

**The Corporation of the City of Kawartha Lakes**  
**Agenda**  
**Committee of Adjustment Meeting**

**COA2026-4**

**Thursday, April 23, 2026**

**1:00 P.M.**

**Council Chambers**

**City Hall**

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

**Members:**

Councillor Emmett Yeo

Lloyd Robertson

Stephen Strangway

Betty Archer

Sandra Richardson

Gerald Erickson

Eric Finn

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 [Agendaitems@kawarthalakes.ca](mailto:Agendaitems@kawarthalakes.ca) if you have an accessible accommodation request.

1.	<b>Call to Order</b>	
2.	<b>Administrative Business</b>	
2.1	Adoption of Agenda	
2.1.1	COA2026-4 April 23, 2026 Committee of Adjustment Agenda	
2.2	Declaration of Pecuniary Interest	
2.3	Adoption of Minutes	
2.3.1	COA2026-3 March 26, 2026 Committee of Adjustment Minutes	6 - 25
3.	<b>Deferred Applications</b>	
3.1	Minor Variances	
3.1.1	COA2026-042 Mobeen Ghafari, Planner II File Number: D20-2026-014 Location: Vacant Land, Homewood Park Road Plan 256, Lot 7 Geographic Township of Bexley Owner/Applicant: Alan James Bonner	26 - 35
3.2	Consents	
4.	<b>New Applications</b>	
4.1	Minor Variances	

4.1.1	COA2026-031	36 - 45
	<p>Ahmad Shahid, Planner II  File Number: D20-2026-032  Location: 8 Oriole Road  Part Lot 23, Concession 9 (being Lot 49 on Plan 190)  Geographic Township of Fenelon  Owners: Grace Kirton and Todd Kirton  Applicant: Ryan Hayter</p>	
4.1.2	COA2026-032	46 - 54
	<p>Ahmad Shahid, Planner II  File Number: D20-2026-033  Location: 200 Lifford Road  Part Lot 13, Concession 9 (being Part 2 Reference Plan 9R-2209)  Geographic Township of Manvers  Owner: Shawn Cameron  Applicant: DM Wills Associates Ltd. c/o Marnie Saunders</p>	
4.1.3	COA2026-033	55 - 63
	<p>Ahmad Shahid, Planner II  File Number: D20-2026-034  Location: 176 Lifford Road  Part Lot 13, Concession 9  Geographic Township of Manvers  Owner: Judy Price  Applicant: DM Wills Associates Ltd. c/o Michelle Duong</p>	
4.1.4	COA2026-034	64 - 72
	<p>Mobeen Ghafari, Planner II  File Number: D20-2026-035  Location: 52 Mason Lane  Somerville Concession, Front Range (being Part Lot 10 and Registered  Plan 57R10632, Part 1)  Geographic Township of Somerville  Owner/Applicant: Lynn Coulson</p>	

4.1.5	COA2026-035	73 - 84
	<p>Mobeen Ghafari, Planner II  File Number: D20-2026-036  Location: Vacant Land, Duke Street  Plan 70, Lots 17 and 18  Former Village of Bobcaygeon  Owners: Kawartha Neighbourhood Housing Inc.  Applicant: M. V. Wilson Engineering Inc.</p>	
4.1.6	COA2026-036	85 - 94
	<p>Mobeen Ghafari, Planner II  File Number: D20-2026-037  Location: 236 Traceys Hill Road  Concession 9, Part Lot 15 (being Part Lot 1 on 57R1704)  Geographic Township of Ops  Owner/Applicant: Carol Jewell</p>	
4.1.7	COA2026-037	95 - 103
	<p>Mobeen Ghafari, Planner II  File Number: D20-2026-038  Location: 234 O'Reilly Lane  Concession 2, Part Lot 6 (being Lot 20 on Plan 469)  Geographic Township of Ops  Owners: Heather Peters and Richard McCallion  Applicant: H and H Property Management c/o Josh Henderson</p>	
4.1.8	COA2026-038	104 - 112
	<p>Ahmad Shahid, Planner II  File Number: D20-2026-039  Location: 282 Moorings Drive  Part Lot 32, Concession 10  Geographic Township of Fenelon  Owner/Applicant: Jamie Small</p>	
4.1.9	COA2026-039	113 - 121
	<p>Mobeen Ghafari, Planner II  File Number: D20-2026-040  Location: 14 Longfield Drive  Concession 8, Part Lot 23 (being Lot 18 on Plan M720)  Geographic Township of Manvers  Owners/Applicant: Russell Martinell ad Jackie Haze</p>	

4.1.10 COA2026-040 122 - 132  
Ahmad Shahid, Planner II  
File Number: D20-2026-041  
Location: 0 Angeline Street North  
Block 16, Plan 57M782  
Former Town of Lindsay  
Owner: Rattan Gupta  
Applicant: Frank Venditti

4.1.11 COA2026-041 133 - 144  
Ahmad Shahid, Planner II  
File Number: D20-2026-042  
Location: 7158 Sadowa Road  
Part Lot 29, Concession 7  
Geographic Township of Dalton  
Owner: James Laing  
Applicant: Brent Bunker

4.2 Consents

5. **Other Business**

6. **Correspondence**

7. **Next Meeting**

The next meeting will be Thursday, May 28th at 1:00pm. in Council Chambers, City Hall.

8. **Adjournment**

**The Corporation of the City of Kawartha Lakes**  
**Minutes**  
**Committee of Adjustment Meeting**

**COA2026-3**  
**Thursday, March 26, 2026**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

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

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**To see the full proceedings of the public meeting, go to the City of Kawartha Lakes YouTube Channel: [www.youtube.com/c/CityofKawarthaLakes](http://www.youtube.com/c/CityofKawarthaLakes).**

## 1. Call to Order

Chair Robertson called the meeting to order at 1:00pm.

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

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

Absent: Councillor Yeo.

## 2. Administrative Business

### 2.1 Adoption of Agenda

#### 2.1.1 COA2026-03

March 26, 2026

Committee of Adjustment Agenda

#### **CA2026-031**

**Moved By** B. Archer

**Seconded By** S. Richardson

**That** the agenda for March 26, 2026 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 COA2026-02

February 26, 2026

Committee of Adjustment Minutes

#### **CA2026-032**

**Moved By** S. Strangway

**Seconded By** E. Finn

**That** the minutes of the previous meeting held February 26, 2026 be adopted as printed.

**Carried**

### **3. Deferred Applications**

#### **3.1 Minor Variances**

##### **3.1.1 COA2026-008**

Ahmad Shahid, Planner II  
File Number: D20-2026-011  
Location: 171 McGuire Beach Road  
Part Lot 2, Concession 6 (being Lot 7 on Plan 336)  
Geographic Township of Carden  
Owner/Applicant: Ching Ping Yau

Mr. Shahid summarized Report COA2026-008. Previously deferred. The purpose and effect is to facilitate the construction of a detached garage and recognition of an existing storage container. Relief sought: Section 2.2.c. of the Zoning By-law requires a minimum 7.5 metre front yard setback, the setbacks are 5.02 metres (proposed garage) and 1.67 metres (existing storage container); and, Section 14.1.b. of the Zoning By-law requires accessory structures to be located in a side or rear yard, the proposed garage and existing storage container are located in the front yard.

After the writing of the report agency comments were received from the Building and Septic Division (Building), the Supervisor of Part 8 Sewage Systems and Engineering Corporate Assets Division stating no concerns with the proposal. Kawartha Region Conservation Authority provided that they are in support of the application and that a permit is not required from their office.

The Committee had the following questions and concerns:

- 1) Has there been further discussion with the applicant as to a permitted location within the By-law for the container.
- 2) Member Strangway noted his concerns that he was in favour of the container in the current location behind vegetation as opposed to locating it near the shoreline.
- 3) Perhaps the owner would have the choice to remove the container once the garage is constructed.

Member Strangway was opposed to the decision.

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

Detailed responses can be obtained from the YouTube recording and from the Staff Report COA2026-008.

**CA2026-033**

**Moved By** E. Finn

**Seconded By** B. Archer

**That** minor variance application D20-2026-011 be GRANTED pertaining to the proposed detached garage (as shown in Appendix C), as the application meets the tests set out in Section 45(1) of the Planning Act; and,

**That** minor variance application D20-2026-011 be DENIED pertaining to the existing storage container (as shown in Appendix C), as the application does not meet the tests set out in Section 45(1) of the Planning Act.

**Conditions**

1. **That** building construction related to this approval for the proposed detached garage shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2026-008, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-008. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

3.1.2 COA2026-013

Mobeen Ghafari, Planner II

File Number: D20-2026-014

Location: Vacant Land, Homewood Park Road

Plan 256, Lot 7

Geographic Township of Bexley

Owner/Applicant: Alan James Bonner

Mr. Ghafari summarized Report COA2026-013. The purpose and effect is to facilitate the construction of a single detached dwelling on a vacant lot. Relief

sought: Section 12.2.1.3.c of the Zoning By-law that requires a minimum exterior side yard setback of 7.5 metres; the proposed dwelling has an exterior side yard setback of 1.5 metres.

After the writing of the report, agency comments were received from the Engineering Corporate Assets Division and Building and Septic Division (Building) stating no concerns with the proposal. Kawartha Region Conservation Authority indicated that a permit is required from their office.

Public Comments were received from Ms. Anderson in opposition to the application.

In opposition to the application, Ms. Anderson, was present via electronic participation. Ms. Anderson is the owner of the lot of land to the south of the proposal and spoke to her concerns that the road is located on to her property and that the cottagers do not have a legal right-of-way across her property. Ms. Anderson noted there are current negotiations with Realty Services, City of Kawartha Lakes to resolve the road location. Details cannot be disclosed as it is confidential. Ms. Anderson also had concerns with the location of the proposed dwelling.

Ms. Evans, Development Supervisor indicated that the proposed location of the dwelling is to maintain privacy from the neighbour to the north. The owner of the subject property proposed to locate the dwelling further to the south for additional privacy. Staff have received confirmation from Realty Services that there is no plan to relocate the road. As this is a confidential matter, further comments are referred to the Manager of Realty Services.

Ms. Carnochan, Manager of Realty Services, was present via electronic participation. Discussions are confidential.

The Committee had the following questions and concerns:

- 1) Member to Ms. Anderson, where is your property located? Ms. Anderson responded.
- 2) Member to Ms. Evans, how long has the public road existed on the private property? Ms. Evans deferred to the Manager of Realty Services. Ms. Carnochan responded that it has been in existence since mid 1950's.

Member Erickson suggested a deferral.

Mr. Ghafari had discussions with Public Works as well as Realty Services that the road remains and, based on information given, no change to the proposal.

- 3) If the Committee were to approve the application how would this affect the neighbour in opposition to the proposal. Ms. Evans deferred to Ms. Carnochan.

Ms. Carnochan responded that unfortunately she cannot give a timeline on the process and also, once a decision has been made, it will then require council approval.

4) If the road allowance is open, how far should the house be from the centre line. Mr. Ghafari responded.

5) Hypothetically, what distance from the proposed location to the centre line would you recommend. Ms. Evans responded.

6) Do all the owners of properties on that road require permission to travel that road from the owner? Ms. Carnochan responded.

The applicant, Mr. Bonner was present via electronic participation. Mr. Bonner spoke to the proposal and was unsure how that would affect the private road which has been accessed since the 1950's. The driveway access on the site plan was applied for to Public Works and a permit was issued.

7) Referring to Appendix C indicates a private drive on Registered Plan 256. The application summary indicates it is a year-round maintained road. Who maintains the road? Mr. Ghafari responded.

8) Member to the owner - The proposed building could be moved to comply with the By-law. Why have you not considered this? Mr. Bonner responded.

9) Mr. Bonner stated he acquired a permit from Public Works for access from the private road.

10) Referring to slide 8 of the presentation shows the access is from Ms. Anderson's property, which is under negotiation. This suggests a deferral would be in order. Ms. Evans indicated that the part of the driveway approved by Public Works would not touch the private traveled portion of road. In terms of moving the dwelling north, it would still require a minor variance for another lot line.

Mr. Bonner stated he would be opposed to moving the dwelling further north. He continued to speak to the history of the property and surrounding area.

Mr. Erickson reiterated that a deferral be made for further discussions as to the location of the driveway and the concerns of the neighbour and Realty Services. Also, whereby the City of Kawartha Lakes can settle an agreement.

Ms. Evans indicated that if the Committee are leaning towards a deferral that it should relate to further discussion with the property owner to improve the setbacks and not to base the deferral with ongoing discussions between the neighbour and Realty services. Staff suggest a deferral of a month. If after one month more time is required, it would be decided at the next meeting.

Mr. Erickson agreed as long as the applicant is not charged a deferral fee. Mr. Erickson also noted that Realty Services should be included in discussions.

A motion was made to defer the application. The timeline was discussed. Ms. Evans deferred to Ms. Barrie if a requirement to recirculate was required. Ms. Barrie responded.

Member Strangway suggested a deferral of one month. Member Finn disagreed and suggested the application be deferred until the road issue has been resolved. Ms. Evans suggested a month to re-evaluate the proposal with the applicant to move the dwelling. The Committee agreed to defer the application for two months on the understanding it could return earlier if ready.

It was noted that Member Richardson was opposed to the deferral.

Chair Robertson suggested to Ms. Anderson to keep in contact with staff in the Planning division.

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

Detailed responses can be obtained from the YouTube recording and from the Staff Report COA2026-013.

#### **CA2026-034**

**Moved By** G. Erickson

**Seconded By** S. Strangway

**That** the application D20-2026-014 be deferred two (2) months to return no later than the May 28, 2026 meeting.

**Carried**

### 3.2 Consents

## **4. New Applications**

### 4.1 Minor Variances

#### 4.1.1 COA2026-021

Ahmad Shahid, Planner II

File Number: D20-2026-008

Location: 172 Glenarm Road

West Part Lot 10, Concession 2 (being Part 2 of Reference Plan 57R-9001)

Geographic Township of Eldon

Owner: Ayoob Beebeejaun

Applicant: Convex Consulting Inc.

Mr. Shahid summarized Report COA2026-021. The purpose and effect is to facilitate the construction of a Quonset Hut accessory to an existing garden supply outlet. Relief sought: Section 3.1.3.1 of the Zoning By-law states the lot coverage for accessory buildings and structures shall not exceed 40 percent of the main building gross floor area. With the proposed Quonset Hut, accessory structures are 152% of the existing garden supply outlet gross floor area.

After the writing of the report agency comments were received from Engineering Corporate Assets and the Building and Septic Division (Building) stating no concerns with the application. The Supervisor of Part 8 Sewage Systems has placed a condition as a site visit was not able to be completed.

The Committee had the following questions and concerns:

1) Referred to rationale on page 2 of the report stating the primary uses being a mobile home and an office building. Page 3 of the report, second paragraph under general intent of the Zoning By-law refers to accessory structures are 152% of existing garden supply outlet building gross floor area. Which structure is the primary use? Mr. Shahid responded.

The applicant, Mr. Fegan of Convex Consulting Inc. was available via electronic participation and available for questions and thanked staff.

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

Detailed responses can be obtained from the YouTube recording and from the Staff Report COA2026-021.

A motion was made to approve the application as amended.

### **CA2026-035**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** minor variance application D20-2026-008 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 COA2026-021, which shall be attached to and form part of the Committee's Decision; and,
2. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within 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 achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems; and,

3. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-021. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

#### 4.1.2 COA2026-023

Ahmad Shahid, Planner II

File Number: D20-2026-024

Location: 1337 Sturgeon Road

Part Lot 6, Concession 13 (being Parts 1 and 2 of Reference Plan 57R-3145)

Geographic Township of Emily

Owner/Applicant: Kyle Patrick David Hartwell

Mr. Shahid summarized Report COA2026-023. The purpose and effect is to facilitate the construction of a new single detached dwelling, the existing dwelling is to be demolished. Relief sought: Section 3.18.1.1.a. of the Zoning By-law which requires a 15 metre setback from any class of Environmental Protection (EP) Zone, the proposed dwelling is 1.0 metre from the EP Zone.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division, Building and Septic Division (Building) and the Supervisor of Part 8 Sewage Systems stating no concerns with the proposal. Kawartha Region Conservation Authority provided that they are in support of the application and that a permit is required from their office.

The Committee had the following questions:

- 1) Is there currently a septic system on the property? Mr. Shahid responded.

The applicant, Ms. Paddle was present in person and confirmed there is a septic system on the property indicated by an "S" on the site plan but the owner is planning to move the system to the north of the property out of the EP zone.

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

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-023.

**CA2026-036**

**Moved By** S. Strangway

**Seconded By** B. Archer

**That** minor variance application D20-2026-024 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 COA2026-023, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-023. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

4.1.3 COA2026-024

Shayan Okhowat, Planner II

File Number: D20-2026-025

Location: 25 County Road 8

Part Lot 22, Concession 8

Geographic Township of Fenelon

Owners/Applicants: Michael Gottardo and Sheyla Gottardo

Applicant: Michael Gottardo

Mr. Okhowat summarized Report COA2026-024. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 15.2.1.3.e of the Zoning By-law requires a water setback of 15 metres; the proposed

detached garage has a water setback of 11 metres. Section 3.18.1.1 of the Zoning By-law requires a setback of 15 metres from any class of Environmental Protection (EP) Zone; the proposed detached garage has a setback of 1.0 metres from the boundary of the Environmental Protection (EP) Zone.

After the writing of the report agency comments were received from the Engineering and Corporate Assets Division and the Building and Septic Division (Building) indicating they have no concerns with the application. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and that a permit has already been obtained from their office.

There were no questions from the Committee or other persons.

**CA2026-037**

**Moved By** E. Finn

**Seconded By** G. Erickson

**That** minor variance application D20-2026-025 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 COA2026-024, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-024. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

4.1.4 COA2026-025

Mobeen Ghafari, Planner II

File Number: D20-2026-026

Location: 135 Driftwood Village Drive

Part Lot 24, Front Range (being parcel between Lot 9 on Plan 481 and Lot 8 on

Plan 470)  
 Geographic Township of Somerville  
 Owners: Donald McDonald and Debbie McDonald  
 Applicant: TD Consulting Inc.

Mr. Ghafari summarized Report COA2026-025. The purpose and effect is to facilitate the extension of an existing deck. Relief sought: Section 5.2.f of the Zoning By-law that requires a minimum water setback of 15 metres; the proposed deck extension has a water setback of 7.3 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division, Building and Septic Division (Building) and the Supervisor of Part 8 Sewage Systems indicating they have no concerns with the application. Furthermore, Kawartha Region Conservation Authority stated they are in support of the application and that a permit is required from their office.

The applicant, Mr. deBoer of TD Consulting Inc. was available in person and available for questions.

There were no questions from the Committee or other persons.

### **CA2026-038**

**Moved By** S. Richardson

**Seconded By** S. Strangway

**That** minor variance application D20-2026-026 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 COA2026-025, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-025. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

The Chair suggested and Committee agreed to move forward Sections 4.1.6 and 4.1.8.

#### 4.1.6 COA2026-027

Mobeen Ghafari, Planner II  
 File Number: D20-2026-028  
 Location: 15 Capstick Road  
 Concession 9, Part Lot 24  
 Geographic Township of Manvers  
 Owners: Walter Katzer and Pam Vamphew-Katzer  
 Applicant: TD Consulting Inc.

Mr. Ghafari summarized Report COA2026-027. The purpose and effect is to facilitate the construction of a new dwelling to replace the existing dwelling. Relief sought: Section 3.2.e of the Zoning By-law requires a minimum flankage yard setback of 15 metres; the proposed dwelling has a flankage yard setback of 12.1 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets, Building and Septic Division (Building) and the Supervisor of Part 8 Sewage System indicating no concerns with the application. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and that a permit is required from their office.

The Committee had the following questions and concerns:

1) Referring to Appendices A, B and C of the report provided suggests a new development area. Is this subject to a subdivision plan? Mr. Ghafari and Ms. Evans responded.

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

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-027.

#### **CA2026-039**

**Moved By** S. Richardson  
**Seconded By** B. Archer

**That** minor variance application D20-2026-028 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 COA2026-027, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-027. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 4.1.8 COA2026-029

Shayan Okhowat, Planner II

File Number: D20-2026-030

Location: 404 Balsam Lake Drive

Part Lot 1, Range NWB

Geographic Township of Bexley

Owners: Andrea Browning and Robert Browning

Applicant: Garry Newhook

Mr. Okhowat summarized Report COA2026-029. The purpose and effect is to facilitate the expansion of the single detached dwelling and the addition of an attached garage. Relief sought: Section 12.2.1.3.d of the Zoning By-law requires a rear yard setback of 7.5 metres; the proposed dwelling has a rear yard setback of 7.4 metres; and, Section 12.2.1.3.e of the Zoning By-law requires a water setback of 15 metres; the proposed dwelling addition has a water setback of 7.4 metres and the proposed attached garage has a water setback of 10.1 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division and the Building and Septic Division (Building) indicating no concerns with the application. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and will require a permit from their office. The Supervisor of Part 8

Sewage Systems has requested that a condition be placed pertaining to private sanitary waste disposal be obtained.

The Committee had the following questions and concerns:

1) Referring to Appendix C, please confirm the setback of the existing dwelling?

Mr. Okhowat responded.

The applicant, Mr. Newhook was present in person and confirmed the setback for the existing dwelling. Mr. Newhook spoke to the reasons for installing a new septic system.

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

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-029.

A motion was made to approve the application as amended to add condition 3.

#### **CA2026-040**

**Moved By** S. Strangway

**Seconded By** G. Erickson

**That** minor variance application D20-2026-030 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 COA2026-029, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.
3. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within 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 achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems.

This approval pertains to the application as described in report COA2026-029. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

#### 4.1.5 COA2026-026

Shayan Okhowat, Planner II  
 File Number: D20-2026-027  
 Location: 111 Fell's Point Road  
 Part Lot 31, Concession 11  
 Geographic Township of Fenelon  
 Owners/Applicants: Robert Hood and Diana Hood

Mr. Okhowat summarized Report COA2026-026. The purpose and effect is to facilitate the expansion of the existing dwelling. Relief sought: Section 13.2.1.3.e of the Zoning By-law requires a Water Setback of 15 metres; the proposed addition to the dwelling will have a water setback of 8.0 metres.

After the writing of the report agency comments were received from the Engineering and Corporate Assets Division and the Building and Septic Division (Building) indicating they have no concerns with the proposal. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and that a permit has already been obtained.

The applicant, Mr. Hood was available via electronic participation and thanked staff.

There were no questions from the Committee or other persons.

#### **CA2026-041**

**Moved By** S. Richardson

**Seconded By** E. Finn

**That** minor variance application D20-2026-027 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 COA2026-026, which shall be attached to and form part of the Committee's Decision; and,

2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-026. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

#### 4.1.7 COA2026-028

Shayan Okhowat, Planner II  
 File Number: D20-2026-029  
 Location: 14 Country Place  
 Lot 13, Plan 57M810  
 Geographic Township of Manvers  
 Owners/Applicants: Anthony Milne and Julia Covassi

Mr. Okhowat spoke to the Planning Act requirements for advertising, indicating that the applicant posted the sign 9 days before the meeting instead of the 10-day requirement. It was staff's opinion that the application could proceed but turned it over to the Committee for their decision. Committee agreed to proceed.

Mr. Okhowat summarized Report COA2026-028. The purpose and effect is to facilitate the recognition of an existing detached garage and shed. Relief sought: Section 20.1.b of the Zoning By-law requires accessory structures to be located in a side or rear yard; the existing shed is located in the front yard; and, Section 20.1.b.i of the Zoning By-law requires a side yard setback for accessory structures of 1.3 metres; the existing detached garage and shed have a side yard setback of 0.71 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division and the Building and Septic Division (Building) indicating no concerns with the application.

The applicant, Mr. Milne and Ms. Covassi was present via electronic participation and spoke to the proposal.

The Committee had the following questions and concerns:

- 1) Member to applicant, is the garage used for vehicles or yard maintenance?  
 Mr. Mile responded.

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

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-028.

**CA2026-042**

**Moved By** S. Strangway

**Seconded By** G. Erickson

**That** minor variance application D20-2026-029 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 COA2026-028, which shall be attached to and form part of the Committee's Decision; and,
2. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-028. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

4.1.9 COA2026-030

Mobeen Ghafari, Planner II

File Number: D20-2026-031

Location: 34 Sugarbush Trail

Part Lot 26, Concession 10 (being Lot 9 and Part Lot 8 on Plan 165 and Parts 2 and 3 on 57R-9333)

Geographic Township of Fenelon

Owner: Marie-Cristine Scott

Applicant: Ryan Hayter

Mr. Ghafari spoke to the Planning Act requirements for advertising, indicating that the applicant posted the sign 9 days before the meeting instead of the 10-

day requirement. It was staff's opinion that the application could proceed but turned it over to the Committee for their decision. Committee agreed to proceed.

Mr. Ghafari summarized Report COA2026-030. The purpose and effect is to facilitate the construction of an addition to the existing dwelling. Relief sought: Section 15.2.1.3.b of the Zoning By-law requires a minimum interior side yard setback of 3 metres on one side and 2.3 m on the opposite side; the proposed interior side yard setback of the addition is 1.7 metres; and, Section 15.2.1.3.e of the Zoning By-law requires a minimum water setback of 15 metres; the proposed water setback is 13.3 metres.

After the writing of the report agency comments were received from the Engineering and Corporate Assets Division and the Building and Septic Division (Building) indicating they have no concerns with the application. The Supervisor of Part 8 Sewage Systems requested a condition be placed. Furthermore, Kawartha Region Conservation Authority indicated they are in support of the application and that a permit is required from their office.

The applicant, Mr. Hayter was present via electronic participation and thanked staff.

A motion was made as amended to add Condition 2 pertaining to private sanitary waste disposal be obtained.

There were no questions from the Committee or other persons.

### **CA2026-043**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** minor variance application D20-2026-031 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 COA2026-030, which shall be attached to and form part of the Committee's Decision;
2. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within 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 achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems; and,

3. **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-030. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

#### 4.2 Consents

#### 5. **Other Business**

The Chair asked the Committee if they are comfortable with moving forward applications when applicants are in person at the meetings.

The Chair thanked staff for their continual support during the meetings.

#### 6. **Correspondence**

#### 7. **Next Meeting**

The next meeting will be Thursday, April 23rd at 1:00pm. in Council Chambers, City Hall.

#### 8. **Adjournment**

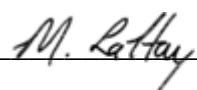
**CA2026-044**

**Moved By** S. Richardson

**Seconded By** B. Archer

**That** the meeting be adjourned at 2:43pm.

**Carried**

  
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Mark LaHay, Secretary-Treasurer

# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Bonner

Report Number COA2026-042

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 1 – Geographic Township of Bexley

**Subject:** The purpose and effect is to facilitate the construction of a single detached dwelling on a vacant lot.

### Relief sought:

1. Section 12.2.1.3.c of the Zoning By-law that requires a minimum exterior side yard setback of 7.5 metres; the proposed dwelling has an exterior side yard setback of 1.5 metres.

The variance is requested at **Vacant Land, Homewood Park Road** (File D20-2026-014).

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**Author:** Mobeen Ghafari, Planner II

**Signature:** 

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## Recommendations

**That** Report COA2026-042 – Bonner, be received;

**That** minor variance application D20-2026-014 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 COA2026-042, which shall be attached to and form part of the Committee's Decision;
- 2) **That** an evaluation to determine the site's ability to be serviced with a Class 4 Septic Tank and Leaching Bed be conducted to ensure the development can be supported with a private on-site sewage disposal system. This

condition will be considered fulfilled upon achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems; and,

- 3) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-042. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

### **Application Summary**

Proposal:	Construction of a single detached dwelling on a vacant lot beyond the required exterior side yard setback
Owner(s):	Alan James Bonner
Applicant:	Same as owner
Legal Description:	Plan 256 Lot 7, Bexley
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 Bexley Zoning By-law 93-09)
Site Size:	1,208.1 square metres (13,003.88 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Vacant Land
Adjacent Uses:	Agricultural, 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 geographic Township of Bexley, with access from Homewood Park Road through a road allowance. The lots in the surrounding area vary in size and shape, many with irregular configurations. Based on

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses and recreational residential uses. In terms of visual character, some of the lots on Homewood Park Road, such as the subject property, are long and narrow in configuration. The subject property is currently vacant.

