

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Harlow

Report Number COA2018-031

Public Meeting

Meeting Date: June 21, 2018

Time: 1:00 pm

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

Ward: 02 – Geographic Township of Bexley

- Subject:** The purpose and effect is to request relief from the following provisions to permit the construction of a single detached dwelling:
1. Section 9.2.1.3(a) to reduce the minimum front yard setback from 7.5 metres to 3.2 metres;
 2. Section 9.2.1.3 (e) to reduce the minimum water setback from 15 metres to 8.8 metres; and,
 3. Section 3.18.1.1(a) to reduce the minimum setback of buildings and structures from an Environmental Protection (EP) Zone boundary from 15 metres to 8.8 metres.

The property is located at 17 North Water Street, geographic Township of Bexley (File D20-2018-003).

Author: David Harding, Planner II

Signature:

Recommendation:

RESOLVED THAT Report COA2018-031 Josie Harlow, be received;

THAT minor variance application D20-2018-003 be DEFERRED for one month so that the variance application may re-advertised to reflect the revised site plan.

Background: The application proposes to demolish the existing single storey detached dwelling and construct a new one and one-half storey dwelling with attached garage. The existing dwelling does not comply with the water/EP Zone setback and front yard setback requirements. The new dwelling proposes a larger footprint, and would further decrease the setback to the shoreline. This application was received November 21, 2017, and was last amended January 3, 2018. A site grading plan was submitted January 9, 2018 in support of the application.

Staff requested revisions to the site grading plan, which had the effect of adjusting the front and water setbacks, and requested the application be amended to reflect these changes.

A revised site grading plan dated April 17, 2018, was submitted to the Planning Division on May 4, 2018 identifying the requested adjustments. The applicant's representative amended the requested reliefs, but values inconsistent with the revised grading plan were used, which were not detected by staff until after advertisement had taken place. A re-circulation is required to advertise the correct relief values, consistent with what is shown in the revised site grading plan.

Proposal:	To construct a single detached dwelling.		
Owner:	Josie Harlow		
Legal Description:	Registered Plan 46, Lot 5, geographic Township of Bexley, City of Kawartha Lakes		
Official Plan:	"Hamlet Settlement Area" in the City of Kawartha Lakes Official Plan		
Zone:	"Hamlet Residential (HR) Zone" in the Township of Bexley Zoning By-law 93-09		
Site Size:	790 square metres (8,503.5 square feet)		
Site Servicing:	Municipal sanitary sewer and lake-based water supply		
Existing Uses:	Residential		
Adjacent Uses:	North:	Residential, Vacant Residential	
	South:	Balsam Lake	
	West:	Residential	
	East:	Park/Public Dock, Residential	

Rationale:

- 1) Are the variances minor in nature? **Undetermined at this time**
- 2) Is the proposal desirable and appropriate for the use of the land? **Undetermined at this time**
- 3) Do the variances maintain the intent and purpose of the Zoning By-law? **Undetermined at this time**
- 4) Do the variances maintain the intent and purpose of the Official Plan? **Undetermined at this time**

Other Alternatives Considered:

No other alternatives were considered at this time.

Servicing Comments:

The property is serviced by the municipal sanitary sewer system and lake-based water supply.

Consultations:

Notice of this application was circulated in accordance with the requirements of the *Planning Act*. Comments have been received from:

Agency Comments:

Building Division (June 7, 2018): No concerns.

Public Comments:

No comments as of June 12, 2018.

Attachments:

Appendices A-E to
Report COA2018-031.

Appendix "A" – Location Map

Appendix "B" – Aerial Photo

Appendix "C" – Applicant's Sketch

Appendix "D" – Elevation

Appendix "E" – Department and Agency Comments

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Department Head: Chris Marshall

Department File: D20-2018-003