

The Corporation of the City of Kawartha Lakes
Committee of Adjustment

Minutes

Thursday, November 30, 2017

Meeting Commencing at 1:00 p.m.

Council Chamber

City Hall

26 Francis Street, Lindsay, Ontario, K9V 5R8

Members

Chair L. Robertson

Vice Chair D. Marsh (absent)

B. Archer

S. Richardson

K. Seymour-Fagan

A. Smelko

S. Strathdee (absent)

Recording Secretary E. Hallett

Accessible formats and communication supports are available, upon request.

1. Call to Order

The meeting commenced at 1:14 pm (late start due to technical difficulties with the laptop computer / projector system).

2. Adoption of Agenda

Moved by: B. Archer
Seconded by: S. Richardson

RESOLVED THAT the agenda for the meeting be approved.

CARRIED

3. Disclosure of Pecuniary Interest

None declared

4. Adoption of Minutes of Previous Meeting

Moved by: A. Smelko
Seconded by: S. Richardson

RESOLVED THAT the minutes of the previous meeting held November 9, 2017 be approved as circulated.

CARRIED

5. Review of New File Material

6. Deferred Applications – Minor Variances and Consents

File Number: D20-17-011
Location: William Street (vacant lot),
Part Lot 16, 6th Range, Plan 70
Former Village of Bobcaygeon
Owner: Richard Piticco & Scott McNeill
Applicant: Scott McNeill

Ms. Wong summarized Report COA2017-056. This minor variance application was deferred at the May 18, 2017 Committee of Adjustment meeting until such time as a decision on a consent application could be made. Conditional consent approval for a lot addition was granted on November 8th, 2017.

The owners revised their application to only seek relief to reduce the minimum lot frontage from 15m to 13m. No comments were received from agencies on this revised application.

Concerns relating to drainage issues and the future building were received by email from neighbours Jane and Barrie Campbell.

The Committee raised questions regarding the Campbell's concerns with the drainage as well as future heating, cooling and ventilation equipment location. Ms. Wong clarified that these were Public Works Department and Building Division matters and did not apply directly to the minor variance. Ms. Wong assured the Committee that the concerns were passed along to the appropriate departments within the City.

The Committee questioned if there would be a suitable building envelope and Ms. Wong responded that there will be sufficient space to build a home with the lot addition.

The Committee questioned what would happen in the event the consent was not completed. Ms. Wong responded that the owners have initiated work to clear the conditions such that approval will not lapse.

Owner Scott McNeill was present for the meeting. The Committee asked Mr. McNeill if he intended to complete his consent and about his future plans for the lot. Mr. McNeill responded that he intended to complete the consent and that he had not yet decided if he would sell or build on the lot.

Moved by: S. Richardson
Seconded by: K. Seymour-Fagan

RESOLVED THAT Report COA2017-056 Richard Piticco & Scott McNeill be received; **THAT** minor variance application D20-17-011 to recognize a minimum lot frontage of 13 metres be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Condition:

- 1) **THAT** not-with-standing the definition for "Lot Frontage", for clarity, the lot frontage shall be measured along a line connecting a point 6.1 metres from the north-east corner of the lot along the north property line and from a point 6.1 metres along the east property line measured southerly from the intersection of the east lot line with the south limit of the open William Street Road allowance.
- 2) **THAT** the conditions to consent application D03-17-018 to add approximately 81.7 square metres of vacant land be fulfilled within the one year as established by the Notice of Decision dated November 8, 2017, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2017-056. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

CARRIED

7. New Business – Minor Variances

8. New Applications – Consents

9. Correspondence

Requiring Action: None

Information: None

10. Other Business

The dates for the Committee of Adjustment meetings for 2018 were confirmed.

11. Next Meeting

The next meeting of the Committee of Adjustment will be held on January 18th, 2018 at 1:00 p.m., in the Council Chambers, City Hall.

12. Adjournment

Moved by: A. Smelko
Seconded by: S. Richardson

RESOLVED THAT this meeting adjourns at 1:54 p.m.

CARRIED

Mark LaHay
Acting Secretary-Treasurer
Committee of Adjustment