The application seeks to facilitate the construction of a new single detached dwelling on the property. The application does not conflict with the surrounding low-density residential land uses and built form.

The Province of Ontario has launched the 'More Homes, More Choice: Ontario's Housing Supply Action Plan' (2019), the goal of which is to build 1.5 million homes by 2031 to address the housing supply crisis in Ontario and to encourage the development of housing that meets the needs and budgets of all Ontarians. As per the Municipal Housing Pledge, the Province has established a housing target in the City of Kawartha Lakes of 6500 new housing units by 2031, and the City has committed to work to achieve this target locally. Through the construction of the new single detached dwelling, this proposal contributes to meeting the City's housing target by adding a dwelling unit to the overall inventory.

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 Waterfront designation permits low-density residential uses and accessory structures. The proposed development does not conflict with the objectives of the designation as it maintains its 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 Rural Residential Type Three (RR3) Zone under the Township of Bexley Zoning By-Law 93-09. The RR3 Zone permits various uses, including but not limited to, single detached dwellings and accessory buildings and uses. In order to allow the proposed single detached dwelling to be constructed, relief is required from the exterior side yard setback provision.

Section 12.2.1.3.c of the Zoning By-law requires a minimum exterior side yard setback of 7.5 metres. The proposed setback is 1.5 metres. The purpose of an exterior side yard is to manage spacing and privacy issues in relation to the adjacency of the lot and the street. With regards to its exterior side yard, the property is bordered by an unopened road allowance that is not travelled and has been left in its natural state, which consists of mature trees and undergrowth that

have existed for around 60 years. As a result, the existing unopened road allowance functions as a buffer to provide the necessary spacing and privacy needs between the lot and the travelled portion of the street.

Overall, the proposed single detached dwelling complements the neighbouring lots and maintains low visibility. The proposed single detached dwelling on the residential lot aligns with the character of 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:**

This application was originally scheduled for the February 26, 2026 Committee of Adjustment meeting. The application was deferred for one month to provide staff with time to work through comments received. The application returned to the March 26, 2026 Committee of Adjustment meeting, where it was deferred again to provide time for staff and the applicant to address the concerns of the Committee regarding the road.

Planning staff have been corresponding with the applicant and the Realty Services Division on this matter. The Manager of Realty Services has confirmed that Homewood Park Road will not be relocated. Therefore, Planning Staff feel that the proposed setback from the southern lot line is appropriate and supportable. The Manager of Realty Services is in support of this approach.

**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

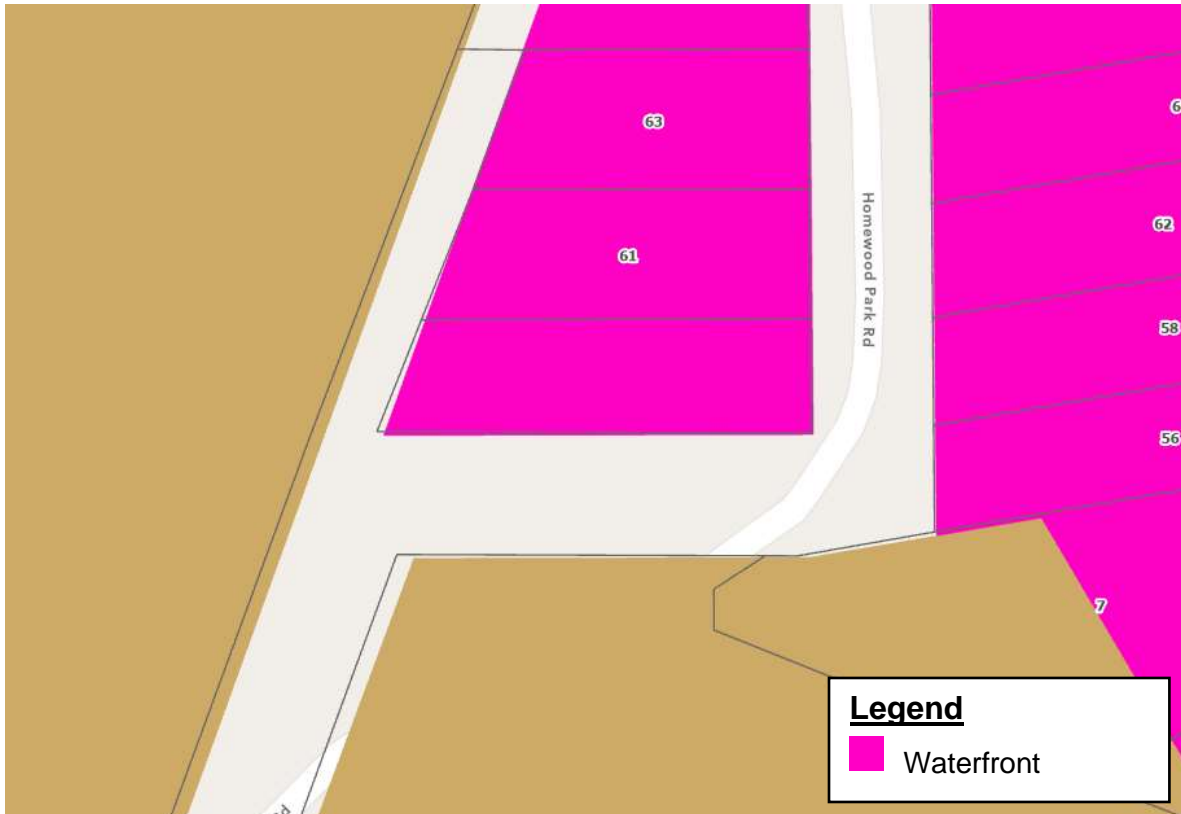
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**Phone:** 705-324-9411 extension 1248  
**E-Mail:** mghafari@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-014

## Schedule 1 Relevant Planning Policies and Provisions

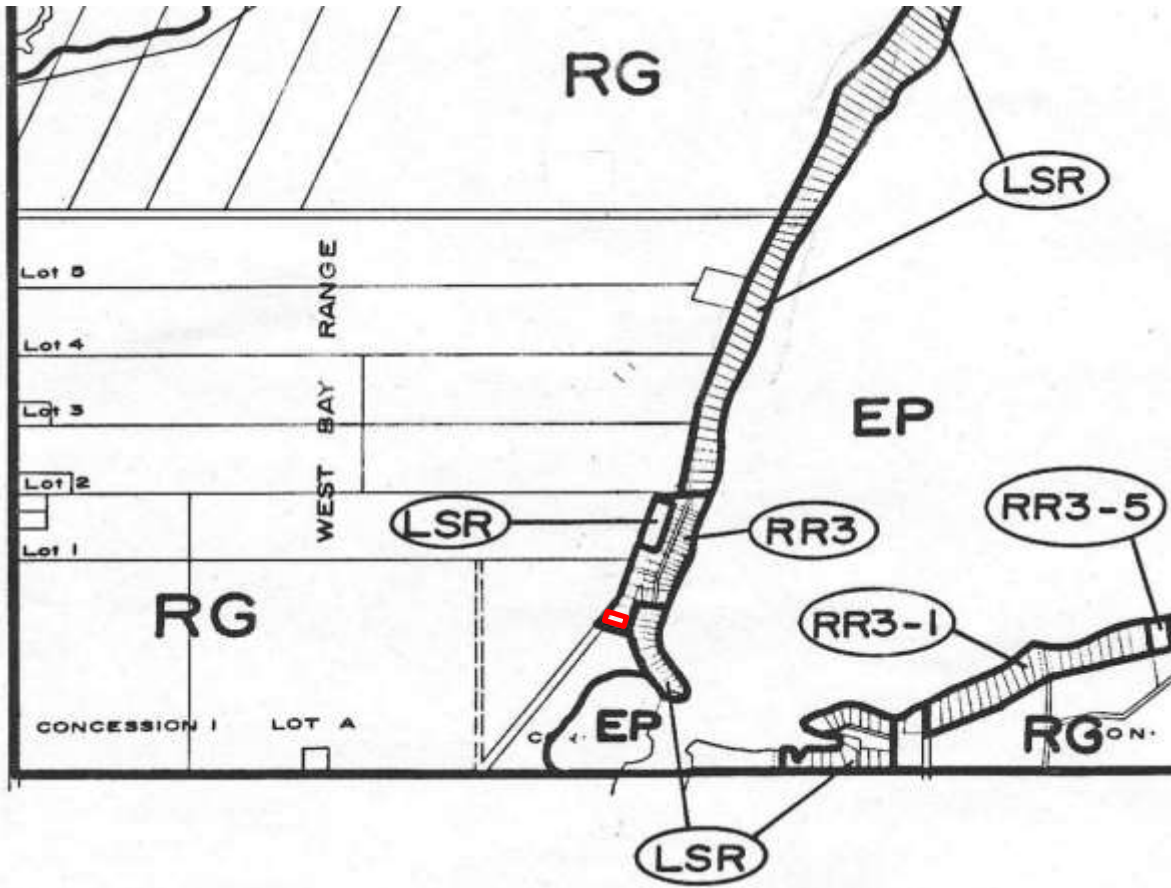
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### City of Kawartha Lakes Official Plan



### Section 20. Waterfront Designation

### Township of Bexley Zoning By-law 93-09



### Part 12. Rural Residential Type Three (RR3) Zone

# Location Map

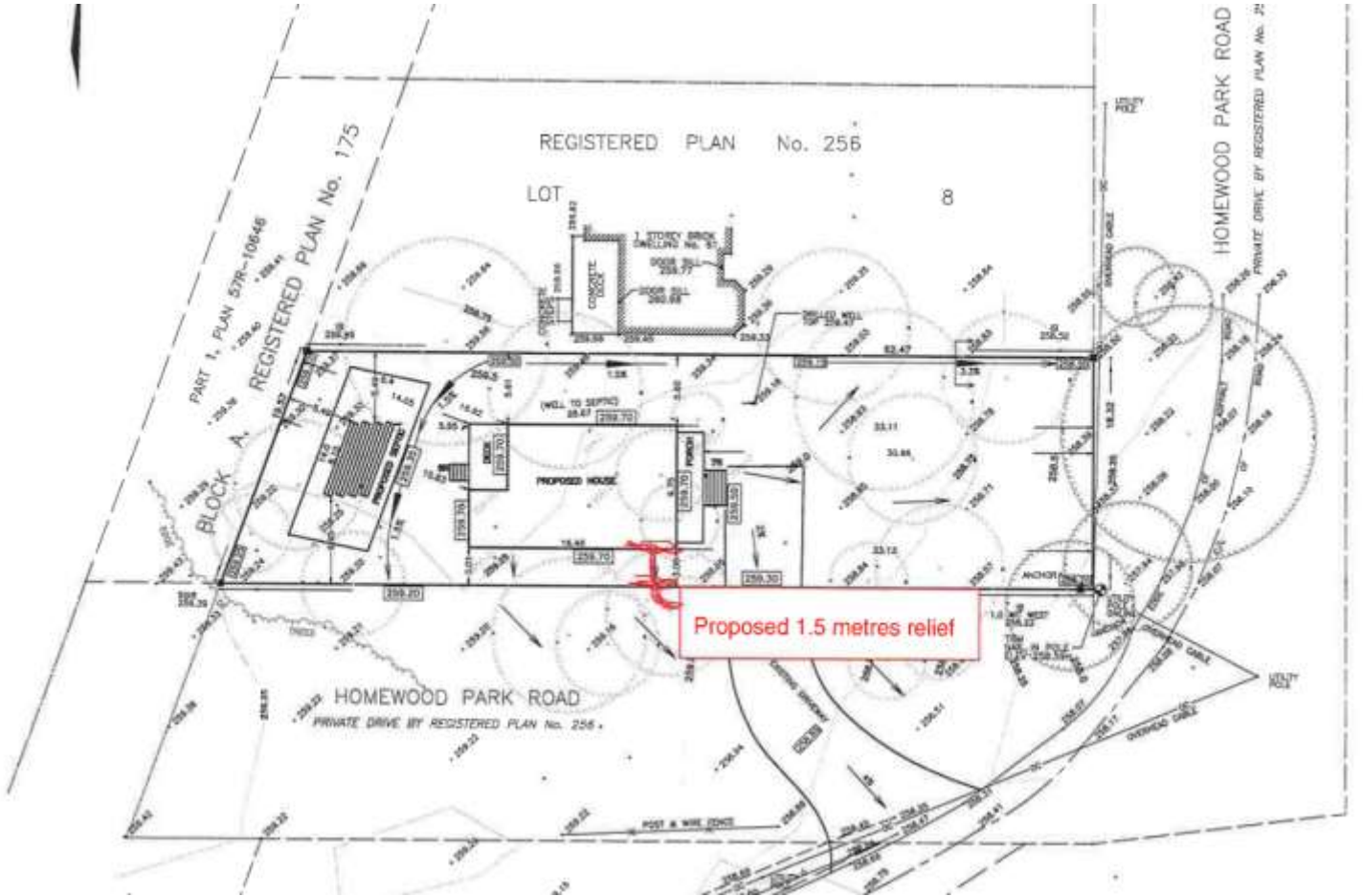
## D20-2026-014



**Aerial Photo**



### Applicant's Sketch



# The Corporation of the City of Kawartha Lakes

## Committee of Adjustment Report – Kirton

Report Number COA2026-031

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### Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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### Ward 3 – Geographic Township of Fenelon

**Subject:** The purpose and effect is to facilitate the construction of a front covered porch, lakeside sunroom and 2<sup>nd</sup> level deck above the proposed sunroom.

### Relief sought:

1. Section 13.2.1.13.b.ii. of the Zoning By-law requires an interior side yard setback of 3 metres on one side and 2.3 metres on the opposite side, the setbacks remained unchanged at 2.84 metres (south) and 2.06 metres (north);
2. Section 13.2.1.3.e. of the Zoning By-law requires a 15 metre water setback, the proposed setback is 7.62 metres (proposed sunroom and sunroom roof deck); and,
3. Section 13.2.1.4. of the Zoning By-law permits a maximum 30% lot coverage, the proposed lot coverage is 31%.

The variance is requested at **8 Oriole Road** (File D20-2026-032).

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**Author:** Ahmad Shahid, Planner II

**Signature:** 

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### Recommendations

**That** Report COA2026-031 – Kirton, be received;

**That** minor variance application D20-2026-032 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 COA2026-031, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-031. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a front covered porch, lakeside sunroom and 2 <sup>nd</sup> level deck above the proposed sunroom.
Owners:	Grace and Todd Kirton
Applicant:	Ryan Hayter
Legal Description:	Part Lot 23, Concession 9 (being Lot 49 on Plan 190)
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan <sup>2</sup> :	Residential, Intake Protection Zone (Fenelon Falls Secondary Plan, 2023)
Zone <sup>3</sup> :	Rural Residential Type Three (RR3) Zone (Township of Fenelon Zoning By-law 12-95)
Site Size:	485.62 square metres (5,227.17 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Lake drawn water and private holding tank
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 Cameron Lake with access from Oriole Road. According to the Municipal Property Assessment Corporation

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

<sup>3</sup> See Schedule 1

(MPAC), the surrounding area to the west is primarily low-density residential land uses in the form of single detached dwellings, while towards the east is a mix of low-density residential and commercial land uses.

The subject property currently contains a two-storey single detached dwelling with lakeside deck, and a detached garage. The proposal seeks to facilitate the construction of a front covered porch, lakeside sunroom and 2<sup>nd</sup> level deck above the proposed sunroom. There is an existing deck and 2<sup>nd</sup> level cantilever balcony, which will be replaced by the proposed development.

It is deemed suitable for property owners to modify their properties with the aim of realizing the most optimal utilization. Moreover, based on MPAC, many structures in the surrounding area have gone through upgrades and renovations since their original construction.

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, single detached dwellings and accessory uses are permitted within the designation.

The Fenelon Falls Secondary Plan provides more specific policies for the former Village of Fenelon Falls. Under the Secondary Plan, the property is designated Residential Intake Protection Zone, and within an Environmental Impact Study (EIS) area. The Residential designation under the Secondary Plan allows for low-density residential uses and related accessory structures.

Regarding Intake Protection Zones, the applicant is required to apply for a Section 59 Notice from KRCA to ensure that proposed land uses and activities within vulnerable areas are reviewed to determine whether they could pose a risk to drinking water sources. With respect to the EIS, as per the Official Plan, the City in consultation with partner agencies, shall identify the appropriate scope and study area for each required EIS. Staff feel it is reasonable to not require a study and that the proposal is in keeping with the general intent and purpose of the Secondary Plan.

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 Rural Residential Type Three (RR3) Zone under the Township of Fenelon Zoning By-Law 12-95. The RR3 Zone permits various uses including a single detached dwelling and related accessory structures. The proposal complies with all provisions of the Zoning By-law with the exception of the water setback, interior side yard setback, and lot coverage.

Section 13.2.1.13.b.ii. of the Zoning By-law requires an interior side yard setback of 3 metres on one side and 2.3 metres on the opposite side, the setbacks remain unchanged at 2.84 metres (south) and 2.06 metres (north). The intention of this provision is to ensure there is sufficient space between structures on neighbouring properties, avoiding overcrowding, maintaining privacy, and a space for maintenance and access. The proposed development does not further encroach into any of the existing deficient side yards. The existing space present for access and maintenance is not expected to be impacted, and privacy is maintained by the existing hedge along the side lot lines between the neighbouring properties.

Section 13.2.1.3.e. of the Zoning By-law requires a 15 metre water setback, the proposed setback is 7.62 metres (proposed sunroom and sunroom roof deck). The intent of this provision is to protect built form from natural hazards, protect and enhance the ecological function of waterbodies by creating a buffer between built form and water for the establishment and preservation of vegetation. The proposed development does not bring built form closer to the shoreline. No changes or impacts to the shoreline are anticipated. The application is not seeking a greater deficiency from the existing non-complying water setback.

Section 13.2.1.4. of the Zoning By-law permits a maximum 30% lot coverage, the proposed lot coverage is 31%. The intention of regulating lot coverage is to maintain a balance between built form and open space, ensuring there is area for greenspace, landscaping, and other open space amenities. Furthermore, limiting lot coverage prevents overcrowding, contributing to a more aesthetically pleasing environment. The proposed development does not further exacerbate the existing exceeding lot coverage and is limited to the rear yard. The proposed front coverage porch does not substantially change the view of the property from the road.

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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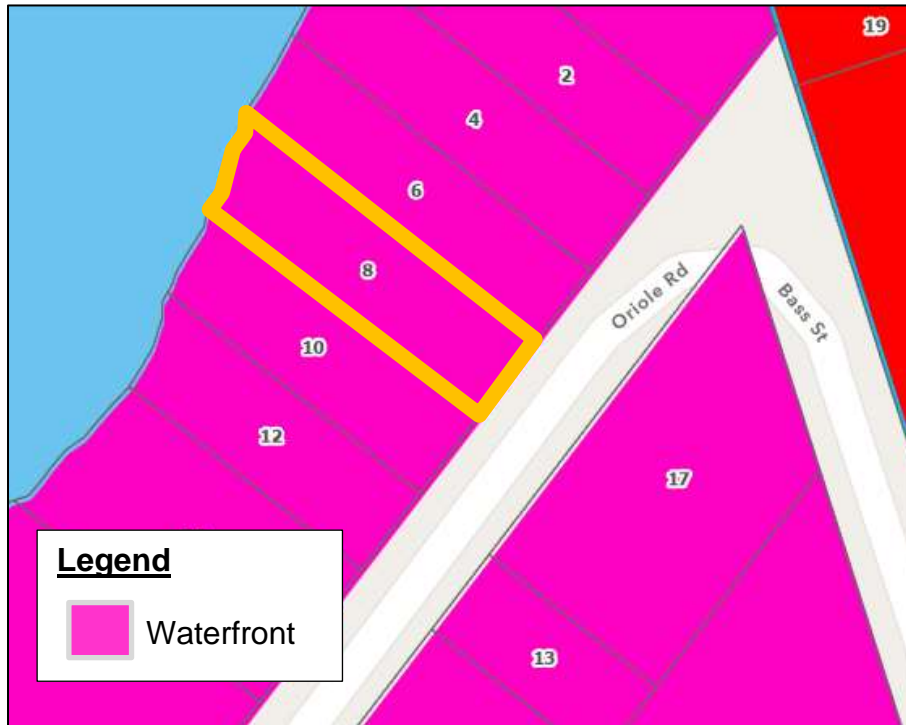
**Phone:** 705-324-9411 extension 1367  
**E-Mail:** ashahid@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-032

# Schedule 1

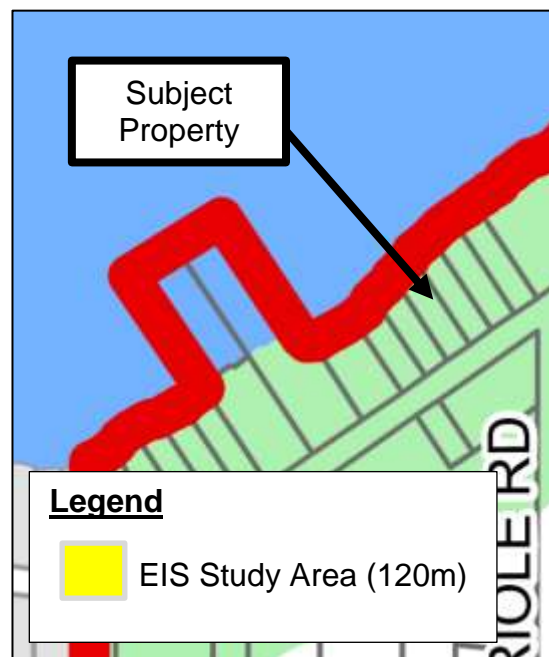
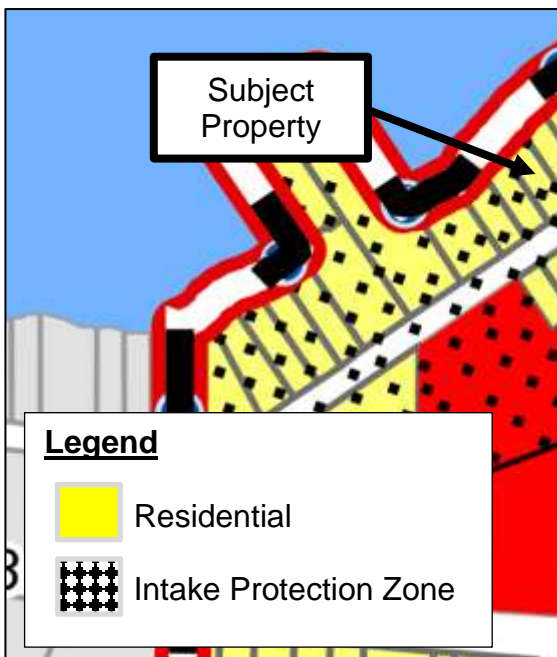
## Relevant Planning Policies and Provisions

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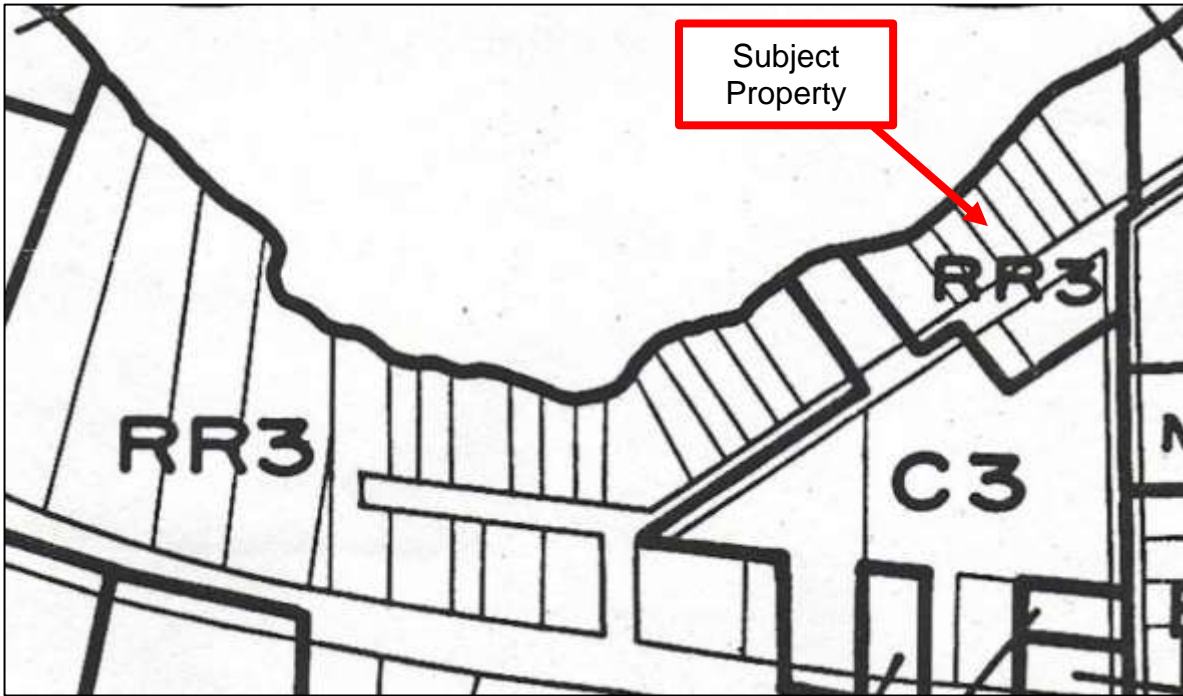
### City of Kawartha Lakes Official Plan



### Fenelon Falls Secondary Plan



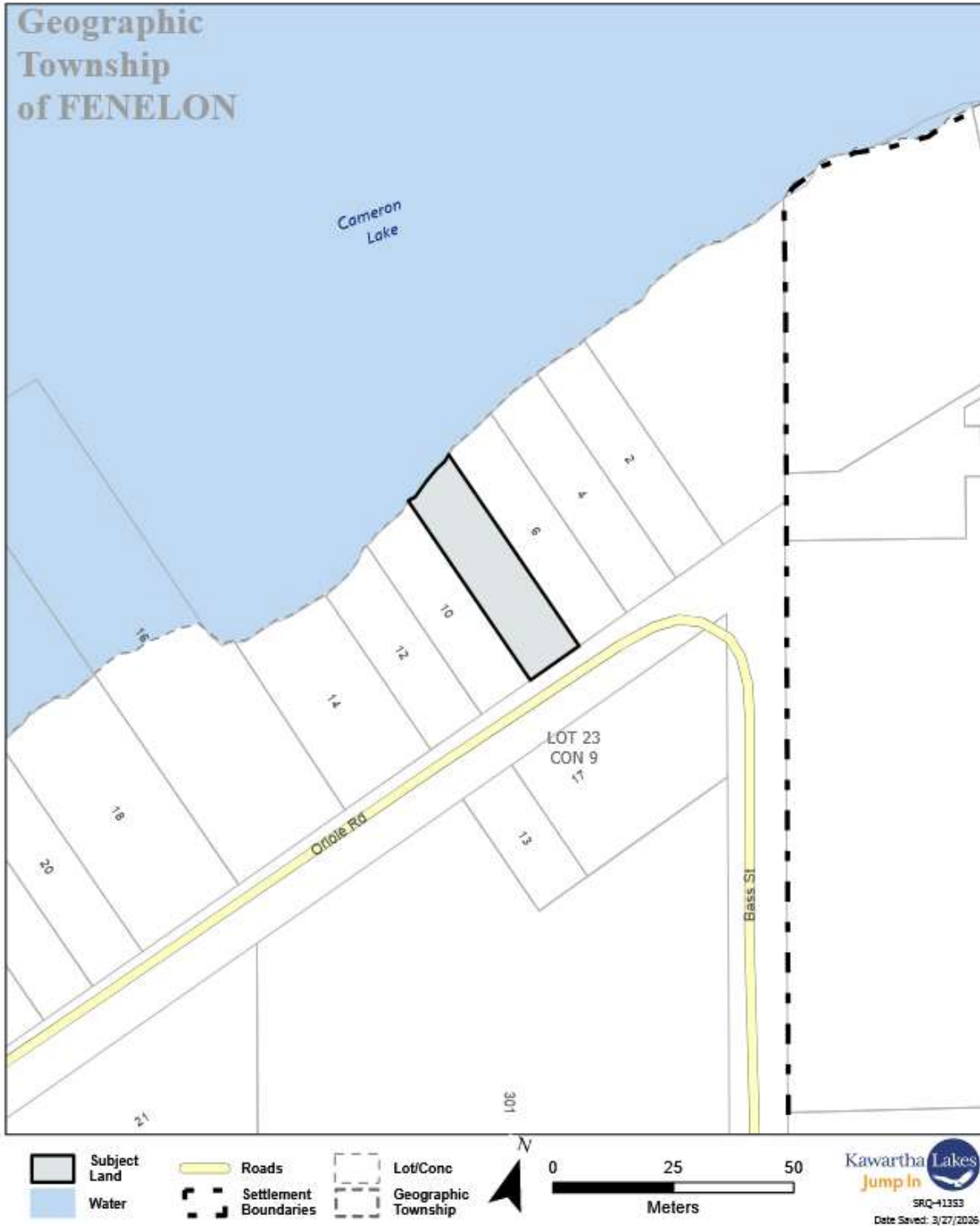
**Township of Fenelon Zoning By-law 12-95**



