

# **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).**

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

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

1. **Call to Order**
2. **Administrative Business**
  - 2.1 Adoption of Agenda
    - 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
3. **New Applications**
  - 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
    - 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

- 3.1.3 COA2025-061
- 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
- 3.1.4 COA2025-062
- 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.
- 3.1.5 COA2025-063
- 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
- 3.1.6 COA2025-064
- 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

- 3.1.7 COA2025-065
- 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
- 3.1.8 COA2025-066
- 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
- 3.1.9 COA2025-067
- 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
- 3.1.10 COA2025-068
- 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)
- 3.2 Consents
- 4. Deferred Applications**
- 4.1 Minor Variances
- 4.2 Consents
- 5. Other Business**

**6. Correspondence**

**7. Next Meeting**

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

**8. Adjournment**