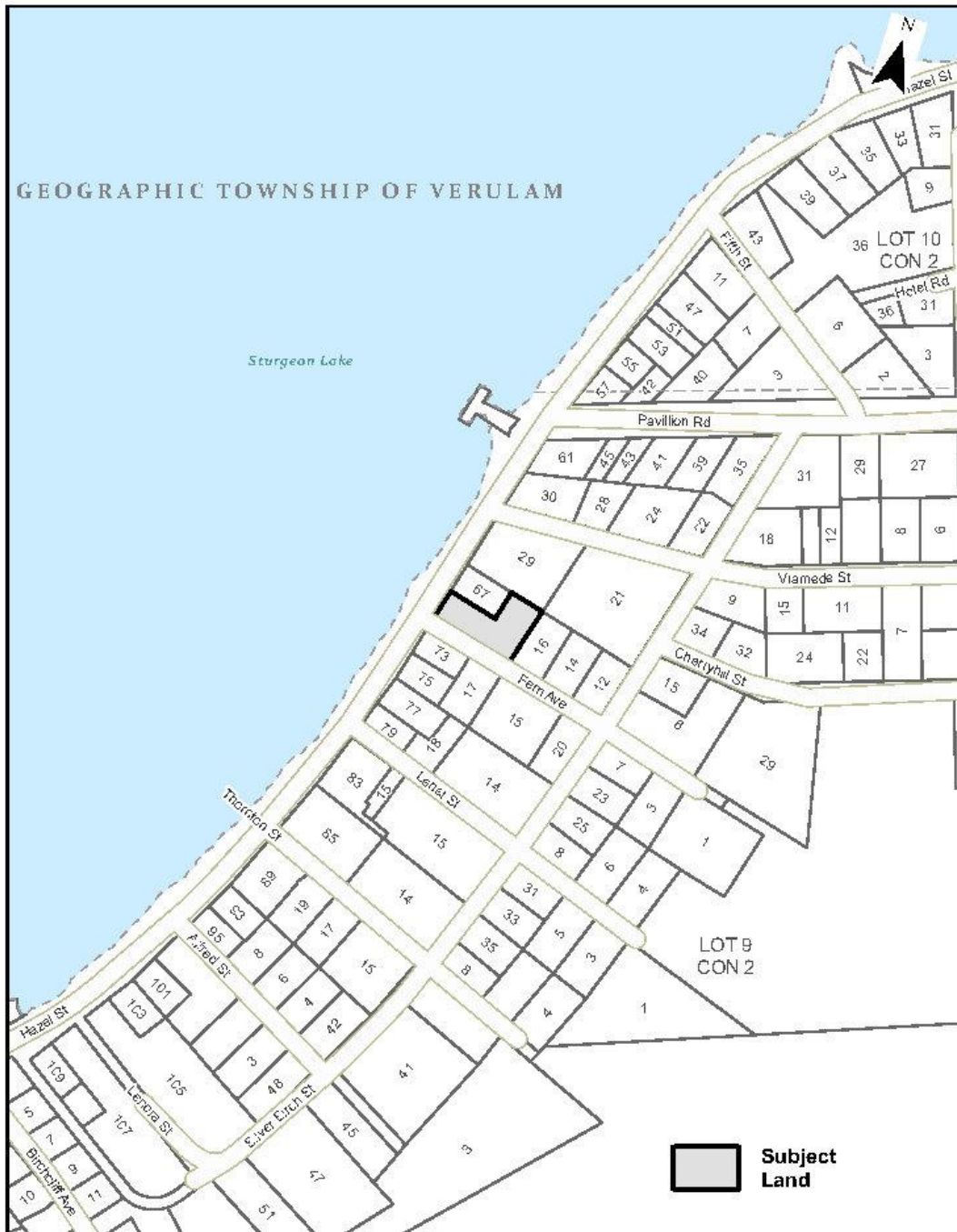
to

REPORT COA2025-059

FILE NO: D20-2025-046

**LOCATION MAP**

**D20-2025-046**



to

REPORT COA2025-059

FILE NO: D20-2025-046

**AERIAL PHOTO (2023)**



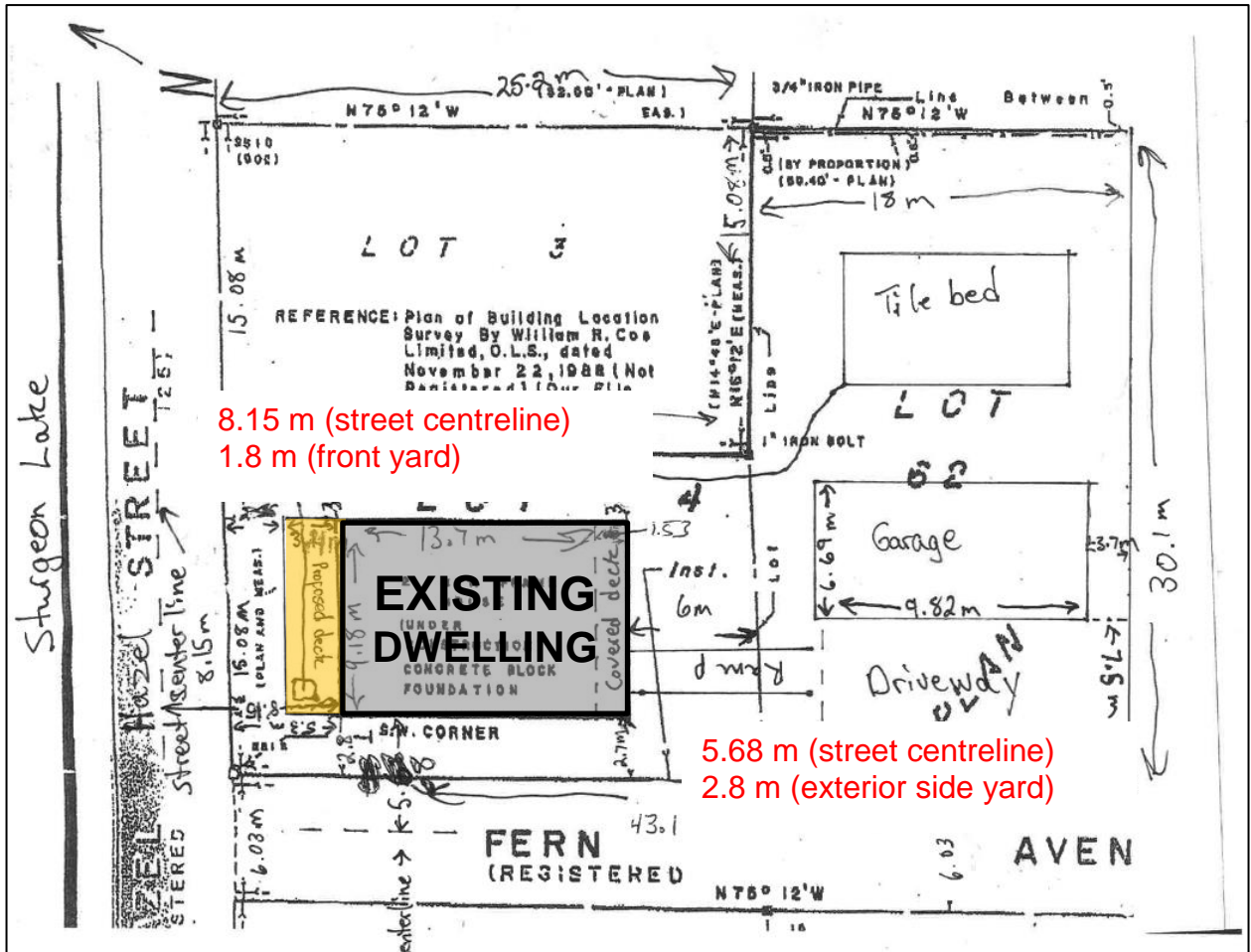


to

REPORT COA2025-059

FILE NO: D20-2025-046

## APPLICANT'S SKETCH



**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Lowry & Citro**  
Report Number COA2025-060

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**Public Meeting**

**Meeting Date:** June 26, 2024

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 8 – Geographic Township of Emily**

**Subject:** The purpose and effect is to permit an Additional Residential Unit (ARU).

**Relief sought:**

1. Section 3.22.vi of the Zoning By-Law requires a minimum lot are of 0.4 hectares (4,000 square metres) when on private services for a property to be eligible for an ARU. The subject property lot size is 0.34 hectares (3,439 square metres).

The variance is requested at **54 Emily Manor Drive** (File D20-2025-047).

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**Author:** Shayan Okhowat, Planner II    **Signature:** 

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**Recommendations**

**That** Report COA2025-060 – Lowry & Citro, be received;

**That** minor variance application D20-2025-047 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-060, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.



This approval pertains to the application as described in report COA2025-060. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	The conversion and expansion of existing attached garage into an Additional Residential Unit (ARU).
Owners:	Heather Lowry & Angela Citro
Applicant:	Same as owners
Legal Description:	Plan 588 Lot 20
Official Plan <sup>1</sup> :	Environmental Protection and Rural (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Two (RR2) Zone (Township of Emily Zoning By-law 1996-30)
Site Size:	3,439.83 Square Metres (0.34 Hectares)
Site Access:	Year round municipal road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The property currently contains a one-storey detached dwelling with an attached garage. The property is rectangular in shape with the dwelling being built in 1986. Access to the property is from Emily Manor Drive.

The proposal is to permit an Additional Residential Dwelling (ARU). An addition will be constructed onto the existing attached garage and it will be converted into living space. The surrounding use in the area is residential and the proposal aims to increase density. This is an appropriate use of the land as it aligns with municipal goals to support gentle intensification within established neighborhoods, making

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

more efficient use of existing infrastructure and contributing to the diversification of housing options in the community.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The property is designated Rural and Environmental Protection under the City of Kawartha Lakes Official Plan (2012).

According to Policy 34.1, the Official Plan and implementing Zoning By-law do not prohibit the continued use of any land, building, or structure for a purpose that was lawfully established prior to the adoption of this Plan by Council. Existing uses may also be recognized in the implementing Zoning By-law. The subject property has been zoned for residential uses and the structures were built 1986, predating the Official Plan and the Zoning By-law. Performance standards and siting requirements applicable to such uses are governed by the Zoning By-law.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned as Rural Residential Type Two (RR2) Zone under the Township of Emily Zoning By-Law 1996-30. The RR2 zone permits a single detached dwelling and the proposal complies with all provisions of the Zoning By-Law except for the minimum lot size required for an Additional Residential Unit (ARU) .

Section 3.22.vi of the Zoning By-Law requires a minimum lot area of 0.4 hectares (4,000 square metres) when on private services to permit an ARU. The purpose of this provision is to ensure sufficient space is available for an ARU while taking into consideration for capacity limitation when on private services. The property has a lot size is 0.34 hectares (3,439.83 square metres) and is deficient of 0.06 hectares (560.17 square metres) of what is required. The deficiency is approximately 15% and is considered to be minor. It is not anticipated to have any negative impacts if an Additional Residential Unit (ARU) is constructed.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

## Consultation Summary

Notice of this application was circulated in accordance with the requirements of the Planning Act.

### Agency Comments:

DS – Building and Septic (Building): “No comments.”

### Public Comments:

No comments received as of the writing of the staff report.

## Attachments

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant’s Sketch

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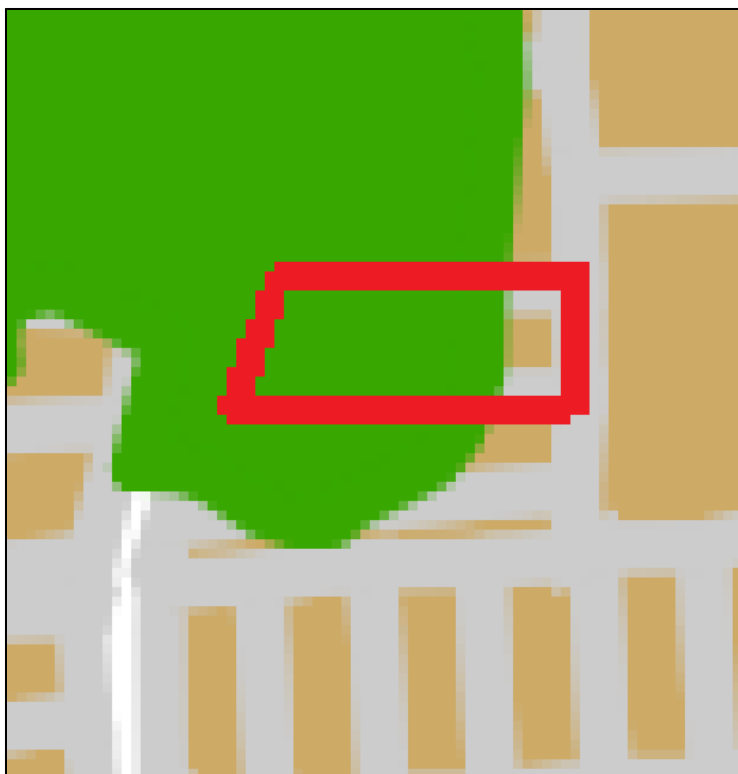
<b>Phone:</b>	705-324-9411 extension 2156
<b>E-Mail:</b>	sokhowat@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-047

## **Schedule 1**

### **Relevant Planning Policies and Provisions**

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#### **City of Kawartha Lakes Official Plan**



#### **16. Rural Designation**

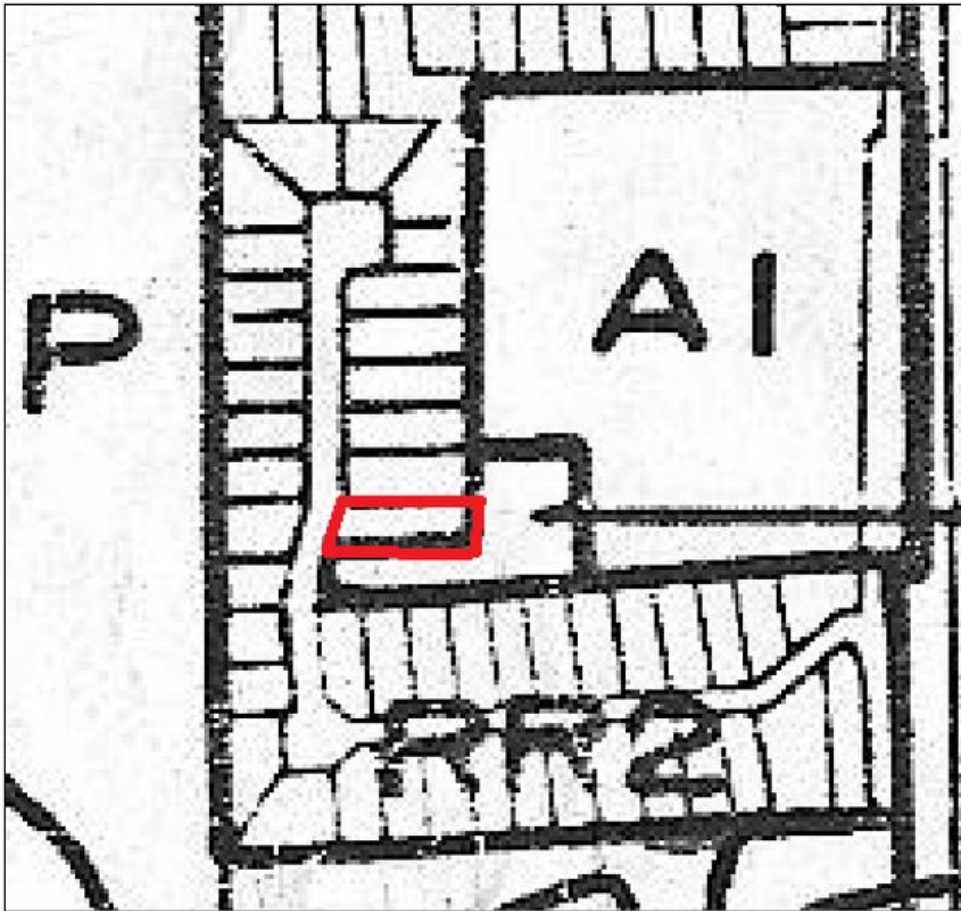
#### **17. Environmental Protection Designation**

#### **34. Development Control**

##### **34.1. Existing Uses**

Nothing in this Plan or the implementing Zoning By-law prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on the date this Plan was adopted by Council. The City may recognize the existing use of land in an implementing zoning by law.

## Township of Emily Zoning By-law 1996-30



### Section 3 General Provisions

#### 3.22 Additional Residential Dwelling Units

vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.