Part 13 - Rural Residential Type Three (RR3) Zone

# Location Map

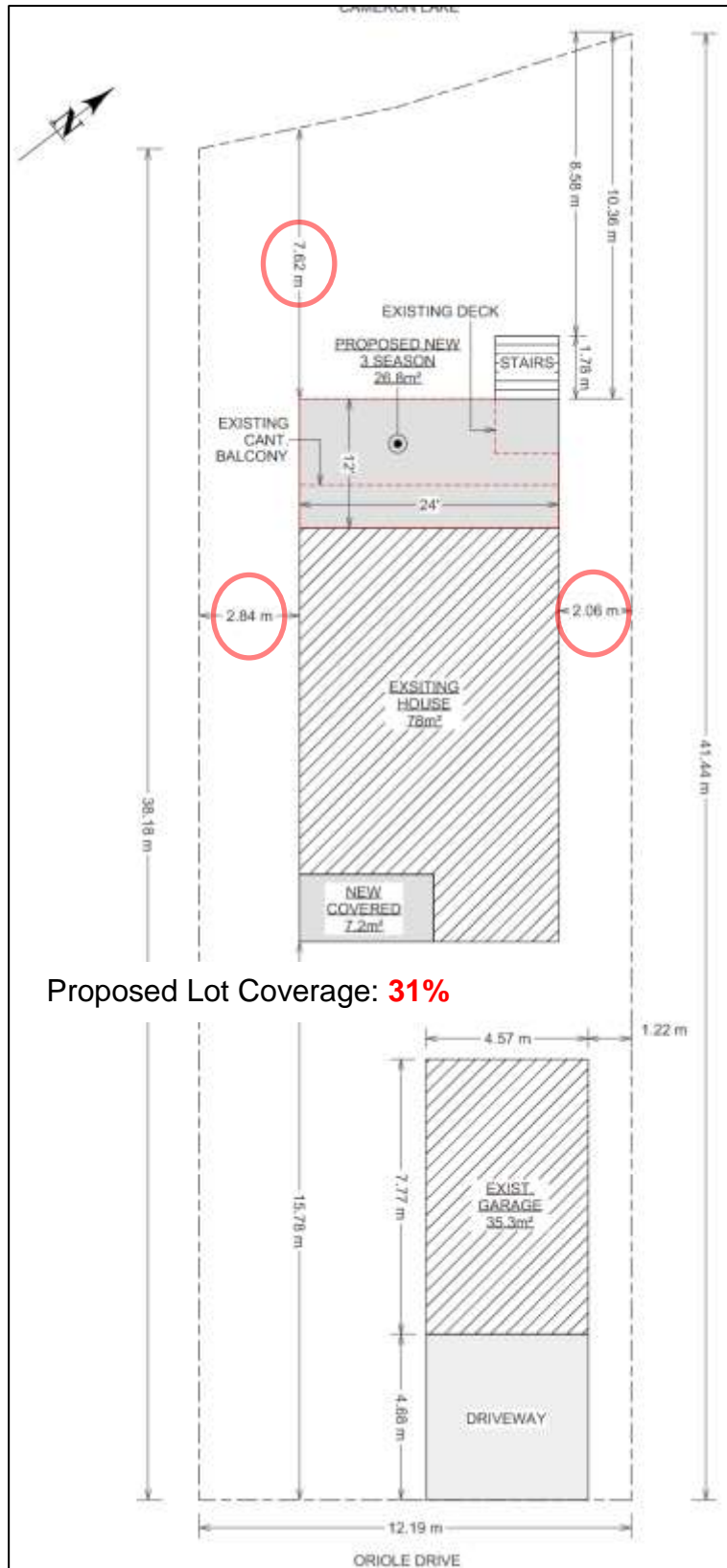
## D20-2026-032



**Aerial Photo (2023)**



### Applicant's Sketch



Proposed Lot Coverage: **31%**

# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Cameron

Report Number COA2026-032

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 8 – Geographic Township of Manvers

**Subject:** The purpose and effect is to facilitate a lot line adjustment where 200 Lifford Road is the benefitting lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.

### Relief sought:

1. Section 10.2.a. of the Zoning By-law requires a minimum lot area of 38 hectares, the proposed lot area is 8.7 hectares; and,
2. Section 10.2.b. of the Zoning By-law requires a minimum lot frontage of 183 metres, the proposed lot frontage is 175 metres.

The variance is requested at **200 Lifford Road** (File D20-2026-033).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



## Recommendations

**That** Report COA2026-032 – Cameron, be received;

**That** minor variance application D20-2026-033 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 COA2026-032, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-032. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Facilitate a lot line adjustment where 200 Lifford Road is the benefitting lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.
Owners:	Shawn Cameron
Applicant:	DM Wills Associates Ltd c/o Marnie Saunders
Legal Description:	Part Lot 13, Concession 9 (being Part 2 of Reference Plan 9R-2209)
Official Plan <sup>1</sup> :	Prime Agricultural, Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural General (A1) Zone and Open Space (O1) Zone (Township of Manvers Zoning By-law 87-06)
Site Size:	Currently: 1.26 hectares (3.11 acres) Proposed: 8.7 hectares (21.5 acres)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Agricultural, 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 residential-agricultural area, characterized by low-density residential buildings and various agricultural structures and uses. The property is accessed by a driveway extending from Lifford Road, with trees running along the front lot line, leading to the existing single detached dwelling, detached garage, and shed. The property also contains a pond.

The purpose and effect of the subject minor variance application is to facilitate a lot line adjustment where 200 Lifford Road is the benefitting lot. The minor variance is

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

required as a condition of provisional consent for consent application D03-2025-055.

The applicant has indicated that the purpose of the lot line adjustment is to increase the subject property's area and frontage, and protect/preserve the natural sensitive features on the property.

No new buildings, structures or site alteration is proposed nor required as part of the application. The residential and agricultural uses and current dwellings, driveways and servicing are to remain and function as existing.

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 and Environmental Protection under the City of Kawartha Lakes Official Plan (2012). The majority of the lands to be conveyed are designated Prime Agriculture, and are mostly forested (Natural Heritage features including Significant Woodland, Locally Significant Wetland, and Unevaluated Wetland, as per Schedule B of the Official Plan), and are not currently part of the active farm operation at 176 Lifford Road. Additionally, a portion of the lands to be conveyed are designated Environmental Protection. Policy 17.3.2 prohibits the creation of new lots for the purpose of development within the EP designation, and no new lots would be created as a result of this proposal.

The proposed variance would help preserve ecological integrity as it contains the forested areas within a single lot without disrupting the agriculturally productive fields.

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 Open Space (O1) Zone and Rural General (A1) Zone under the Township of Manvers Zoning By-Law 87-06. The A1 Zone permits various uses, including but not limited to single detached dwellings and related accessory structures. The O1 Zone prohibits the erection of any building or structure. No new buildings, structures or site alteration is proposed nor required as part of the application. The proposal complies with all provisions of the Zoning By-law, with the exception of the minimum lot area and frontage.

Section 10.2.a. of the Zoning By-law requires a minimum lot area of 38 hectares, the proposed lot area is 8.7 hectares; and, Section 10.2.b. of the Zoning By-law requires a minimum lot frontage of 183 metres, the proposed lot frontage is 175 metres. The subject property is currently 1.26 hectares (3.11 acres) in size with 123 metres of frontage. Therefore, the property is currently deficient in both area and frontage.

The intent of the minimum lot frontage and lot area requirements is to ensure lots are appropriately sized to support development, including a compliant building

envelope. These provisions also ensure sufficient space is available for amenity areas, private servicing (e.g., septic systems where required), and stormwater infiltration.

Although undersized, the proposal is an increase both the size and frontage of the subject property, bringing the property closer into conformity with the Zoning By-law. Even though the lot is increasing in size, as a change in the lot configuration is occurring the change must be addressed. The proposal is also keeping consistent with the surrounding lot fabric while being attentive to ensure the portions within the O1 Zone are contained within a single lot. The change in lot size and frontage will not result in any deficiencies with existing building setbacks and/or lot coverage.

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:** D20-2026-033

## Schedule 1 Relevant Planning Policies and Provisions

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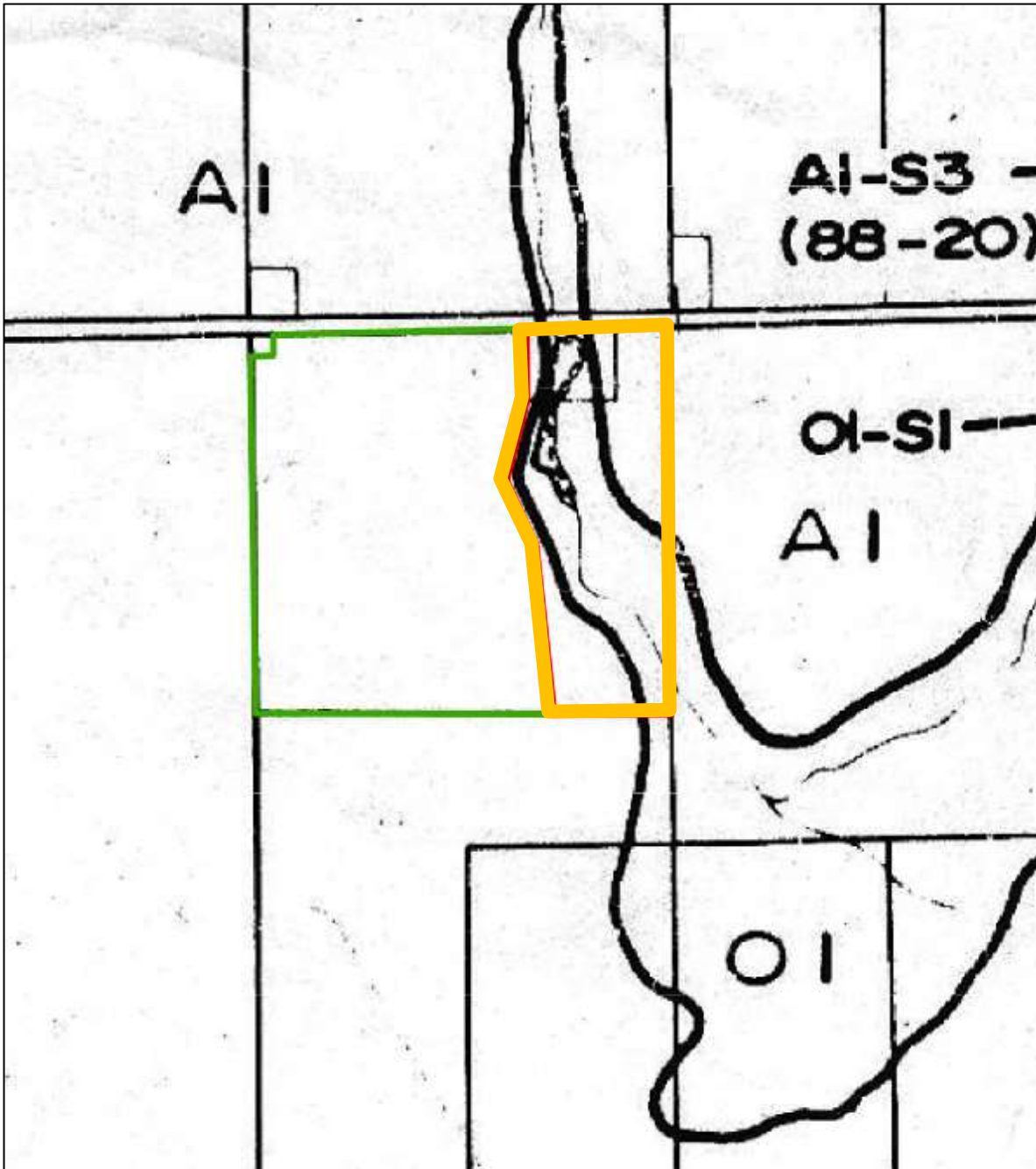
### City of Kawartha Lakes Official Plan



Section 15. Prime Agricultural Designation

Section 17. Environmental Protection Designation

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

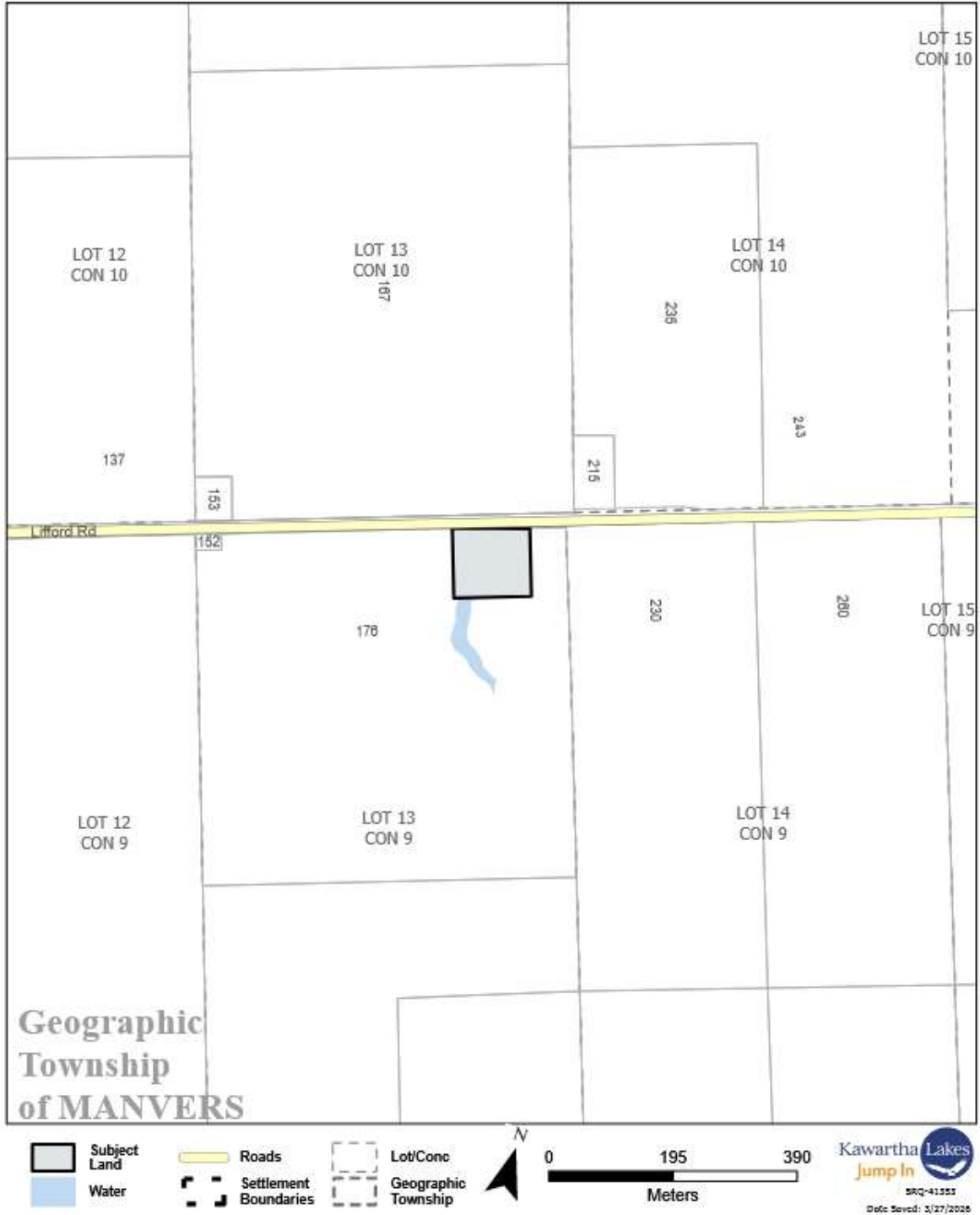


Section 9. Open Space (O1) Zone

Section 10. Rural General (A1) Zone

# Location Map

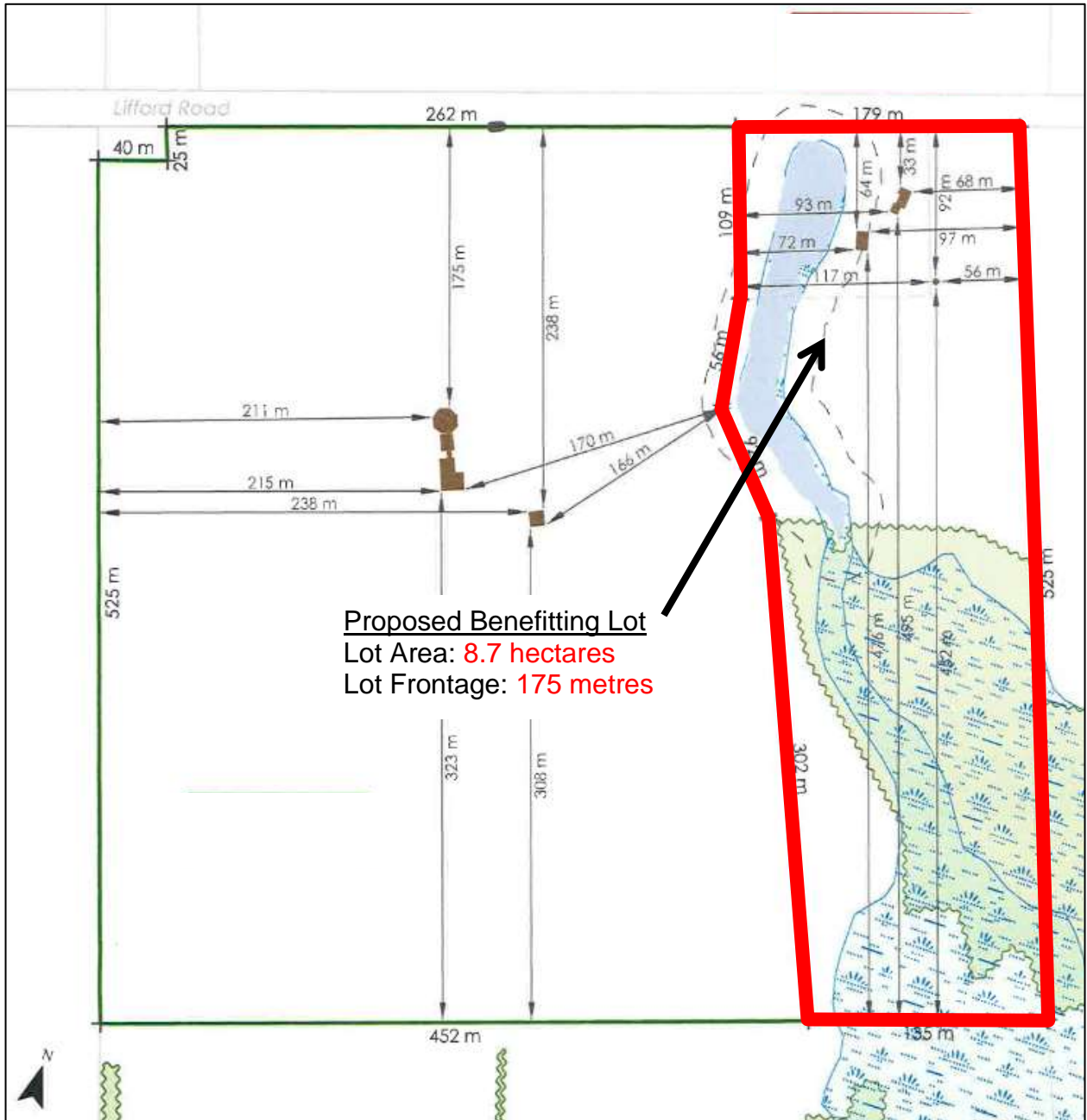
## D20-2026-033



**Aerial Photo (2023)**



### Applicant's Sketch



# The Corporation of the City of Kawartha Lakes

## Committee of Adjustment Report – Price

Report Number COA2026-033

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### Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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### Ward 8 – Geographic Township of Manvers

**Subject:** The purpose and effect is to facilitate a lot line adjustment where 176 Lifford Road is the retained lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.

### Relief sought:

1. Section 10.2.a. of the Zoning By-law requires a minimum lot area of 38 hectares, the proposed lot area is 23 hectares.

The variance is requested at **176 Lifford Road** (File D20-2026-034).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



### Recommendations

**That** Report COA2026-033 – Price, be received;

**That** minor variance application D20-2026-034 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 COA2026-033, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-032. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Facilitate a lot line adjustment where 176 Lifford Road is the retained lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.
Owners:	Judy Price
Applicant:	DM Wills Associates Ltd c/o Michelle Duong
Legal Description:	Part Lot 13, Concession 9
Official Plan <sup>1</sup> :	Prime Agricultural, Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural General (A1) Zone and Open Space (O1) Zone (Township of Manvers Zoning By-law 87-06)
Site Size:	Currently: 30.7 hectares (75.9 acres) Proposed: 23 hectares (57.4 acres)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential, Agricultural
Adjacent Uses:	Agricultural, 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 residential-agricultural area, characterized by low-density residential buildings and various agricultural structures and uses. The property is accessed by a driveway extending from Lifford Road, with trees running along the front lot line, leading to the existing single detached dwelling with attached garage, workshop, and barn. The property also contains a pond.

The purpose and effect of the subject minor variance application is to facilitate a lot line adjustment where 176 Lifford Road is the retained lot. The minor variance is required as a condition of consent for consent application D03-2025-055.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The applicant has indicated that the purpose of the lot line adjustment is to increase the 200 Lifford Road's area and frontage, and protect/preserve the natural sensitive features on the property through consolidation.

No new buildings, structures or site alteration is proposed nor required as part of the application. The residential and agricultural uses and current dwellings, driveways and servicing are to remain and function as existing.

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 and Environmental Protection under the City of Kawartha Lakes Official Plan (2012). The majority of the lands to be conveyed are designated Prime Agriculture, and are mostly forested (Natural Heritage features including Significant Woodland, Locally Significant Wetland, and Unevaluated Wetland, as per Schedule B of the Official Plan), not currently part of the active farm operation at 176 Lifford Road. Policy 15.3.7. states that a severance for a minor lot line adjustment may be permitted provided it does not create a separate building lot. Additionally, a portion of the lands to be conveyed are designated Environmental Protection. Policy 17.3.2 prohibits the creation of new lots for the purpose of development within the EP designation, and no new lots would be created as a result of this proposal.

The proposed variance would help preserve ecological integrity by consolidating environmentally sensitive features without disrupting the agriculturally productive fields.

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 Open Space (O1) Zone and Rural General (A1) Zone under the Township of Manvers Zoning By-Law 87-06. The A1 Zone permits various uses, including but not limited to single detached dwellings and related accessory structures. The O1 Zone prohibits the erection of any building or structure. No new buildings, structures or site alteration is proposed nor required as part of the application. The proposal complies with all provisions of the Zoning By-law, with the exception of the minimum lot area.

Section 10.2.a. of the Zoning By-law which requires a minimum lot area of 38 hectares, the proposed lot area is 23 hectares. The subject property is currently approximately 30.7 hectares in size with 318 metres of frontage. Therefore, the property is currently deficient in lot area and the minor variance is required to increase this deficiency.

The intent of the minimum lot area requirement is to ensure lots are appropriately sized to accommodate development while ensuring there is adequate space for amenity uses, private services (e.g., septic system if required), and stormwater infiltration.

Although land is being removed from the subject property, these are lands that are primarily within the O1 Zone. As such, the majority of the lands being conveyed are not developable. Furthermore, lands used for the existing agricultural operation are to remain fully contained within the subject property. The change in lot size and frontage will not result in any deficiencies with existing building setbacks and/or lot coverage.

