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MEMORANDUM

TO: Committee of Adjustment

FROM: David Harding, Planner II - Development Services – Planning Division

DATE: July 18, 2019

SUBJECT: Minor Variance Application File No. D20-2019-004
221 Francis Street East, Geographic Township of Fenelon

On May 16, 2019, the Committee of Adjustment deferred the variance application to permit a constructed garage within the front yard with an increased height in order to give the owners, Shirley and Nancy MacDonald, and the applicant, RWH Construction, sufficient time to install the faux windows and to clad the lower portion of the building in stone veneer. The modifications would assist in incorporating the garage into the streetscape. The Committee directed the modifications to be done within 2 months, and for the matter to come back to it for a decision on July 18, 2019.

Nancy MacDonald, one of the owners for the above-noted file, reviewed Committee's direction and requested staff considers other more economical option to assist in incorporating the garage into the streetscape.

Staff reviewed the request and is willing to generate an alternative remediation option for the owners to accommodate their request. In consideration of the above, staff respectfully presents for Committee's review and consideration the following alternative remediation measures:

1. Removal of the requirement to clad the bottom third of the southern and western garage face in stone veneer;
2. Reducing the number of faux windows from 4 to 2, but having a vertical divider in each window. The faux windows will need to be longer to address the lengthened wall face since the stone veneer will not be present along the bottom third;
3. Requiring the parging of the remaining exposed garage foundation in a colour which matches the blue/grey vinyl siding; and
4. The creation of a development agreement for a landscape planting plan.

The landscape planting plan, developed by a licensed landscape professional, would require the planting of a series of trees to assist in screening the garage from the road. Staff would require 10-12' nursery stock in a mix of coniferous and deciduous trees to

be planted, which can be sourced from a local nursery. While the licensed landscape professional will, through site evaluation, be able to determine what trees would be able to survive in those topographic and soil conditions, and the number of trees that will be required to adequately screen the garage as they mature, staff believes at least 8 trees will be required. Staff has prepared a preliminary concept of how modifications 1-4 will appear, showed on the third page, along with the original proposed modifications presented at the May 16 meeting on the fourth page.

The landscape planting plan would form the majority of a development agreement to be registered on title. Security would be taken to ensure the survival/maintenance of the trees over a specified observation period. At the conclusion of this period, an inspection would be done. Provided the trees are in good health at the end of the observation period, the securities will be released.

At this time, staff seeks direction on whether the Committee deems the alternative remediation option acceptable and to establish a new timeline to bring back the application for its decision.

If the Committee wishes to adhere to the original direction discussed with its deferral at its May 16 meeting, staff recommends bringing the application back to the September 19 meeting.

If the Committee wishes to explore the alternative remediation option, staff recommends the application be brought back no later than the November 7 meeting.

The owners and applicant are hereby advised that an applicant/owner-requested deferral fee of \$337 will apply to bring forward another report after July for Committee's consideration.

Sincerely,



David Harding, Planner II

cc: Nancy and Shirley MacDonald - Owners
Adam & Ryan Hayter, RWH Construction
Mark LaHay, Acting Secretary-Treasurer for the Committee of Adjustment
Susanne Murchison – Chief Building Official