### Section 11 Rural Residential Type Two (RR2) Zone

#### 11.1 Uses Permitted

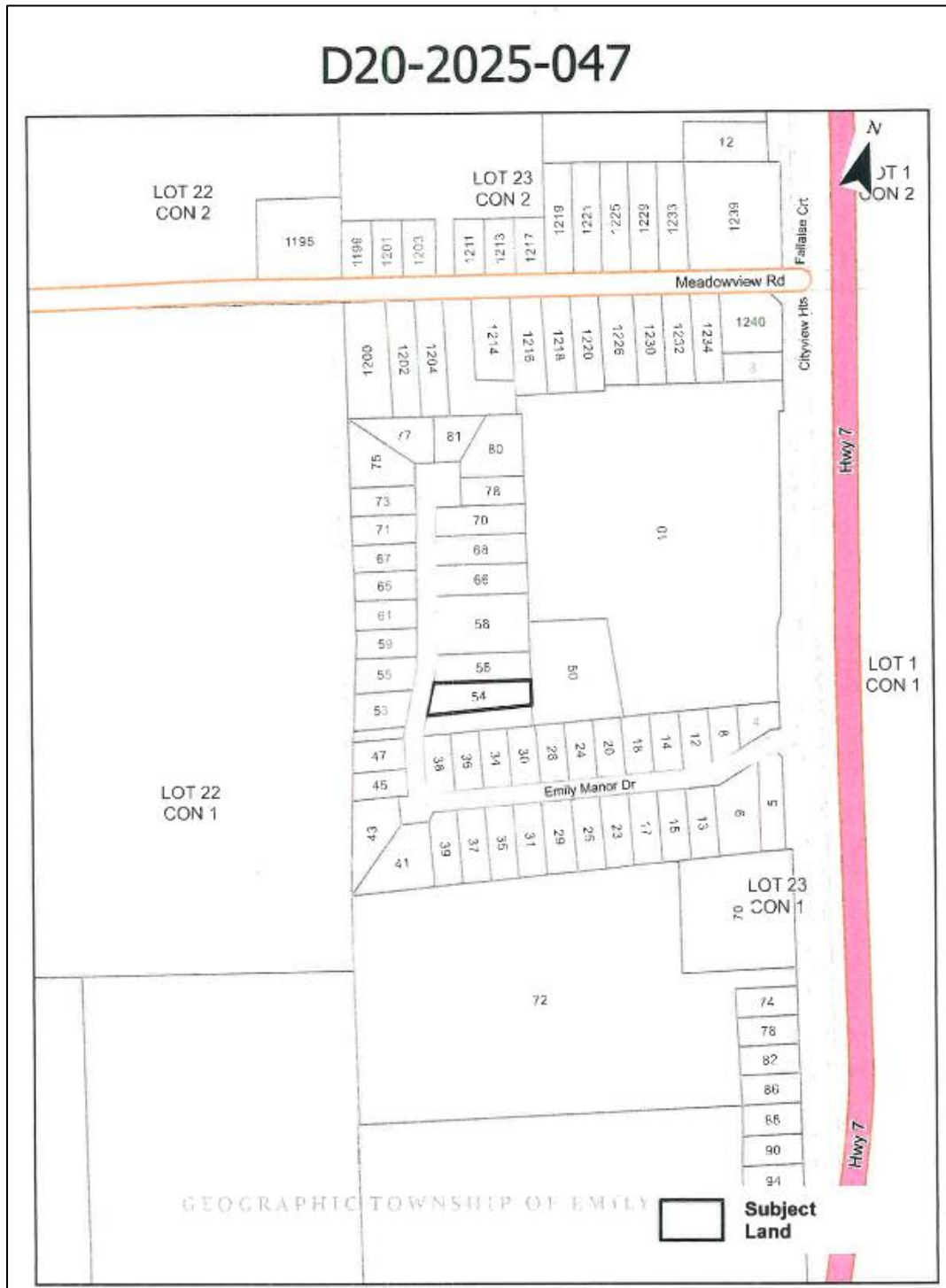
#### 11.2 Zone Provisions

to

REPORT COA2025-060

FILE NO: D20-2025-047

**LOCATION MAP**



to

REPORT COA2025-060

FILE NO: D20-2025-047

**AERIAL PHOTO**



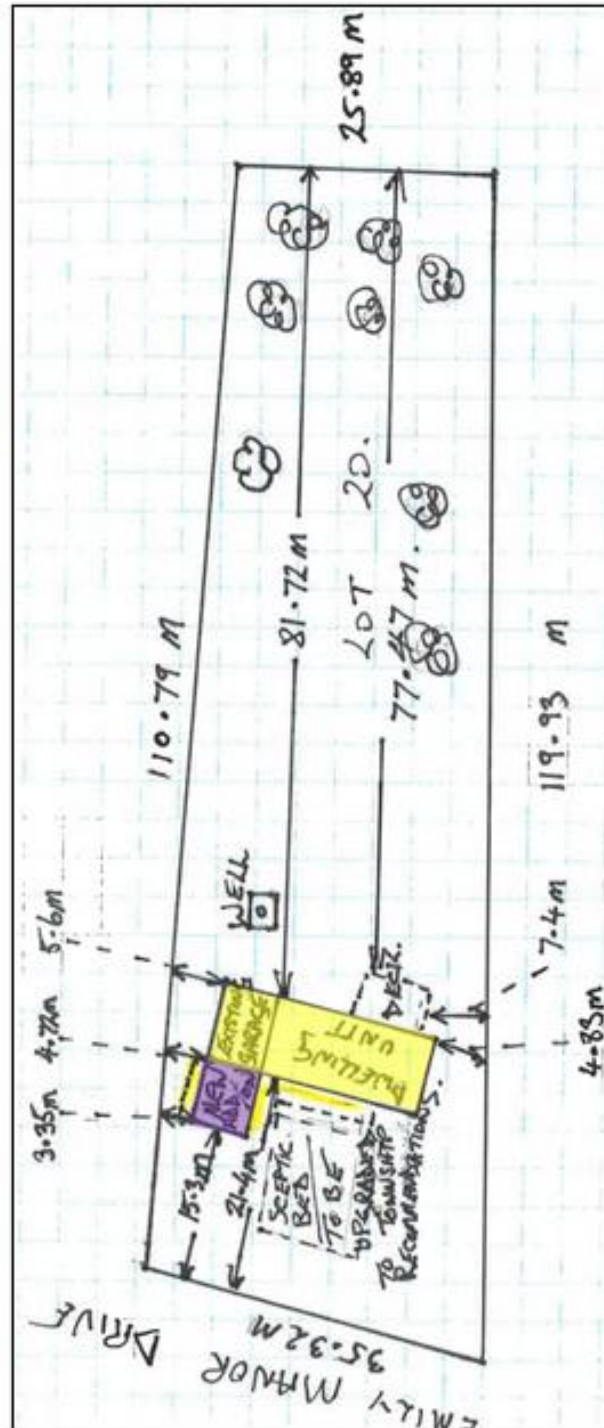


to

REPORT COA2025-060

FILE NO: D20-2025-047

### APPLICANT'S SKETCH





**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Basir and Hamidi**  
Report Number COA2025-061

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**Public Meeting**

**Meeting Date:** June 26, 2025

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 2 – Geographic Township of Verulam**

**Subject:** The purpose and effect is to facilitate the recognition of an existing cabin and shed.

**Relief sought:**

1. Section 5.1.3 of the Zoning By-law requires accessory structures to be located in a side or rear yard, the existing cabin and shed are located in the front yard; and,
2. Section 5.16 of the Zoning By-law states that a cabin may be permitted provided the subject lot conforms to the minimum lot area and frontage requirements of the zone. The required minimum lot area and frontage of the applicable zone is 2,050 square metres and 36 metres, respectively. The subject property is 1,456.87 square metres in size and has 28.70 metres of frontage.

The variance is requested at **4 Hayward Drive** (File D20-2025-048).

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**Author:** Ahmad Shahid, Planner II    **Signature:**



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**Recommendations**

**That** Report COA2025-061 – Basir and Hamidi, be received;

**That** minor variance application D20-2025-048 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-061, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** approval shall be in effect a period of eight (8) months after the date of the Notice of Decision, failing which this application shall be deemed to be

refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-061. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Recognition of an existing cabin and shed
Owners:	Eiman Basir and Benafsha Hamidi
Applicant:	Eiman Basir
Legal Description:	Part Lot 16, Concession 6, Plan 380, Lot 3 and Part Block D
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Limited Service Residential (LSR) Zone (Township of Verulam Zoning By-Law 6-87)
Site Size:	1,456.87 square metres (15,681.62 square feet)
Site Access:	Seasonally maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is situated on the shoreline of Sturgeon Lake, specifically Hawkers Bay, with access from Hayward Drive (seasonally maintained road). The area is predominantly comprised of low-density residential dwellings and assorted accessory structures with varying proximities from both the road and shoreline.

The subject property currently contains a single detached dwelling, shed, and a detached garage with an attached cabin. The proposal seeks to recognize the existing cabin and shed on the property. It is common for property owners to alter their properties to achieve the most optimal utilization of their land. Many property

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

owners in the area have recently constructed accessory structures to enhance the use of their property. The subject structures align with the residential character and use of the area.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). The objective of the Waterfront designation is to recognize low density residential development as the primary land use, as such, dwellings and accessory uses are permitted within the designation.

The Official Plan defines a cabin as an accessory structure for sleeping accommodation in a building that is accessory to a permitted dwelling unit. The existing cabin does not conflict with the objectives of the Waterfront designation as it does not change the existing low-density residential land use, and maintains a low profile. Performance and siting criteria is implemented through the zoning by-law.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Limited Service Residential (LSR) Zone under the Township of Verulam Zoning By-Law 6-87. The LSR Zone permits multiple uses, including a vacation dwelling or a single detached dwelling as well as accessory structures. In order to recognize the existing structures, relief is required from the permitted location of accessory structures as well as the minimum lot area and frontage required for a cabin.

Section 5.1.3 of the Zoning By-law requires accessory structures to be located in a side or rear yard, the existing cabin and shed are located in the front yard. The intent of limiting the location of accessory structures to the side or rear yard is to ensure accessory uses remain subordinate to the primary use by being located in less visible areas on the property. Requiring accessory structures to be located within the interior side or rear yard also serves to maintain ample amenity space in the front yard and ensures the property is cohesive with surrounding properties and area. The existing accessory structures being situated in the front yard avoids non-compliance with the water setback. Furthermore, the structures are not visible from the road as the subject property is buffered by thick hedge and trees from the public view.

Section 5.16 of the Zoning By-law permits cabins as an accessory use to a permitted dwelling on lots which conform to the requirements of the By-law for minimum lot area and frontage. The required minimum lot area and frontage of the applicable zone is 2,050 square metres and 36 metres, respectively. The subject property is 1,456.87 square metres in size and has 28.70 metres of frontage. The intention of this provision is to ensure properties have sufficient space to support an additional accessory structure without causing overcrowding or negatively

impacting the surrounding environment. The variance avoids overcrowding as it complies with the total permitted lot coverage and accessory structure lot coverage. As no new structure is being proposed as part of the application, there are no anticipated impacts to drainage. Furthermore, although the lot is undersized it is in keeping with the character of the residential lots in the surrounding area.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

No comments received as of the writing of the staff report.

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant's Sketch

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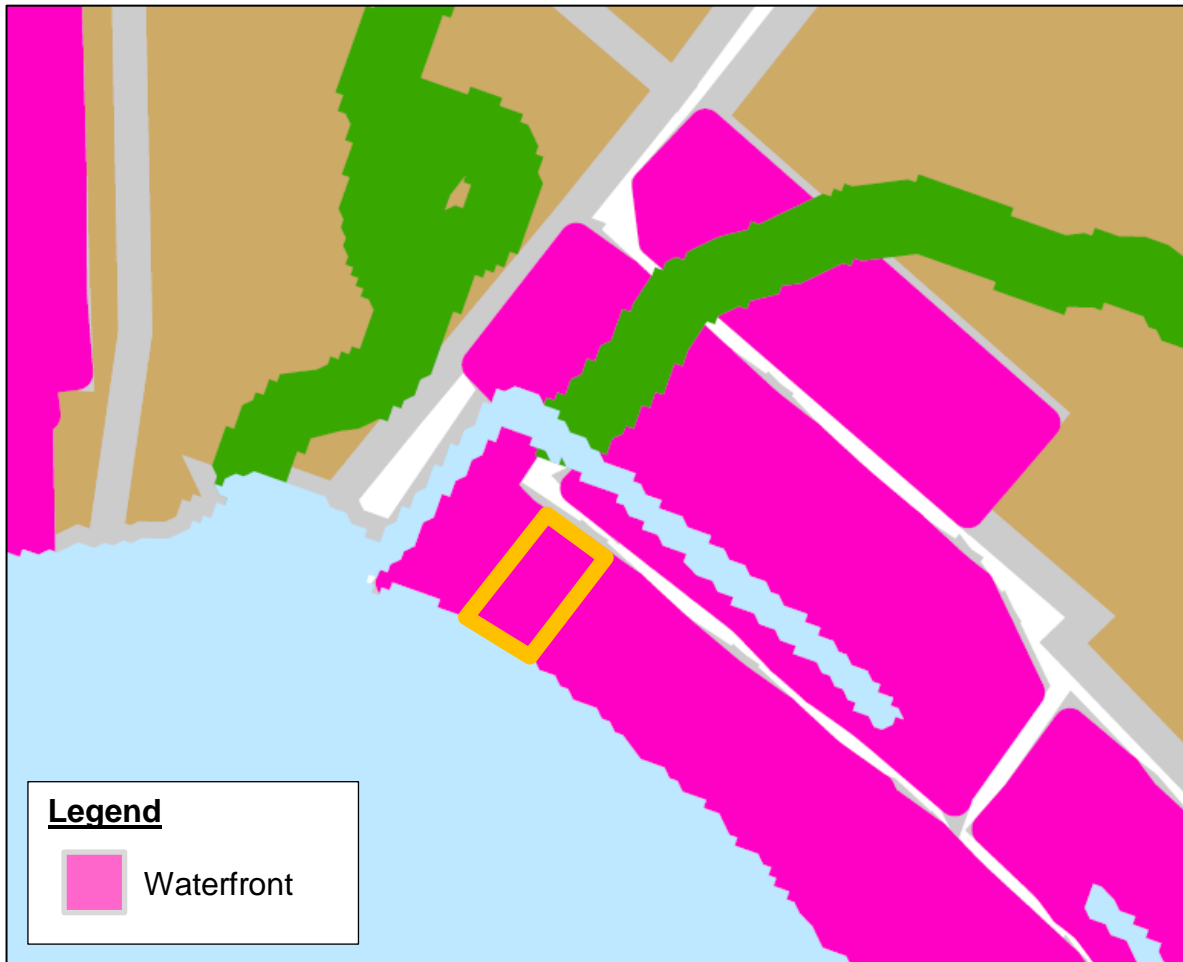
<b>Phone:</b>	705-324-9411 extension 1367
<b>E-Mail:</b>	ashahid@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-048

## Schedule 1

### Relevant Planning Policies and Provisions

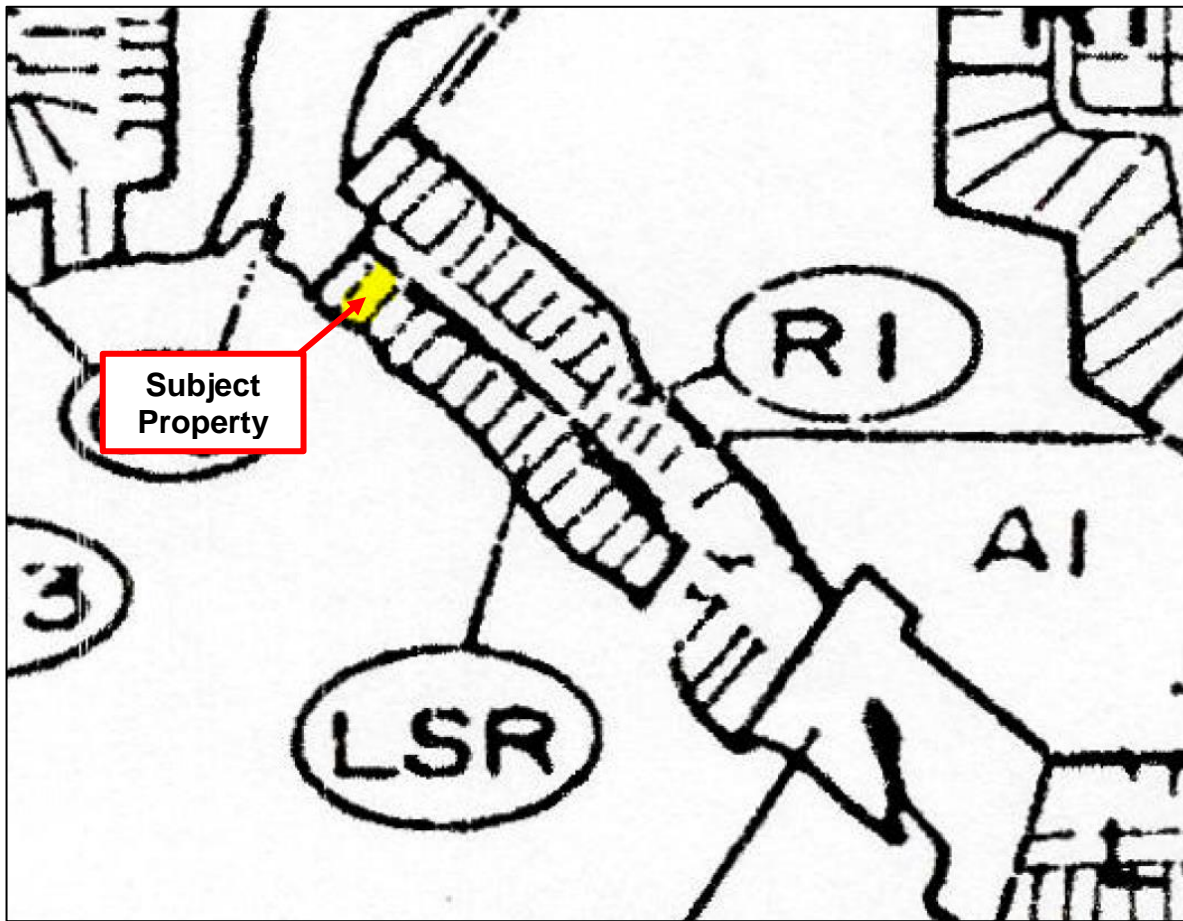
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#### City of Kawartha Lakes Official Plan



#### Section 15. Waterfront Designation

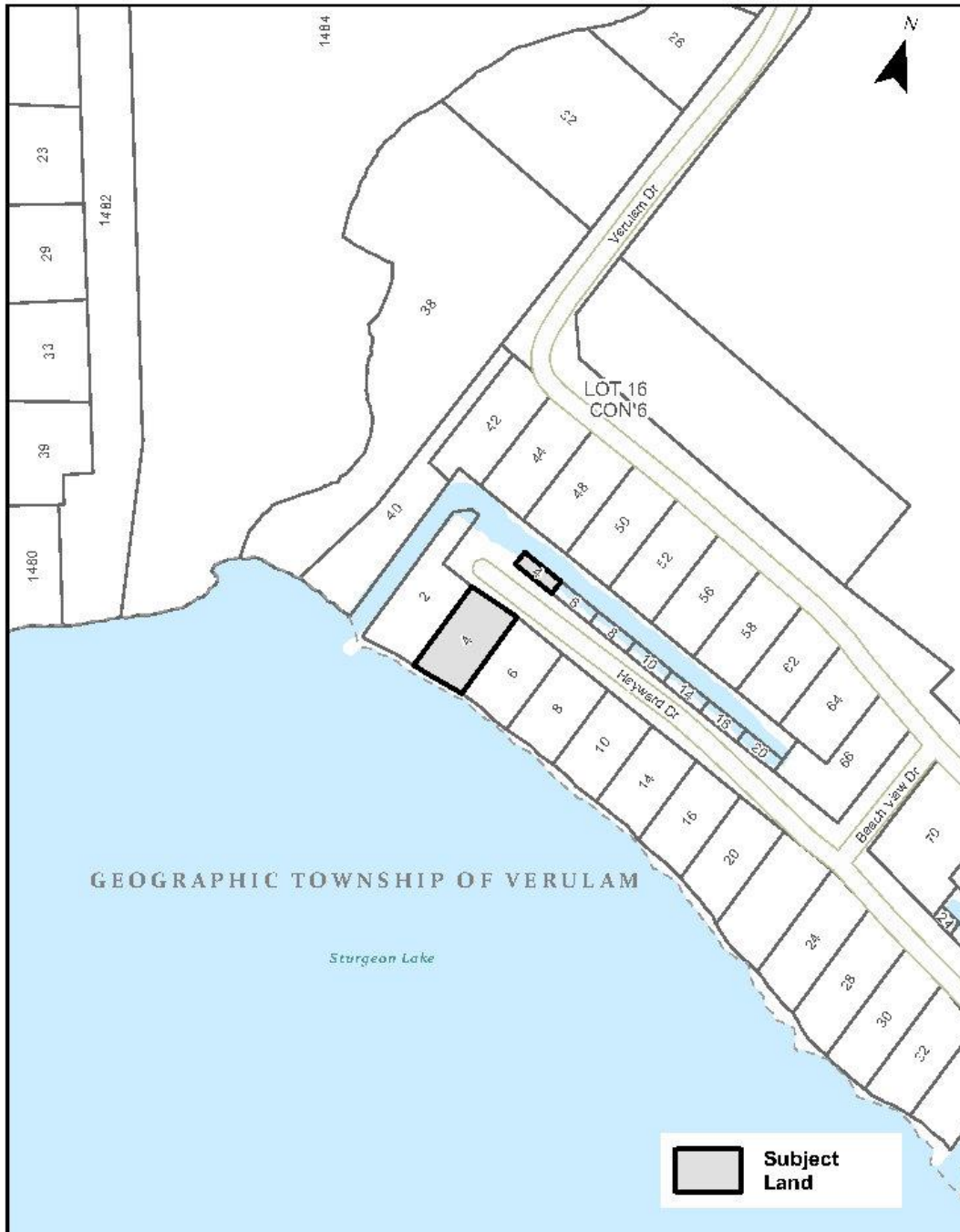
## Township of Verulam Zoning By-Law 6-87