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

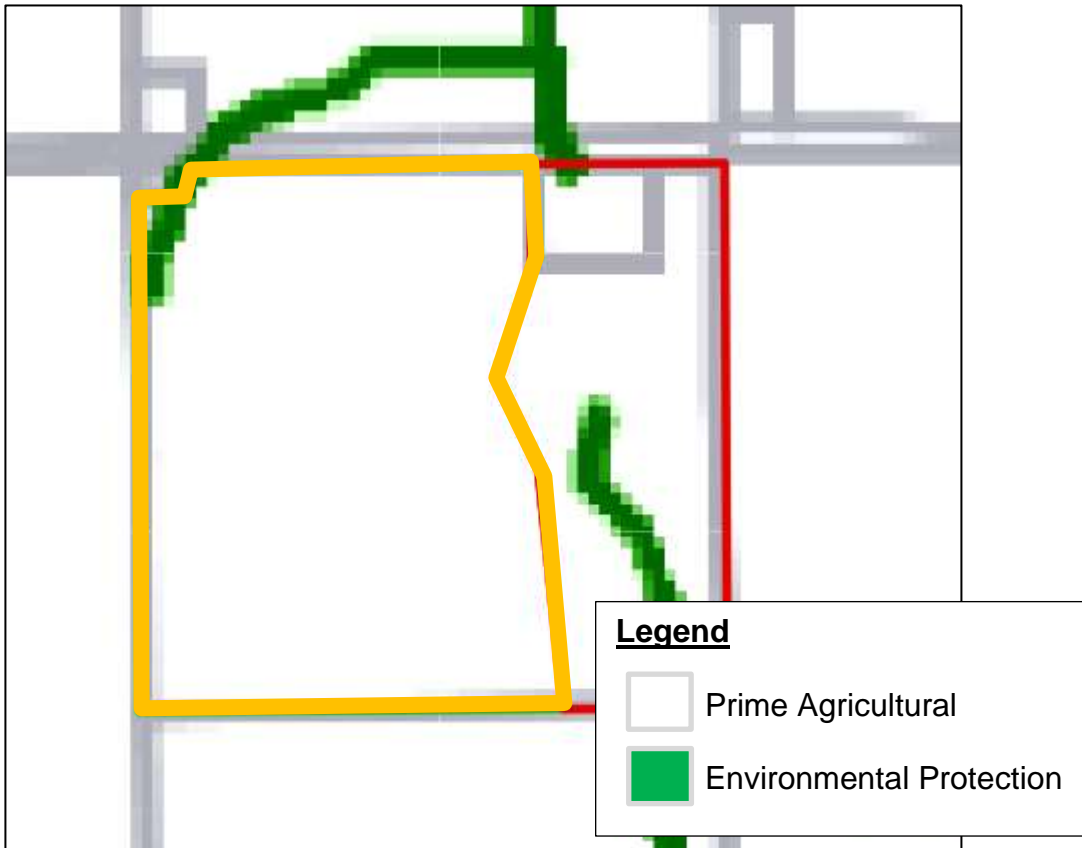
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**Phone:** 705-324-9411 extension 1367  
**E-Mail:** ashahid@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-034

## Schedule 1 Relevant Planning Policies and Provisions

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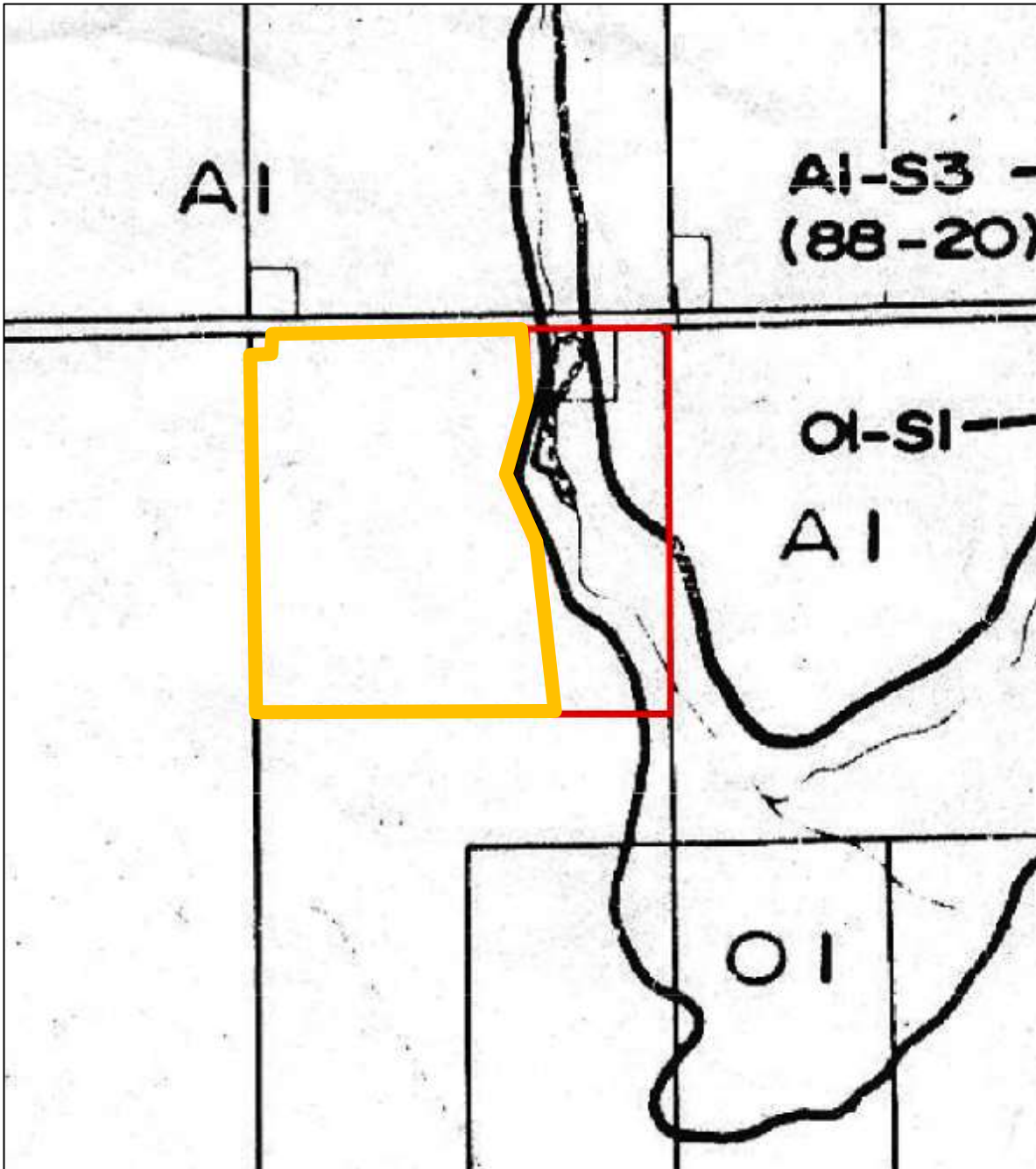
### City of Kawartha Lakes Official Plan



Section 15. Prime Agricultural Designation

Section 17. Environmental Protection Designation

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



Section 9. Open Space (O1) Zone

Section 10. Rural General (A1) Zone

# Location Map

## D20-2026-034



**Aerial Photo (2023)**





# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Coulson

Report Number COA2026-034

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## Public Meeting

**Meeting Date:** April 23, 2026

**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 facilitate the recognition of an existing sunroom.

### Relief sought:

1. Section 5.2.d of the Zoning By-law requires a minimum rear yard setback of 7.5 metres; the existing sunroom has a rear yard setback of 6.7 metres; and,
2. Section 5.2.f of the Zoning By-law requires a minimum water setback of 15 metres; the existing sunroom has a water setback of 6.7 metres.

The variance is requested at **52 Mason Lane** (File D20-2026-035).

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**Author:** Mobeen Ghafari, Planner II

**Signature:** 

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## Recommendations

**That** Report COA2026-034 – Coulson, be received;

**That** minor variance application D20-2026-035 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 submitted as part of Report COA2026-034, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse,

and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-034. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Recognition of an existing sunroom
Owners:	Lynn Coulson
Applicant:	Same as owner
Legal Description:	Somerville Concession, Front Range (being Part Lot 10 and Registered Plan 57R10632, Part 1)
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Limited Service Residential (LSR) Zone (Township of Somerville Zoning By-law 78-45)
Site Size:	1,319.5 square metres (14,202.97 square feet)
Site Access:	Private Road
Site Servicing:	Lake draw water and private individual 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 situated in the geographic Township of Somerville, with access from Mason Lane. The lots in the surrounding area vary in size. Based on information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses, agricultural uses, and agricultural uses with residences. The subject property is buffered by vegetation along its front lot line.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The subject property currently contains a few structures with different periods of construction. More specifically, there is a single detached dwelling that was constructed in 1955, a boathouse that was constructed in 1955, and a detached garage that was constructed in 2018.

The application seeks to facilitate the recognition of an existing sunroom that is attached to the rear (water side) of the existing single detached dwelling. The application does not conflict with the surrounding land uses and built form.

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 Waterfront designation permits low-density residential uses and accessory structures. The existing development does not conflict with the objectives of the 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.

Section 3.11 of the Official Plan sets out water setback policies to ensure sufficient separation between development and the shoreline, protecting against erosion hazards while maintaining the ecological integrity of the waterbody. These setbacks help preserve shoreline vegetation and fish habitat by maintaining a natural buffer between built structures and the water. The proposed development leaves an adequate setback between the sunroom and the waterbody, thereby supporting and maintaining the ecological function of the shoreline.

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 Somerville Zoning By-Law 78-45. The LSR Zone permits various uses, including but not limited to, vacation dwellings, single detached dwellings, and accessory buildings and uses. In order to recognize the existing sunroom, relief is required from the rear yard setback and water setback provisions.

Section 5.2.d of the Zoning By-law requires a rear yard setback of 7.5 metres; the existing sunroom has a rear yard setback of 6.7 metres. The rear yard setback requirement is intended to ensure adequate separation between buildings, provide privacy for neighbouring properties, provide sufficient outdoor amenity space in the rear yard, and maintain open space for air, light, and access. As the proposed rear yard setback is for a waterfront property, it does not significantly impact the neighbouring properties and preserves adequate outdoor space for air, light, access, and amenity use. As a result, the proposed setback of 6.7 metres would allow for the continued functional use of the rear yard.

Section 5.2.f of the Zoning By-law requires a minimum water setback of 15 metres, the water setback from the existing sunroom is 6.7 metres. The intent of the

minimum water setback is to provide a buffer between built form and water to protect built form from natural hazards, protect the ecological state of waterbodies, enhance the ecological function of waterbodies, and preserve shoreline conditions and vegetation. As the property also has a boathouse on the shoreline, the existing sunroom does not introduce built form closer to the shoreline than what currently exists. The sunroom visually integrates with the surrounding built form and provides a safe and functional connection to the waterfront. Sufficient space for vegetation and drainage is also maintained through compliant lot coverage.

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:**

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

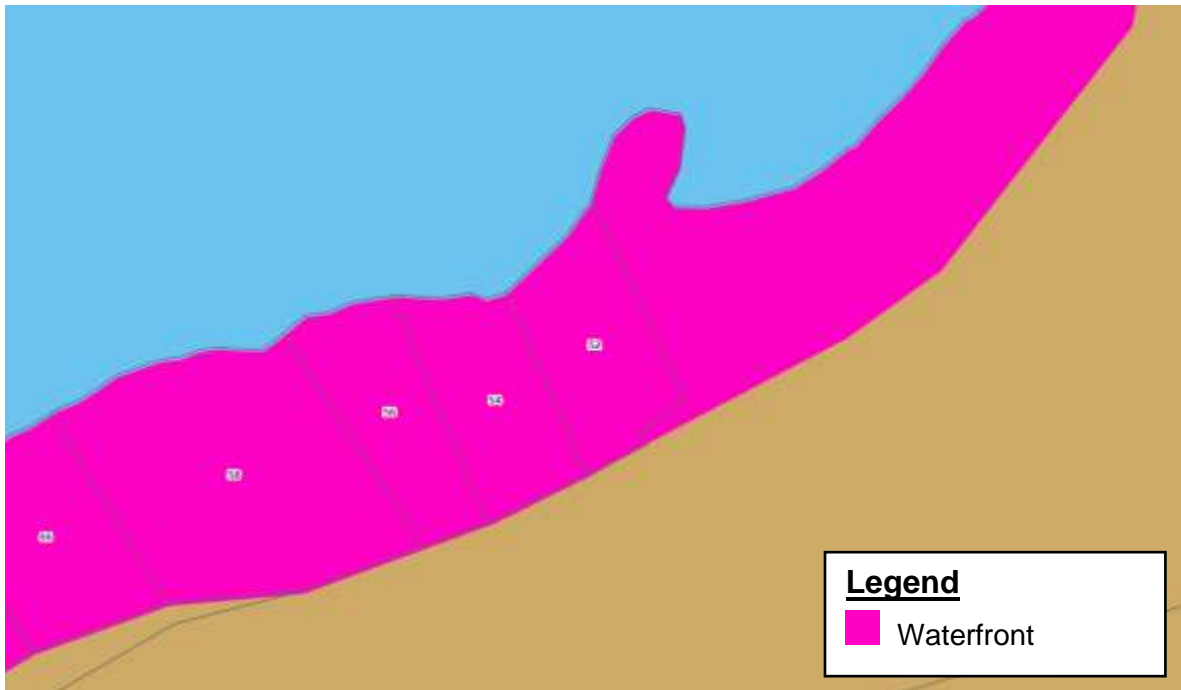
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**Phone:** 705-324-9411 extension 1248  
**E-Mail:** mghafari@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-035

## Schedule 1 Relevant Planning Policies and Provisions

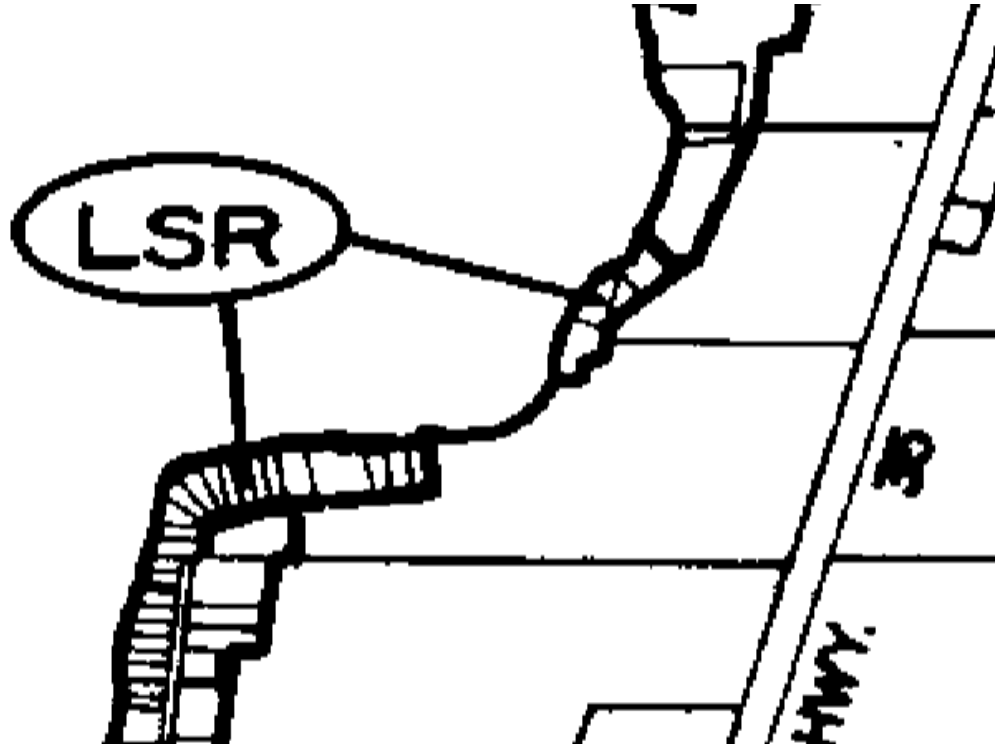
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### City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

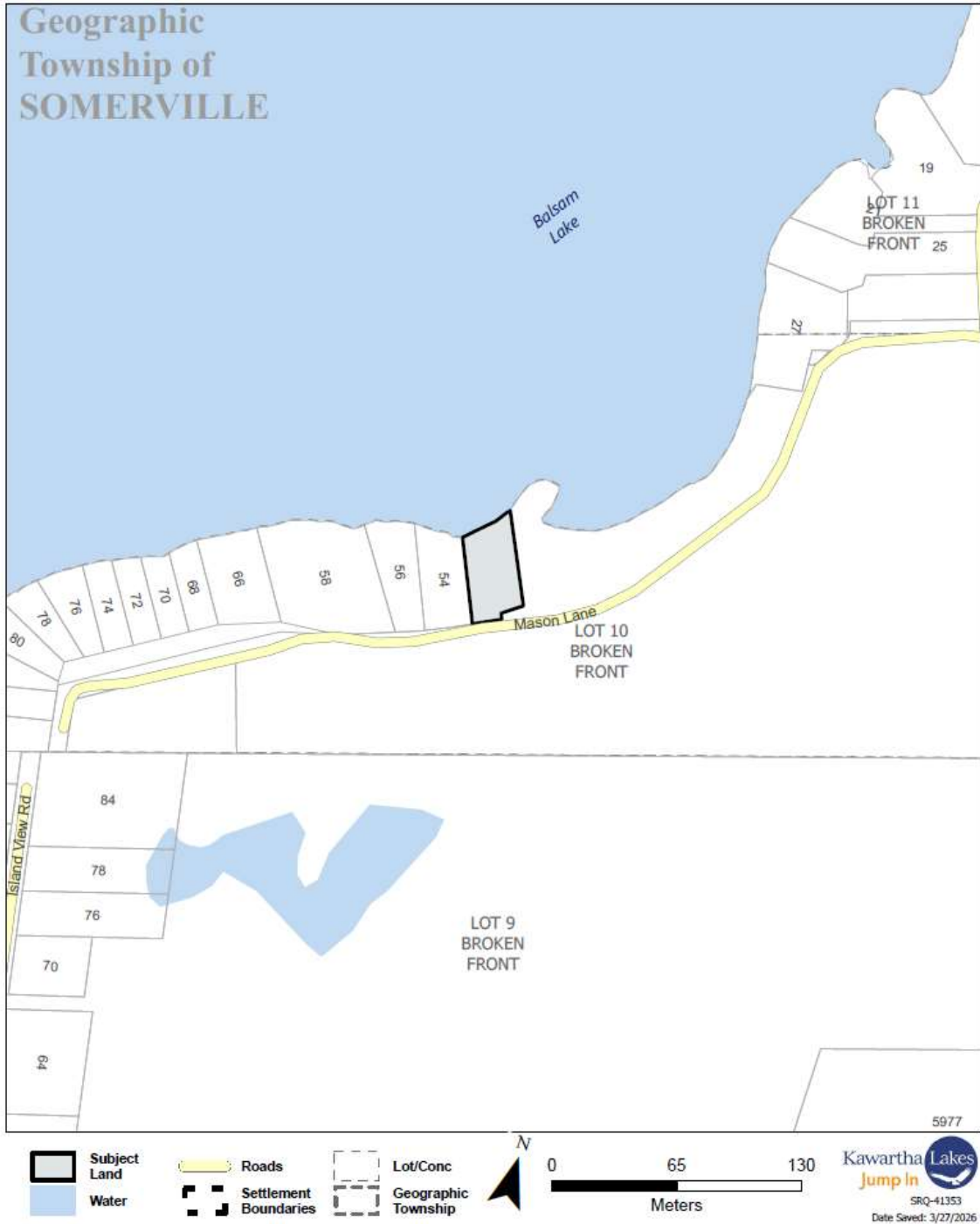
**Township of Somerville Zoning By-law 78-45**



**Section 5. Limited Service Residential (LSR) Zone**

# Location Map

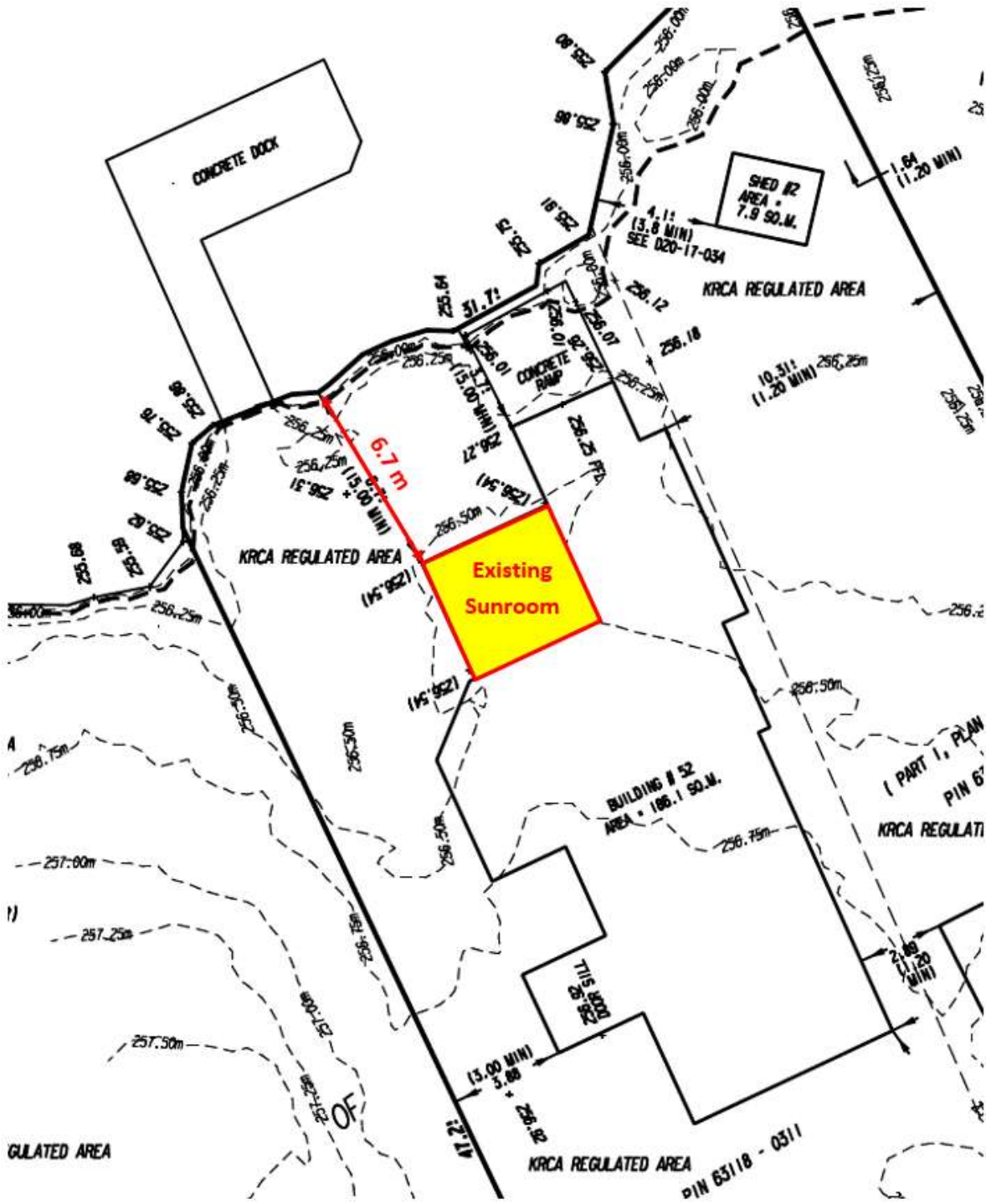
## D20-2026-035



**Aerial Photo**



### Applicant's Sketch



# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Kawartha Neighbourhood Housing Inc.

Report Number COA2026-035

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 2 – Former Village of Bobcaygeon

**Subject:** The purpose and effect is to facilitate the construction of a multi-unit residential building.

### Relief sought:

1. Section 7a.3.1.iii of the Zoning By-law requires a minimum front yard setback of 4 metres; the proposed residential building has a front yard setback of 1 metre;
2. Section 7a.3.1.vi of the Zoning By-law requires a minimum rear yard setback of 15.26 metres; the proposed residential building has a rear yard setback of 12 metres;
3. Section 7a.3.1.v of the Zoning By-law requires a minimum side yard (east) setback of 12.95 metres; the proposed residential building has a side yard (east) setback of 12 metres; and,
4. Section 7a.3.1.i of the Zoning By-law requires a density of 1 dwelling unit per 183 m<sup>2</sup> of lot area; the proposed residential building has a density of 1 dwelling unit per 176.65 m<sup>2</sup> of lot area.

The variance is requested at **Vacant Land, Duke Street** (File D20-2026-036).

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**Author:** Mobeen Ghafari, Planner II

**Signature:** 

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## Recommendations

**That** Report COA2026-035 – Kawartha Neighbourhood Housing Inc., be received;

**That** minor variance application D20-2026-036 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 COA2026-035, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of thirty-six (36) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-035. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a multi-unit residential building
Owners:	Kawartha Neighbourhood Housing Inc.
Applicant:	M. V. Wilson Engineering Inc.
Legal Description:	Plan 70 Lots 17 & 18, Bobcaygeon
Official Plan <sup>1</sup> :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)  Residential (Bobcaygeon Secondary Plan, 2024)
Zone <sup>2</sup> :	Urban Residential Type Four Exception Twelve (R4-S12) Zone (Village of Bobcaygeon Zoning By-law 16-78)
Site Size:	4,063 square metres (43,733.76 square feet)
Site Access:	Public Road – Fully Maintained
Site Servicing:	City water system and sanitary sewer system
Existing Uses:	Vacant Land
Adjacent Uses:	Residential, Commercial, Industrial, and Recreational

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

## **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 Bobcaygeon, with access from Duke Street. The lots in the surrounding area vary in size. Based on information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses, commercial uses, industrial uses, and recreational uses.

The subject property is currently vacant land and does not contain any structures.

The application seeks to facilitate the construction of a residential building with 23 units and an accessory building on the property. The application does not conflict with the surrounding residential land uses and built form.

The Province of Ontario has launched the 'More Homes, More Choice: Ontario's Housing Supply Action Plan' (2019), the goal of which is to build 1.5 million homes by 2031 to address the housing supply crisis in Ontario and to encourage the development of housing that meets the needs and budgets of all Ontarians. As per the Municipal Housing Pledge, the Province has established a housing target in the City of Kawartha Lakes of 6500 new housing units by 2031, and the City has committed to work to achieve this target locally. Through the construction of the proposed multi-unit building, this proposal can contribute to meeting the City's housing target.

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 (2012). The Urban Settlement Area designation aims to foster healthy communities, provide new employment and educational opportunities to its residents, preserve the natural environment and cultural heritage, develop affordable and adequate housing for the changing population, and provide healthy, active recreational opportunities for local residents and tourists. With regards to developing affordable and adequate housing, the Urban Settlement Area designation seeks to provide housing opportunities that offer a range of dwelling types, densities, tenure, accessibility options and cost to meet the diverse needs of people from various social, cultural, and economic backgrounds, including persons with disabilities. When considering the range of dwelling types, the Urban Settlement Area designation has the following goals: 75% of new units will be detached/semi-detached (low density), 19% will be townhouse units, row houses, walk-up apartment and similar housing forms (mid density) and 6% will be apartment units (high density).

The Bobcaygeon Secondary Plan provides more specific policies directed towards the former Village of Bobcaygeon. Under the Bobcaygeon Secondary Plan, the property is designated Residential. The Residential designation states that the

predominant use of land under the designation should be a variety of dwelling types under two densities of residential development, low density residential uses and medium density residential uses.

The appropriate density is based on the availability of services, compatibility with surrounding uses, and locational factors. The proposal for the construction of the 23-unit residential building would be considered medium density residential development as the category includes dwelling types such as triplex dwellings, fourplex dwellings, row or block townhouse dwellings, stacked townhouses, converted dwellings containing more than three dwelling units, and mid-rise apartment housing not exceeding four storeys in height. Moreover, the Bobcaygeon Secondary Plan states that medium density residential areas shall be developed from a minimum density of 30 units per net hectare of land to a maximum density of 60 dwelling units per net hectare of land. The construction of the proposed 23-unit residential building will result in a density that is approximately 56 units per net hectare of land, which would result in the subject property achieving conformity with the density requirement for medium density residential development under the Bobcaygeon Secondary Plan. In its current state, the subject property is vacant land that does not contribute to the density requirement of the medium density residential development category.

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 Urban Residential Type Four Exception Twelve (R4-S12) Zone under the Village of Bobcaygeon Zoning By-law 16-78. The R4 (R4-S12) Zone permits various uses, including but not limited to, apartment dwellings, condominium dwellings, fourplex dwellings, and accessory buildings and uses. In order to allow the proposed residential building to be constructed, relief is required from the front yard setback, rear yard setback, side yard (east) setback, and density provisions.

Section 7a.3.1.iii of the Zoning By-law requires a minimum front yard setback of 4 metres; the proposed residential building has a front yard setback of 1 metre. The intent of the minimum front yard setback is to ensure adequate spatial separation between the built form and the travelled portion of the street. In addition, the front yard setback also aims to maintain features such as sight lines and the character of the streetscape.

Due to the proposed shape of the building, the front wall of the building is narrow. Therefore, the portion of the proposed building that encroaches into the front yard setback is minimal. The necessity for the location of the residential building to encroach into the 4 metre front yard setback is because of a requirement from the City for a 3 metre road widening, which was identified through the Site Plan Approval process. As the portion of the building that encroaches into the front yard setback is narrow, it is not anticipated to impact the character of the streetscape. Moreover, there is also a sidewalk between the road and the front lot line, which provides a physical buffer between vehicles travelling on the street and the

residential building. As a result, there are no anticipated impacts to sight lines or the flow of traffic.

Section 7a.3.1.vi of the Zoning By-law requires a minimum rear yard setback of 15.26 metres; the proposed residential building has a rear yard setback of 12 metres. The rear yard setback requirement is intended to ensure adequate separation between buildings, provide privacy for neighbouring properties, provide outdoor amenity space, and maintain open space for air, light, and access. The neighbouring property to the east is irregular in shape and includes an approximately 12-metre-wide strip of land which abuts the rear lot line of the subject property. This portion of the neighbouring property does not contain any buildings or structures. Therefore, the proposed reduced rear yard setback does not significantly impact the neighbouring properties and preserves adequate space for air, light, and access. The proposed rear yard setback of 12 metres would allow for the functional use of the rear yard for parking spaces.

