

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Giordanella**  
Report Number COA2019-064

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**Public Meeting**

**Meeting Date:** October 17, 2019  
**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 request relief from Section 13.2.1.3(a) to reduce the minimum front yard from 7.5 metres to 7.3 metres in order to permit the construction of a single detached dwelling.

The variance is requested at 6 Bass Street, geographic Township of Fenelon (File D20-2019-047).

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**Author:** David Harding, Planner II, RPP, MCIP

**Signature:**



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**Recommendations:**

**Resolved That** Report COA2019-064 Corrado and Anita Giordanella be received;

**That** minor variance application D20-2019-047 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 dwelling related to this approval shall proceed substantially in accordance with the sketch in Appendix C submitted as part of report COA2019-064, which shall be attached to and form part of the Committee's Decision;
- 2) **That** prior to the issuance of a building permit the owner shall submit to the Secretary-Treasurer written approval from the Building Division – Part 8 Sewage Systems; and
- 3) **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 COA2019-064. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.**

**Background:** The owners are proposing to recognize a single detached dwelling whose foundation was placed approximately 0.12 metres closer to the front lot line than permitted.  
The application was deemed complete September 20, 2019.

**Proposal:** Single detached dwelling

**Owners:** Corrado and Anita Giordanella

**Applicant:** Anita Giordanella

**Legal Description:** Part of Lot 58, Plan 190, geographic Township of Fenelon, now City of Kawartha Lakes

**Official Plan:** Urban Settlement Area – Fenelon Falls Fringe within the City of Kawartha Lakes Official Plan

**Zone:** Rural Residential Type Three (RR3) Zone within the Township of Fenelon Zoning By-law 12-95

**Site Size:** 884 square metres

**Site Servicing:** Private individual well and sewage system

**Existing Uses:** Residential - under development

**Adjacent Uses:** North: Residential, Vacant Land  
South, East: Residential  
West: Commercial (Fenelon Marina, Fenelon Fast Repairs), Residential

**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 located within an urban area on the west side of Fenelon Falls in an area that contains a mixture of residential and commercial uses.

The dwelling under construction is set back further from the road than the dwellings on 2, 4, and 8 Bass Street. Those dwellings are located on the same side of the road to the immediate north and south of the subject property. The reduction is not anticipated to be perceptible due to the minimal degree of the reduction requested and the fact that the dwelling is already set back further from the road than the dwellings on the neighbouring properties.

The variance is minor in nature and desirable and appropriate for the use of the land.

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

**Yes**

The property is zoned Rural Residential Type Three (RR3) Zone within the Township of Fenelon Zoning By-law 12-95. The RR3 Zone permits vacation dwellings or single detached dwellings.

The minimum front yard requirement performs a series of functions such as providing for: adequate snow storage, surface parking and regulating the proximity of built form in relation to the road to govern the general character of the neighbourhood.

The by-law requires a parking space to be at least 6 metres long. The proposed reduction ensures the driveway is long enough to accommodate a vehicle parked between the front lot line and garage door. Snow storage is not anticipated to be an issue due to the minimal reduction proposed. As the reduction is so minimal that it is not even perceptible, it will not impact the character of the neighbourhood.

The variance meets the intent and purpose of the zoning by-law.

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

**Yes**

The property is designated Urban Settlement Area – Fenelon Falls Fringe within the City of Kawartha Lakes Official Plan. The designation anticipates that the predominant use will be that of single detached dwellings, and a single detached dwelling is proposed.

Therefore, the variance meets the intent and purpose of the Official Plan.

**Other Alternatives Considered:**

No other alternatives have been examined at this time.

**Servicing Comments:**

The property is serviced by a 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:**

No comments have been received at this time.

**Public Comments:**

No comments received as of October 8, 2019.

**Attachments:**



Appendices A-D to  
Report COA2019-064.