Section 5.1.4 Yards  
Section 5.16 Private Cabins

**LOCATION MAP**

**D20-2025-048**





to

REPORT COA2025-061

FILE NO: D20-2025-048

**AERIAL PHOTO (2023)**



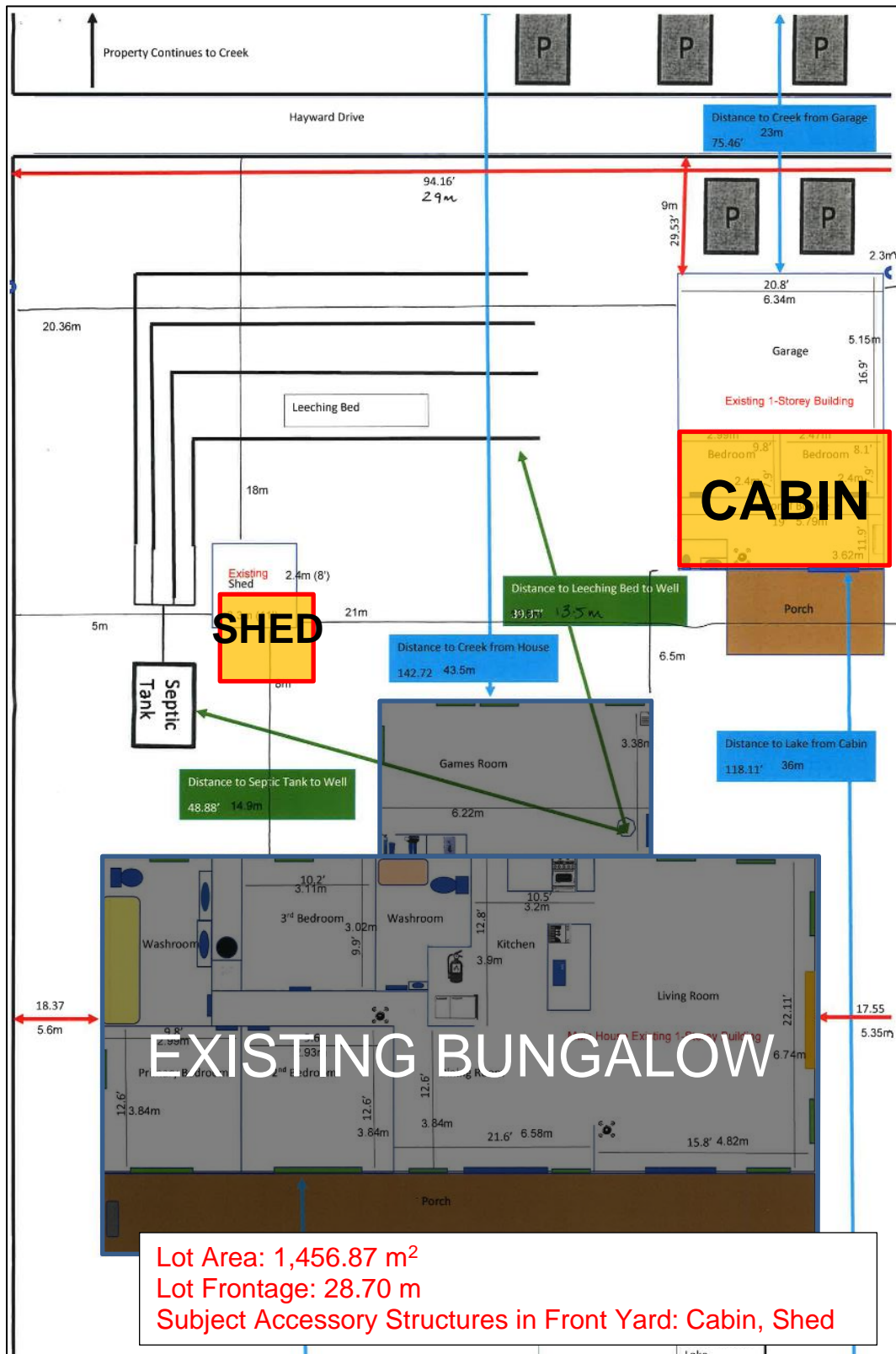


to

REPORT COA2025-061

FILE NO: D20-2025-048

## APPLICANT'S SKETCH



**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Beer**  
Report Number COA2025-062

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**Public Meeting**

**Meeting Date:** June 26, 2024  
**Time:** 1:00 pm  
**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 1 – Geographic Township of Fenelon**

**Subject:** The purpose and effect is to facilitate raising and alteration of an existing boathouse.

**Relief sought:**

1. Section 3.1.2.2 of the Zoning By-law which requires a 1.2 metre side yard setback, the existing side yard setback of the boathouse is 0.8 metres and is to be maintained.

The variance is requested at **44 Hardwood Street, Fenelon** (File D20-2025-049).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



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**Recommendations**

**That** Report COA2025-062 – Beer, be received;

**That** minor variance application D20-2025-049 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-062, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-062. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Raising and alteration of an existing boathouse.
Owners:	Douglas and Donna Beer
Applicant:	TD Consulting Inc.
Legal Description:	Part Lot 30, Concession 3
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Limited Service Residential (LSR) Zone (Township of Fenelon Zoning By-law 12-95)
Site Size:	3,341.50 square metres (35,967.61 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Individual septic system and lake drawn water
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is situated on the shoreline of Balsam Lake with access from Hardwood Street. The neighbourhood is primarily characterised by single-detached dwellings and accessory structures including sheds, boathouses, and detached garages. The Municipal Property Assessment Corporation (MPAC) states that the majority of the built form within the neighbourhood was constructed in the later half of the 1900s, many having gone through various extents of renovations and additions since their construction.

The subject property currently contains a single detached dwelling, garage, and boathouse. The proposal seeks to facilitate raising the existing boathouse, which is to be elevated and modified through the infill of the existing boat slip and the construction of a foundation incorporating a marine railway. The boathouse is

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

currently slightly greater than 3 metres in height approximately and is proposed to be 4.5 metres when raised.

It is common for waterfront properties to contain boathouses, and in general it is deemed suitable for property owners to modify their properties with the aim of realizing the most optimal utilization. Moreover, based on MPAC, there seems to be a general trend of upgrading and renovating structures within the neighbourhood including the neighbouring property to the south which had undergone major additions to the two-storey boathouse.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). The objective of the Waterfront designation is to recognize low density residential development as the primary land use. The designation permits single detached and vacation dwellings as well as buildings and structures accessory to these uses. Performance and siting criteria is implemented through the Zoning By-law.

The Official Plan establishes water setback policies in Section 3.11 to provide sufficient spatial separation to protect development from erosion hazards and protect and enhance the ecological function of the waterbody. This policy states that a boathouse is permitted within this setback.

Therefore, the variances are considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Limited Service Residential (LSR) Zone under the Township of Fenelon Zoning By-Law 12-95. The LSR Zone permits low-density residential uses and accessory structures, including a boathouse. The proposal complies with all provisions of the Zoning By-law except the minimum interior side yard setback.

Section 3.1.2.2 of the Zoning By-law requires a 1.2 metre side yard setback. The existing side yard setback of the boathouse is 0.8 metres and is to be maintained. The intent of the interior side yard setback is to ensure there is sufficient space between buildings and structures on neighbouring properties, avoiding overcrowding and providing access for maintenance. For accessory structures specifically, it also helps minimize potential impacts on privacy, drainage, and to ensure adequate fire separation between buildings. The existing interior side yard setback is to be maintained, the footprint of the boathouse will remain unchanged, mitigating concerns regarding potential adverse impacts on overcrowding and drainage. Fire separation requirements are governed by the Ontario Building Code to ensure compliance with fire safety standards. The existing side yard will maintain a sufficient space for access and maintenance.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

DS – Building and Septic (Septic): “A sewage system use permit was located for the property. The report indicates that the sewage system is located on the roadside of the single detached dwelling. The boathouse is located, and will remain, in the waterside yard of the dwelling. Clearance distances to the sewage system will be maintained from the proposed boathouse construction. Additionally, the boathouse will not contain any plumbing fixtures or habitable space. As such, the Building and Septic Division have no concerns with the minor variance proposal as it relates to private on-site sewage disposal.”

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant’s Sketch

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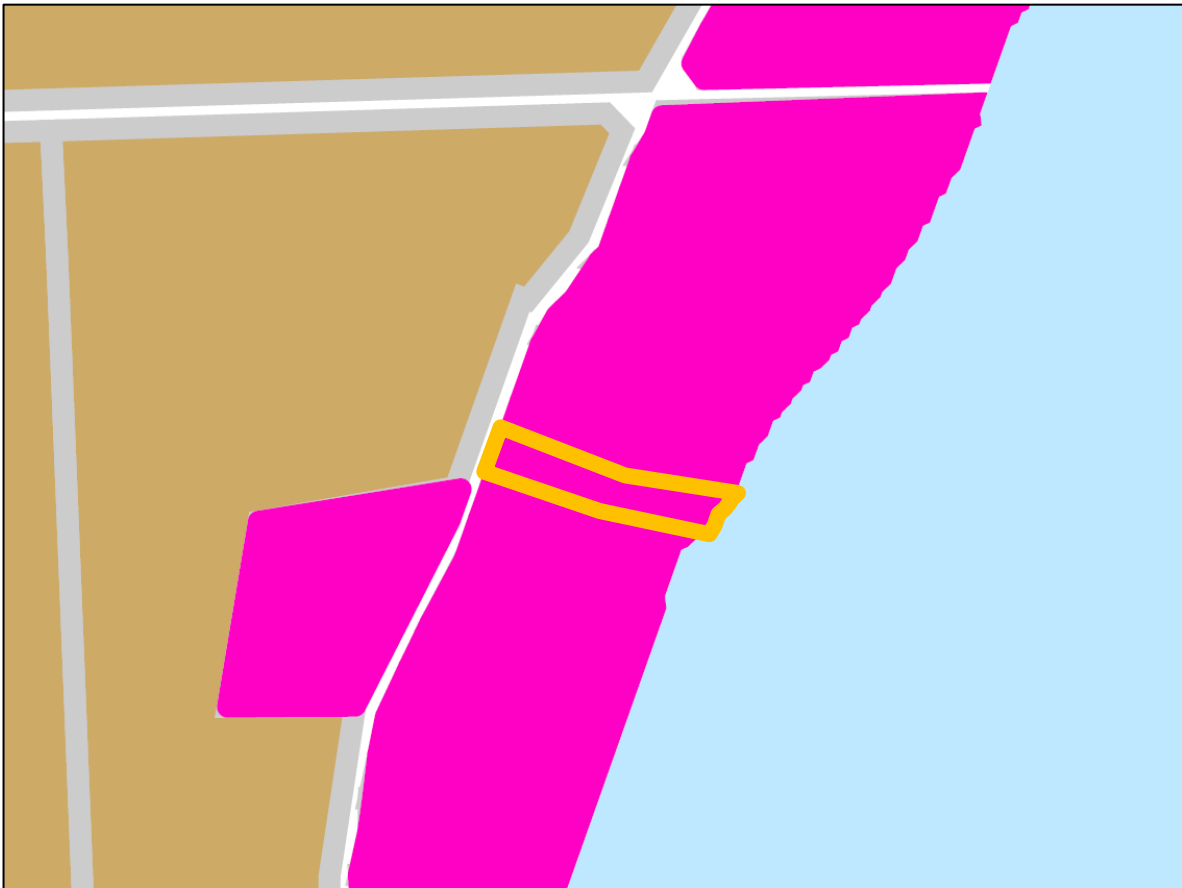
<b>Phone:</b>	705-324-9411 extension 1367
<b>E-Mail:</b>	ashahid@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-049

## **Schedule 1**

### **Relevant Planning Policies and Provisions**

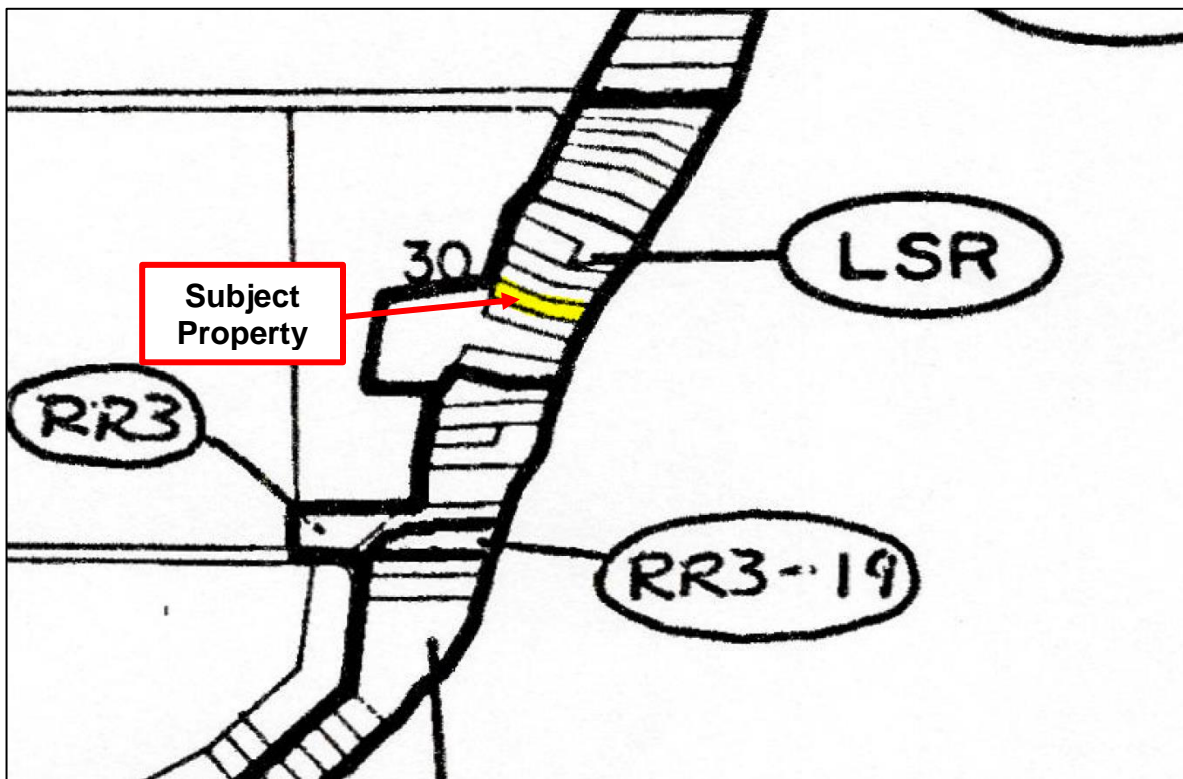
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#### **City of Kawartha Lakes Official Plan**



#### **Section 15. Waterfront Designation**

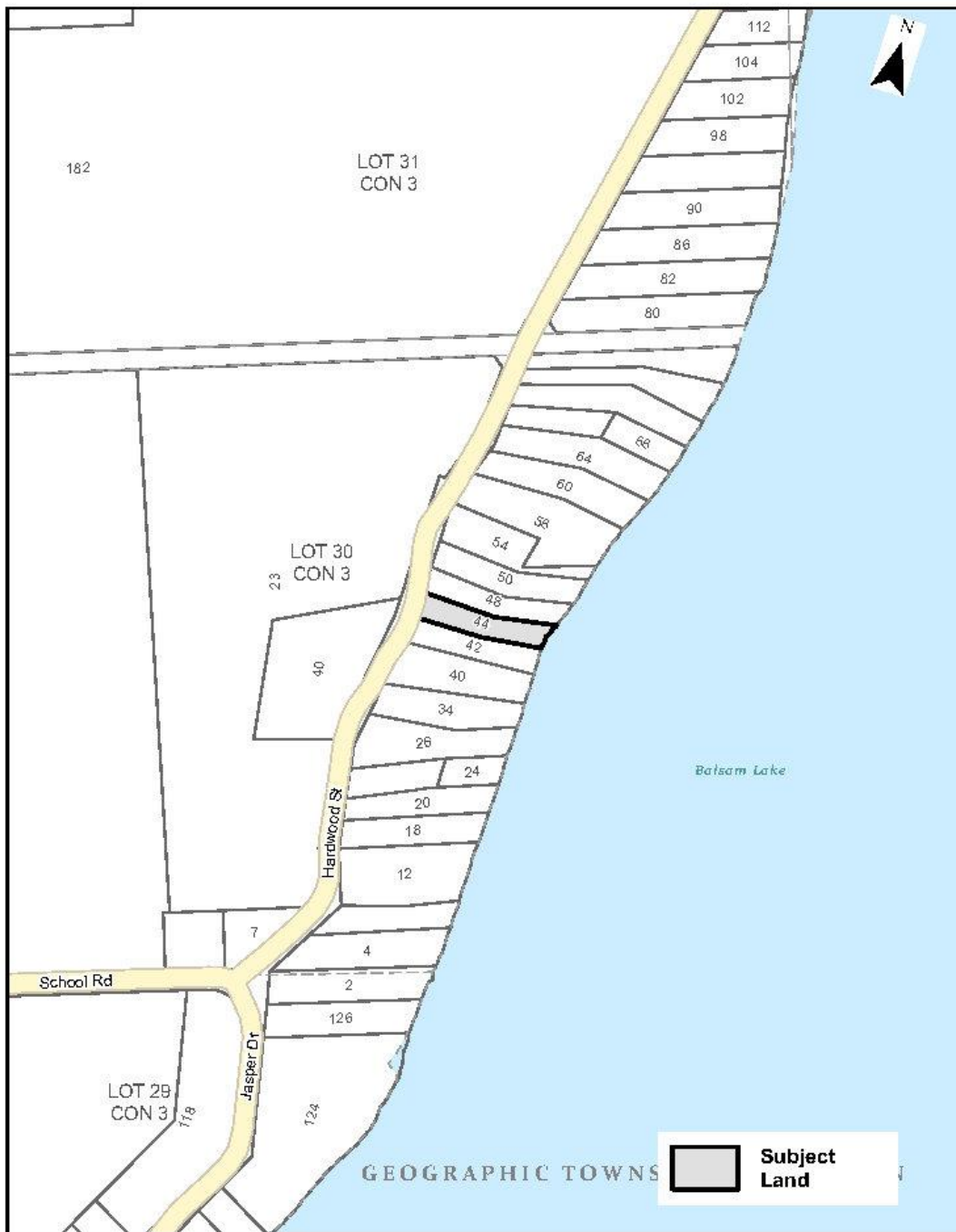
## Township of Fenelon Zoning By-law 12-95