Section 7a.3.1.v of the Zoning By-law requires a minimum side yard (east) setback of 12.95 metres; the proposed residential building has a side yard (east) setback of 12 metres. The intent of a side yard setback is to ensure that privacy is maintained, space for maintenance and access is provided, and overcrowding is avoided. The proposed residential building is to be mostly located in the western portion of the lot, with only a narrow portion extending towards the eastern lot line. There is adequate space provided between the subject property and the neighbouring property and privacy is maintained. Moreover, there are several properties in the area that appear to have structures in much closer proximity to interior side lot lines than the proposal for the subject property.

Section 7a.3.1.i of the Zoning By-law requires a density of 1 dwelling unit per 183 m<sup>2</sup> of lot area; the proposed residential building has a density of 1 dwelling unit per 176.65 m<sup>2</sup> of lot area. The intent of a density requirement is to ensure that development is intentional, overcrowding is avoided, and open space is preserved. As the proposed development is a residential building rather than separate detached dwellings, the units will be contained within one continuous building that will use space efficiently while providing a considerable number of units for residential use. As a result, the development is intentional to provide an increase in residential units for the local population. Moreover, as the units are contained within one building, overcrowding is avoided and open space is preserved.

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 1248  
**E-Mail:** mghafari@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-036

## Schedule 1 Relevant Planning Policies and Provisions

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### City of Kawartha Lakes Official Plan



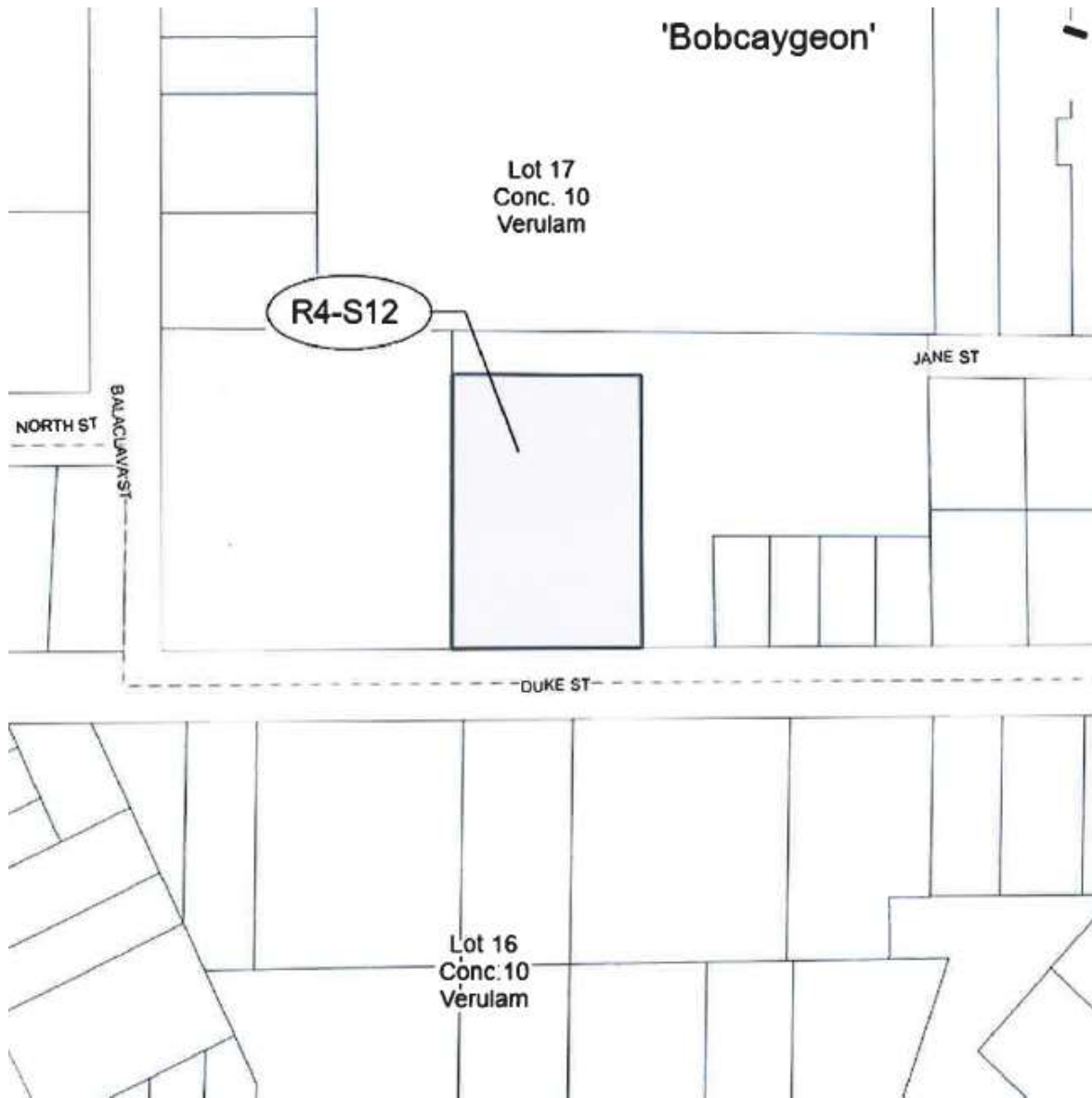
Section 18. Urban Settlement Designation

### Bobcaygeon Secondary Plan



### Section 31.3.3.1. Residential

### Village of Bobcaygeon Zoning By-law 16-78



By-Law 2024 – 122

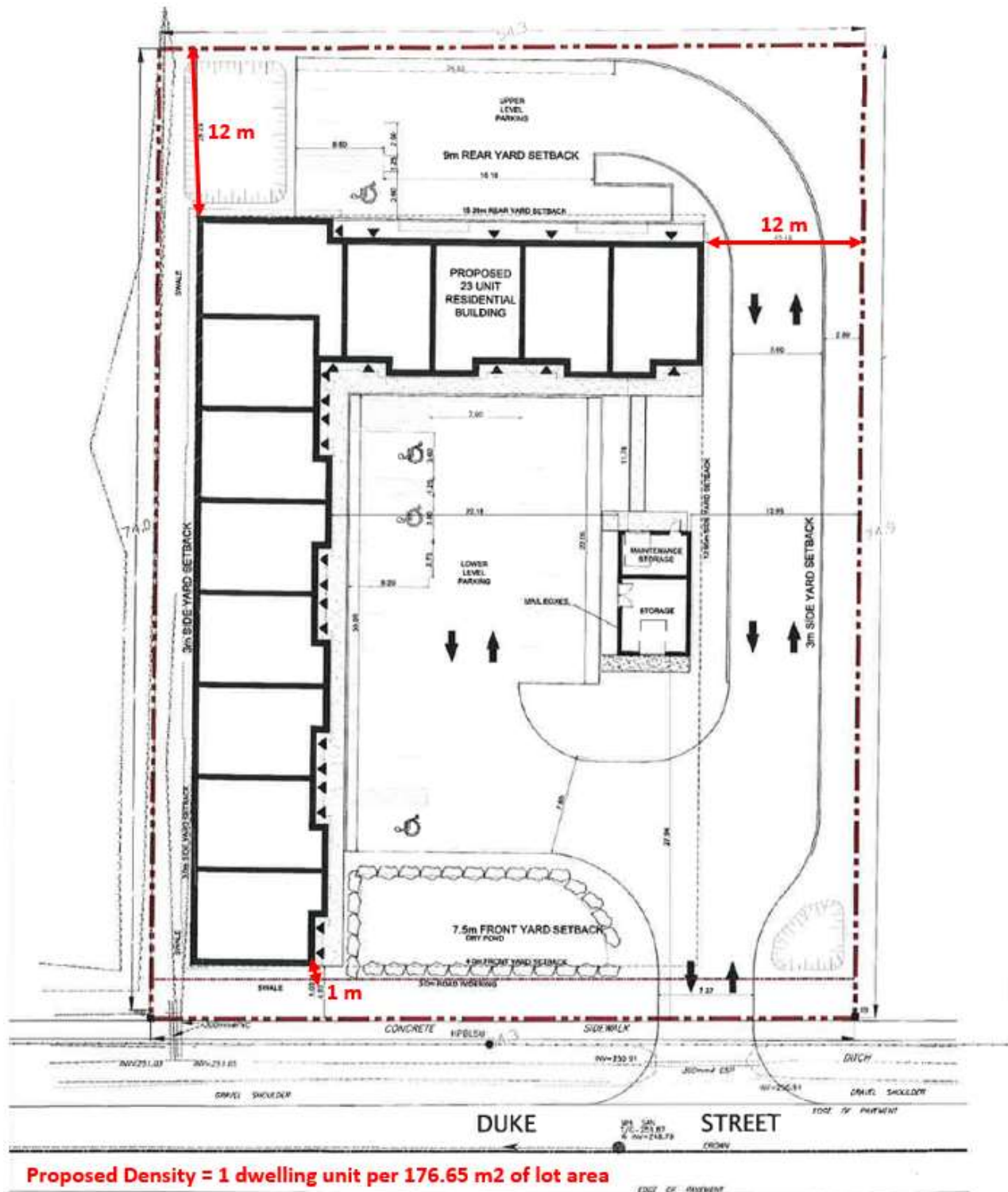
# Location Map

## D20-2026-036





### Applicant's Sketch



# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Jewell

Report Number COA2026-036

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 6 – Geographic Township of Ops

**Subject:** The purpose and effect is to facilitate the construction of a detached garage.

### Relief sought:

1. Section 2.1 of the Zoning By-law permits a maximum accessory structure height of 5 metres; the proposed detached garage has a height of 6.2 metres.

The variance is requested at **236 Traceys Hill Road** (File D20-2026-037).

---

**Author:** Mobeen Ghafari, Planner II

**Signature:** 

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## Recommendations

**That** Report COA2026-036 – Jewell, be received;

**That** minor variance application D20-2026-037 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 COA2026-036, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-036. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a detached garage
Owners:	Carol Jewell
Applicant:	Same as owner
Legal Description:	Concession 9 Part Lot 15 (being Part Lot 1 on 57R1704)
Official Plan <sup>1</sup> :	Prime Agricultural and Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Agricultural (A) Zone (Township of Ops Zoning By-law 93-30)
Site Size:	13,046.83 square metres (140,434.90 square feet)
Site Access:	Year-round maintained 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 situated in the geographic Township of Ops, with access from Traceys Hill Road. The lots in the surrounding area vary in size. Based on information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses, agricultural uses, and agricultural uses with residences. In terms of visual character, the subject property is buffered by vegetation within its front yard, which is along Traceys Hill Road.

The subject property currently contains a few structures with different periods of construction. More specifically, there is one existing single detached dwelling with an attached garage that was constructed in 1976. There are also two sheds that were both constructed in 1980.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The application seeks to facilitate the construction of a new detached garage on the property. The proposal does not conflict with the surrounding residential and agricultural land uses and built form.

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 and Environmental Protection under the City of Kawartha Lakes Official Plan (2012). The proposed detached garage will be situated in the portion of the property that is designated as Prime Agricultural. The Prime Agricultural designation permits the use of low-density single detached dwellings and accessory structures. The proposed development does not conflict with the objectives of the 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 Agricultural (A) Zone under the Township of Ops Zoning By-law 93-30. The A Zone permits various uses, including but not limited to a single detached dwelling and accessory uses. In order for the proposed detached garage to be constructed, relief is required from the maximum permitted accessory structure height provision.

Section 2.1 of the Zoning By-law permits a maximum height of 5 metres for an accessory structure in a residential zone or accessory structure to a residential use. The proposed height is 6.2 metres. The intent of this provision is to regulate the vertical massing and elevation of accessory structures, prevent structures from overshadowing neighbouring properties, and preserve the visual character of an area. The proposed detached garage is situated in the rear yard of the property, approximately 60.04 metres from the road. As a result, the proposed detached garage will be located in a more discrete location on the property. The proposed detached garage will also be located a significant distance away from the neighbouring properties to the east and west of the subject property, specifically 12.95 meters from the east side lot line and 35.20 meters from the west side lot line. As a result, the proposed detached 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. 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:**

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
- Appendix D – Construction Drawing

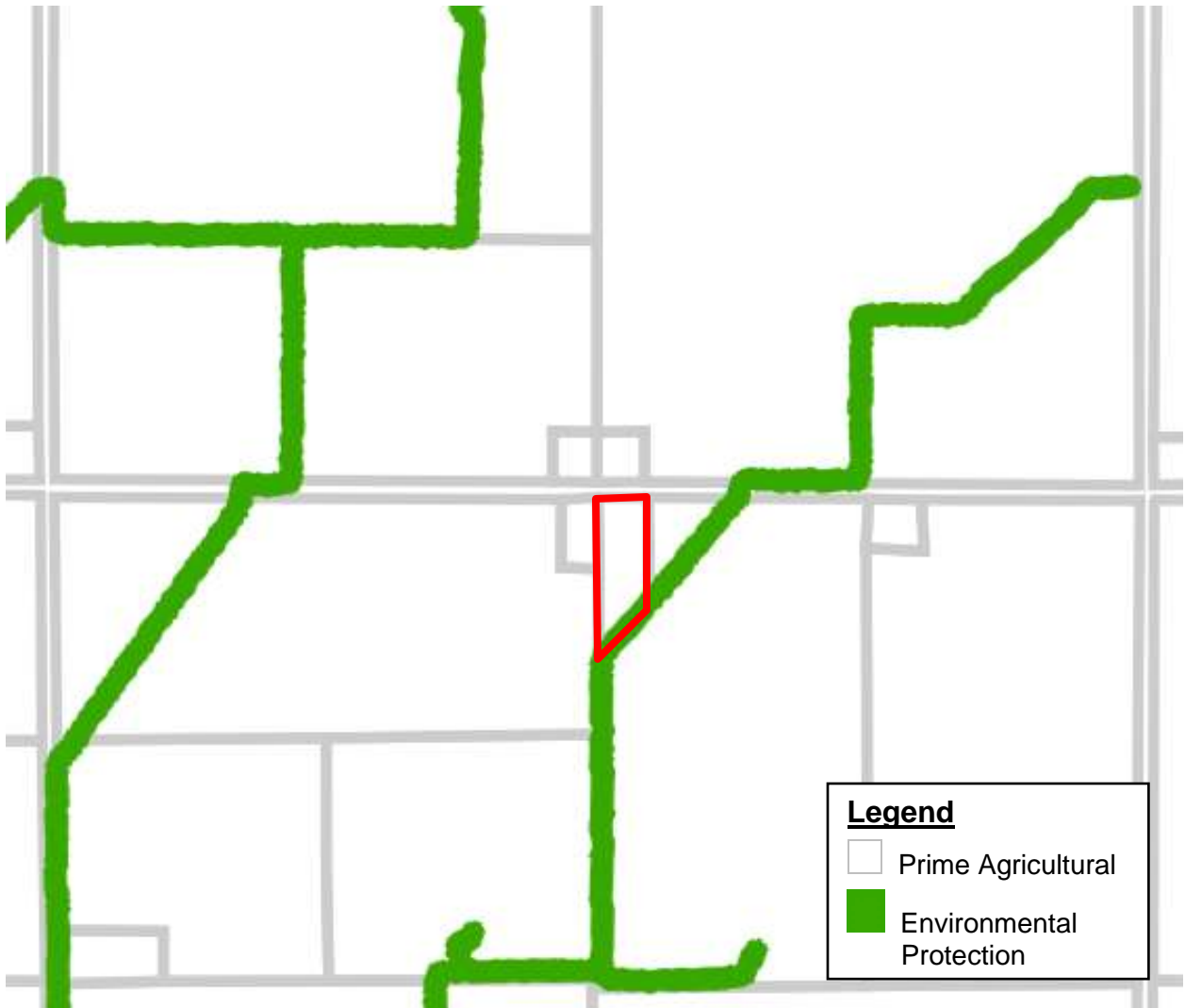
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**Phone:** 705-324-9411 extension 1248  
**E-Mail:** mghafari@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-037

## Schedule 1 Relevant Planning Policies and Provisions

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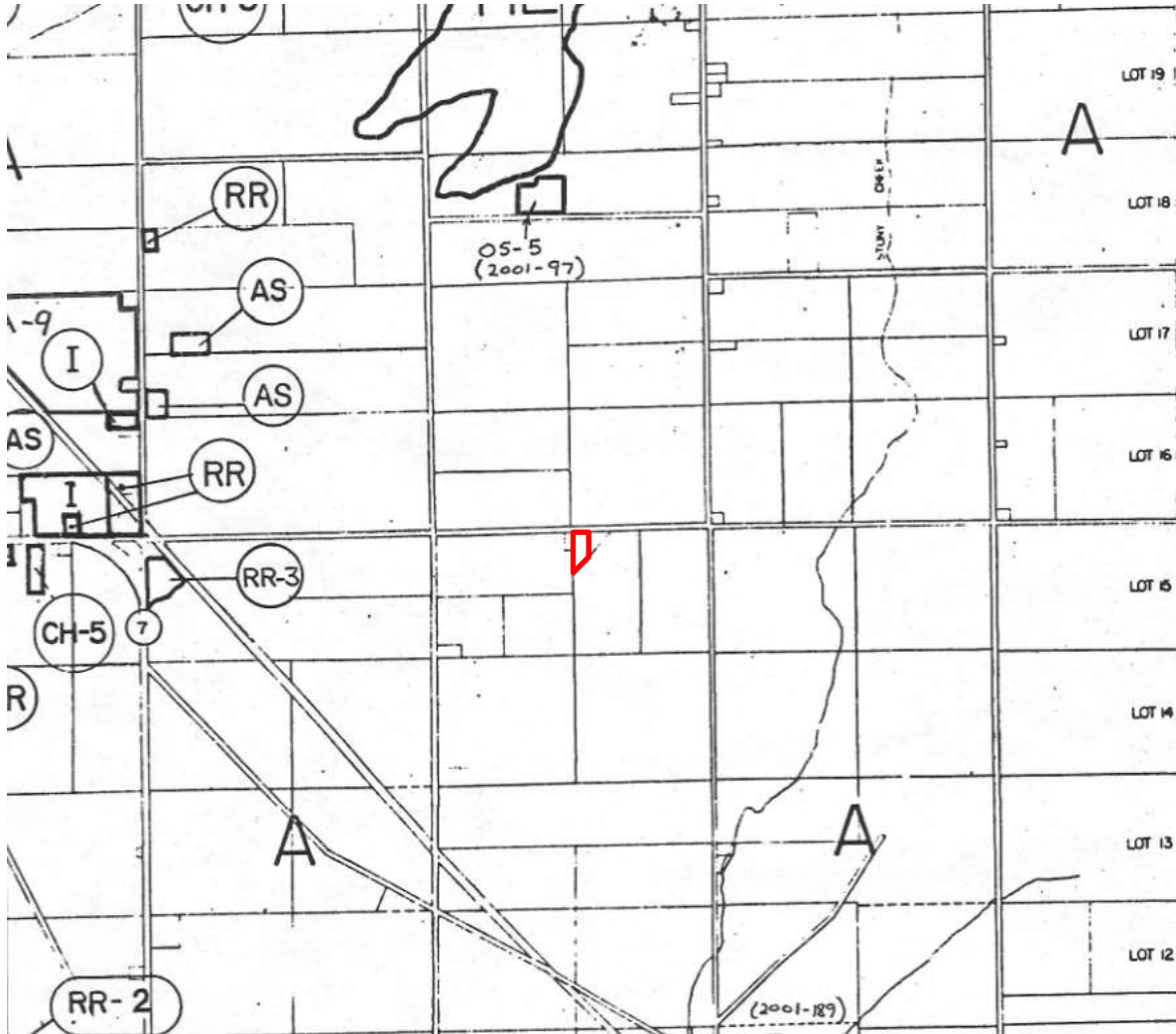
### City of Kawartha Lakes Official Plan



15. Prime Agricultural Designation

17. Environmental Protection Designation

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

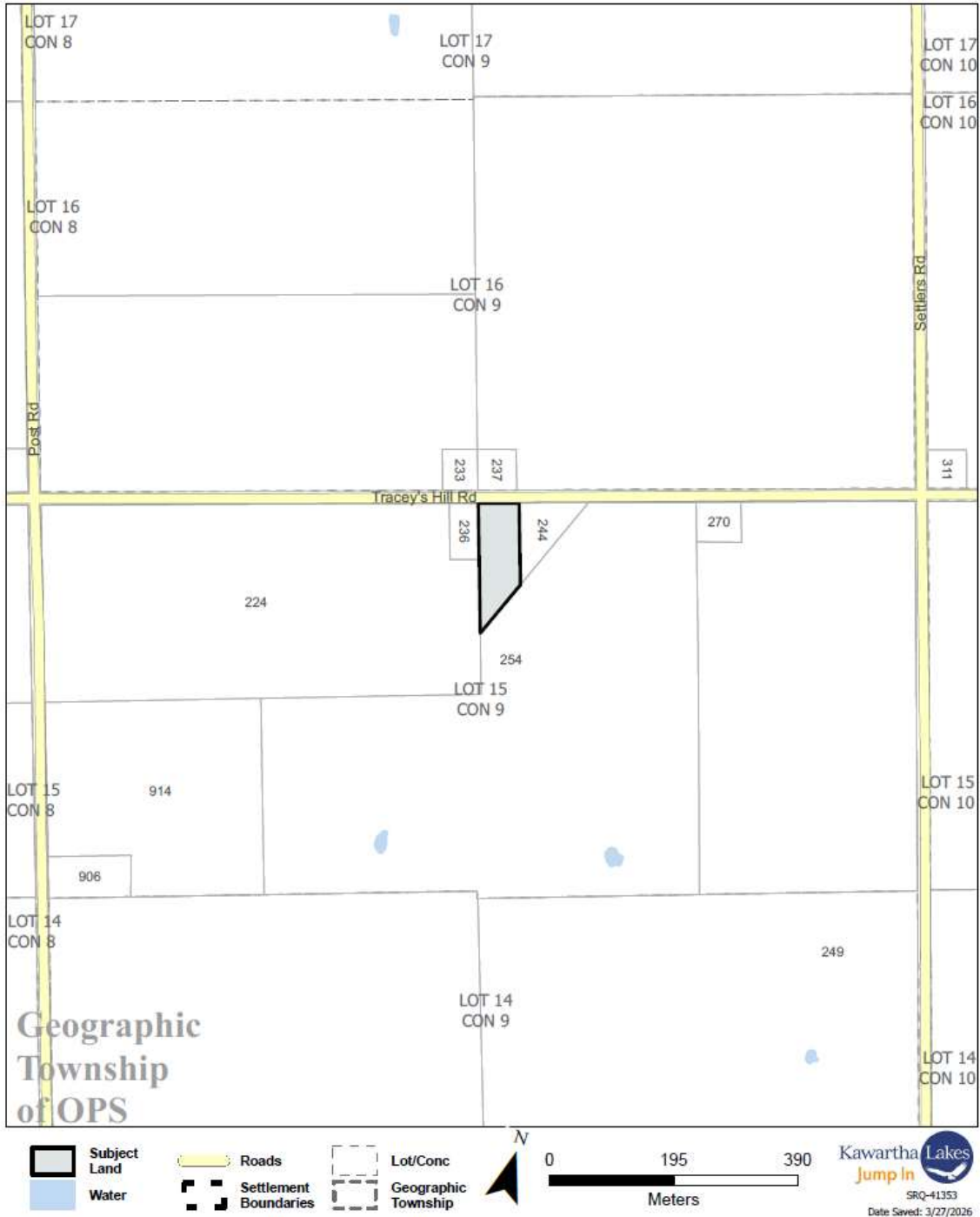


Section 2. General Provisions

Section 16. Agricultural (A) Zone

Location Map

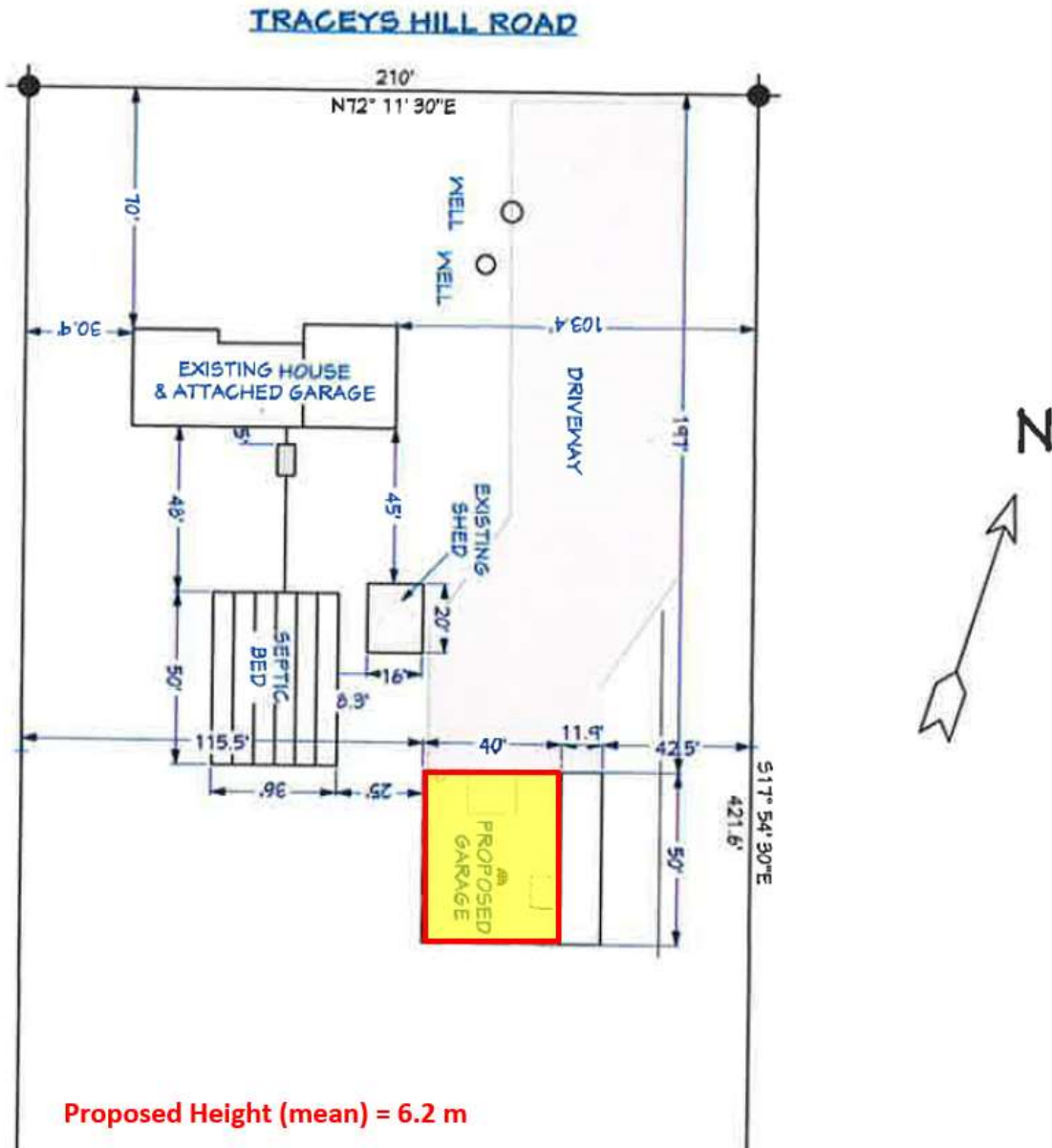
D20-2026-037



**Aerial Photo**



### Applicant's Sketch





# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Peters and McCallion

Report Number COA2026-037

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 7 – Geographic Township of Ops

**Subject:** The purpose and effect is to facilitate the construction of an attached carport.

### Relief sought:

1. Section 6.2 of the Zoning By-law requires a minimum side yard setback of 3 metres; the proposed attached carport has a side yard setback of 0.3 metres.