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

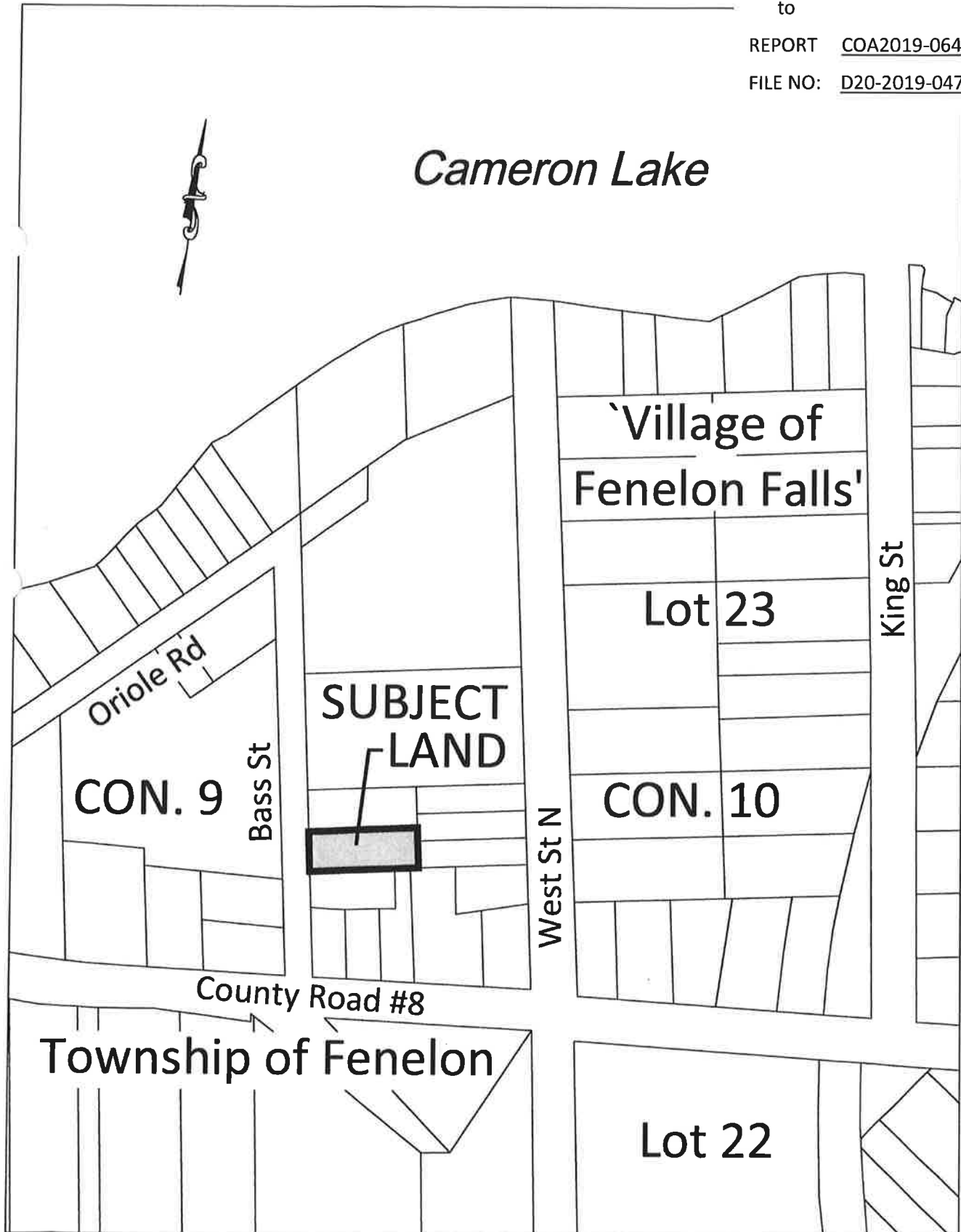
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<b>Phone:</b>	705-324-9411 extension 1206
<b>E-Mail:</b>	<a href="mailto:dharding@kawarthalakes.ca">dharding@kawarthalakes.ca</a>
<b>Department Head:</b>	Chris Marshall, Director of Development Services
<b>Department File:</b>	D20-2019-047

to

REPORT COA2019-064

FILE NO: D20-2019-047



## 6 Bass Street, geographic Twp. of Fenelon



0.11 Kilometers  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City Of Kawartha Lakes



This map is a user generated static map output and is for reference only.  
data, layers and text that appear on this map may or may not be accurate,  
current, or otherwise reliable

THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

APPENDIX " B "  
to  
REPORT COA2019-064  
FILE NO: D20-2019-047



FOR CONSTRUCTION PURPOSES ONLY

Civic ADDRESS: 6 BASS STREET  
OWNER: CORRADO AND ANITA GIORDANELLA  
BUILDER:  
BUILDING PERMIT No. \_\_\_\_\_  
ROLL No. \_\_\_\_\_

SITE GRADING PLAN OF  
**PART OF LOT 58**  
**REGISTERED PLAN No. 190**  
GEOGRAPHIC TOWNSHIP OF FENELON  
CITY OF KAWARTHA LAKES  
SCALE 1 : 150