Section 3.1 Accessory Buildings, Structures and Uses  
Section 3.1.2 Location

**LOCATION MAP**

**D20-2025-049**





to

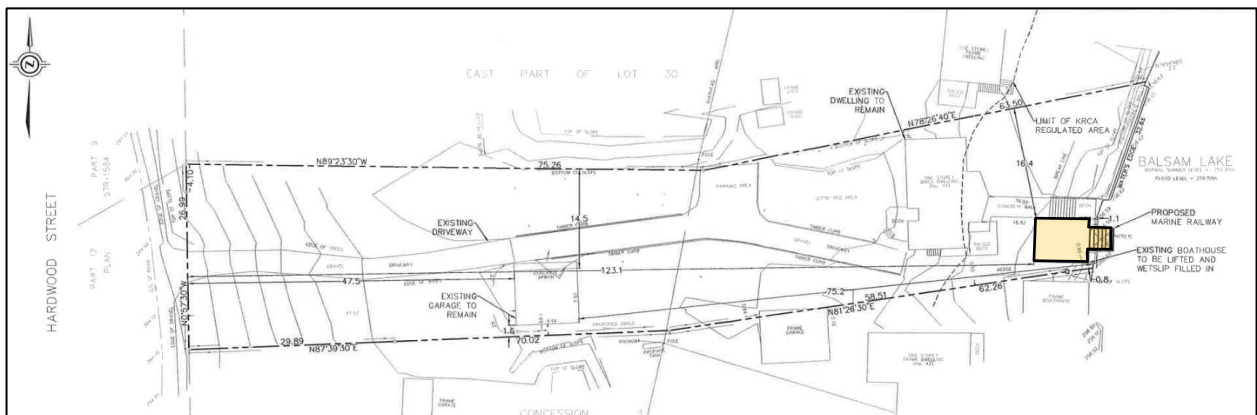
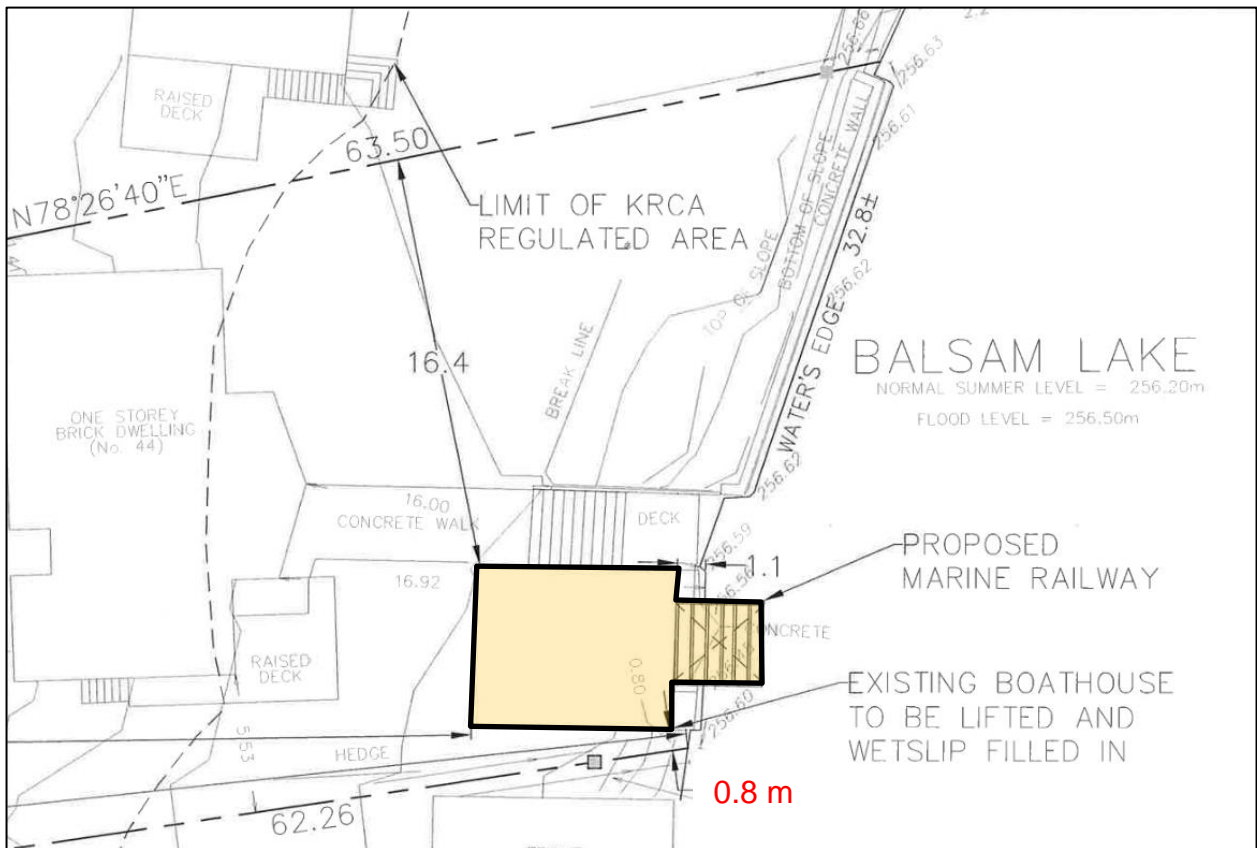
REPORT COA2025-062

FILE NO: D20-2025-049

**AERIAL PHOTO (2023)**



to

REPORT COA2025-062FILE NO: D20-2025-049**APPLICANT'S SKETCH****FULL SITE PLAN**

# The Corporation of the City of Kawartha Lakes

## Committee of Adjustment Report – Bell

Report Number COA2025-063

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### Public Meeting

**Meeting Date:** June 26, 2024

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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### Ward 3 – Geographic Township of Emily

**Subject:** The purpose and effect is to facilitate the construction of a one-storey addition on the south side of the existing home, and a two-storey addition on the east side.

### Relief sought:

1. Section 12.2.1.3 of the Zoning By-law which requires a 5.5 metre setback from the interior side yard for a two-storey dwelling; the proposed additions will result in a 3.90 metre setback from the South lot line and a 3.16 metre setback from the North lot line.

The variance is requested at **42 Woods Avenue** (File D20-2025-050).

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**Author:** Shayan Okhowat, Planner II

**Signature:**



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### Recommendations

**That** Report COA2025-063 – James Bell, be received;

**That** minor variance application D20-2025-050 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

### Conditions

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-063, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of

Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-063. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	The construction of two additions onto the existing dwelling
Owners:	James Bell
Applicant:	Same as Owner
Legal Description:	Plan 358 Lot 87
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Three (RR3) Zone (Township of Emily Zoning By-law 1996-30)
Site Size:	1,456.9 Square Metres (0.14 Hectares)
Site Access:	Municipal Road
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The property is situated near Pigeon River with access from Woods Avenue. The property currently contains a one storey dwelling with a walk out basement and a shed. The proposal is to permit the expansion of the current dwelling. The dwelling was constructed in 1965. Over time, it is reasonable to anticipate that property owners will enhance existing structures to maximize the quality and functionality of their lots. The expansion respects the existing scale and design of surrounding homes, ensuring an appropriate fit within the community.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). Residential uses and accessory structures are permitted within the Waterfront designation.

A single detached dwelling is permitted within the Waterfront designation. Water setbacks are maintained as well as height restrictions. Performance standards and siting requirements applicable to such uses are governed by the Zoning By-law.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The property is zoned Rural Residential Type Three (RR3) Zone under the Township of Emily Zoning By-Law 1996-30. The RR3 Zone permits a single detached dwelling and the proposal complies with all provision except the interior side yard setback.

Section 12.2.1.3 of the Zoning By-Law requires a minimum interior side yard setback of 5.5 metres for buildings that are two storeys or greater. According to the Township of Emily Zoning By-law, a walk-out basement is counted as a storey, so the dwelling is considered a two-storey building. The purpose of this interior setback is to ensure open space is left between each property. The proposal seeks an interior setback of 3.90 metres from the South lot line and 3.16 metres from the North lot line. It is not expected that this encroachment will impede on any existing dwellings in the area and is consistent with the surrounding properties. The reduced side yard setback is not expected to negatively affect privacy or lot drainage. Adequate space remains to allow access between the front and rear yards and to carry out building maintenance along the sides of the dwelling.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

DS – Building and Septic Division (Septic): “A sewage system permit to install has been issued for the property, which incorporates the proposed addition construction. The sewage system will be located with the required minimum clearance distances under the Ontario Building Code in the rear yard of the property. As such, the Building and Septic Division have no concerns with the proposed minor variance as it relates to private on-site sewage disposal.”

DS – Building and Septic Division (Building): “No comments.”

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant’s Sketch

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<b>Phone:</b>	705-324-9411 extension 2156
<b>E-Mail:</b>	sokhowat@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-050

## **Schedule 1**

### **Relevant Planning Policies and Provisions**

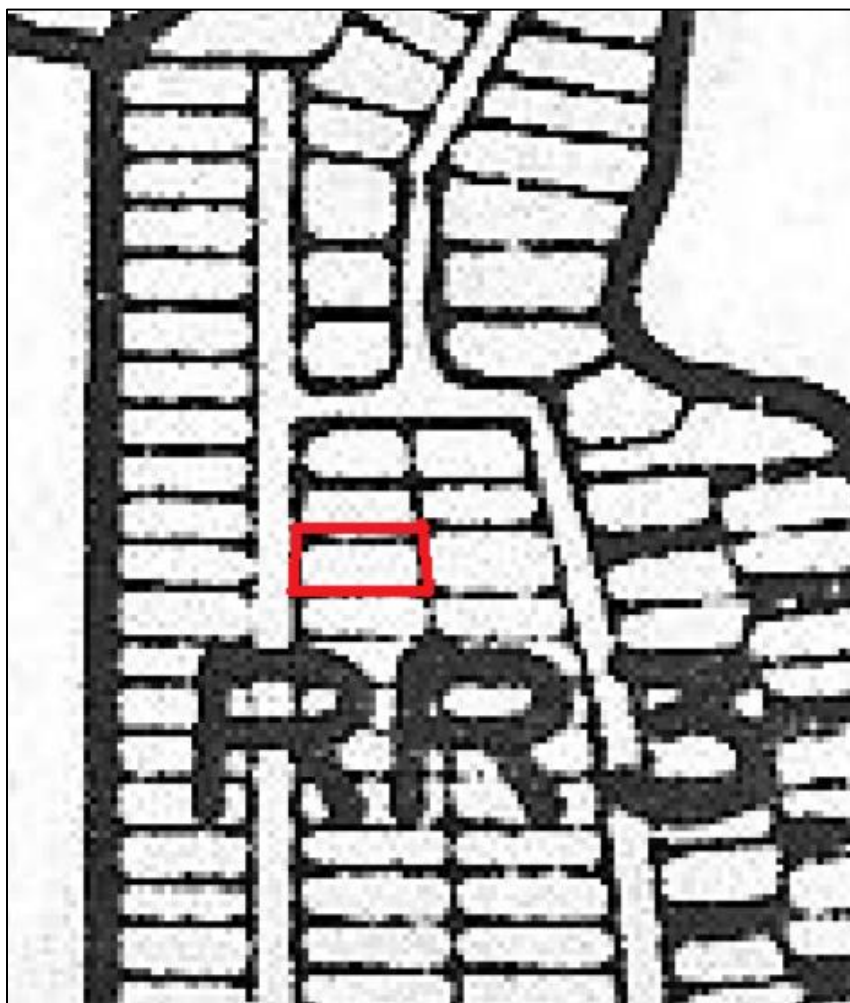
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#### **City of Kawartha Lakes Official Plan**



#### **20. Waterfront Designation**

## Township of Emily Zoning By-law 1996-30



### Section 12 – Rural Residential Type Three (RR3) Zone

Section 12.2.1.3 – Yard Requirements (min.)

(b) Interior Side – ii. Two Storeys or Greater: 5.5 m



to

REPORT COA2025-063

FILE NO: D20-2025-050

**LOCATION MAP**



to

REPORT COA2025-063

FILE NO: D20-2025-050

**AERIAL PHOTO**

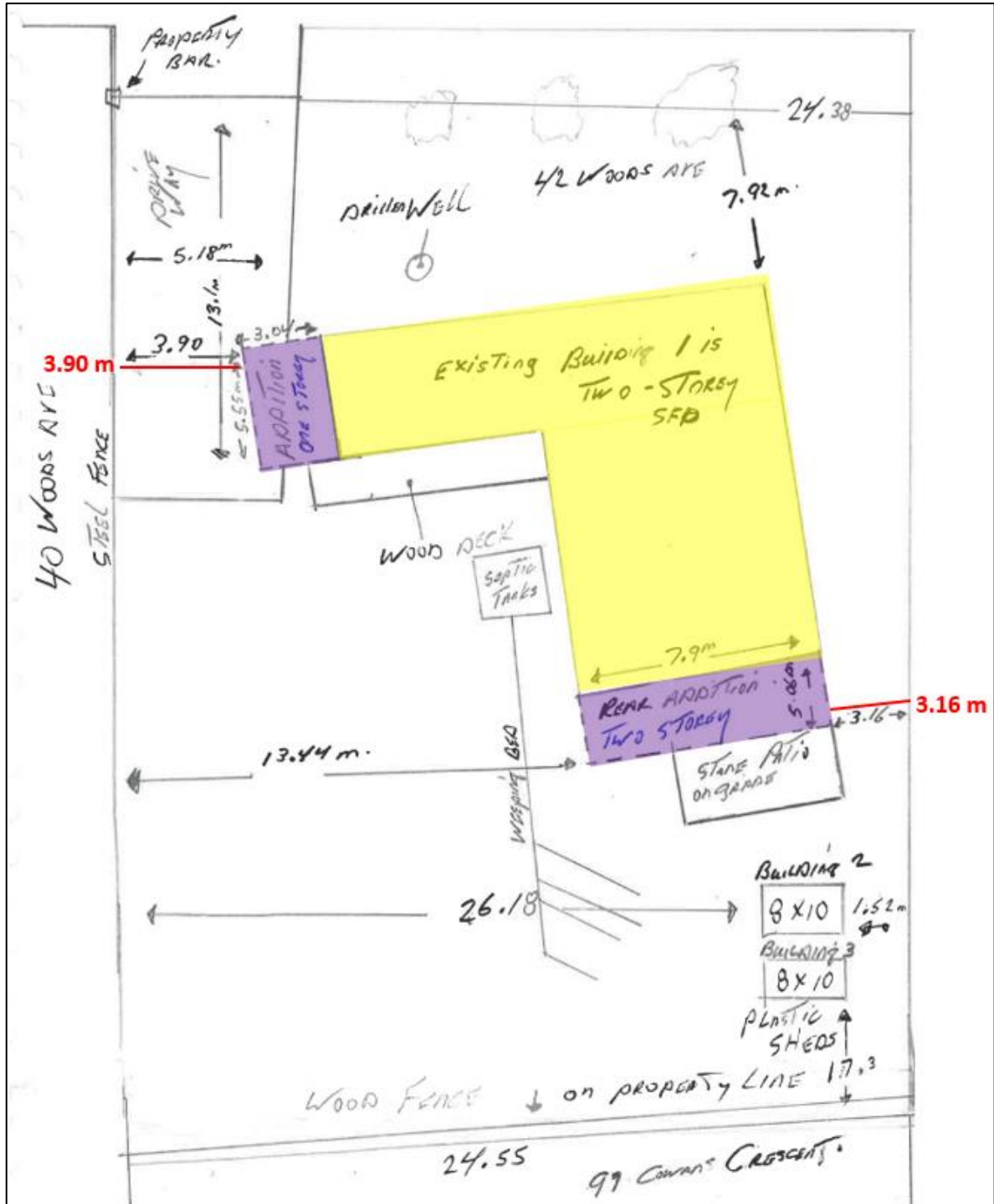


to

REPORT COA2025-063

FILE NO: D20-2025-050

## APPLICANT'S SKETCH



**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – City of Kawartha Lakes**  
Report Number COA2025-064

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**Public Meeting**

**Meeting Date:** June 26, 2025

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 5 – Former Town of Lindsay**

**Subject:** The purpose and effect is to facilitate the construction of an accessibility ramp onto the existing building, which operates as the Kawartha Lakes Museum and Archives.

**Relief sought:**

1. Section 22.2 c) of the Zoning By-law requires a minimum front yard setback of 12 metres; the proposed setback is 4.2 metres; and,
2. Section 22.2 d) of the Zoning By-law requires a minimum exterior side yard setback of 9 metres; the proposed setback is 5 metres.

The variance is requested at **24-28 Francis Street** (File D20-2025-051).

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**Author:** Katherine Evans, Acting Development Supervisor

**Signature:** 

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**Recommendations**

**That** Report COA2025-064 – City of Kawartha Lakes, be received;

**That** minor variance application D20-2025-051 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-064, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-064. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	The construction of an accessibility ramp onto the existing building
Owners:	The City of Kawartha Lakes
Applicant:	The City of Kawartha Lakes c/o Leah James
Legal Description:	Lots 11 to 13 on Town Plan
Official Plan <sup>1</sup> :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012); Residential (Lindsay Secondary Plan, 2023)
Zone <sup>2</sup> :	Community Facility (CF) Zone (Town of Lindsay Zoning By-law 2000-75)
Site Size:	0.73 ha. (1.8 ac.)
Site Access:	Year round municipal road
Site Servicing:	Municipal water and sanitary sewers
Existing Uses:	Municipal buildings
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is located in the centre of the former Town of Lindsay. It is rectangular in shape and abuts Victoria Avenue North, Colborne Street West, Cambridge Street North, and Francis Street. The property currently contains City Hall, a municipal administration building for the City of Kawartha Lakes People

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

Services Division, and the Kawartha Lakes Museum and Archives. The museum is the subject of the Minor Variance, and was constructed in 1863 (according to Municipal Property Assessment Corporation).

The proposal is to construct a new accessibility ramp at the main door of the museum. The new ramp will re-place the existing ramp, and the new upgraded design is to comply with the City of Kawartha Lakes Accessibility standards.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Urban Settlement Area under the City of Kawartha Lakes Official Plan. The Urban Settlement Area designation provides policies that are applicable to all urban settlements within the City.

The Lindsay Secondary Plan provides more specific policies directed towards the community of Lindsay. The subject property is designated Residential under the Lindsay Secondary Plan. This designation permits a variety of dwelling types and accessory buildings and structures.

As per policy 34.1., nothing in the Official Plan or the implementing Zoning By-law prevents the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on the date this Plan was adopted by Council. The City may recognize the existing use of land in an implementing zoning by law. The property is zoned to permit community facilities uses including but not limited to museums and government offices, and this zoning has been in place since at least 2000.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Community Facility (CF) Zone under the Town of Lindsay Zoning By-law 2000-75. Institutional and community facility uses are permitted, which includes the museum. The proposal complies with all provisions of the Zoning By-law with the exception of the minimum front yard setback and the minimum exterior side yard setback.

Section 22.2 c) of the Zoning By-law requires a minimum front yard setback of 12 metres. The proposed setback is 4.2 metres. Section 22.2 d) of the Zoning By-law requires a minimum exterior side yard setback of 9 metres; the proposed setback is 5 metres. The intent of the minimum front and exterior side yard setback is to ensure adequate spatial separation between built form and the travelled portion of the street and to maintain features such as sight lines and the character of the streetscape.

The existing building predates the Zoning By-law and has non-complying front and exterior side yard setbacks. As such, it is not possible to site the ramp in a location

that complies with the Zoning By-law while providing access to the main door of the building. As per Section 5.10 a), a legal non-complying building may be enlarged as long as the enlargement complies with the requirements of the Zoning By-law, which the proposed ramp does not. There is currently a ramp on the property, which has not resulted in any negative impacts. With the new proposed ramp, there will be adequate space between the ramp and the sidewalk so as not to impede pedestrian movement, and the ramp will not impact traffic or sight lines. Impacts to street maintenance are not anticipated.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

**Building and Septic Division (Building):** “No comments.”

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant’s Sketch

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<b>Phone:</b>	705-324-9411 extension 1883
<b>E-Mail:</b>	kevans@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-051

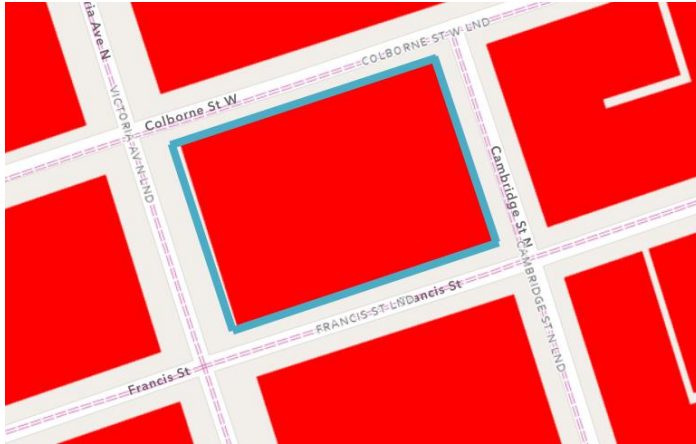


## Schedule 1

### Relevant Planning Policies and Provisions

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#### City of Kawartha Lakes Official Plan



■ Urban Settlement Area

#### Lindsay Secondary Plan



■ Residential

#### 31.2.3. Land Use Policies

##### 31.2.3.1. Residential

##### 31.2.3.1.1. Permitted Uses

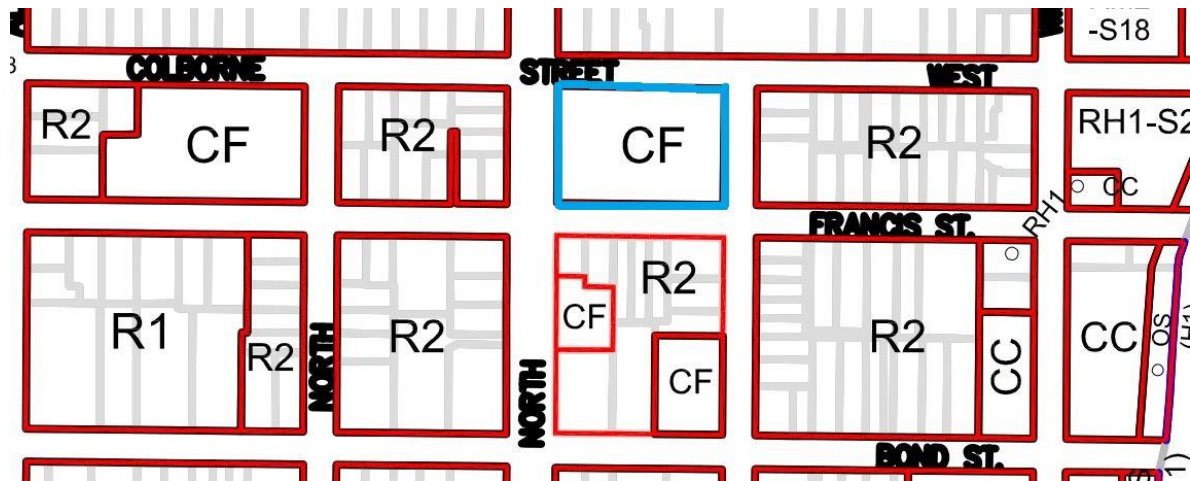
#### 34. Development Control

##### 34.1. Existing Uses

Nothing in this Plan or the implementing Zoning By-law prevent the use of any land, building or structure for a purpose prohibited by the is Plan, if the land, building or structure was lawfully used for that purpose on the date this Plan was adopted by Council. The City may recognize the existing use of land in an implementing zoning by law.