The variance is requested at **234 O'Reilly Lane** (File D20-2026-038).

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**Author:** Mobeen Ghafari, Planner II

**Signature:** 

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## Recommendations

**That** Report COA2026-037 – Peters and McCallion, be received;

**That** minor variance application D20-2026-038 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 submitted as part of Report COA2026-037, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-037. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of an attached carport
Owners:	Heather Peters and Richard McCallion
Applicant:	Josh Henderson – H&H Property Management
Legal Description:	Concession 2 Part Lot 6 (being Lot 20 on Plan 469)
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Shoreline Residential (RS) Zone (Township of Ops Zoning By-law 93-30)
Site Size:	1,600 square metres (17,222.26 square feet)
Site Access:	Year-round 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 in the geographic Township of Ops, with access from O'Reilly Lane. The lots in the surrounding area vary in size. Based on information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses and agricultural uses. In terms of visual character, the subject property is buffered by vegetation along its front lot line, which is along O'Reilly Lane.

The subject property currently contains a single detached dwelling that was constructed in 1970.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The application seeks to facilitate the construction of a new attached carport on the property. The application does not conflict with the surrounding residential and agricultural land uses and built form.

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 Waterfront designation permits low-density residential uses and accessory structures. The existing development does not conflict with the objectives of the 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 Shoreline Residential (RS) Zone under the Township of Ops Zoning By-law 93-30. The RS Zone permits various uses, including but not limited to a single detached dwelling and accessory uses. In order for the proposed attached carport to be constructed, relief is required from the minimum side yard setback provision.

Section 6.2 of the Zoning By-law requires a minimum side yard setback of 3 metres; the proposed side yard setback from the attached carport is 0.3 metres. The intent of a side yard setback is to ensure that privacy is maintained, space for maintenance and access is provided, space for lot drainage is provided, and overcrowding is avoided. The proposed attached carport will be located on the western side of the existing single detached dwelling and will be connected to the existing driveway to provide covered parking space for vehicles on the existing driveway.

The proposed attached carport will be open-sided in terms of its design. As the proposed addition is an open-sided attached carport, there will be space provided between the side lot line and the proposed attached carport for access and building maintenance. Furthermore, lot drainage issues are not anticipated as the Ontario Building Code required that buildings shall be located or the building site shall be graded so that water does not accumulate at or near the building and will not adversely affect adjacent properties. Moreover, impacts to privacy are not anticipated as the proposed attached carport is located alongside the driveway of the abutting property rather than 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:**

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

---

**Phone:** 705-324-9411 extension 1248  
**E-Mail:** mghafari@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-038

## Schedule 1 Relevant Planning Policies and Provisions

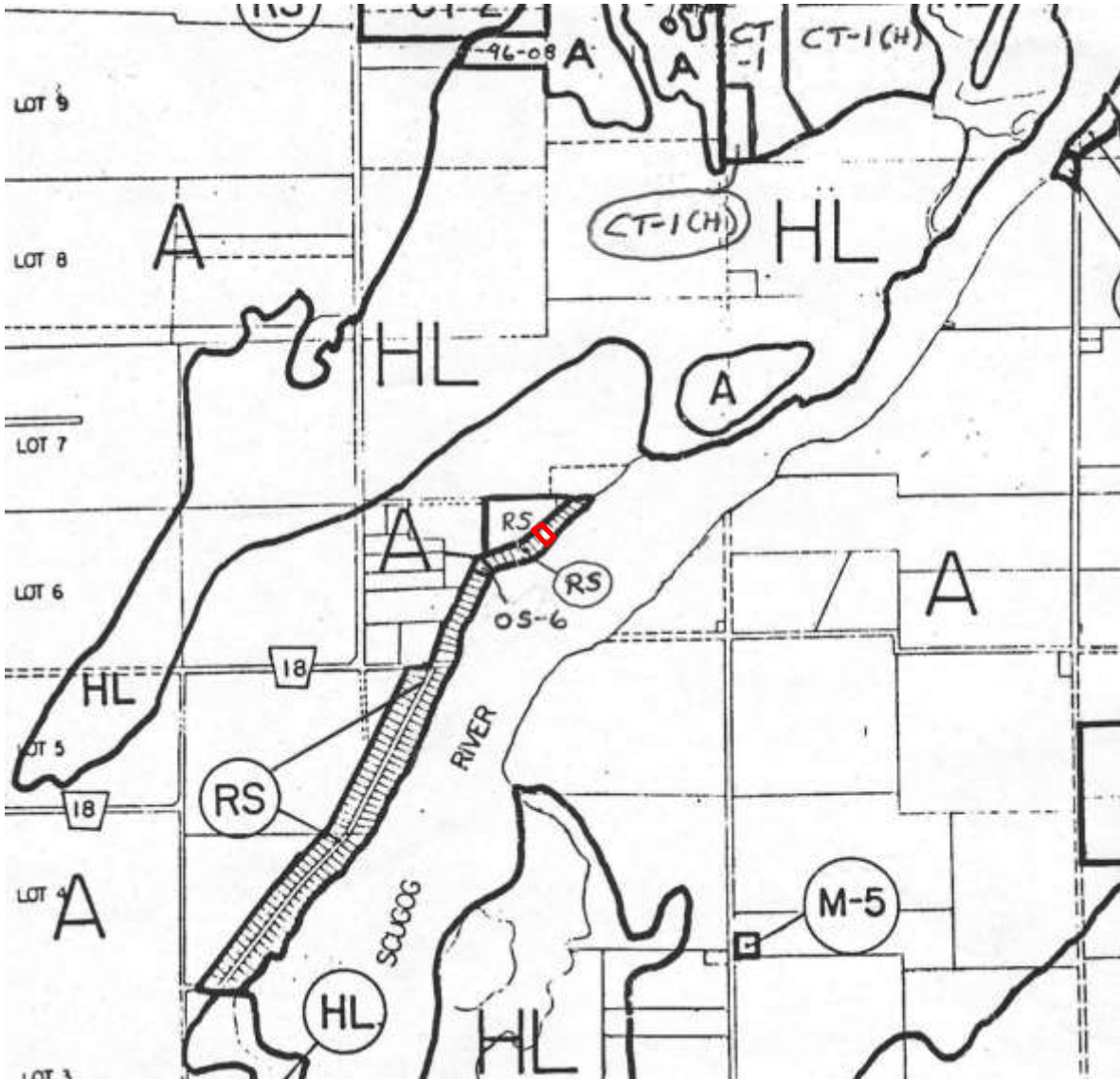
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### City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

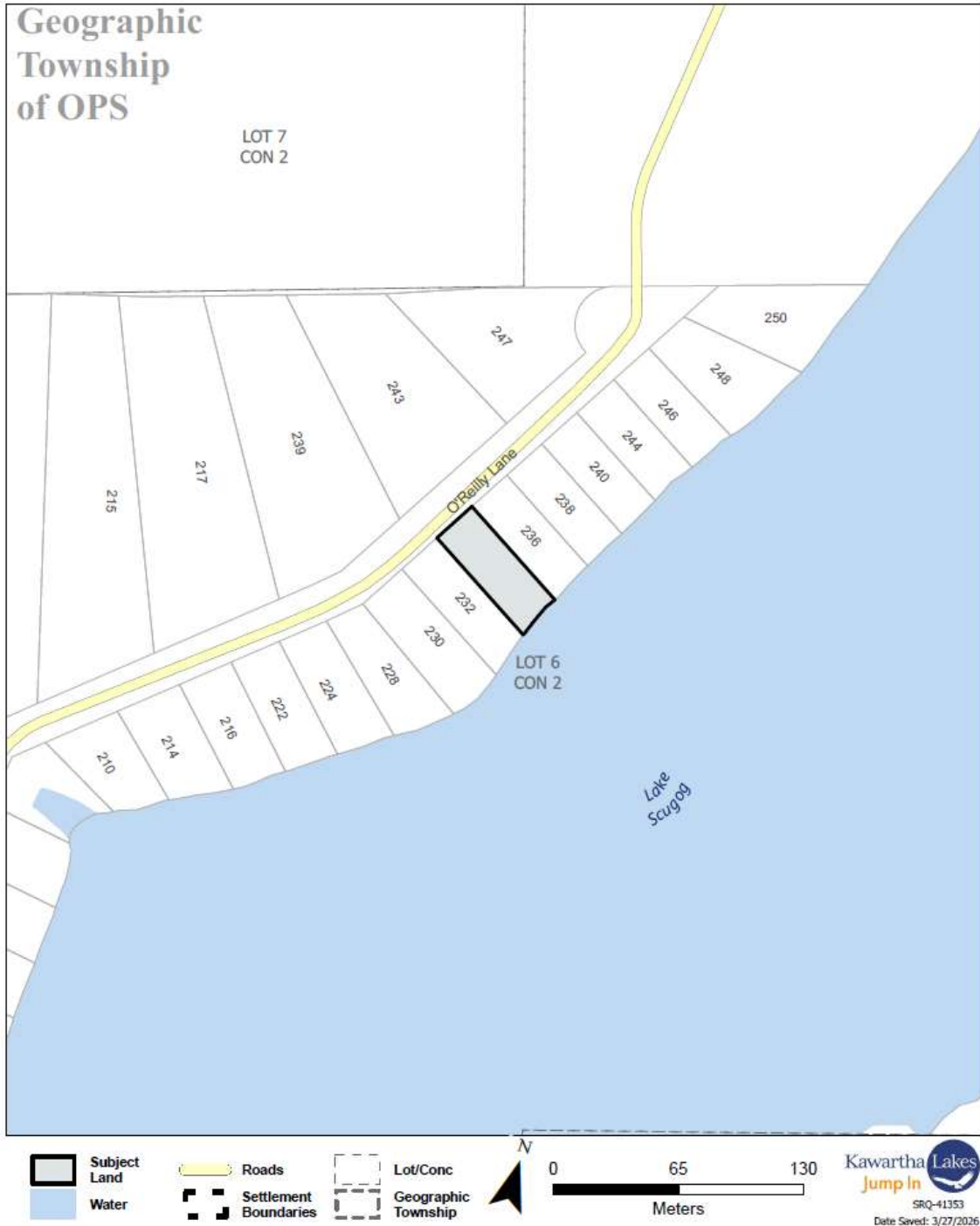
### Township of Ops Zoning By-law 93-30



Section 6. Shoreline Residential (RS) Zone

# Location Map

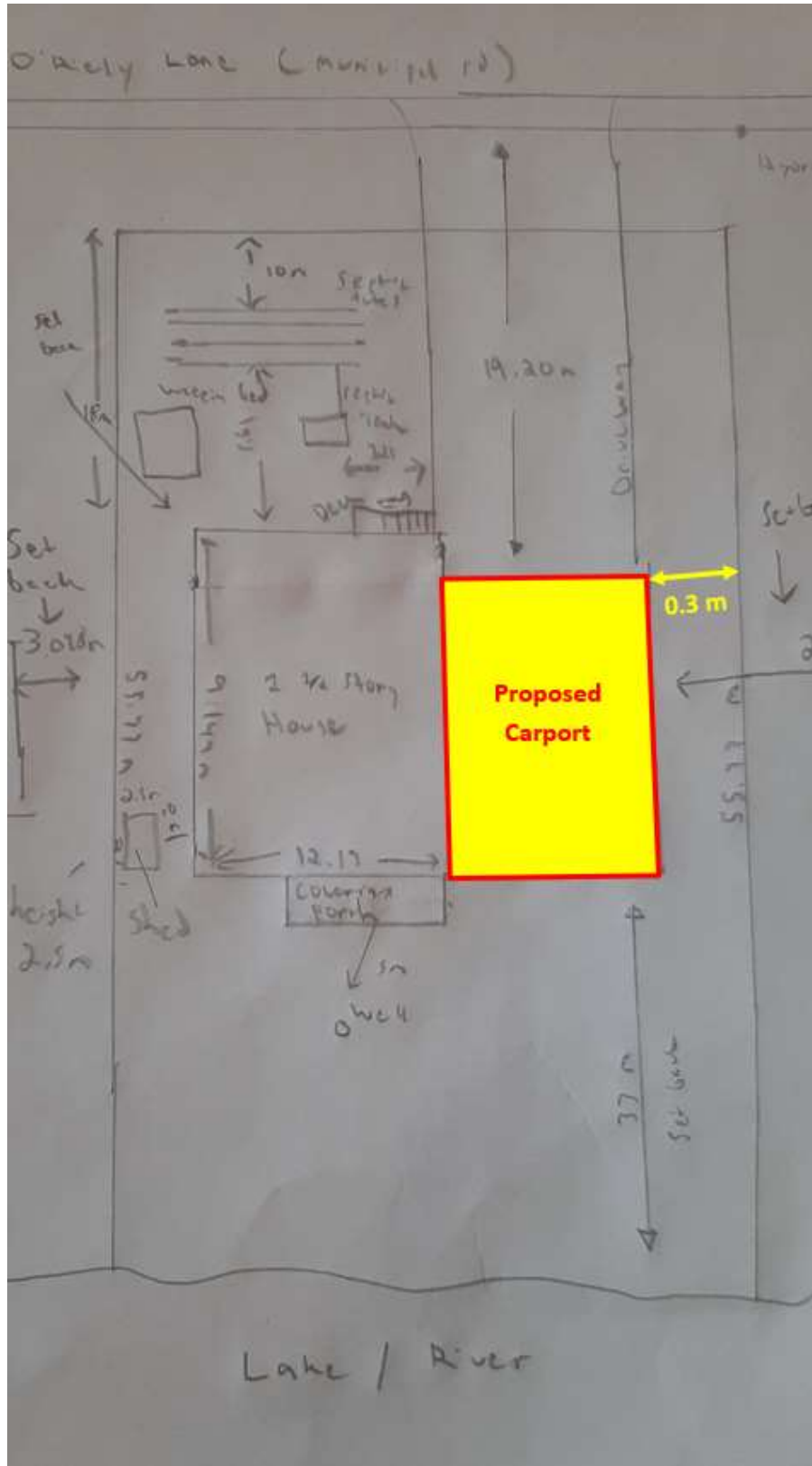
## D20-2026-038



**Aerial Photo**



### Applicant's Sketch



# The Corporation of the City of Kawartha Lakes

## Committee of Adjustment Report – Small

Report Number COA2026-038

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### Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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### Ward 3 – Geographic Township of Fenelon

**Subject:** The purpose and effect is to facilitate the construction of a roof cover on a portion of the existing deck.

#### Relief sought:

1. Section 3.18.1.1.1 of the Zoning By-law requires a minimum 15 metre setback from an Environmental Protection (EP) Zone, the Burnt River is zoned EP Zone and the proposed setback is 7.92 metres; and,
2. Section 13.2.1.3.e. of the Zoning By-law requires a minimum 15 metre water setback, the proposed setback is 7.92 metres.

The variance is requested at **282 Moorings Drive** (File D20-2026-039).

---

**Author:** Ahmad Shahid, Planner II

**Signature:**



### Recommendations

**That** Report COA2026-038 – Small, be received;

**That** minor variance application D20-2026-039 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 COA2026-038, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse,

and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-038. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a roof cover on a portion of the existing deck.
Owners:	Jamie Small
Applicant:	Owner
Legal Description:	Part Lot 32, Concession 10
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 Fenelon Zoning By-law 12-95)
Site Size:	728 square metres (7,836.13 square feet)
Site Access:	Year-round maintained
Site Servicing:	Private individual septic system and no potable 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 the Burnt River, with access from Moorings Drive (year-round maintained). According to the Municipal Property Assessment Corporation (MPAC), the surrounding area is comprised of seasonal residential uses, with built form consisting of single-detached dwellings and assorted accessory structures.

The property currently contains a single detached dwelling (constructed in 1966) with lakeside deck, and detached garage. The proposal seeks to facilitate the construction of a roof cover on a portion of the existing deck.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The proposed structure does not change the use of the land and aligns with one would typically see on a low-density residential property.

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 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. Through the establishment of a water setback, a buffer is created between the built form and a waterbody for vegetation and to protect and enhance the ecological function of the waterbody and its fish habitat. The application does not change the existing land use, maintains a low profile and preserves the existing shoreline. Moreover, the proposed development does not bring built form any closer to the shoreline than what already exists today.

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 Rural Residential Type Three (RR3) Zone under the Township of Fenelon Zoning By-Law 12-95. The RR3 Zone permits various uses including but not limited to a single detached dwelling and related accessory structures. The proposal complies with all provisions of the Zoning By-Law, with the exception of the water setback and required setback from an Environmental Protection (EP) Zone.

Section 3.18.1.1.1 of the Zoning By-law requires a minimum 15 metre setback from an Environmental Protection (EP) Zone, the Burnt River is zoned EP Zone and the proposed setback is 7.92 metres. Section 13.2.1.3.e. of the Zoning By-law requires a minimum 15 metre water setback, the proposed setback is 7.92 metres.

The intent of a minimum required setback from an EP Zone is to provide a buffer that protects environmentally sensitive lands from potential impacts associated with adjacent development. Similarly, the intent of the minimum water setback is to protect built form from natural hazards, and to protect and enhance the ecological function of waterbodies by creating a buffer between built form and water for the establishment and preservation of vegetation. In this case, both provisions intend to establish a buffer between built form and the Burnt River.

The proposed deck roof cover does not bring built form closer to the shoreline, nor does it introduce any habitable space. No changes or impacts to the existing shoreline conditions are anticipated. The application is not seeking a greater deficiency from the existing non-complying water setback.

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

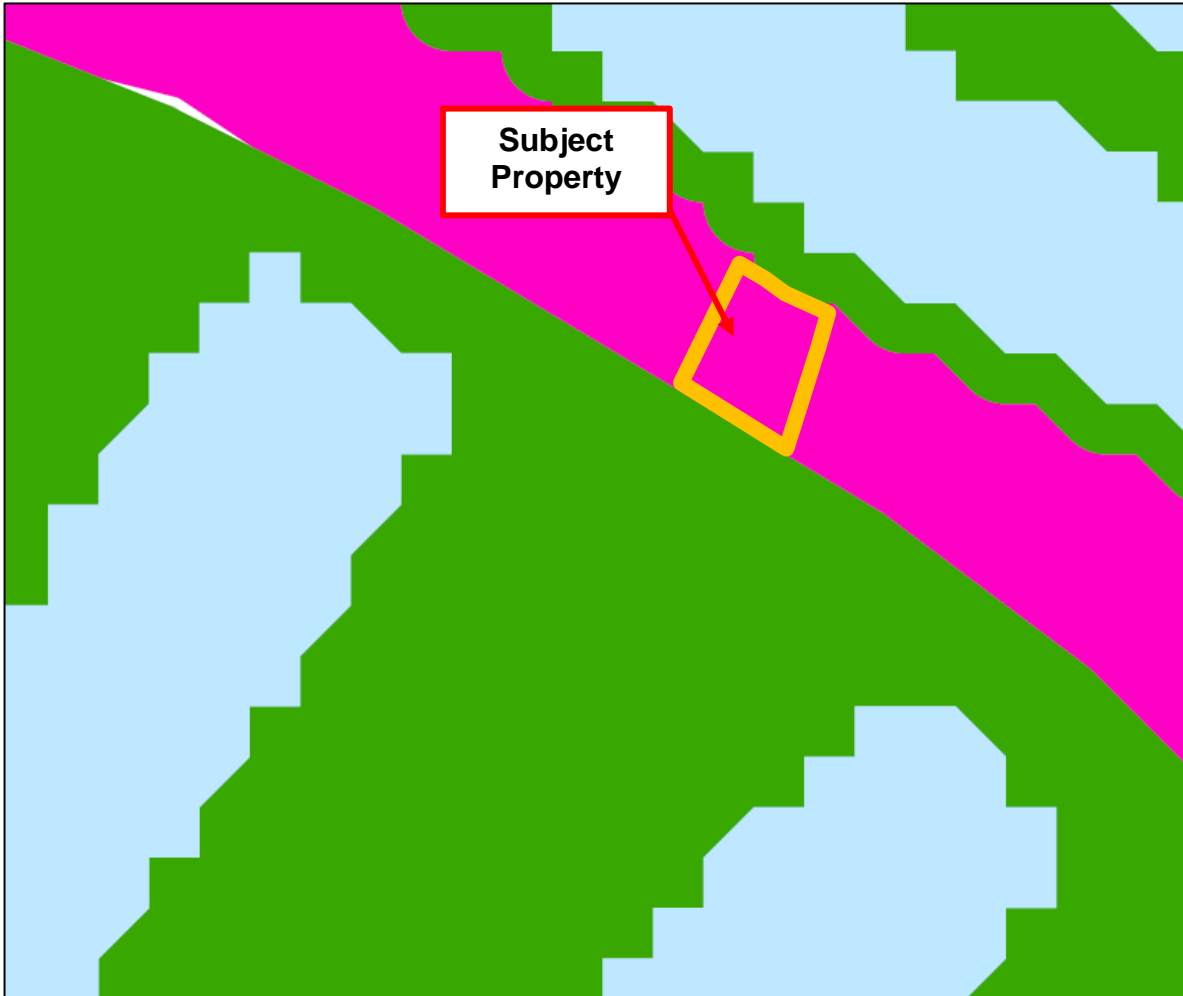
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**Phone:** 705-324-9411 extension 1367  
**E-Mail:** ashahid@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-039

## Schedule 1 Relevant Planning Policies and Provisions

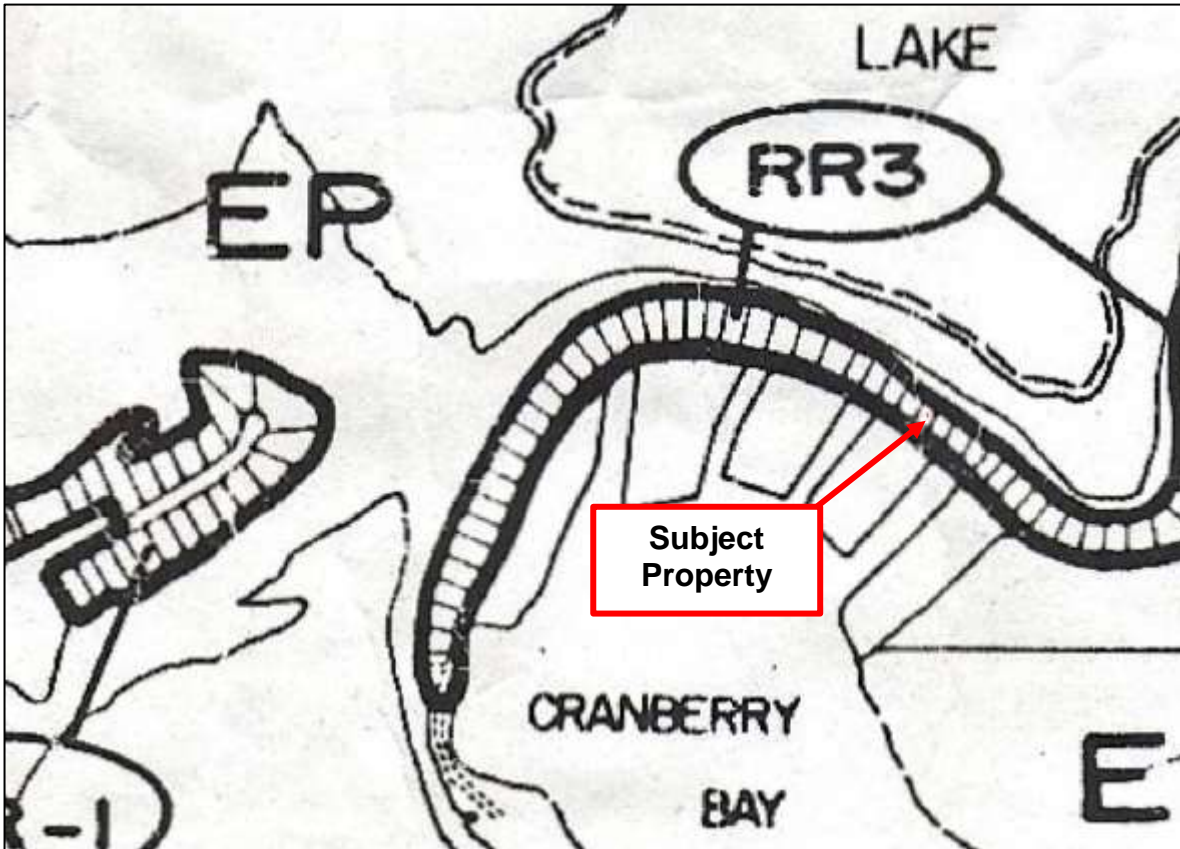
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### City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

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



**3.18 Special Setbacks or Restrictions**

**3.18.1 Environmental Protection Zone Setbacks and Restrictions**

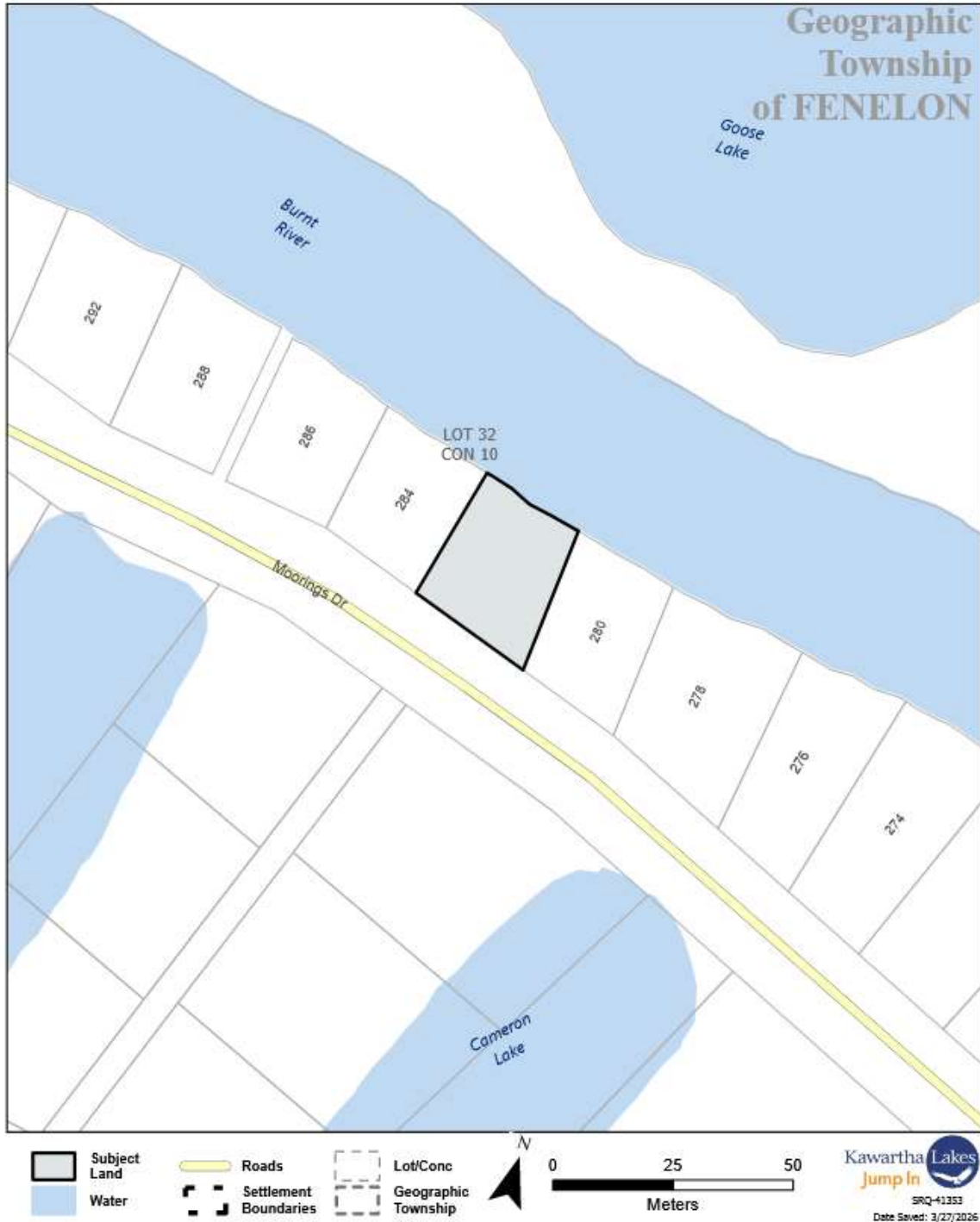
**Part 13 – Rural Residential Type Three (RR3) Zone**

**13.2.1.3 Yard Requirements (min.)**

**(e) Water Setback**

# Location Map

## D20-2026-039



**Aerial Photo (2023)**





# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Martinell and Haze

Report Number COA2026-039

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 8 – Geographic Township of Manvers

**Subject:** The purpose and effect is to facilitate the construction of a detached garage.

### Relief sought:

1. Section 4.2.e of the Zoning By-law requires a minimum flankage yard setback of 15 metres; the proposed detached garage has a flankage yard setback of 3.1 metres.