COE, FISHER, CAMERON  
© COPYRIGHT 2019

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND:**

- - FOUND SURVEY MONUMENT
- - SET SURVEY MONUMENT
- PR - PLASTIC BARR
- IR - IRON BARR
- RPL - ROCK BARR
- 255.20 - PROPOSED ELEVATION
- 255.20 - GROUND ELEVATION
- 255.20 - SLOPE
- 255.20 - SWALE
- F.F.E. - FIRST FLOOR ELEVATION
- T.B.W. - TOP OF BASEMENT WALL
- T.S. - TOP OF BASEMENT SLAB
- T.G.S. - TOP OF GARAGE SLAB
- T.G.W. - TOP OF GARAGE WALL
- U.F. - UNDERPINNING OF FOOTING
- HP - HIGH POINT
- DS - DOWNSPOUT

**GENERAL NOTES:**

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR GRASS TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MOVEMENT OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LAID ON SURFACE WATER DOES NOT ENTER ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL OBJECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. EROSION GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. HOUSE GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
5. SUMP PUMP DISCHARGE POINTS MUST BE LOCATED WITHIN PRIVATE PROPERTY.
6. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVING LOCATES PRIOR TO ANY WORKS.
7. ALL DISTURBED AREAS ARE TO BE SOODED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
8. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
9. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
10. A COPY OF THE REVIEWED BY ENGINEERING LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
11. THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGHOUT THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO ADJACENT PROPERTIES WILL RESULT IN AN AS-CONSTRUCTED SITE GRADING PLAN WILL BE REQUIRED.
12. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
13. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
14. FOUNDATION TO BE STEPPED FROM REAR WALKOUT AROUND DECK OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.W.

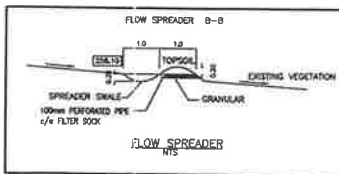
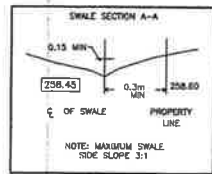
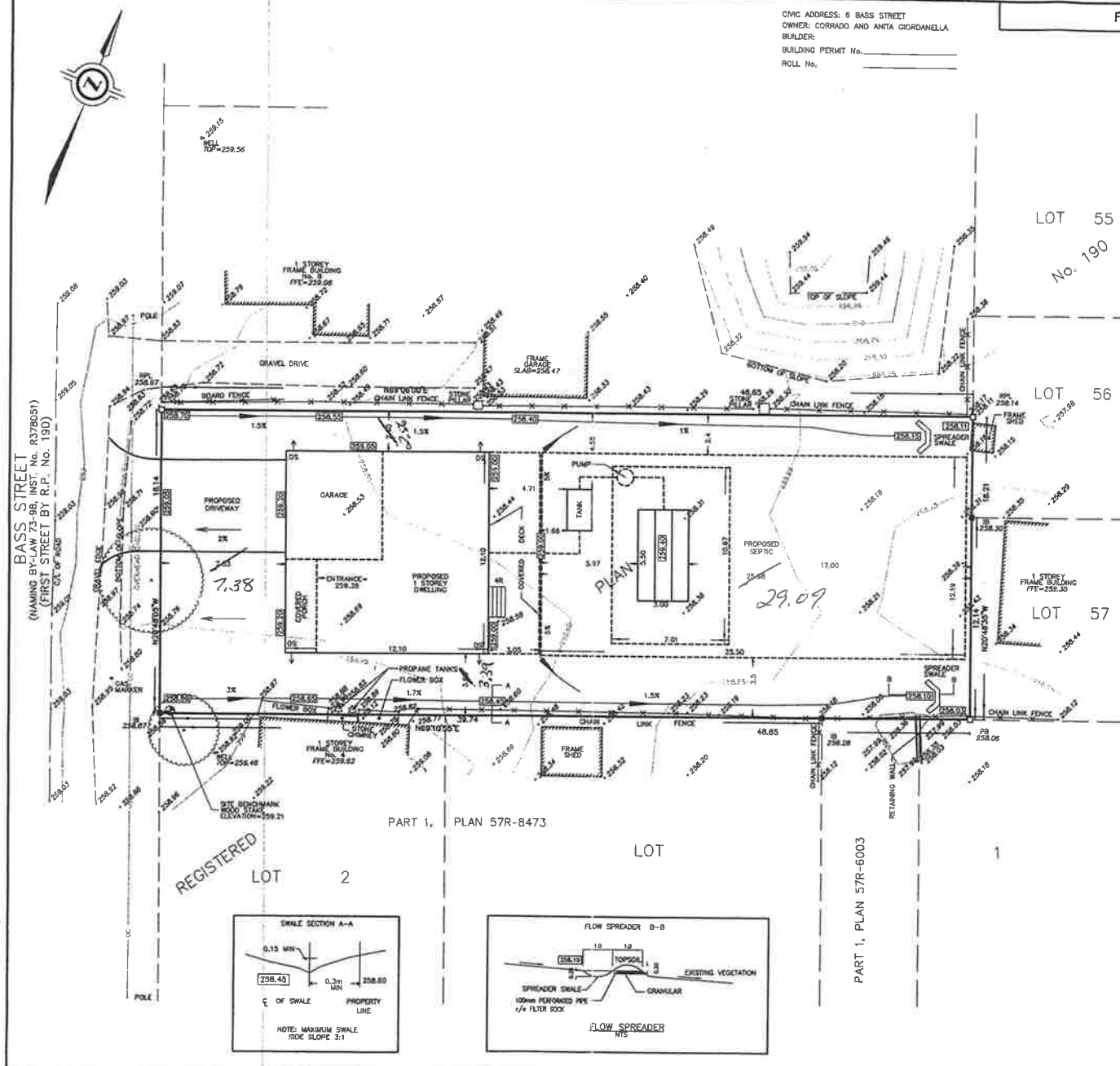
ZONING	RR3	F.F.E.	250.52
LOT AREA	884.00 SQ. m.	T.B.W.	250.35
BUILDING AREA	163.29 SQ. m.	T.S.	257.93
		T.G.S.	259.20
		U.F.	257.68
No.	DATE	DESCRIPTION	
		REVISIONS	
		SHEET 1	