## Town of Lindsay Zoning By-law 2000-75



### Section 22 Community Facility (CF) Zone

#### 22.1 CF Permitted Uses

#### 22.2 CF Zone Provisions

- a) Minimum front yard setback 12 m
- d) Minimum exterior side yard setback 9 m

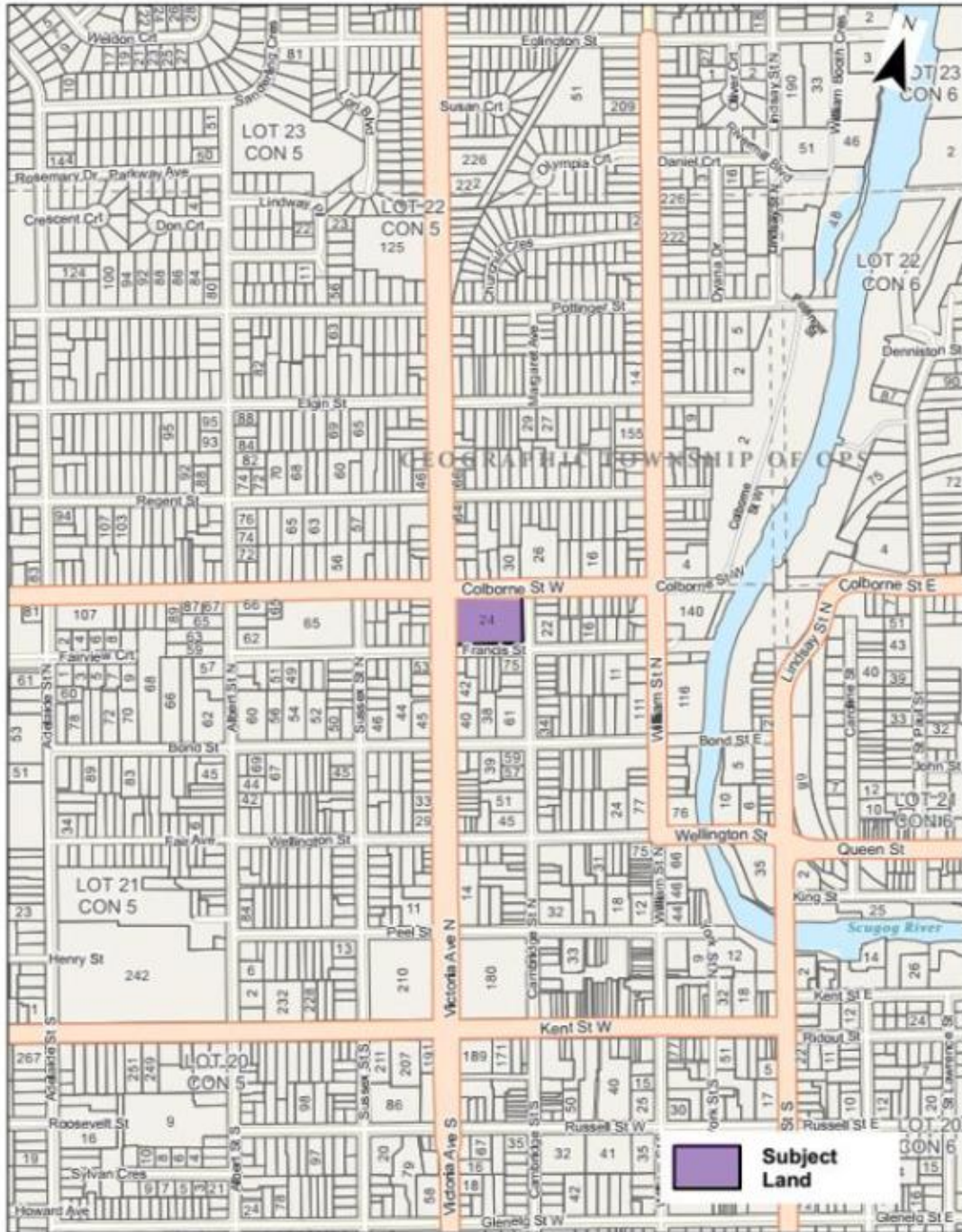
to

REPORT COA2025-064

FILE NO: D20-2025-051

# LOCATION MAP

## D20-2025-051





to

REPORT COA2025-064

FILE NO: D20-2025-051

**AERIAL PHOTO**

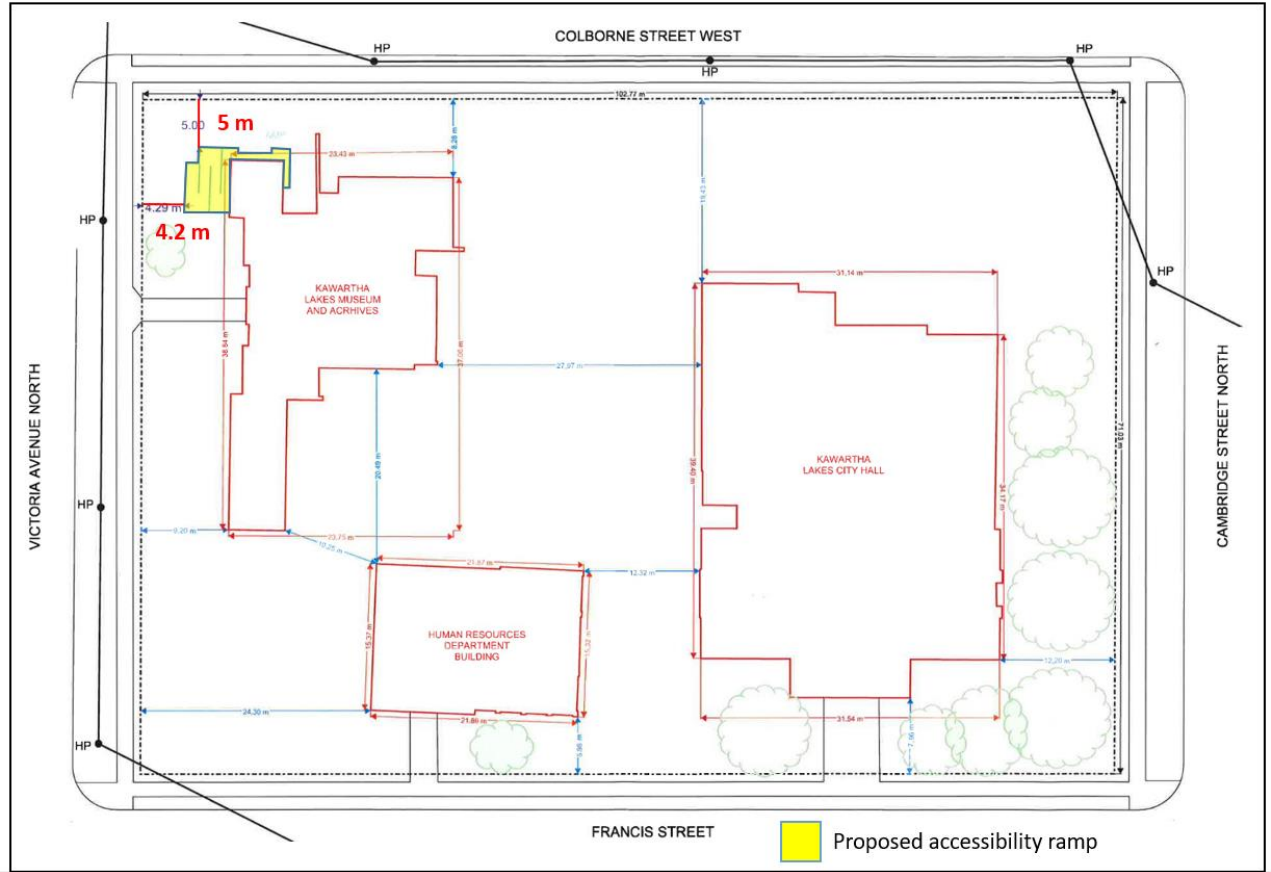


to

REPORT COA2025-064

FILE NO: D20-2025-051

# APPLICANT’S SKETCH



**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Byers**  
Report Number COA2025-065

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**Public Meeting**

**Meeting Date:** June 26, 2025

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 2 – Geographic Township of Somerville**

**Subject:** The purpose and effect is to recognize three existing accessory structures.

**Relief sought:**

1. Section 5.2 c) of the Zoning By-law requires a minimum front yard setback of 7.5 metres; the front yard setback of the shed is 2.4 metres and the front yard setback of the play house is 7.3 metres;
2. Section 18.1.2 a) of the Zoning By-law provides that accessory structures are permitted in the interior side or rear yard; the shed, play house, and cabin are located in the front yard;
3. Section 18.1.3 c) of the Zoning By-law permits a maximum of 3 accessory structures on a lot in any class of residential zone; the proposal is for 4 accessory structures to remain on the property; and,
4. Section 18.1.6 a) of the Zoning By-law provides that a cabin is permitted provided the lot complies with the minimum lot area and frontage requirements; as per Section 5.2 b) ii) of the Zoning By-law the minimum frontage is 30 metres and the subject property has 21.3 metres of frontage.

The variance is requested at **38 Kozy Kove Road** (File D20-2025-052).

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**Author:** Ahmad Shahid, Planner II    **Signature:**



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**Recommendations**

**That** Report COA2025-065 – Byers, be received;

**That** minor variance application D20-2025-052 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

## Conditions

- 1) **That** this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-065, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** approval shall be in effect a period of eight (8) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-065. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Recognition of three existing accessory structures.
Owners:	Shawn Byers
Applicant:	Owner
Legal Description:	Part Lot 15, Concession 4 (being Lot 27 on Plan 399)
Official Plan <sup>1</sup> :	Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Limited Service Residential Floodplain (LSR (F)) Zone (Township of Somerville Zoning By-Law 78-45)
Site Size:	1,903 square metres (20,483.72 square feet)
Site Access:	Private road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is situated on the shoreline of the Burnt River, with access from Kozy Kove Road. The area is primarily characterized by single detached dwellings and assorted accessory structures, mainly for seasonal residential use (according to the Municipal Property Assessment Corporation).

The subject property currently contains a detached garage, cabin, playhouse, two sheds, and an outhouse. The proposal seeks to facilitate the recognition of three existing accessory structures, being a cabin, playhouse, and one of the sheds. The remaining shed and outhouse are being removed. A new single detached dwelling is also proposed, but does not require relief from the Zoning By-law.

The application does not alter the property's use or conflict with surrounding land uses and built form. Considering the seasonal nature of the area, the proposed accessory structures are typical and support the reasonable use of the property. On seasonal properties, structures such as cabins and playhouses are commonly used to enhance recreational enjoyment, accommodate guests, and provide flexible use of outdoor space during peak seasonal months. These types of structures are consistent with the character and function of the area.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The property is designated Environmental Protection under the City of Kawartha Lakes Official Plan (2012).

As per policy 34.1., nothing in the Official Plan or the implementing Zoning By-law prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on the date this Plan was adopted by Council. The City may recognize the existing use of land in an implementing zoning by law. The property is zoned to permit residential uses and accessory structures, and this residential zoning has been in place since at least 1978.

Performance and siting criteria are implemented through the Zoning By-law.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Limited Service Residential Floodplain (LSR (F)) Zone under Township of Somerville Zoning By-Law 78-45. The floodplain provision identifies properties that may be susceptible to flooding during a Regulatory Flood. Regulatory Flood is based on lands that would be flooded as a result of a storm event equivalent to the Timmins Storm of 1961. The Zoning By-law provides information on the expected level of flooding, as well as provisions for floodproofing buildings and structures. The application seeks relief from the minimum front yard

setback, location of accessory structures, number of accessory structures, and the minimum lot area and frontage required for a cabin.

Section 5.2 c) of the Zoning By-law requires a minimum front yard setback of 7.5 metres; the front yard setback of the shed is 2.4 metres and the front yard setback of the play house is 7.3 metres. The intent of the minimum front yard setback is to ensure adequate spatial separation between built form and the travelled portion of the road and to maintain features such as the character of the streetscape. The provision aims to ensure the property is cohesive with surrounding properties and area.

Additionally, Section 18.1.2 a) of the Zoning By-law provides that accessory structures are permitted in the interior side or rear yard; the shed, play house, and cabin are located in the front yard. The intent of limiting the location of accessory structures to the side or rear yard is to ensure accessory uses remain subordinate to the primary use by being located in less visible areas on the property. Requiring accessory structures to be located within the interior side or rear yard serves to maintain ample amenity space in the front yard, as well as ensures the property is cohesive with surrounding properties and area.

The existing accessory structures being situated in the front yard avoids non-compliance with the water setback. It is common for property owners to site accessory structures in the front yard in order to avoid the minimum water setback and to preserve amenity space closer to the water. Furthermore, the accessory structures are located directly behind an existing hedge, which provides visual screening when viewing the property from the street. Additionally, it is evident through aerial imagery that accessory structures being situated in the front yard is generally common along Kozy Kove Road.

Section 18.1.3 c) of the Zoning By-law permits a maximum of 3 accessory structures on a lot in any class of residential zone; the proposal is for 4 accessory structures to remain on the property. The intent of limiting the number of accessory structures is to prevent overdevelopment of a lot, maintain open space, minimize visual clutter, and ensure that accessory uses remain subordinate to the primary use of the property.

To reduce visual clutter, the owner is removing two existing accessory structures (outhouse and one shed). Additionally, the remaining structures share a consistent built form, contributing to a cohesive visual appearance in the front yard. Adequate open space is maintained at the rear of the property, and overall lot coverage remains within the permitted limits.

Section 18.1.6 a) of the Zoning By-law provides that a cabin is permitted provided the lot complies with the minimum lot area and frontage requirements; as per Section 5.2 b) ii) of the Zoning By-law the minimum frontage is 30 metres and the subject property has 21.3 metres of frontage. The intention of this provision is to ensure properties have sufficient space to support an additional accessory structure without causing overcrowding or negatively impacting the surrounding environment.



The variance avoids overcrowding as it complies with the total permitted lot coverage and accessory structure lot coverage. As no new structure is being proposed as part of the application, there are no anticipated impacts to drainage. Furthermore, although the lot is undersized it is in keeping with the surrounding lot fabric.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

The application was initially submitted with the intent to relocate the subject accessory structures to the rear yard. Following discussions with neighbouring property owners, the decision was made to retain the structures in their current location to the satisfaction of the owner's neighbours and maintain appropriate separation from the septic system and shoreline.

No other alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

No comments received as of the writing of the staff report.

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant's Sketch

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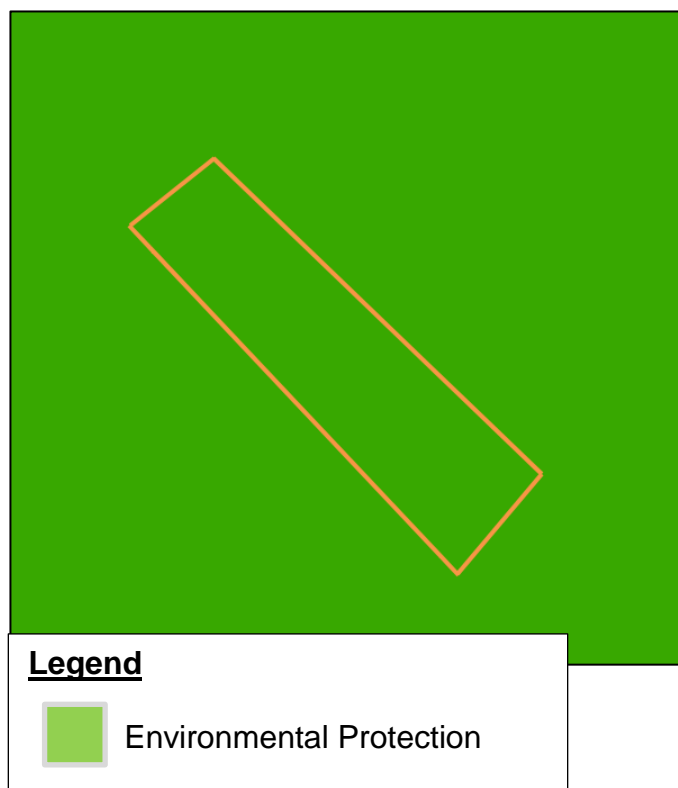
<b>Phone:</b>	705-324-9411 extension 1367
<b>E-Mail:</b>	ashahid@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-052

## Schedule 1

### Relevant Planning Policies and Provisions

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#### City of Kawartha Lakes Official Plan



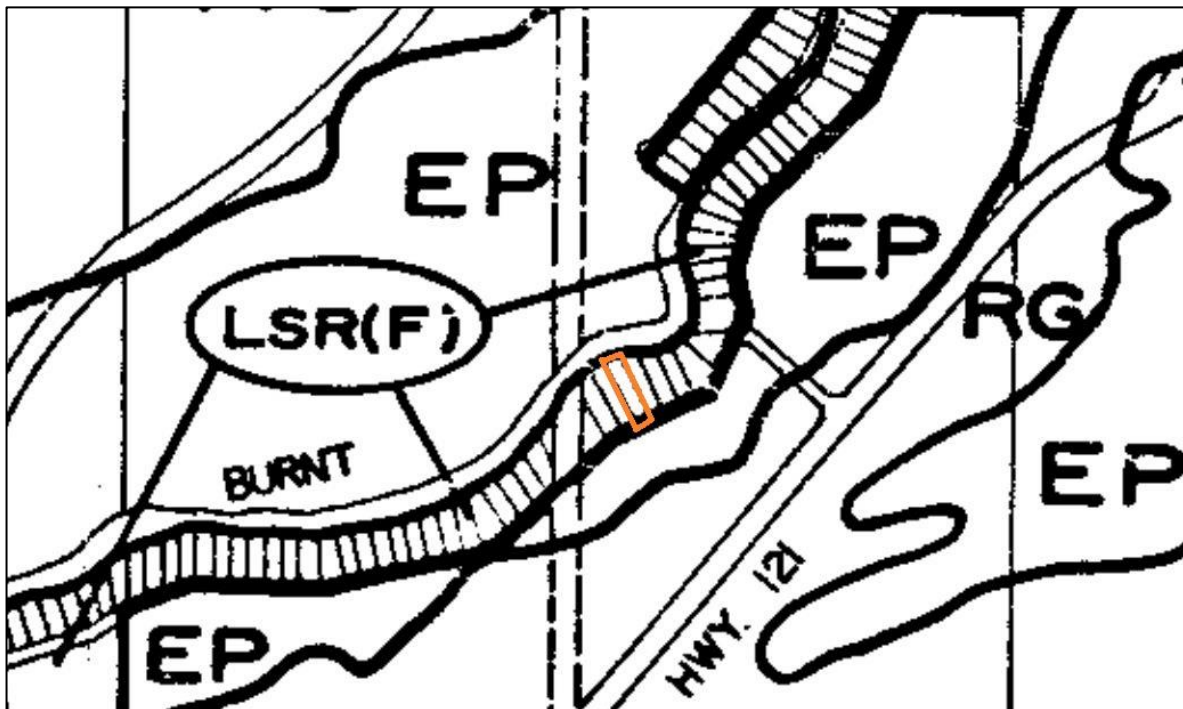
#### Section 17. Environmental Protection Designation

##### 34. Development Control

##### 34.1. Existing Uses

Nothing in this Plan or the implementing Zoning By-law prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on the date this Plan was adopted by Council. The City may recognize the existing use of land in an implementing zoning by law.

