

The Corporation of the City of Kawartha Lakes

Agenda

Committee of Adjustment Meeting

COA2025-09

Thursday, August 28, 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 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.

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 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 Appointment of Secretary-Treasurer

That Leah Barrie, Director of Development Services with the City of Kawartha Lakes, be appointed as Acting Secretary-Treasurer for the City of Kawartha Lakes Committee of Adjustment meeting of August 28, 2025.
 - 2.2 Adoption of Agenda
 - 2.2.1 COA2025-09

Committee of Adjustment Agenda
August 28, 2025
 - 2.3 Declaration of Pecuniary Interest
 - 2.4 Adoption of Minutes
 - 2.4.1 COA2025-08

Committee of Adjustment Minutes
July 24, 2025
3. **Deferred Applications**
 - 3.1 Minor Variances
 - 3.1.1 COA2025-079

Ahmad Shahid, Planner II
File Number: D20-2025-065
Location: 344-348 Kent Street West
Part Lot 21, concession 4 (formerly Ops)being Part of Part 1 of Reference Plan 57R-4940
Former Town of Lindsay
Owner: Easton's Muffler Centres Ltd. c/o Don MacPherson
Applicant: EcoVue Consulting Services Inc. c/o Kent Randall
 - 3.2 Consents
4. **New Applications**

4.1 Minor Variances

4.1.1 COA2025-081

Violeta Manastirliu, Summer Student Planner
File Number: D20-2025-041
Location: 102 Lindsay Street
Lot 74 on Plan 11 West Side of Lindsay Street
Former Village of Fenelon Falls
Owner: Sinnathural Jeevanesan
Applicant: Mayu Balasubramaniam

4.1.2 COA2025-082

Ahmad Shahid, Planner II
File Number: D20-2025-067
Location: Queen Street North
Lot 1 to 2 South Side of Wood Street
Former Village of Omemee
Owner: 208564 Ontario Inc.
Applicant: TD Consulting Inc.

4.1.3 COA2025-083

Cathy Lu, Summer Student Planner
File Number: D20-2025-069
Location: 465 Cheese Factory Road
Part Lot 26, Concession 11
Geographic Township of Ops
Owner: Douglas and Elizabeth McCausland
Applicant: TD Consulting Inc.

4.1.4 COA2025-084

Shayan Okhowat, Planner II
File Number: D20-2025-070
Location: 19 Pleasant Point Road
Lot 1, Plan 553, Part Lot 7, Concession A
Geographic Township of Mariposa
Owners: Jeff Vanuden, Ashley Vanuden James Sneyd and Sherry Sneyd
Applicant: Jeff and Ashley Vanuden

- 4.1.5 COA2025-085
- Ahmad Shahid, Planner II
File Number: D20-2025-071
Location: 3 South Harbour Drive
Lot 74, Plan 632
Former Village of Bobcaygeon
Owner: Lisa and Rick Lamanna
Applicant: Rick Lamanna
- 4.1.6 COA2025-086
- Ahmad Shahid, Planner II
File Number: D20-2025-072
Location: 107 Woodworth Drive
Part of Lot 14, Concession 9 (being Lot 6 of Plan 363)
Geographic Township of Somerville
Owners: Adolfine and Keith Way
Applicant: Stuart Way
- 4.1.7 COA2025-087
- Shayan Okhowat, Planner II
File Number: D20-2025-073
Location: 115 Fell Station Drive
Part Lot 19, Concession 1
Geographic Township of Somerville
Owners: Mike and Kim Baldesarra
Applicant: EcoVue Consulting Services Inc. c/o Aditya Srinivas
- 4.1.8 COA2025-088
- Shayan Okhowat, Planner II
File Number: D20-2025-074
Location: 359 Bury's Green Road
Part lot 13, Concession 1
Geographic Township of Somerville
Owners: Darlene and Dave Fell
Applicant: Granite Engineering c/o Catherine DeNardis

4.1.9 COA2025-089

Ahmad Shahid, Planner II
File Number: D20-2025-075
Location: 8 Delamere Island
Part 1, Island
Geographic Township of Somerville
Owner: Joshua Malcolm
Applicant: Joan Phillips

4.2 Consents

5. **Other Business**

6. **Correspondence**

7. **Next Meeting**

The next meeting will be Thursday, September 25th at 1:00pm in Council Chambers, City Hall.

8. **Adjournment**