

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Roman Catholic Episcopal Corporation
Report Number COA2018-076

Public Meeting

Meeting Date: November 29, 2018
Time: 1:00 pm
Location: Victoria Room, City Hall, 26 Francis Street, Lindsay

Ward: 14– geographic Township of Emily

Subject: The purpose and effect is to request relief from Section 6.2.1.3(a) to reduce the minimum front yard setback from 10 metres to 8.8 metres to permit an addition to a community facility building (St. Luke's Catholic Church Parish Hall)

The variance is requested at 340 St. Luke's Road, geographic Township of Emily (File D20-2018-059).

Author: David Harding, Planner II

Signature:

Recommendations:

RESOLVED THAT Report COA2018-076 Roman Catholic Episcopal Corporation, be received;

THAT minor variance application D20-2018-059 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

- 1) **THAT** the construction of the addition related to this approval shall proceed substantially in accordance with the sketch and drawings in Appendices C and D submitted as part of Report COA2018-076, which shall be attached to and form part of the Committee's Decision; and
- 2) **THAT** the building construction related to the minor variance 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 condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2018-076. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Background: This application was deemed complete September 25, 2018.

Proposal: To permit an addition to the parish hall to facilitate improved barrier-free access to the main level of the building and also provide it to the lower level. The addition will also contain a barrier-free washroom.

Owners: Roman Catholic Episcopal Corporation

Applicant: Glen Wilcox, Wilcox Architects Inc.

Legal Description: Part of Lot 6, Concession 9, geographic Township of Emily, City of Kawartha Lakes

Official Plan: Hamlet Settlement Area within the City of Kawartha Lakes Official Plan

Zone: Community Facility (CF) Zone within the Township of Emily Zoning By-law 1996-30

Site Size: 1.04 hectares (2.57 acres)

Site Servicing: Private individual well and septic system

Existing Uses: Church

Adjacent Uses: North: School, Hamlet Residential
East: Hamlet Residential, Agricultural
South: Agricultural
West: Hamlet Residential, Agricultural

Rationale:

1) Is the variance minor in nature? Yes

And

2) Is the proposal desirable and appropriate for the use of the land? Yes

The subject property is situated within the hamlet of Downeyville. Barrier-free access to the main level of the building is provided by a wooden ramp enclosed in tarpaulin material. The ramp is located along the west side of the building. Main access to the building is provided by stairs located at the north (front) wall of the building. The stairs are in poor repair and a portion is enclosed in tarpaulin material. The addition is proposed within the area occupied by the stairs.

The building, by nature of its use, is designed to be and functions as a prominent feature of the community. As such the built form is oriented towards the street. The proposed addition will be lesser in height than the existing parish hall building and is anticipated to complement the existing built form of the church and parish hall while continuing to maintain landscaped open space between the proposed addition and parking lot within the road allowance.

It is desirable and appropriate to permit the addition as it will provide improved permanent barrier-free access to the building. As such, the variance is deemed desirable and appropriate for the property.

Due to the above analysis, the variance is also considered minor in nature.

3) Does the variance maintain the intent and purpose of the Zoning By-law?
Yes

The subject property is zoned Community Facility (CF) Zone within the Township of Emily Zoning By-law 1996-30. A variety of uses serving the needs and well-being of a community are permitted within this zone.

The property is located within the hamlet of Downeyville. The hamlet is more urbanized than the surrounding agricultural area. Buildings within the hamlet are generally oriented closer to the street. The degree of reduction sought, being 1.2 metres, is small, and will allow for a tree which forms part of a line of trees along the front of the property to be retained. Lawn within this area will also be retained. Massing impacts are anticipated to be minor due to the retention of the landscaped open space between the parking lot and building wall and the modest height and footprint of the addition. The minor reduction in the front yard setback is appropriate for this hamlet setting.

Therefore, the variance maintains the general intent and purpose of the Zoning By-Law.

4) Does the variance maintain the intent and purpose of the Official Plan?
Yes

The subject property is within the Hamlet Settlement Area designation of the City of Kawartha Lakes Official Plan. An objective of the designation is to maintain the amenities and services within the hamlets, which serve the hamlet residents and surrounding community.

As an addition is proposed to a community facility use that will enhance the function of said use, the proposal is in keeping with the general intent and purpose of the Official Plan.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Servicing Comments:

The property is on private individual well and septic system.

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 (November 15, 2018): No concerns.

Public Comments:

No comments as of November 19, 2018.

Attachments:



Appendices A-E to
COA2018-076.pdf

Appendix "A" – Location Map
Appendix "B" – Aerial Photo
Appendix "C" – Applicant's Sketch
Appendix "D" – Elevations
Appendix "E" – Department and Agency Comments

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Department File: D20-2018-059