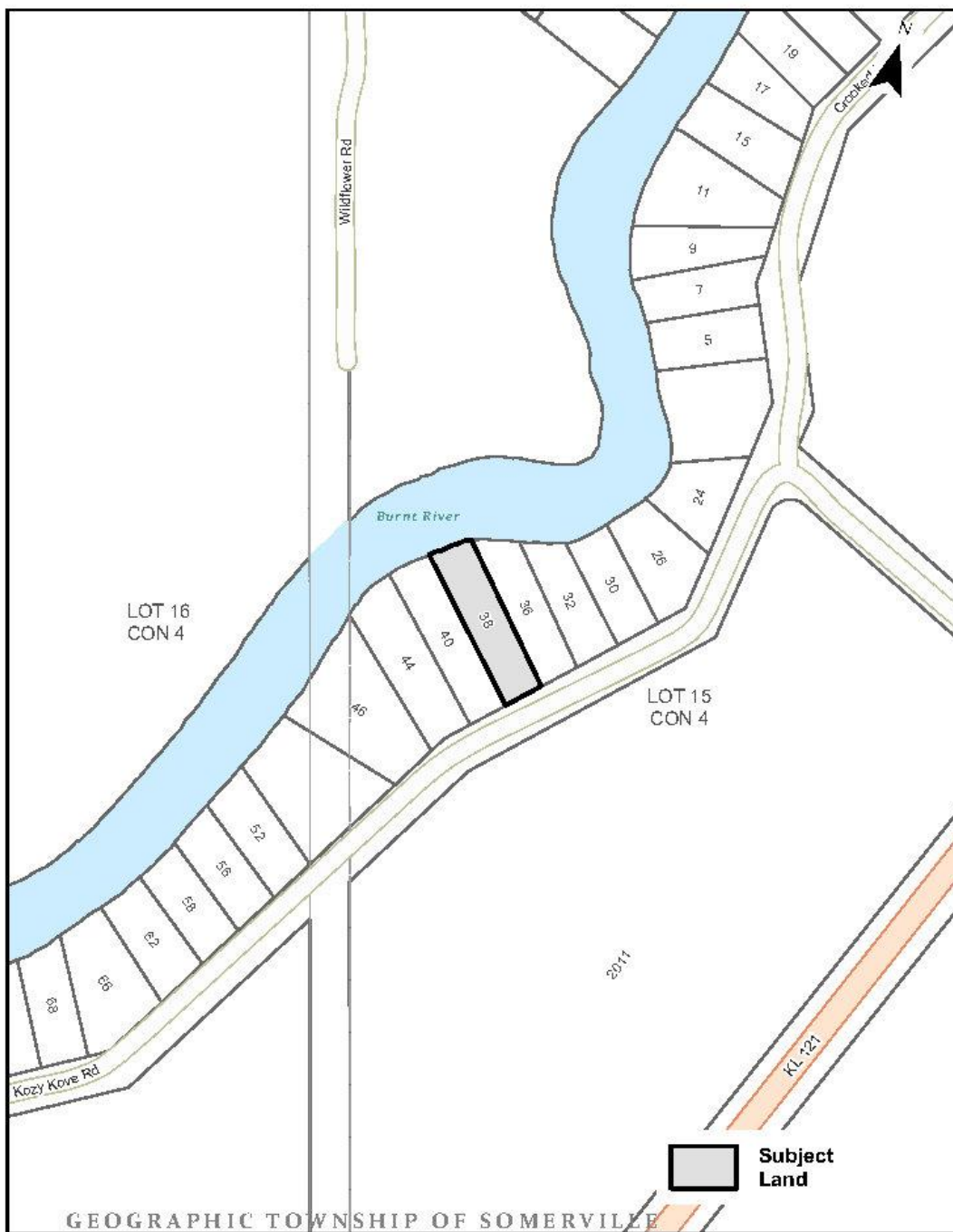
**Township of Somerville Zoning By-Law 78-45**



Section 5. Limited Service Residential (LSR) Zone

Section 18. General Provisions

D20-2025-052



to

REPORT COA2025-065

FILE NO: D20-2025-052

**AERIAL PHOTO (2023)**



## 98

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Graham**  
Report Number COA2025-066

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**Public Meeting**

**Meeting Date:** June 26, 2025

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 5 – Geographic Township of Ops**

**Subject:** The purpose and effect is to facilitate the addition of a second storey to an existing detached garage.

**Relief sought:**

1. Section 5.2 of the Zoning By-law permits a maximum height for accessory structures of 5 metres. The proposed height of the detached garage is 6.5 metres.

The variance is requested at **81 Cheese Factory Road** (File D20-2025-053).

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**Author:** Shayan Okhowat, Planner II    **Signature:** 

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**Recommendations**

**That** Report COA2025-066 – Graham, be received;

**That** minor variance application D20-2025-053 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-066, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2025-066. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a second-storey addition onto existing detached garage.
Owners:	Justin Graham
Applicant:	Owner
Legal Description:	Part Lot 26, Concession 8
Official Plan <sup>1</sup> :	Prime Agricultural (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Agricultural (A) Zone (Township of Ops Zoning By-law 93-30)
Site Size:	4,006.4 square metres (0.4 hectares)
Site Access:	Year-round maintained road
Site Servicing:	Private holding tank and private individual well
Existing Uses:	Residential
Adjacent Uses:	Residential, Agricultural

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is situated in the geographic Township of Ops in a rural area with access from Cheese Factory Road. Tall vegetation is present on the southwestern portion of the subject property. The abutting property to the west is a low-density residential use, in the form of a single detached dwelling. There are no directly abutting structures to the north, south, or east.

The property currently contains a single detached dwelling, detached garage, and shed. The proposal seeks to facilitate the construction of a second-storey addition onto the existing detached garage that was constructed in 2007. The existing garage is located in the rear yard, near the eastern side lot line. The owner has indicated that the proposed second-storey is desired to allow for the storage of

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1



personal items and belongings. The owner has indicated that their family's housing accommodations have changed, and the garage is currently being used solely for storage with their personal vehicle parked outside. The proposed second-storey will expand the storage space while allowing for a personal vehicle to be parked on the first floor.

The proposed second-storey addition to the detached garage is compatible with the existing rural residential land use of the property, and is not anticipated to impact neighbouring properties or the character of the surrounding area.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Prime Agricultural under the City of Kawartha Lakes Official Plan. Low-density residential uses and buildings or structures accessory to residential uses are permitted within the designation. Performance and siting criteria is implemented through the Zoning By-law.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Agricultural (A) Zone under the Township of Ops Zoning By-law 93-30. The A Zone permits a single detached dwelling and accessory uses. Relief is required from the maximum permitted height of an accessory structure.

Section 5.2 of the Zoning By-law permits a maximum height of 5 metres for accessory structures in a residential zone or to a residential zone. The proposed height of the detached garage is 6.5 metres. The intent of this provision is to regulate the vertical dimension of accessory structures while preserving the visual character of an area and preventing structures from overshadowing neighbouring properties.

The existing detached garage is situated in the rear yard, approximately 48.6 metres from the road. As such, the existing garage is located in a more discrete location on the property. Moreover, the proposed gross floor area of the garage will remain subordinate to the gross floor area of the primary use, being the dwelling. The eastern neighbouring property is a large agricultural property with no directly adjacent structures to the existing location of the garage. As such, the proposed garage is not anticipated to negatively impact any of the neighbouring properties. Given the predominantly agricultural nature of the area, it is customary for agricultural properties to include taller structures that support agricultural activities. Taller structures in accessory to a farm use are permitted in the Zoning By-law under the applicable agricultural zone. Accordingly, the proposed garage is consistent with the established visual character of the area.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

DS – Building and Septic Division (Septic): “A sewage system use permit was located for the property. The report indicates that the sewage system is located in the same yard as the proposed construction. However, the foundation of the garage is established and the construction will not extend beyond the current footprint. Clearance distances to the sewage system have been established and will be maintained as part of the proposal. Additionally, the garage will not contain any plumbing fixtures or habitable space. As such, the Building and Septic Division have no concerns with the minor variance proposal as it relates to private on-site sewage disposal.”

DS – Building and Septic Division (Building): “Outstanding permit BPH2007-1304 (can be dealt with through the inspection process). No other concerns.”

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant’s Sketch

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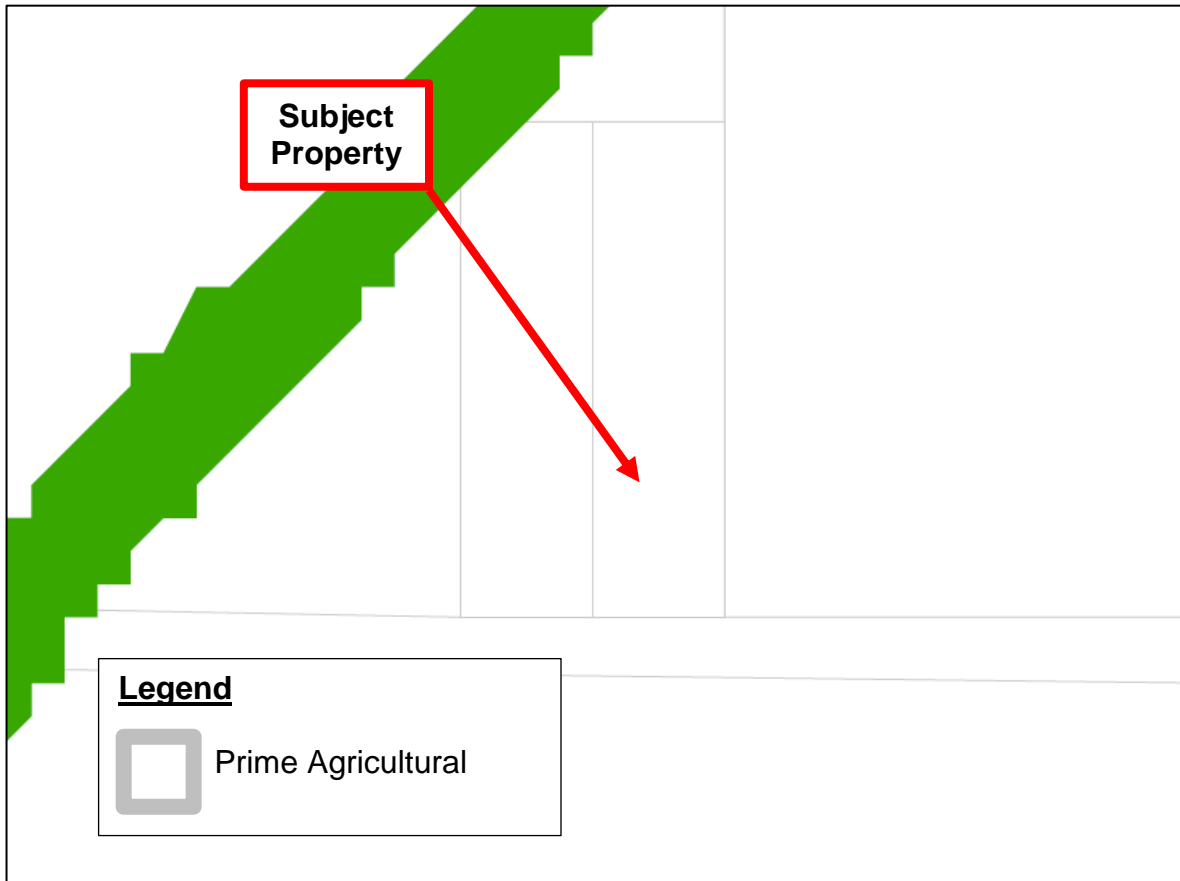
<b>Phone:</b>	705-324-9411 extension 2156
<b>E-Mail:</b>	sokhowat@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-053

## Schedule 1

### Relevant Planning Policies and Provisions

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#### City of Kawartha Lakes Official Plan



#### 15. Prime Agricultural Designation

## Township of Ops Zoning By-law 93-30



### Section 2.1 Accessory Uses

### Section 5 Rural Residential (RR) Zone

#### 5.1 Uses Permitted

#### 5.2 Zone Provisions

Building heights (maximum)

b) accessory building 5 metres

### Section 16. Agricultural (A) Zone

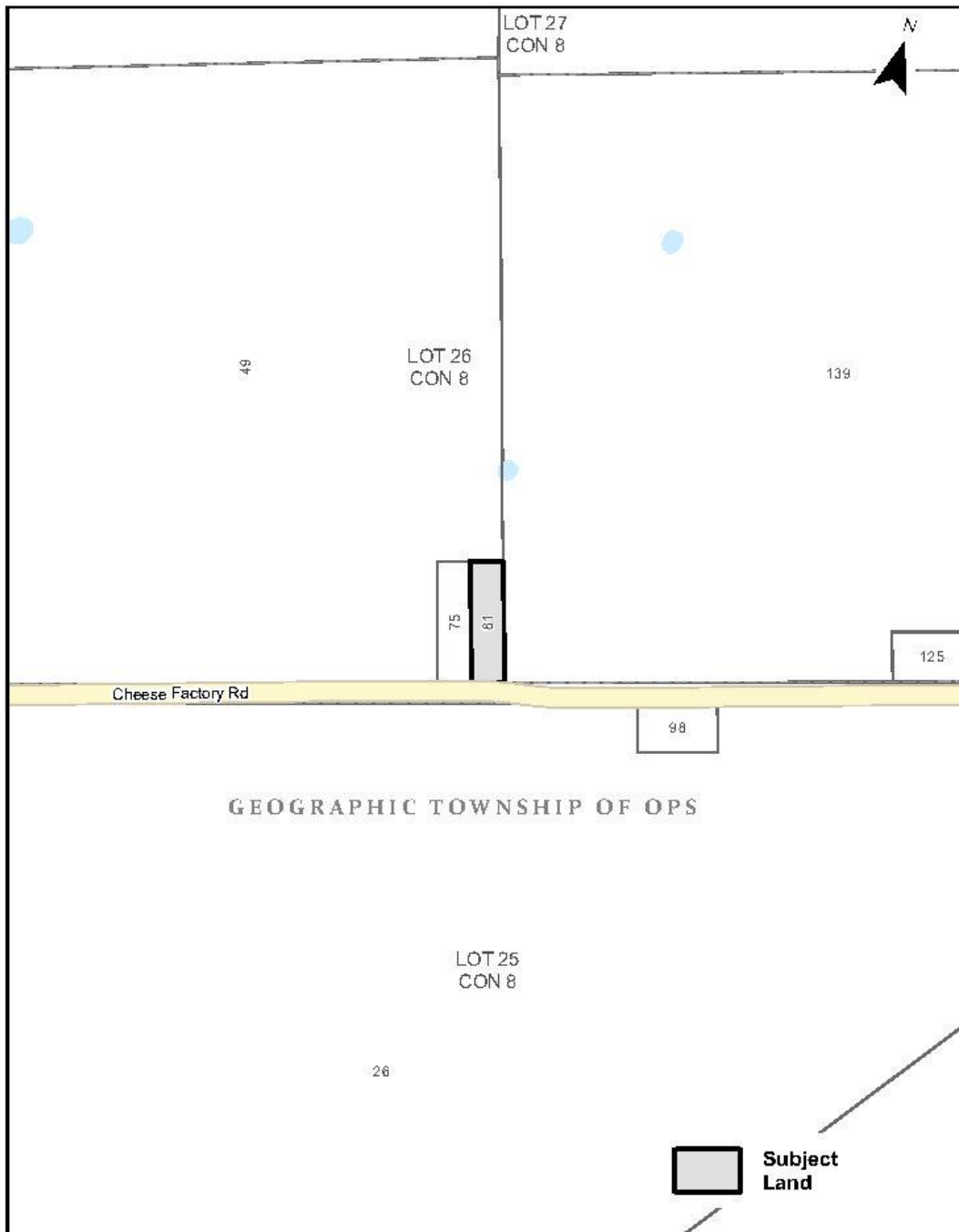
to

REPORT COA2025-066

FILE NO: D20-2025-053

**LOCATION MAP**

**D20-2025-053**



to

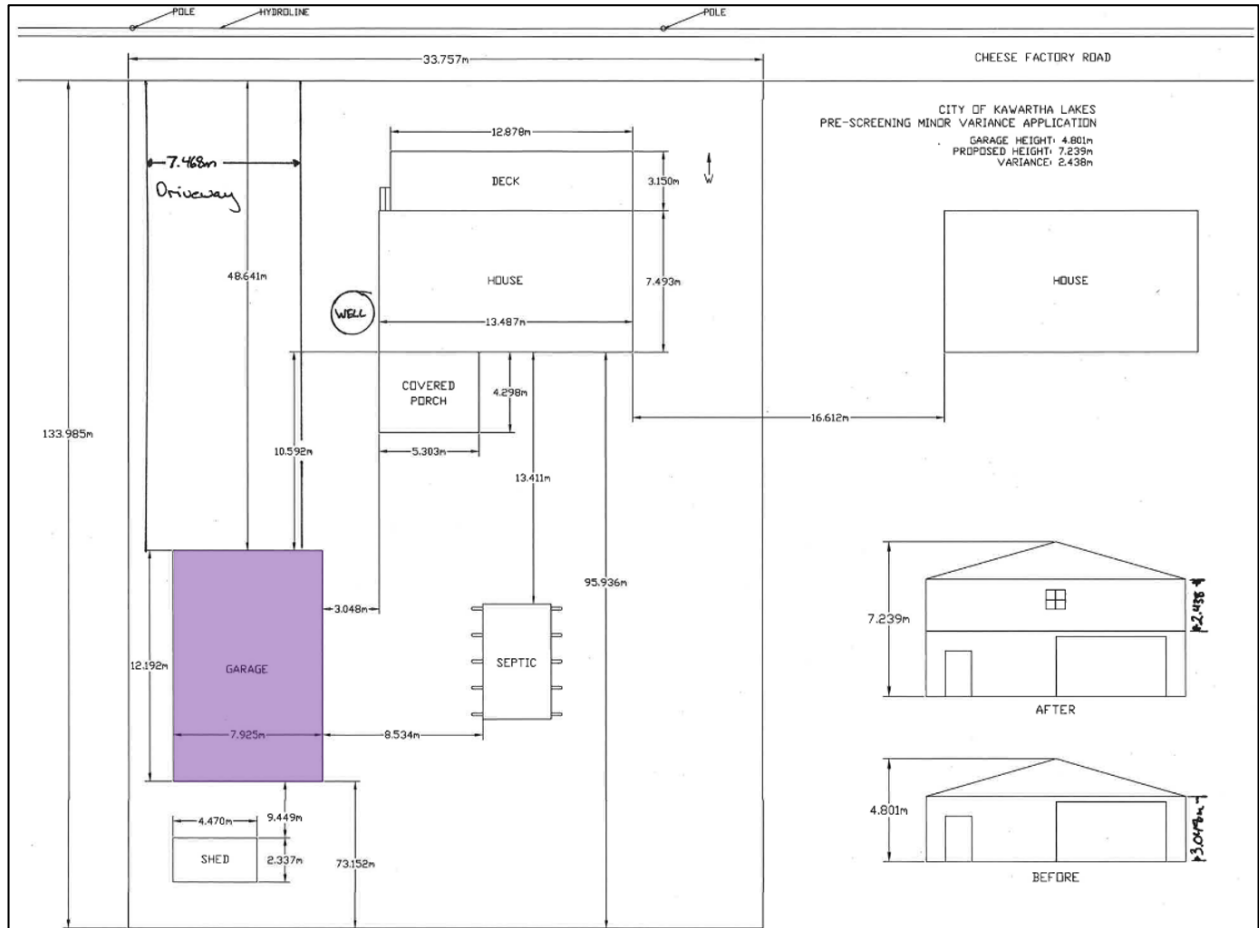
REPORT COA2025-066

FILE NO: D20-2025-053

**AERIAL PHOTO (2023)**



to

REPORT COA2025-066FILE NO: D20-2025-053**APPLICANT'S SKETCH****Proposed Height of Detached Garage: 6.5 Metres**

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Druery and Harrison**  
Report Number COA2025-067

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**Public Meeting**

**Meeting Date:** June 26, 2025

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 3 – Former Village of Fenelon Falls**

**Subject:** The purpose and effect is to facilitate the construction of a roof covered patio onto an existing detached garage.