The variance is requested at **14 Longfield Drive** (File D20-2026-040).

---

**Author:** Mobeen Ghafari, Planner II

**Signature:** 

---

## Recommendations

**That** Report COA2026-039– Martinell and Haze, be received;

**That** minor variance application D20-2026-040 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 COA2026-039, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-039. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a detached garage
Owners:	Russell Martinell and Jackie Haze
Applicant:	Same as owners
Legal Description:	Concession 8 Part Lot 23 (being Lot 18 on Plan M720)
Official Plan <sup>1</sup> :	Hamlet Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Two (RR2) Zone (Township of Manvers Zoning By-law 87-06)
Site Size:	2,167 square metres (23,325.39 square feet)
Site Access:	Year-round maintained road
Site Servicing:	City water system and private individual septic system
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 Manvers, with access from Longfield Drive. The lots in the surrounding area of the subject property are similar in size and configuration. Based on information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses and agricultural uses with residences. In terms of visual character, the subject property appears consistent with the other properties along Longfield Drive.

The subject property currently contains a single detached dwelling with an attached garage that was constructed in 1985.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The application seeks to facilitate the construction of a new detached garage on the property. The application does not conflict with the surrounding residential and agricultural land uses and built form.

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 Hamlet Settlement Area under the City of Kawartha Lakes Official Plan (2012). The Hamlet Settlement Area designation aims to accommodate small-scale residential development and permits low-density residential uses and accessory uses. The proposal does not conflict with the objectives of the 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 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 Rural Residential Type Two (RR2) Zone under the Township of Manvers Zoning By-law 87-06. The RR2 Zone permits various uses, including but not limited to single detached dwellings and accessory buildings and structures. In order to allow the proposed detached garage to be constructed, relief is required from the minimum flankage yard setback provision.

Section 4.2.e of the Zoning By-law requires a minimum flankage yard setback of 15 metres. The proposed detached garage has a flankage yard setback of 3.1 metres. The purpose of a flankage yard is to manage spacing and privacy issues between the lot and the street. With regards to its flankage yard, the property is lined with tall and large cedar trees that extend along the length of the flankage yard lot line. As a result, privacy issues and impacts to traffic 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:**

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

---

**Phone:** 705-324-9411 extension 1248  
**E-Mail:** mghafari@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-040

## Schedule 1 Relevant Planning Policies and Provisions

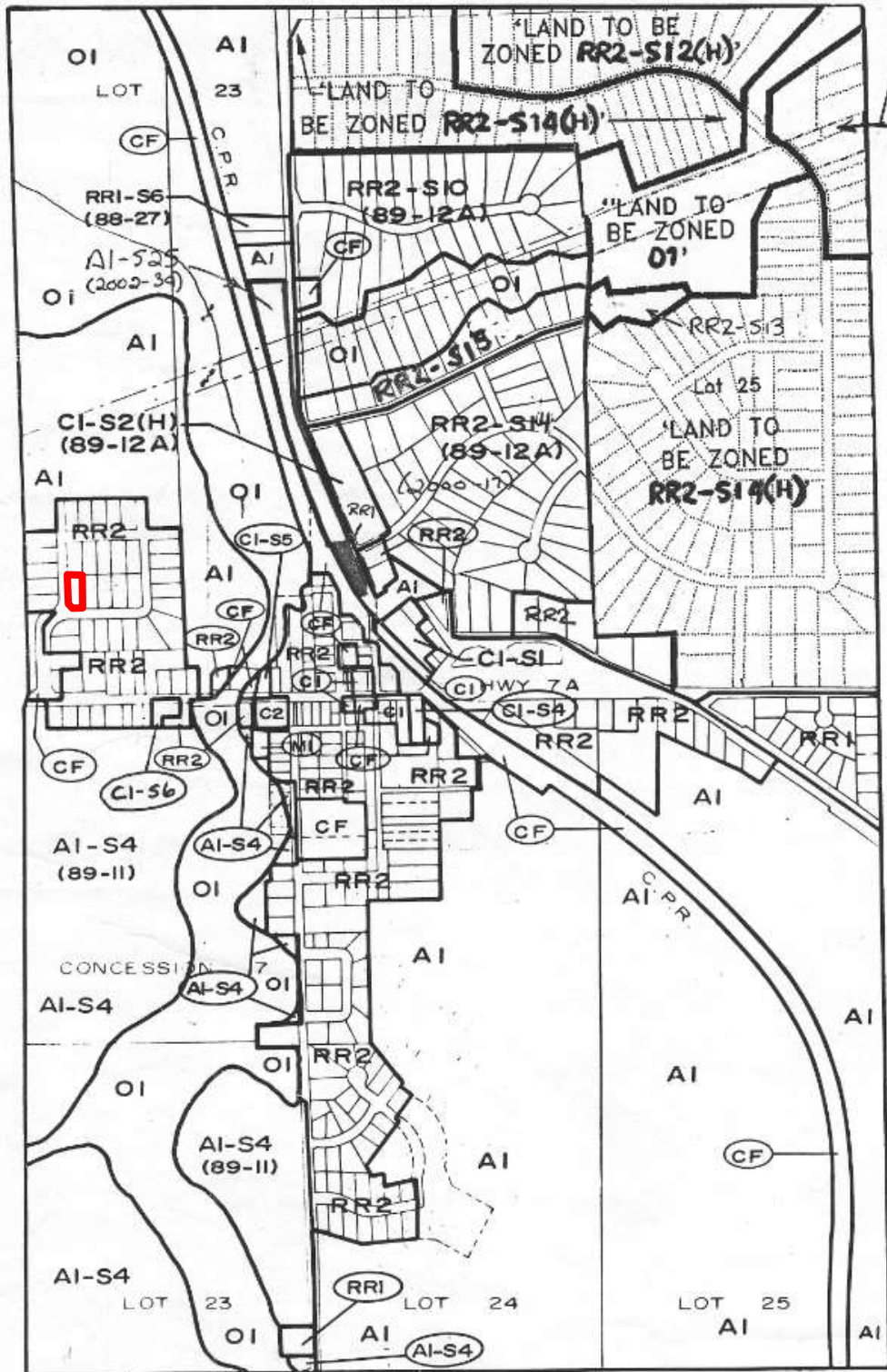
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### City of Kawartha Lakes Official Plan



Section 19. Hamlet Settlement Designation

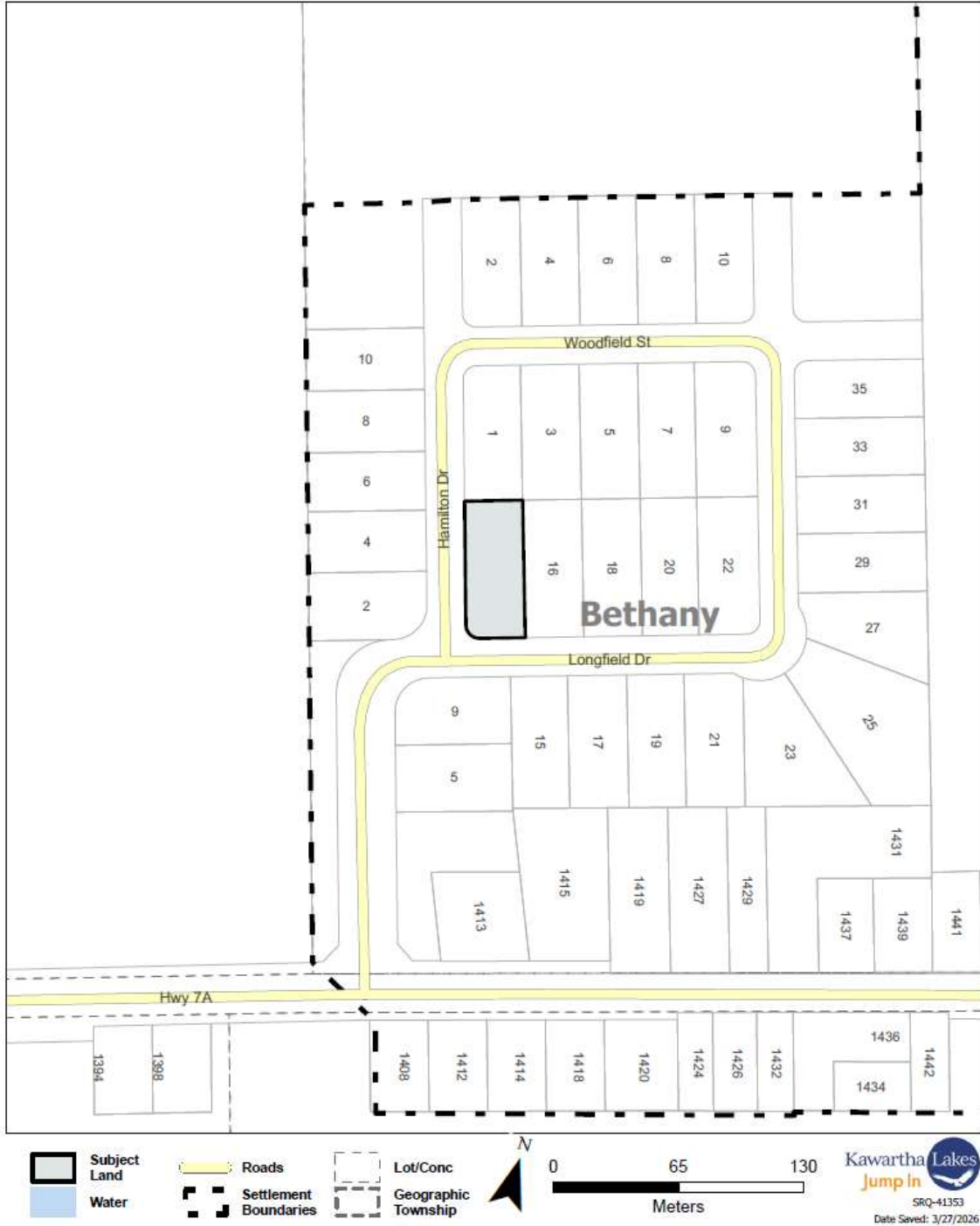
### Township of Manvers Zoning By-law 86-07



Section 4. Rural Residential Type Two (RR2) Zone

# Location Map

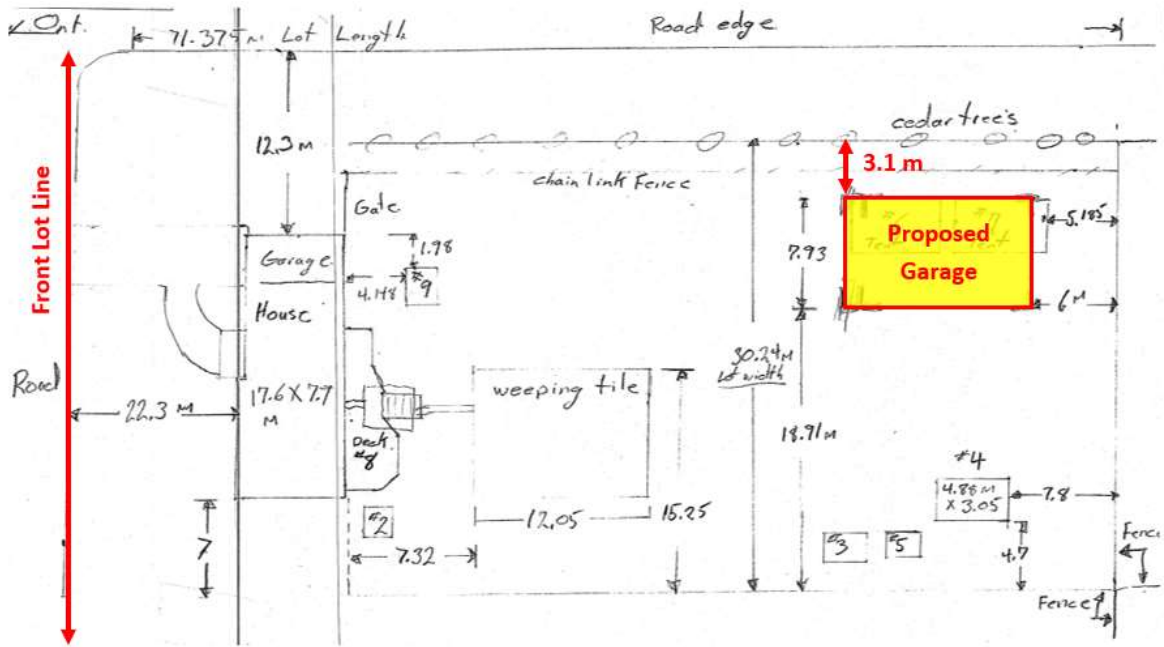
## D20-2026-040



**Aerial Photo**



### Applicant's Sketch



# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Gupta

Report Number COA2026-040

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## Public Meeting

**Meeting Date:** April 23, 2026

**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 a five-storey hotel, three drive-thru restaurants, and a multi-unit retail building. Buildings can be identified through the associated site plan.

### Relief sought:

1. Section 5.12.k.ii. of the Zoning By-law requires 1.2 parking spaces per guest room of a hotel building, and as there are 111 guest rooms a minimum of 134 parking spaces are required, there are 133 parking spaces proposed;
2. Section 5.13.a. of the Zoning By-law requires a minimum 2 loading spaces for a building with 2,000 to 7,999 square metres of gross floor area in a Commercial Zone, 1 loading space is proposed for the hotel;
3. Section 5.13.a of the Zoning By-law requires loading spaces to have a minimum dimension of 4 metres by 15 metres, the proposed loading spaces for Buildings D and E are 3.75 metres by 9.0 metres; and,
4. Section 16.2.h. of the Zoning By-law permits a maximum height of 10.5 metres, the proposed hotel is 16.1 metres in height plus a 2.13 metre parapet.

The variance is requested at '0' Angeline Street North (File D20-2026-041).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



## Recommendations

**That** Report COA2026-040 – Gupta, be received;

**That** minor variance application D20-2026-041 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 COA2026-040, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect for a period of thirty-six (36) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-040. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a five-storey hotel, three drive-thru restaurants, and a multi-unit retail building.
Owners:	Rattan Gupta
Applicant:	Frank Venditti
Legal Description:	Block 16, Plan 57M782
Official Plan <sup>1</sup> :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan <sup>2</sup> :	Mixed-Use Residential (Lindsay Secondary Plan, 2023)
Zone <sup>3</sup> :	General Commercial Special Zone Eleven (GC-S11) Zone (Town of Lindsay Zoning By-law 2000-75)
Site Size:	1.61 hectares (3.98 acres)
Site Access:	Year-round maintained road
Site Servicing:	Full municipal servicing
Existing Uses:	Vacant
Adjacent Uses:	Residential, Commercial

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

<sup>3</sup> See Schedule 1

## **Rationale**

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

The subject property is located in the former Town of Lindsay, with access from Angeline Street North. The surrounding area is a mix of residential, commercial, and institutional uses. There are varying levels of residential density in the area including multi-unit residential and low-density residential land uses. Commercial properties vary in form, directly west of the subject property is a commercial plaza. In the broader context there are hospitals and churches as well.

The subject property is currently vacant, with no civic address. The proposal seeks to facilitate the construction of a five-storey hotel, three drive-thru restaurants, and a multi-unit retail building. The proposed buildings and their intended uses are similar to and align with the directly adjacent lands and surrounding area.

The property is also currently undergoing and subject to a site plan control process (D19-2023-005), for this same proposal.

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 aims to provide general broad policies that are applicable to all urban settlements within the City. The Lindsay Secondary Plan provides more specific policies directed towards the former Town of Lindsay. Under the Secondary Plan, the property is designated Mixed Use Residential. The Secondary Plan states that the predominant use of land shall be a mix of low profile commercial and residential uses in the same building or in separate buildings.

Policy 18.16.12. states new Commercial developments should generally site parking areas to the side or rear of buildings wherever possible, and if abutting a street, landscaping should be provided. Policy 18.16.13. states loading areas should be located away from street frontages, located at the side or rear of buildings to reduce visibility from the public frontage. Policy 31.2.3.1.5.4. of the Secondary Plan states that the maximum height of any new commercial building shall be compatible with the surrounding residential uses.

The Secondary Plan establishes the broader policy framework and land use vision for the area, while detailed 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 General Commercial Special Zone Eleven (GC-S11) Zone under the Town of Lindsay Zoning By-law 2000-75. The GC-S11 Zone

permits various uses including but not limited to hotel, eating establishment, and retail establishment. The proposal complies with all provisions of the Zoning By-law with the exception of the proposed number of parking spaces and loading spaces, dimension of loading spaces, and building heights.

Section 5.12.k.ii. of the Zoning By-law requires 1.2 parking spaces per guest room of a hotel building, there are 133 parking spaces proposed for the total 111 guest rooms. Pursuant to the Zoning By-law's parking requirements, 133.2 spaces are calculated and must be rounded up to the nearest whole number, resulting in a requirement of 134 parking spaces for the hotel. The intention of minimum parking requirements in zoning by-laws is to ensure that developments provide sufficient on-site parking to meet the anticipated demand generated by their specific use. In this case, the proposed reduction is considered reasonable given the site's urban context, potential availability of shared or nearby parking, and opportunities for pedestrian or transit access. The discrepancy is minimal and the proposed parking supply is anticipated to sufficiently meet operational needs while supporting efficient land use and site design.

Section 5.13.a. of the Zoning By-law requires a minimum 2 loading spaces for a building with 2,000 to 7,999 square metres of gross floor area in a Commercial Zone, 1 loading space is proposed for the hotel. The intent of the loading space requirement is to ensure that developments can accommodate the movement of goods and services on-site in an orderly and efficient manner. The applicant has indicated that 1 loading space is proposed in order to reflect the actual operational needs of the hotel and to avoid the implementation of inefficient paved areas. The site plan process also takes into account circulation and traffic within the property.

Section 5.13.a of the Zoning By-law requires loading spaces to have a minimum dimension of 4 metres by 15 metres, the proposed loading spaces for Buildings D and E are 3.75 metres by 9.0 metres. The intention of this provision is to ensure that loading areas are of sufficient size to safely accommodate delivery and service vehicles on-site. This helps facilitate efficient loading operations while minimizing potential conflicts with on-site circulation and adjacent uses. It must be noted that, Buildings C, D, and E are not required to provide a loading space due to their smaller floor area. Nonetheless, for additional convenience smaller loading spaces are proposed abutting Building D and E to provide additional loading opportunities for smaller loading vehicles entering the development.

Section 16.2.h. of the Zoning By-law permits a maximum height of 10.5 metres, the proposed hotel is 16.1 metres in height plus a 2.13 metre parapet. The intention of this provision is to regulate the scale and massing of development to ensure compatibility with surrounding land uses and maintain an appropriate built form. The proposed hotel is five-stories in height, which aligns with the surrounding and broader mid-rise built-form context, including two nearby apartment buildings both six-stories in height and one of which is easily seen from the frontage of the subject property. The proposed building parapet is an architectural feature meant to serve the functional purpose of screening rooftop mechanical units and other utilities. Parapets also contribute to directing rainwater away from the building and into the drainage system. The applicable Zoning By-law prescribes height exceptions to certain structures and architectural features, however, parapets were not included.

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
- Appendix D – Applicant’s Sketch, Large Format

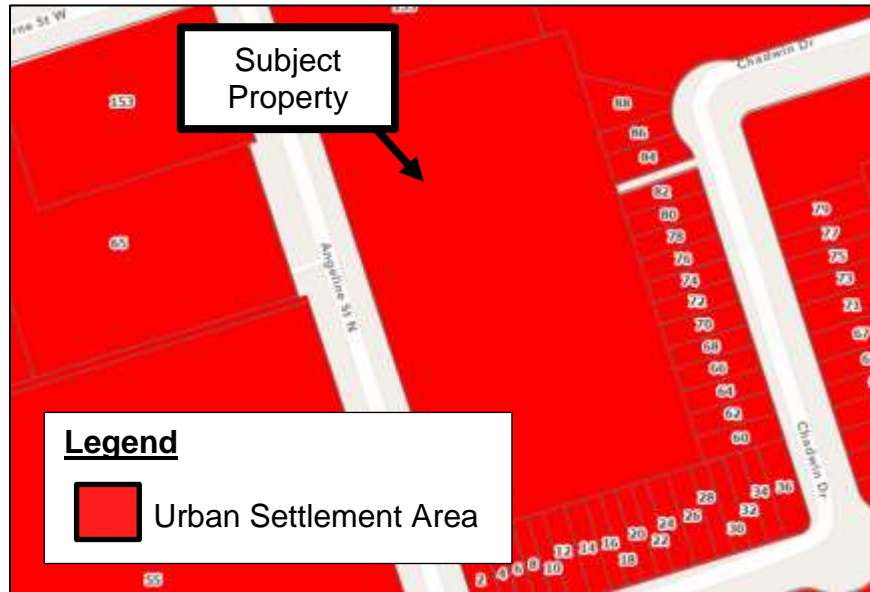
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**Phone:** 705-324-9411 extension 1367  
**E-Mail:** ashahid@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-041

## Schedule 1 Relevant Planning Policies and Provisions

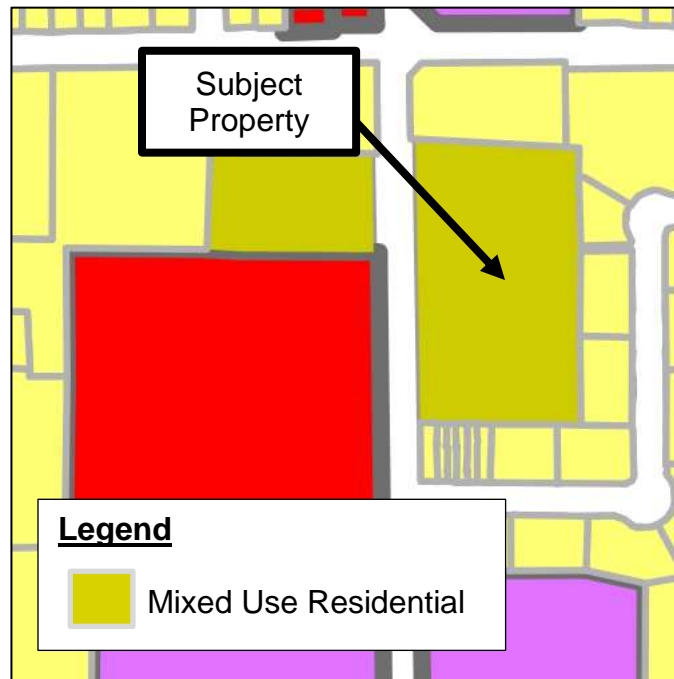
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### City of Kawartha Lakes Official Plan (2012)



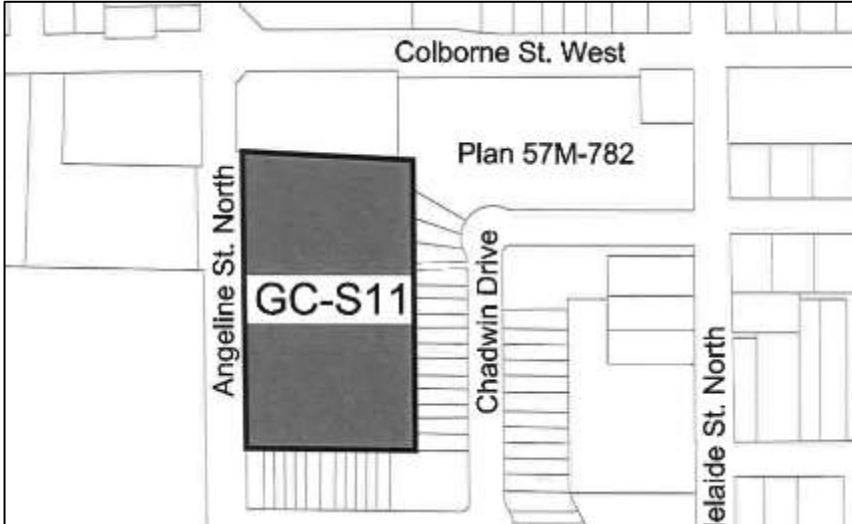
Section 18. Urban Settlement Designation

### Lindsay Secondary Plan (2023)



Section 31.2.3.1.5. Mixed Use Residential

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



### Section 5: General Provisions for All Zones

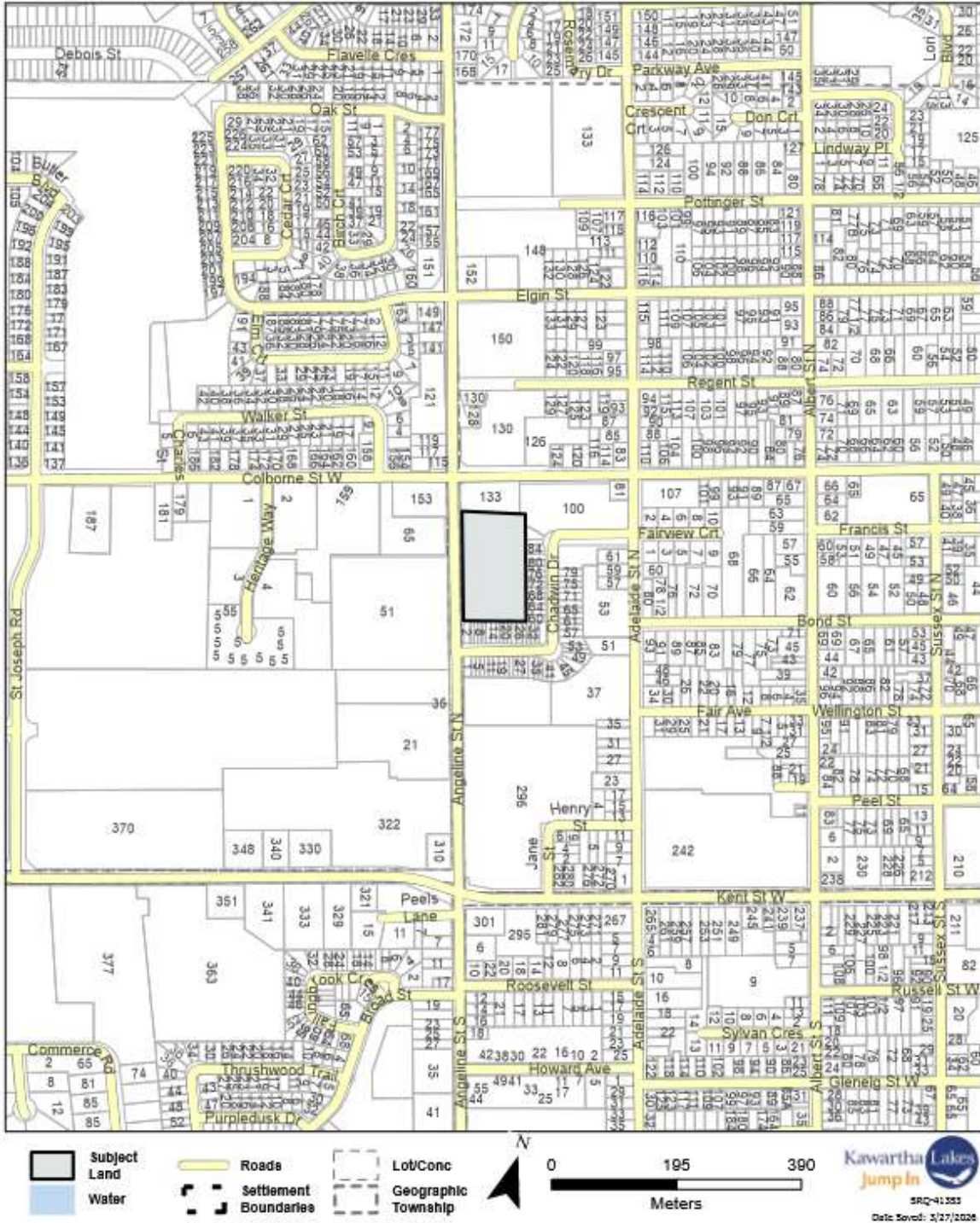
#### 5.12 Parking and Loading Requirements