**ELEVATIONS:**  
ELEVATIONS SHOWN HEREON ARE GEODETIC OR ARE REFERRED TO A SITE BENCHMARK BEING LOCATED AT THE SOUTH WEST CORNER OF THE ELEVATION OF 528.21m (CGO-1928/1978).

2019  
DATED:

**COE FISHER**  
L.A.N.  
A wholly owned subsidiary  
3 COORDINATE PLACE, UNIT 201  
T: (905) 224-4152 F: (905) 224-4153  
DRAWN BY: M.C.L. CHECKED BY: G.C.H.  
FILE: 2-118-17-297(2) Upry 18-17-297-2(2).gpr

APPENDIX "C"  
to  
REPORT  
COA2019-064  
FILE NO.:  
D20-2019-047



**David Harding**

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**From:** Derryk Wolven  
**Sent:** Monday, October 07, 2019 11:50 AM  
**To:** Charlotte Crockford-Toomey  
**Subject:** D20-2019-047

APPENDIX " D  
to  
REPORT COA2019-064  
FILE NO. D20-2019-047

Please be advised building has no concerns with this application.

**Derryk Wolven, CBCO**

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)





## David Harding

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**From:** Mark LaHay  
**Sent:** Tuesday, October 08, 2019 4:02 PM  
**To:** David Harding  
**Cc:** Charlotte Crockford-Toomey  
**Subject:** FW: 20191008 D20-2019-047 - Engineering review

FYI - file

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**From:** Kim Rhodes  
**Sent:** Tuesday, October 08, 2019 2:13 PM  
**To:** Mark LaHay  
**Cc:** Christina Sisson; Kim Rhodes  
**Subject:** 20191008 D20-2019-047 - Engineering review

**Please see the message below from Christina Sisson:**

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Good afternoon Mark – further to our engineering review of the following:

Minor Variance – D20-2019-047  
6 Bass Street  
Lot 23, Concession 8, Part Lot 58, Plan 190  
Geographic Township of Fenelon

It is the understanding by Engineering that the purpose and effect is to request relief to reduce the minimum front yard from 7.5 metres to 7.3 metres in order to permit the construction of a single detached dwelling.

*From an engineering perspective, we have no objection to the proposed Minor Variance.*

Please do not hesitate to contact our office if you have any questions.

Thanks,

*CHRISTINA*

**Christina Sisson, P.Eng.**  
Supervisor, Development Engineering  
Engineering & Corporate Assets, City of Kawartha Lakes  
705-324-9411 ext. 1152 [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