**Relief sought:**

1. Section 5.1.4. of the Zoning By-law permits a maximum lot coverage for accessory structures of 5% of the lot area. A lot coverage of 10.1% was approved under Minor Variance D20-2024-096. The new proposed accessory structure lot coverage is 10.7%.

The variance is requested at **145 Queen Street** (File D20-2025-054).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



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**Recommendations**

**That** Report COA2025-067 – **Druery and Harrison**, be received;

**That** minor variance application D20-2025-054 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-067, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** building construction related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon completion of the first Building Inspection.



This approval pertains to the application as described in report COA2025-067. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a roof-covered patio onto an existing detached garage.
Owners:	Bonnie Drewery & Andrew Harrison
Applicant:	Owners
Legal Description:	Lots 7 to 8 South of Queen, Plan 100
Official Plan <sup>1</sup> :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan <sup>1</sup> :	Residential (Fenelon Falls Secondary Plan, 2015)
Zone <sup>2</sup> :	Residential Type One (R1) Zone (Village of Fenelon Falls Zoning By-Law 89-25)
Site Size:	1,868.70 square metres (20,114.52 square feet)
Site Access:	Year-round maintained street
Site Servicing:	Municipal water and sewer servicing
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is situated in the former Village of Fenelon Falls, in a predominantly residential neighbourhood. The neighbourhood is comprised of low-density residential land uses, consisting of single-detached dwellings and assorted accessory structures. The subject property is a through lot with access from both Queen Street and Dodd Street. The property is located at the end of the cul-de-sac of Dodd Street.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The property currently contains a single-detached dwelling and detached garage. The proposal seeks to facilitate the construction of a roof covered patio onto the detached garage.

A previous minor variance (D20-2024-096) was approved in November 2024 to permit the construction of a roof-covered patio by granting relief from the maximum permitted accessory structure lot coverage, allowing 10.1% coverage. The newly proposed lot coverage is 10.7%, a minor increase resulting from the repositioning of support posts to comply with Ontario Building Code (OBC) requirements. The minor increase in lot coverage is due to a required adjustment in the location of the support posts to comply with Ontario Building Code (OBC) regulations, which prohibit placing structural posts directly on limestone. As a result, the posts had to be shifted, leading to a slight increase in overall coverage as the area covered by the roof is increased.

The proposed covered patio area will be at-grade and the applicant has indicated that it will allow for a sheltered recreational/amenity space. The use aligns with the existing residential use of the lot and character of the neighbourhood.

Therefore, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Urban Settlement Area under the City of Kawartha Lakes Official Plan. The Urban Settlement Area designation aims to provide general broad policies that are applicable to all urban settlements within the City. The Fenelon Falls Secondary Plan provides more specific policies directed towards the former Village of Fenelon Falls. Under the Secondary Plan, the property is designated Residential.

The Residential designation under the Secondary Plan allows for low-density residential uses and related accessory structures. Performance and siting criteria are implemented through the Zoning By-law.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Residential Type One (R1) Zone under the Village of Fenelon Falls Zoning By-Law 89-25. The R1 Zone permits a single-detached dwelling and related accessory structures. The proposal requires relief from the maximum permitted accessory structure lot coverage.

Section 5.1.4 of the Zoning By-law permits a maximum 5% accessory structure lot coverage; the proposed accessory structure lot coverage is 10.7%. The intention of this provision is to ensure any accessory use or structure remains subordinate to the principal use or main building, as well as maintaining a balance between built form and open space. The existing accessory structure lot coverage is 7.45%, with the only accessory structure being the existing detached garage. The proposed covered patio is not introducing a new separate structure, and will be attached to the detached garage. As the space is not enclosed, the visual impact is minimal

and maintains an open space view while creating a sheltered area for increased usability of the existing amenity space in the rear yard. The proposed patio cover compliments the principal low-density residential use of the lot. The proposed patio roof will be 3.66 metres above ground supported by pillars, while the patio itself will be at-grade. Furthermore, from Queen Street the view of the proposed patio roof will be limited by the existing single-detached dwelling located closer to the street. Regarding views from Dodd Street, given that the property is situated at the end of the cul-de-sac, pedestrian and vehicular traffic is anticipated to be minimal. This positioning thereby mitigates potential concerns regarding impacts on views from the street. The minor change from the originally approved relief of 10.1% to 10.7% is minimal and not anticipated to cause any adverse impacts.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

No comments received as of the writing of the staff report.

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map  
Appendix B – Aerial Photo  
Appendix C – Applicant's Sketch

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**Phone:** 705-324-9411 extension 1367  
**E-Mail:** ashahid@kawarthalakes.ca

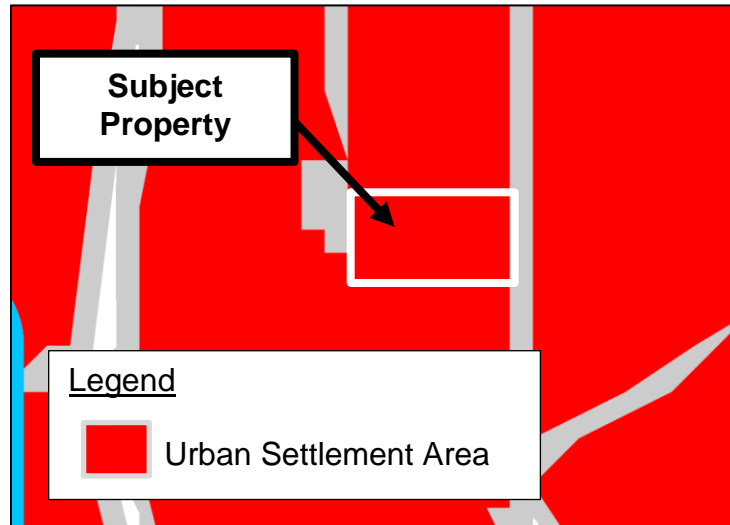
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2025-054

## Schedule 1

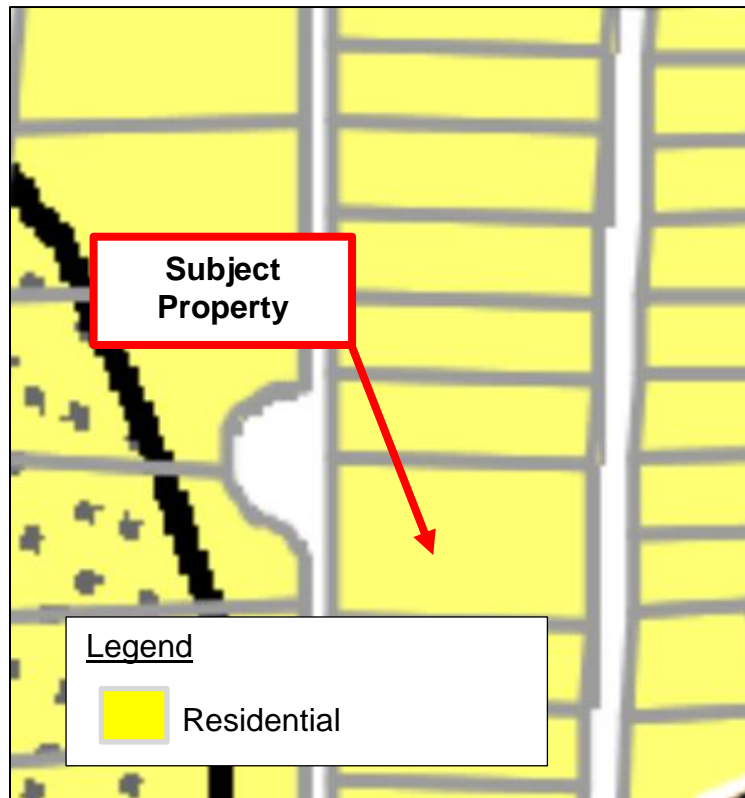
### Relevant Planning Policies and Provisions

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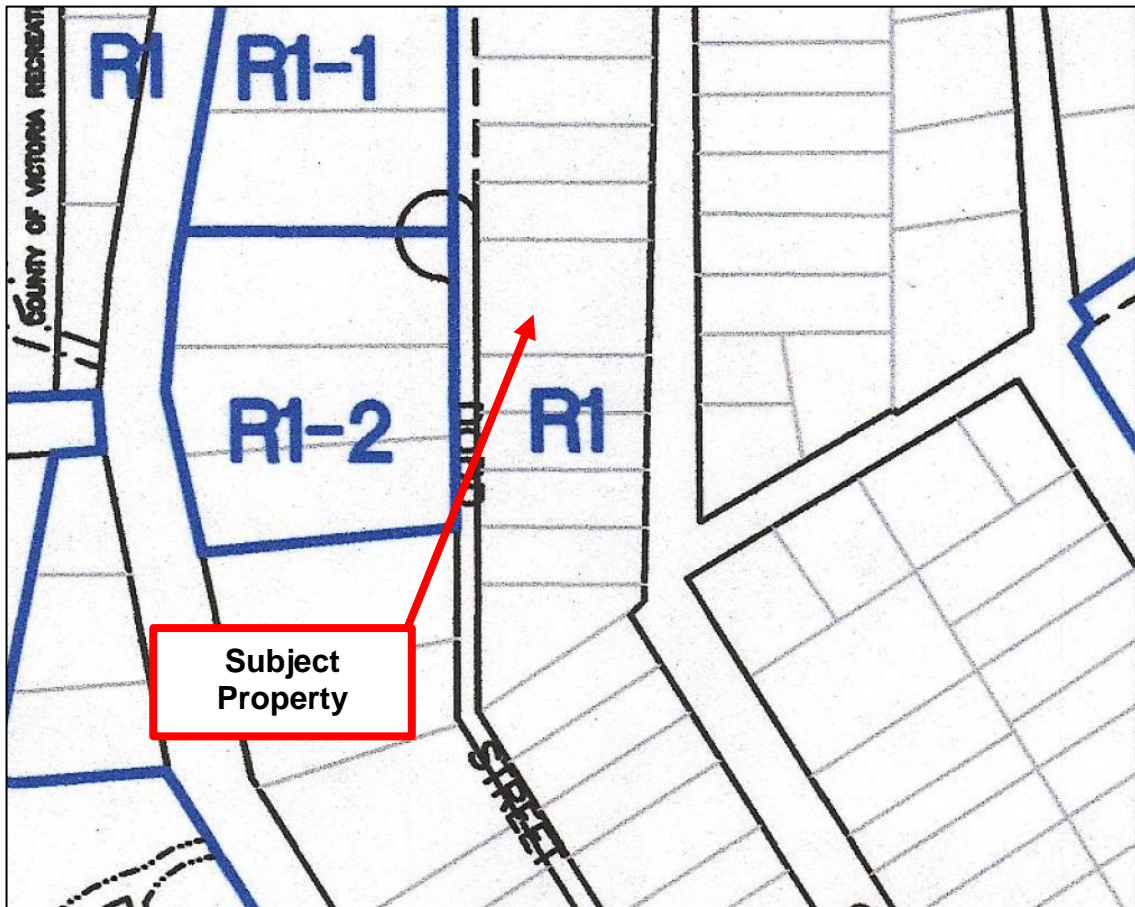
#### City of Kawartha Lakes Official Plan



#### Fenelon Falls Secondary Plan



## Village of Fenelon Falls Zoning By-Law 89-25



to

LOCATION MAP

REPORT COA2025-067

FILE NO: D20-2025-054

D20-2025-054



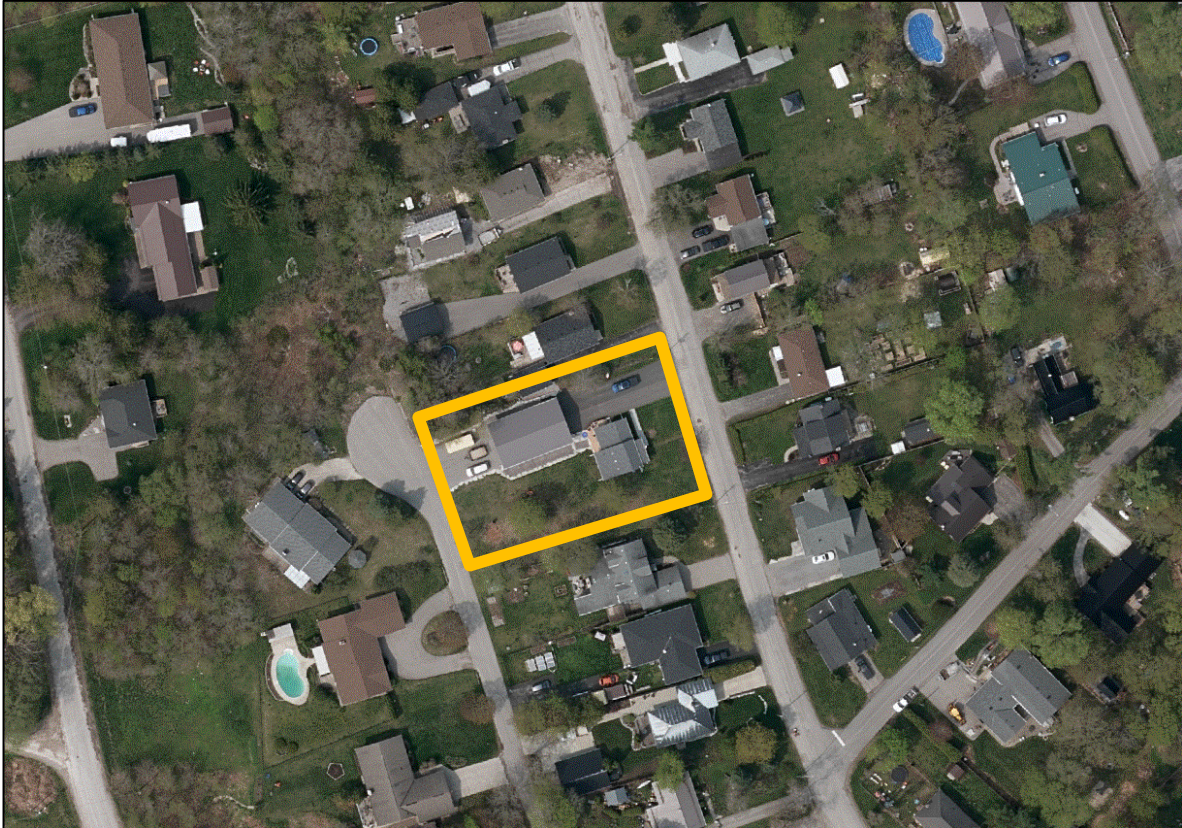


to

REPORT COA2025-067

FILE NO: D20-2025-054

**AERIAL PHOTO (2023)**



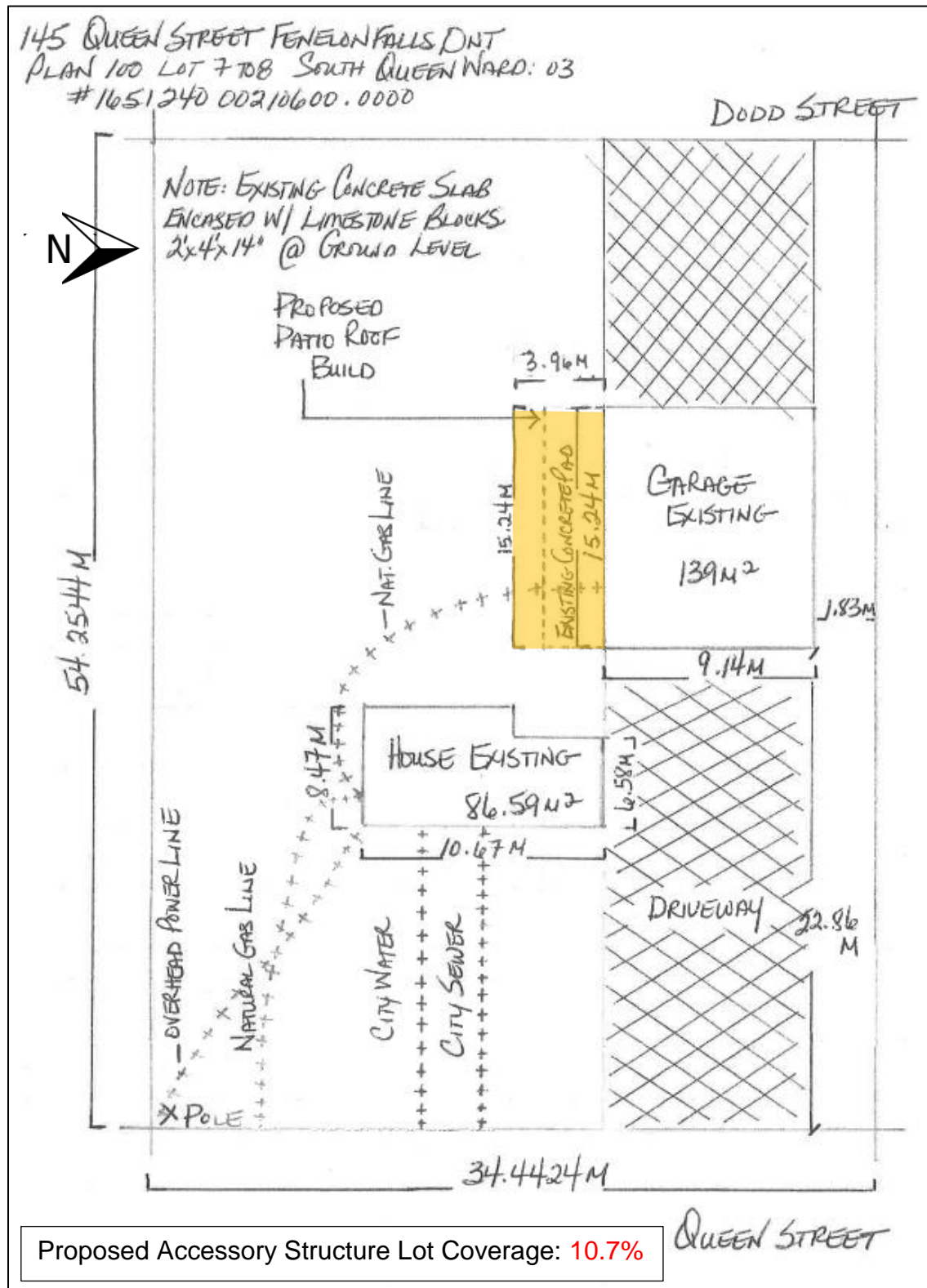


to

REPORT COA2025-067

FILE NO: D20-2025-054

## APPLICANT'S SKETCH



**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Hynes**  
Report Number COA2025-068

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**Public Meeting**

**Meeting Date:** June 26, 2025

**Time:** 1:00 pm

**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 8 – Geographic Township of Emily**

**Subject:** The purpose and effect is to allow for the severance of the property to facilitate a lot line adjustment between 70 Orange Corners Road and 15 Trillium Court. The Minor Variance is a condition of provisional Consent (file number D03-2025-002).