### Section 16. General Commercial (GC) Zone

#### 16.3.12 GC-S11 Zone

Location Map

# D20-2026-041



**Aerial Photo (2023)**



## Applicant's Sketch



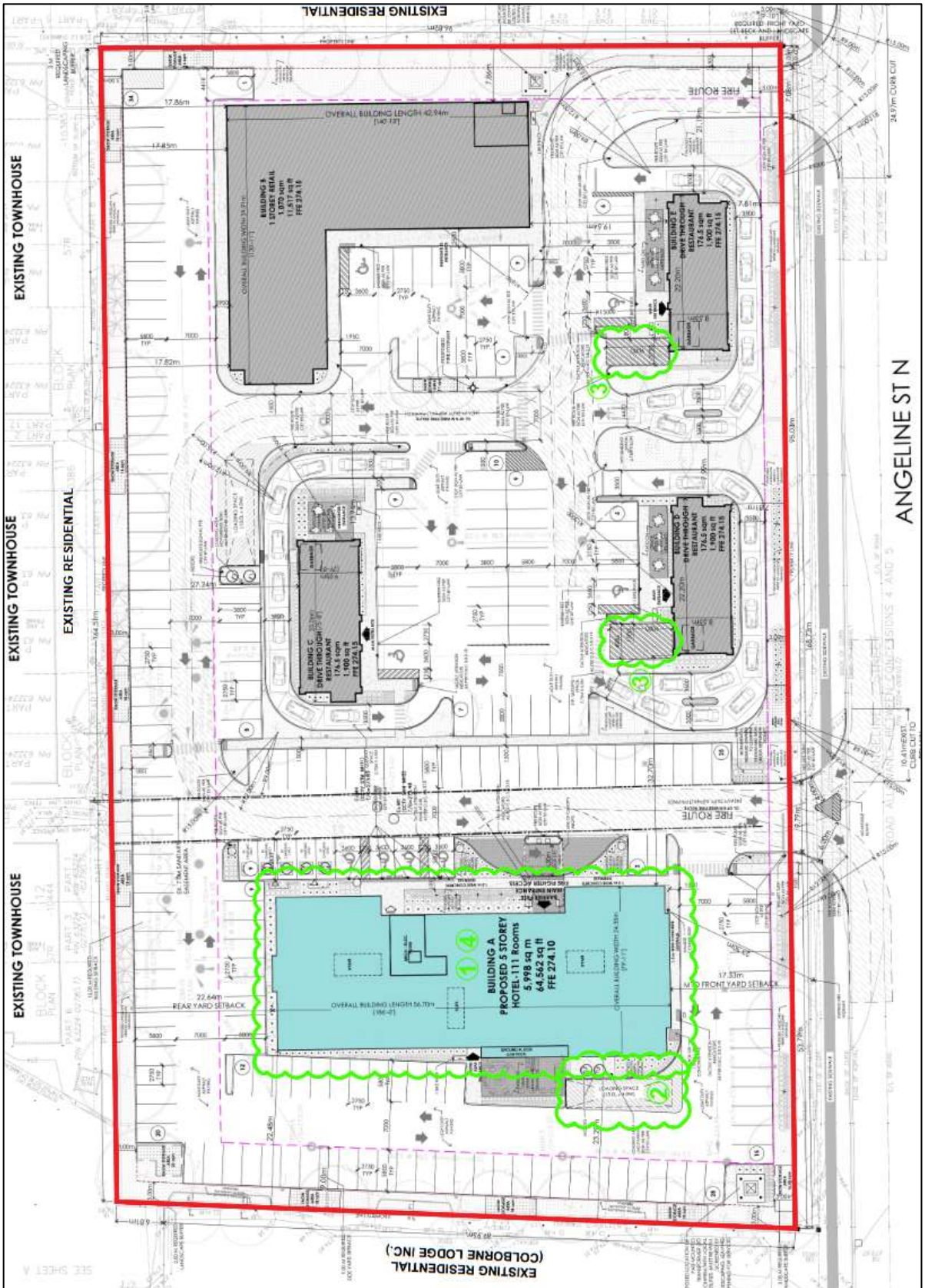
### LEGEND

- Building A: Hotel
- Building B: Retail Building
- Building C: Restaurant
- Building D: Restaurant
- Building E: Restaurant

### REQUIRED RELIEFS (PROPOSED):

Parking Spaces for Hotel: 133 parking spaces for 111 guest rooms  
Hotel Height: 16.1 m plus a 2.13 m parapet  
Number of Loading Spaces for Hotel: 1 loading space  
Loading Space Dimensions for Buildings D and E: 3.75 m by 9.0 m  
*Components requiring relief are circled in green on the site plan*

### Applicant's Sketch, Large Format



# The Corporation of the City of Kawartha Lakes

## Committee of Adjustment Report – Laing

Report Number COA2026-041

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### Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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### Ward 1 – Geographic Township of Dalton

**Subject:** The purpose and effect is to facilitate a lot line adjustment resulting in the reduction of the size of the property.

### Relief sought:

1. Section 8.2.a of the Zoning By-law requires a minimum lot area of 36 hectares in the Rural General (RG) Zone; the proposed retained lot area is 14.3 hectares.

The variance is requested at **7158 Sadowa Road** (File D20-2026-042).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



### Recommendations

**That** Report COA2026-041 – Laing, be received;

**That** minor variance application D20-2026-042 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**That** consent application D03-2026-009 be GRANTED, as the application represent good planning, and is in accordance with Section 53(1) of the Planning Act.

### Conditions of Approval for Minor Variance

- 1) **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2026-041, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** development related to this approval 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 minor variance application as described in report COA2026-041. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Conditions of Provisional Consent

Refer to Appendix D for Conditions of Provisional Consent.

These approvals pertain to the application as described in report COA2026-041. Fulfillment of all conditions is required for the consent to be completed.

## Application Summary

Proposal:	A lot line adjustment resulting in the reduction of the size of the subject property.
Owners:	James Laing
Applicant:	Brent Bunker
Legal Description:	Part Lot 29, Concession 7
Official Plan <sup>1</sup> :	Rural (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural General (RG) and Environmental Protection (Township of Dalton Zoning By-law 10-77)
Site Size:	19.3 hectares (47.81 acres)
Site Access:	Private Road, Fully Maintained
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Agricultural and Residential

## Rationale

### Provincial Planning Statement 2024

As the subject property is not within a rural settlement area, the Provincial Planning Statement, 2024, identifies the subject property as a rural area comprised of natural heritage features and areas and rural lands.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

For the rural areas, Section 2.5.1 states that healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets as well as conserving biodiversity and considering the ecological benefits provided by nature. Section 2.5.2 states in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

In regards to the natural heritage features and areas, Section 4.1.1 states that these shall be protected for the long term. Furthermore, Section 4.1.9 states nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.

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

The property is situated in a rural area with access from Sadowa Road. The property is surrounded by agricultural and residential uses and currently contains two single detached dwellings. The proposal is to facilitate a lot line adjustment between two abutting properties. Land is to be severed from the subject property, being 7158 Sadowa Road, and added to the benefitting property, being 7246 Sadowa Road. As a result, the lot area of 7158 Sadowa Road will decrease, and the lot area of 7246 Sadowa Road will increase.

The area that will be severed is covered in trees and vegetation and is intended to be used for agricultural purposes. The adjustment promotes a more logical and efficient use of the land by supporting agricultural uses. It is compatible with the surrounding rural character and ensures that residential uses remain situated on the retained parcel.

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 as Rural under the City of Kawartha Lakes Official Plan. Low-density residential uses and buildings or structures accessory to residential uses are permitted within the rural designation. Performance and siting criteria is implemented through the Zoning By-law.

Section 16.3.9 states that a severance for a minor lot line adjustment may be permitted provided it does not create a separate building lot that would otherwise require an amendment to this plan. The lot line adjustment is minor in nature, consolidating land with the adjacent farmed lands that already contain a single detached dwelling. No new lot is being created as a result of the proposed lot line adjustment.

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 General (RG) zone and Environmental Protection (EP) Zone under the Township of Dalton Zoning By-law 10-77. The RG zone permits a single detached dwelling and accessory uses. Relief is required from the Rural General (RG) Zone provision for the required minimum lot area. The Environmental Protection (EP) Zone does not contain a minimum lot area provision.

Section 8.2.a of the Zoning By-law that requires a minimum lot area of 36 hectares in the Rural General (RG) Zone; the proposed retained lot area is 14.3 hectares. The general intent and purpose of requiring a large minimum lot size in the Rural General Zone is to protect the long-term viability of farmland and maintaining the rural character of the area.

The primary use of the subject property, 7158 Sadowa Road, will remain residential, and the reduced lot size will not affect this use. The severed land will be added to existing farming operations on the adjacent property, 7246 Sadowa Road. By consolidating the severed parcel with an existing farm, the proposal avoids fragmentation of agricultural land. The retained residential lot remains appropriately sized to support a dwelling while preserving open space. Although the retained lot is smaller than the minimum requirement, it remains sufficient to accommodate the existing residential use and does not prevent the lot from being used for agricultural purposes in the future if the desired use of the property was to change. The reduced size does not undermine rural character, and it allows the severed land to be efficiently used for farming as it will be added to an existing agricultural operation.

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**

An application for the subject property was approved in September 25<sup>th</sup>, 2025 for a lot line adjustment and minor variance application. Upon completing a survey of the subject property, it was found that lot area of the proposed retained lot did not align with and was further deficient that the relief granted. As a result, the subject application was submitted to formally address that deficiency.

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

Appendix D – Proposed Conditions of Provisional Consent

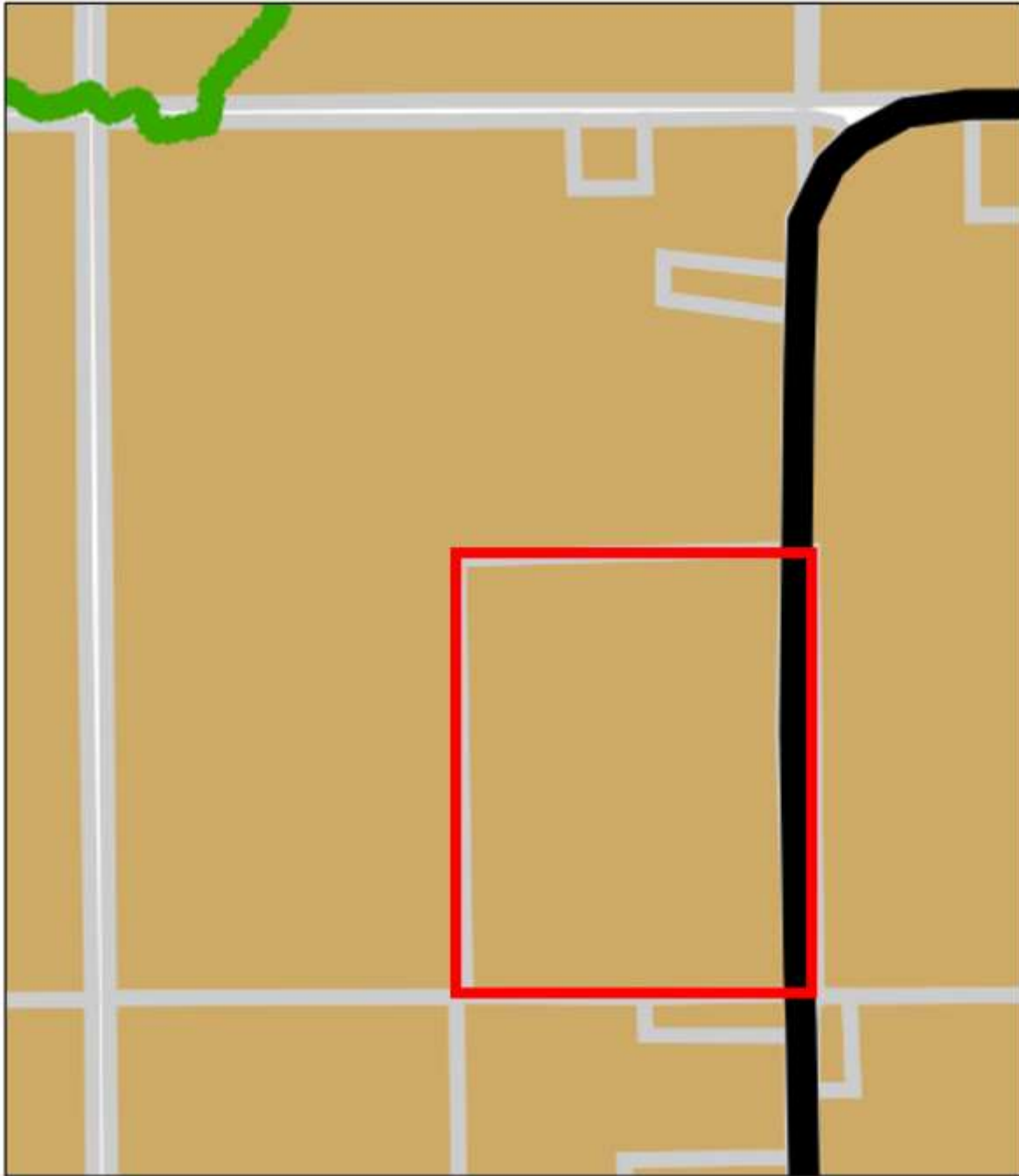
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**Phone:** 705-324-9411 extension 1367  
**E-Mail:** ashahid@kawarthalakes.ca  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-042  
D03-2026-009

## Schedule 1 Relevant Planning Policies and Provisions

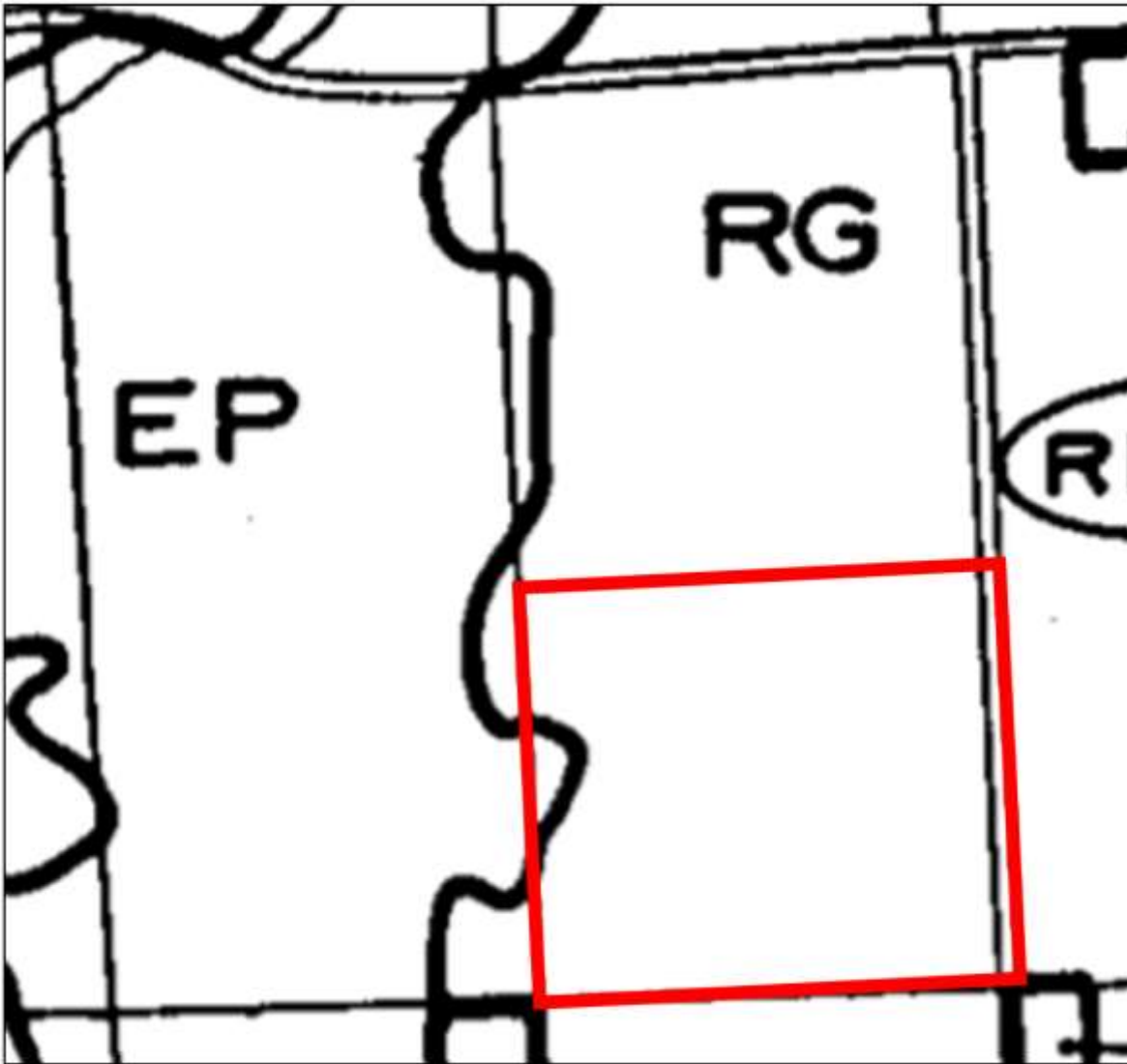
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### City of Kawartha Lakes Official Plan



### Section 16. Rural Designation

**Township of Dalton Zoning By-law 10-77**



Section 6 – Environmental Protection (EP) Zone

Section 8 – Rural General (RG) Zone

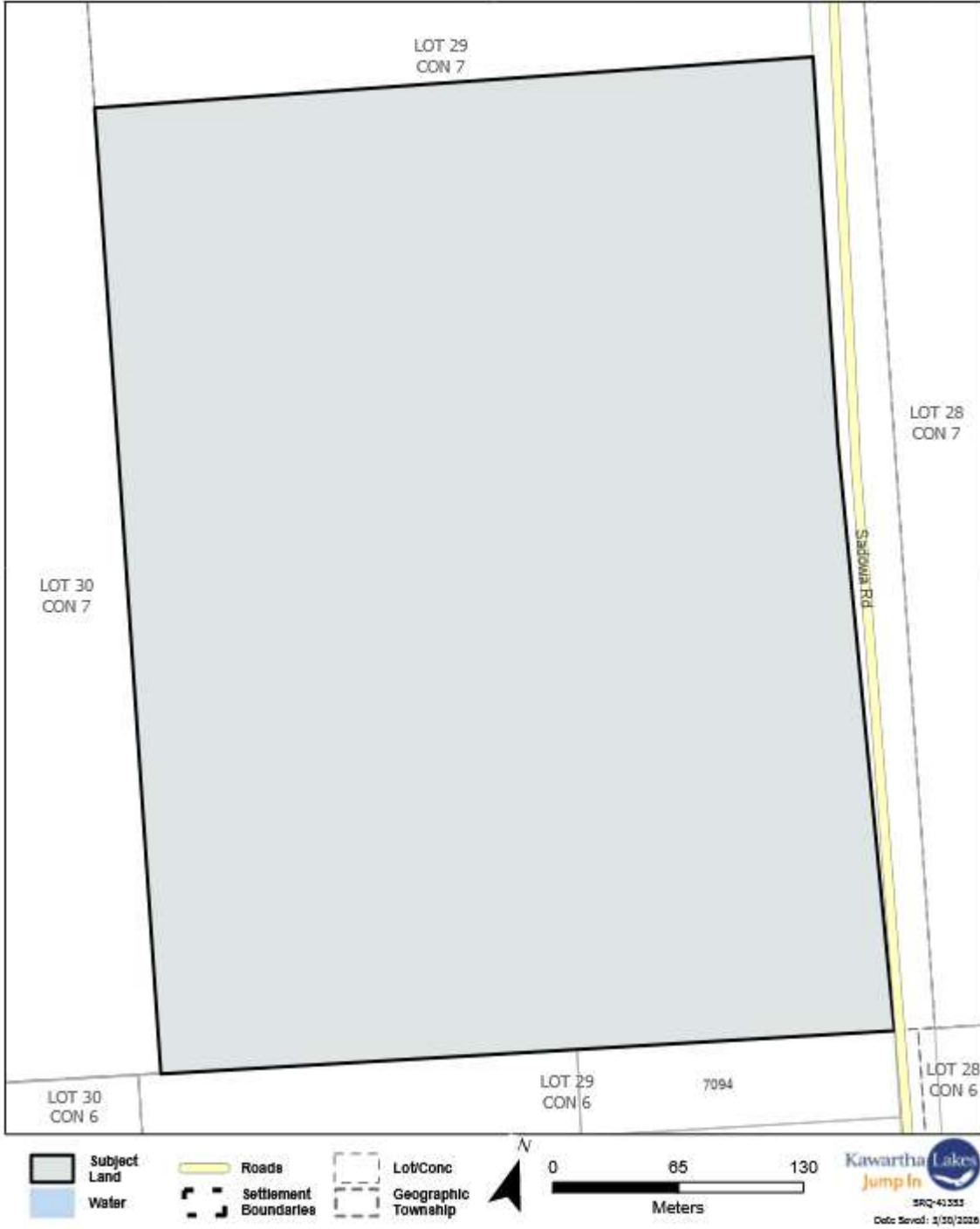
to

REPORT COA2026-041

FILE NO: D20-2026-042  
D03-2026-009

**LOCATION MAP**

**D20-2026-042**



APPENDIX " B "

to

REPORT COA2026-041

FILE NO: D20-2026-042  
D03-2026-009

**AERIAL PHOTO**



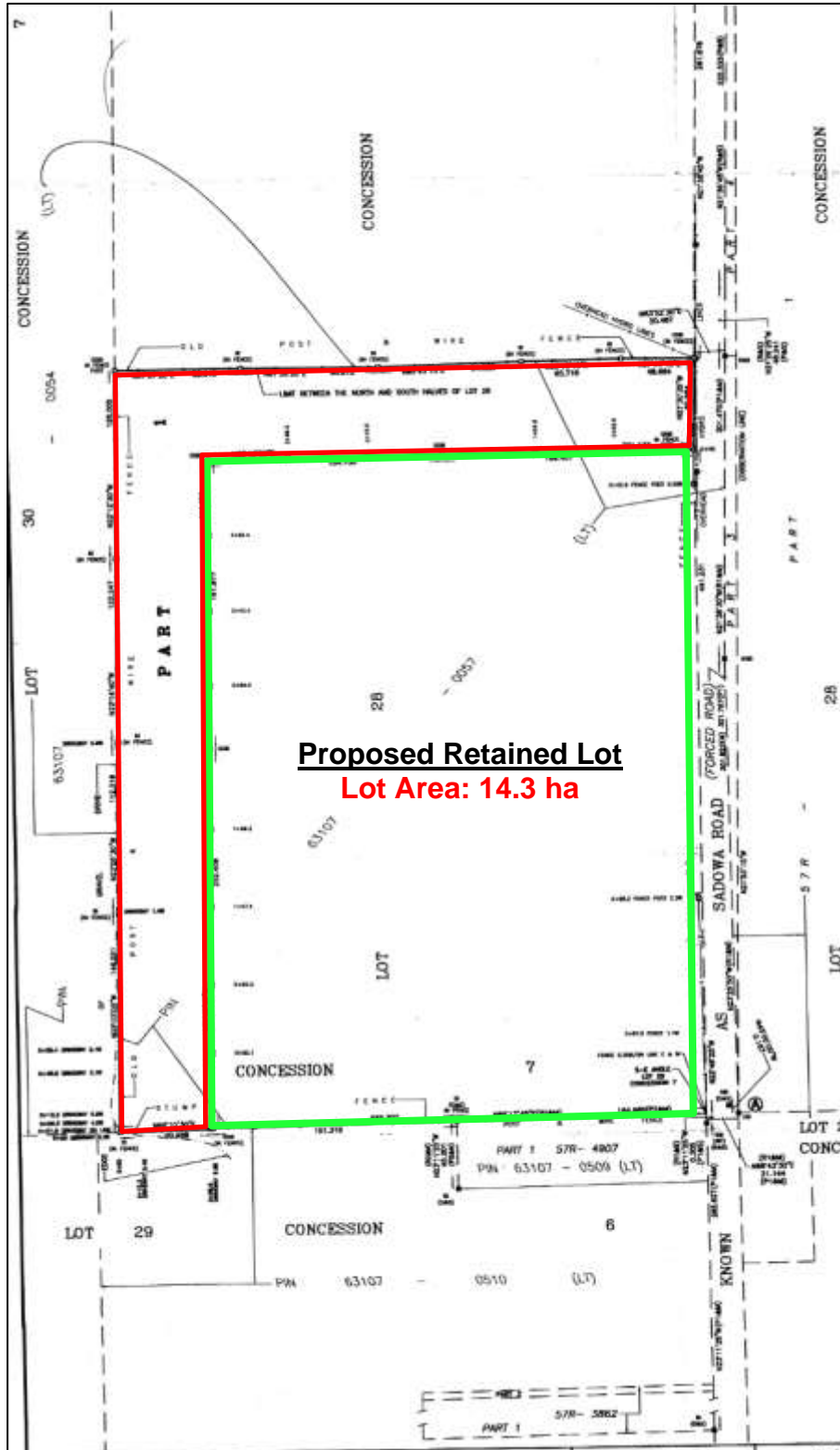
to

REPORT COA2026-041

FILE NO: D20-2026-042

D03-2026-009

**APPLICANT'S SKETCH**



to

REPORT COA2026-041FILE NO: D20-2026-042D03-2026-009**PROPOSED CONDITIONS OF PROVISIONAL CONSENT**

1. Submit to the Secretary-Treasurer one (1) copy of the preliminary reference plan of survey of the parcel 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 (D20-2026-042) be in force and in effect.
3. 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 Planning Administration ([planningadmin@kawarthalakes.ca](mailto:planningadmin@kawarthalakes.ca)) and including the Secretary-Treasurer as written confirmation from the Public Works Roads Division City's Manager of Roads Operations (or his/her designate) 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>.
4. Subsection 50(3) or 50(5) of the Planning Act shall apply to ensure the consolidation of the severed parcel with the abutting lot. The applicants' solicitor shall certify that the land owners registered on title of the severed parcel will be identical to the land owners registered on title of the land with which the severed parcel is being consolidated, namely Part Lot 29 and Lot 30-32, Concession 7, 7246 Sadowa Road, Dalton.
5. 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.
6. The owner shall submit payment to the Secretary-Treasurer the stamping fee prevailing at the time the Transfers/deeds are stamped for the review and clearance of these conditions. The current fee is \$500.00 per lot or parcel. Payment shall be by certified cheque, money order, or from a lawyer's trust account.
7. The owner's solicitor shall submit to the Secretary-Treasurer a transfer/deeds in triplicate for endorsement with the certificate of consent which deed shall contain a registerable description of the parcel(s) of land described in the decision.
8. 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.

9. 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.
10. 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.