**Relief sought:**

1. Section 10.3.16.1 a) of the Zoning By-law, requires a minimum lot area of 1.3 hectares; the resulting lot area of 70 Orange Corners Road is 0.9 hectares.

The variance is requested at **70 Orange Corners Road** (File D20-2025-055).

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**Author:** Katherine Evans, Acting Development Supervisor

**Signature:** 

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**Recommendations**

**That** Report COA2025-068 – Hynes, be received;

**That** minor variance application D20-2025-055 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-068, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** development related to the minor variance shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-068. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	A lot line adjustment between 70 Orange Corners Road and 15 Trillium Court resulting in a reduced lot area
Owners:	Robert Mitchell Hynes (owner of 70 Orange Corners Road)
Applicant:	Robert Michael Hynes (owner of 15 Trillium Court)
Legal Description:	Part Lot 19, Concession 1 (being Part 1 on 57R-7316)
Official Plan <sup>1</sup> :	Rural and Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type One Exception Sixteen (RR1-16) Zone (Township of Emily Zoning By-law 1996-30)
Site Size:	Before severance: 1.6 ha. (3.96 ac.). After severance: 0.9 ha. (2.2 ac.)
Site Access:	Year round municipal road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential and agricultural

## Rationale

**The variance is desirable for the appropriate development or use of the land, building or structure.**

The subject property is in an area that contains residential and agricultural uses. The subject property, being 70 Orange Corners Road, is a rectangular lot and currently contains a single detached dwelling constructed in 1971 (according to Municipal Property Assessment Corporation).

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The proposal is to sever approximately 4,613 square metres (1.14 acres) from 70 Orange Corners Road and merge the severed portion together with the abutting property 15 Trillium Court. As a result of the proposal, 70 Orange Corners Road is to be 0.9 hectares (2.2 acres) in size. The benefitting lot, 15 Trillium Court would increase in size from 0.58 hectares (1.44 acres) to approximately 1 hectare (2.58 acres).

The current owners of both properties are related, and the owner of 15 Trillium Court has established walking trails that traverse both properties. The ownership of 70 Orange Corners is changing, so the owner of 15 Trillium Court proposes to sever the subject property so the portion that contains the walking trails can be merged with 15 Trillium Court and continued to be used by the owners. The associated Consent application (D03-2025-002) has been granted provisional consent and the Minor Variance is a condition of the Consent.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

**The variance maintains the general intent and purpose of the Official Plan.**

The subject property is designated Rural and Environmental Protection under the City of Kawartha Lakes Official Plan. Low density residential uses are permitted within the Rural designation.

Policy 33.3.7. provides that consents which have the effect of changing boundary lines or which do not create additional or buildable lots should be evaluated on their own merits. No new lot is to be created as a result of the proposed severance. The frontages of 70 Orange Corners Road and 15 Trillium Court will remain the same as they are currently. The lot area of 70 Orange Corners will remain in keeping with the surrounding lot fabric.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

**The variance maintains the general intent and purpose of the Zoning By-law.**

The subject property is zoned Rural Residential Type One Exception Sixteen (RR1-16) Zone under the Township of Emily Zoning By-law 1996-30. A single detached dwelling as well as accessory buildings and structures are permitted within this zone. The proposal complies with all provisions of the Zoning By-law with the exception of the minimum lot area.

Section 10.3.16.1 a) of the Zoning By-law requires a minimum lot area of 1.3 hectares. The resulting lot area of 70 Orange Corners Road is 0.9 hectares. The purpose of establishing a minimum lot area is to ensure lots are large enough to accommodate development, including a building envelope that can comply with the zone provisions (setbacks, maximum lot coverage, etc.) and private services where applicable. Additionally, the intent is to establish a cohesive lot fabric. The exception zone is site specific, likely established when the property was originally created by consent to reflect the size of the severed lot.

The immediate area contains a variety of lot sizes ranging from approximately 0.1 hectares (0.2 acres) to 43 hectares (106 acres). The area contains a mixture of small and medium sized residential lots with a rural residential subdivision, and larger lots used for agricultural purposes. 70 Orange Corners Road is used for residential purposes, and as a result of the severance would be similar in size to 56 Orange Corners Road, which is approximately 68 metres south of the subject property. The proposed lot line adjustment does not result in alterations to lot size that are out of character with the surrounding lot fabric.

The resulting size of 70 Orange Corners is large enough so that the existing dwelling remains compliant with the provisions of the Zoning By-law. Additionally, the Supervisor of Part 8 Sewage Systems has confirmed there are no concerns regarding the size of the lot with respect private servicing.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

**The variance is minor in nature.**

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

**Other Alternatives Considered:**

No alternatives considered.

**Consultation Summary**

Notice of this application was circulated in accordance with the requirements of the Planning Act.

**Agency Comments:**

**Building and Septic Division (Building):** “No comments.”

**Building and Septic Division (Septic):** “A sewage system was located on the property as part of the consent application review. The existing sewage system will remain wholly within the proposed new boundaries. Additionally, there is adequate space to replace the sewage system for the existing dwelling in the proposed lot. As such, the Building and Septic Division have no concerns with the minor variance proposal as it relates to private on-site sewage disposal.”

**Public Comments:**

No comments received as of the writing of the staff report.

**Attachments**

Appendix A – Location Map

Appendix B – Aerial Photo  
Appendix C – Applicant's Sketch

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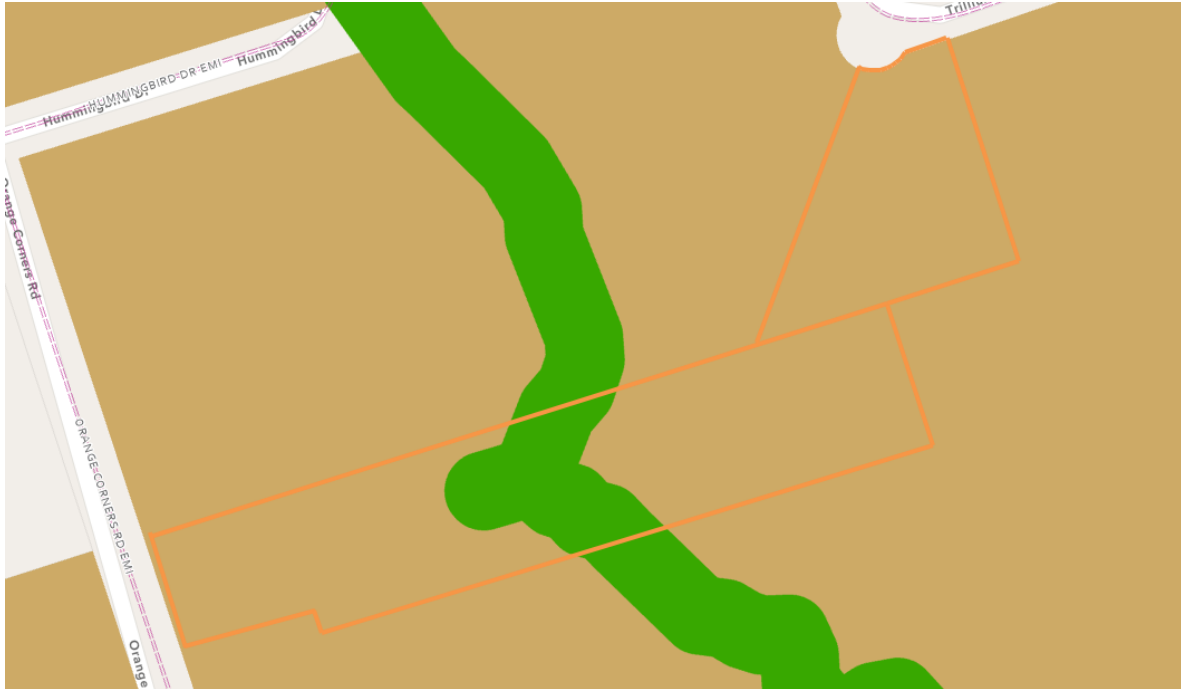
**Phone:** 705-324-9411 extension 1883  
**E-Mail:** kevans@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2025-055

## **Schedule 1**

### **Relevant Planning Policies and Provisions**

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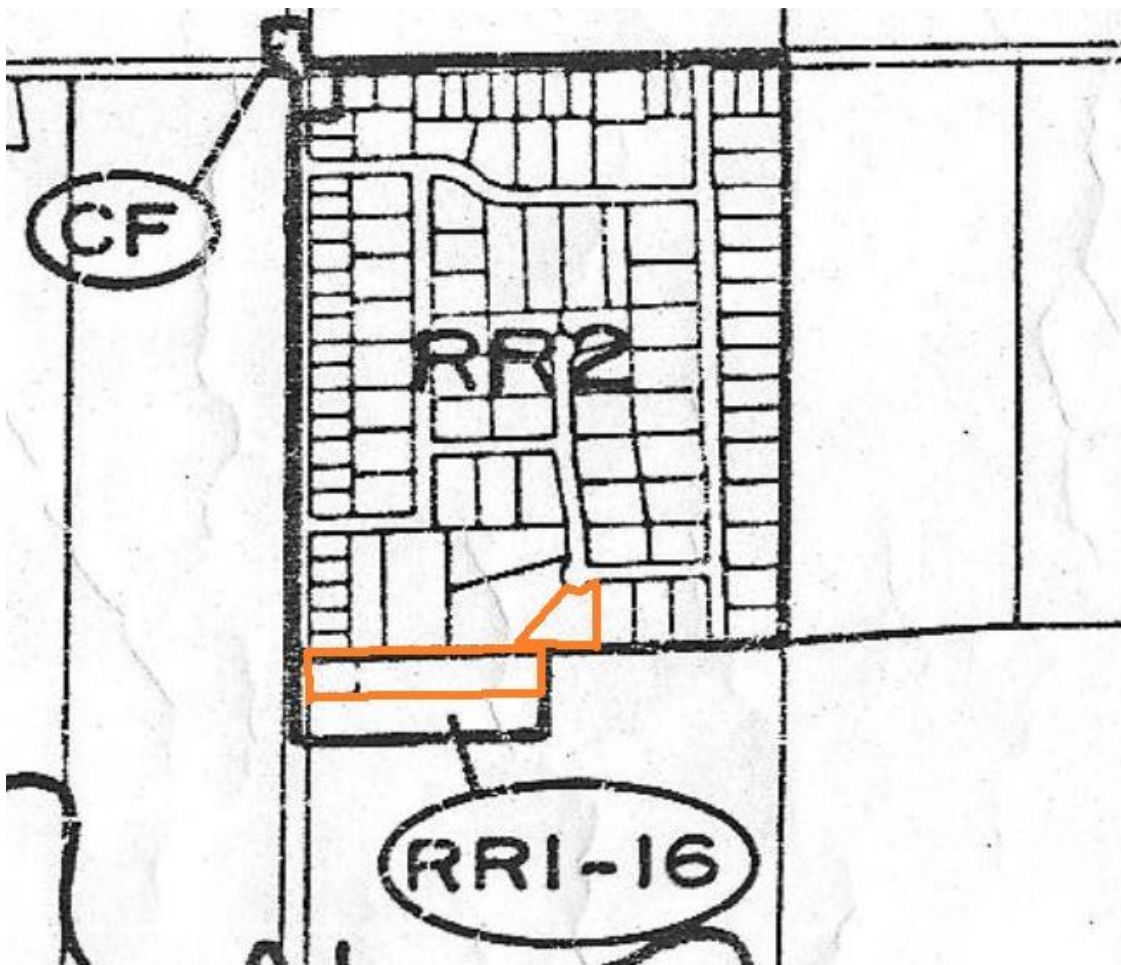
#### **City of Kawartha Lakes Official Plan**



#### **16. Rural Designation**

#### **17. Environmental Protection Designation**

## Township of Emily Zoning By-law 1996-30



### Section 10 Rural Residential Type One (RR1) Zone

10.1 Uses Permitted

10.2 Zone Provisions

10.3 Rural Residential Type One Exception Zones

10.3.16 Rural Residential Type One Exception Sixteen (RR1-16) Zone

10.3.16.1 Notwithstanding articles 10.2.1.1 and 10.2.1.2, land zoned "RR1-16" shall be subject to the following zone provisions:

(a) lot area (min.) 1.3 ha

(b) lot frontage (min.)



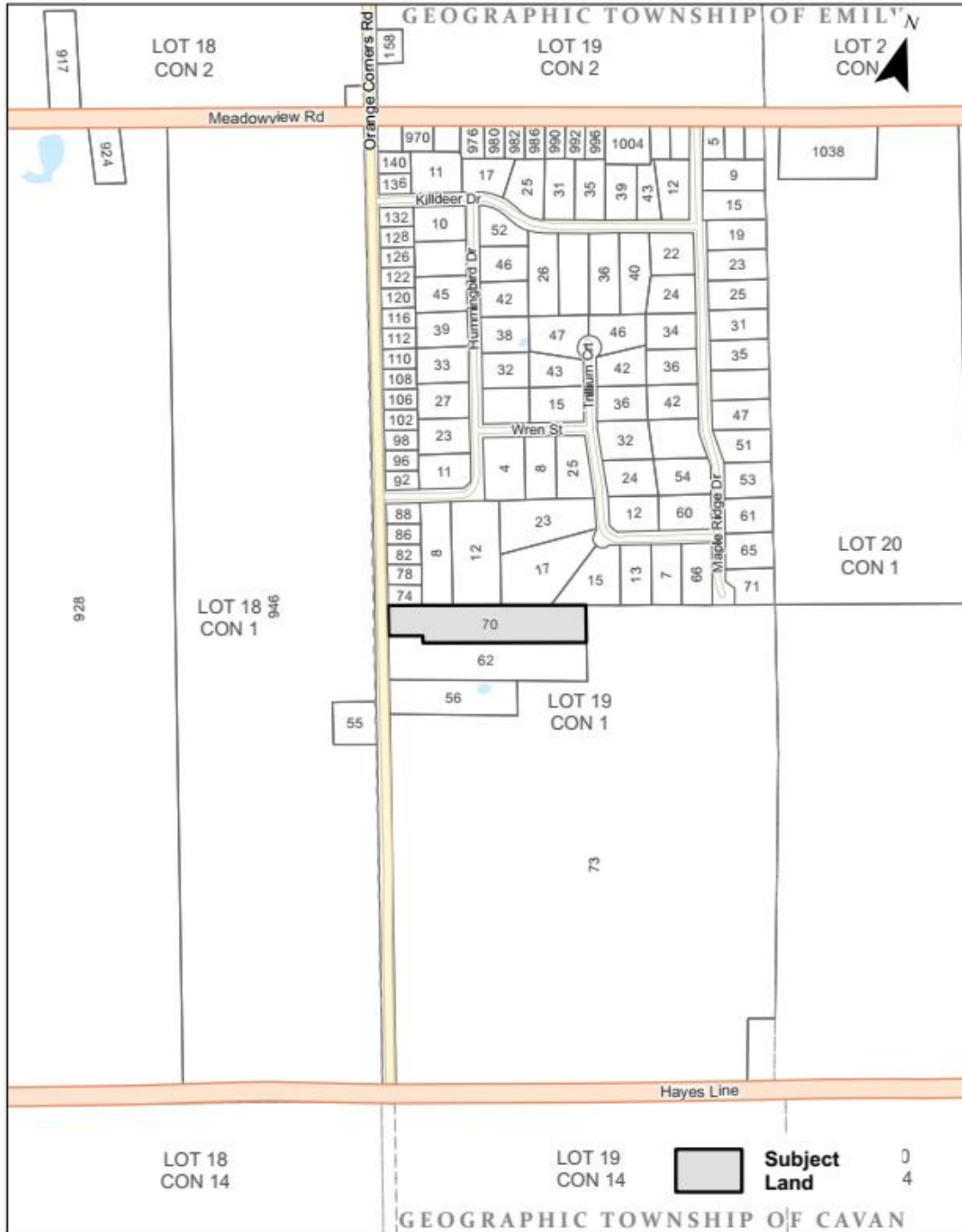
to

REPORT COA2025-068

FILE NO: D20-2025-055

LOCATION MAP

D20-2025-055

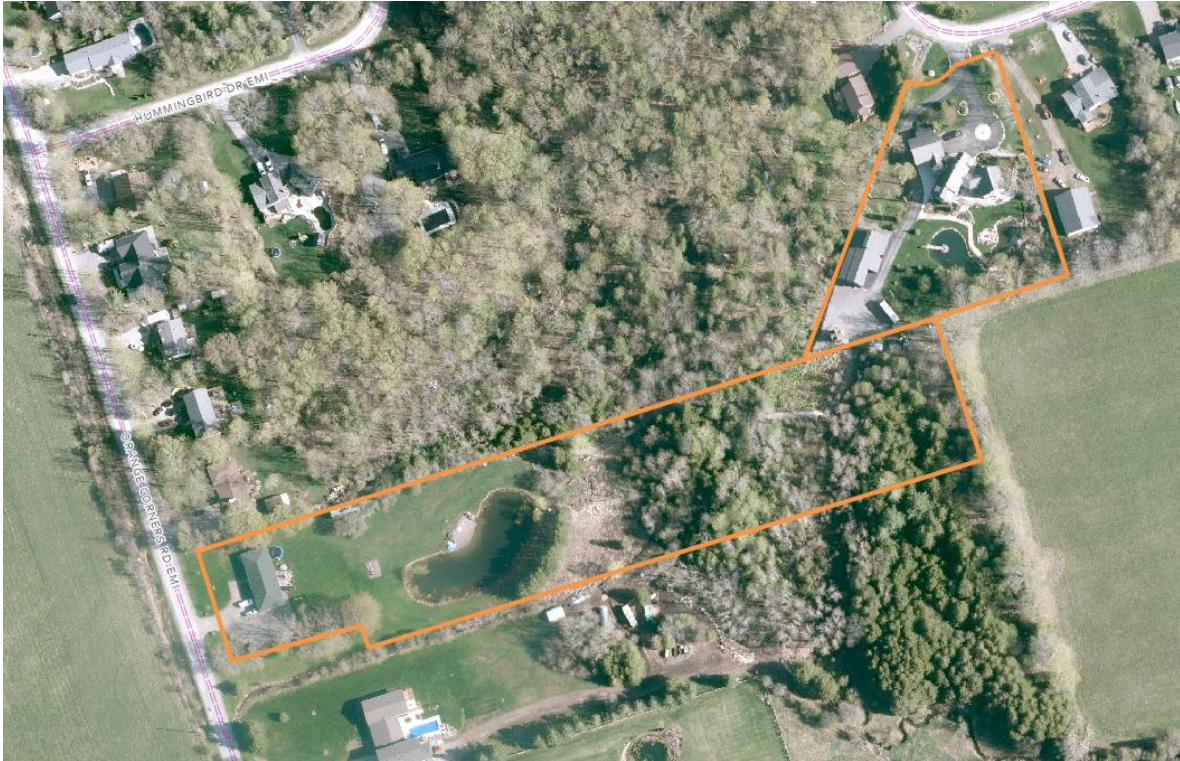


to

REPORT COA2025-068

FILE NO: D20-2025-055

## AERIAL PHOTO



to

REPORT COA2025-068FILE NO: D20-2025-055

## APPLICANT'S SKETCH

