

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – St. James Anglican Church
Report Number COA2020-005

Public Meeting

Meeting Date: February 20, 2020
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 8 – Geographic Township of Emily

Subject:

The purpose and effect is to request relief from the following zone provisions to facilitate the construction of a main floor addition to the existing building:

1. Section 6.2.1.3(a) to reduce the front yard setback from 10 metres to 0.3 metres to permit the addition to the existing building,
2. Section 3.1.4(c) to permit the porch and stair features serving the addition to project up to 9.7 metres into the front yard setback (to within 0.3 metres from the front lot line) whereas they are currently permitted to project up to 1.5 metres (8.5 metres from the front lot line),
3. Section 3.1.4(e) to permit the ramp features serving the addition to project 9.7 metres into the front yard setback (to within 0.3 metres from the front lot line) whereas it is permitted to project up to 1.8 metres (8.2 metres from the front lot line),
4. Section 3.14.1.2 to reduce the number of parking spaces required with the construction of the addition from 5 accessible parking spaces and 3 regular parking spaces to 0; and
5. Section 3.14.1.11 to reduce the minimum aisle width between parking spaces from 7 metres to 6.9 metres for three accessible parking spaces and to 5.9 metres for three regular and two accessible parking spaces.

The variance is requested at 945 Frank Hill Road, geographic Township of Emily (File D20-2020-001).

Author: David Harding, Planner II, RPP, MCIP

Signature:



Recommendation:

Resolved That Report COA2020-005 The Anglican Diocese of Toronto be received;

That minor variance application D20-2020-001 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

- 1) **That** the building construction related to this approval shall proceed substantially in accordance with the sketch in Appendix C submitted as part of Report COA2020-005, which shall be attached to and from part of the Committee's Decision; and
- 2) **That** the building construction related to the minor variances 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 COA2020-005. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Background: On October 11, 2012 the Committee approved a similar proposal represented in application D20-12-055. The application proposed to create an accessible addition in the same location as the current proposal. That proposal was also to adjust the parking requirements related to the additional spaces that were to be created as a result of the construction of the addition. At that time, the property had no on-site parking.

Since the Committee's decision, the parking lot was constructed. However, the addition was unable to proceed as the church was unable to obtain approval from the Anglican Diocese Executive Board and Council for the works before the variances lapsed in April 2014.

The St. James Anglican Church members have since obtained approval from the Diocese and have re-applied to construct the accessible addition.

Proposal: To construct an accessible building addition and adjust parking requirements and standards related to the parking lot installed as a result of Committee's 2012 decision.

Owners: The Anglican Diocese of Toronto

Applicant: Paul Heath, on behalf of the Wardens of St. James Anglican Church

Legal Description: Part Lot 22, Concession 6, geographic Township of Emily

Official Plan: Prime Agricultural 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: 1,932.48 square metres

Site Servicing: Private individual well and sewage system

Existing Uses: Place of Worship

Adjacent Uses: North, East: Agricultural
South: Rural Residential, Shoreline Residential
West: Rural Residential, Agricultural

Rationale: Additions to non-residential buildings must provide additional parking spaces to reflect the increased use a building addition is anticipated to generate. Prior to the creation of the new parking lot, the property had no on-site parking. Since the 2012 variances lapsed, the added parking is treated as addressing an existing site deficiency. Therefore, relief from the parking provision must again be requested as the building addition work is now proceeding. Specific reliefs are requested with respect to the driveway aisle widths to accommodate the creation of the 8 parking spaces (5 accessible and 2 regular) in the newly created parking lot.

1) Are the variances minor in nature? Yes
And

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

The subject property is located at the northeast corner of the intersection of Frank Hill and Valley Roads. To the south of Valley Road is shoreline residential and backlot development which borders Lancaster Bay.

The building is located at the southwest corner of the subject property. The parking lot is located east of the building and the balance of the property is occupied by a pioneer cemetery.

The main level of the building is L-shaped, with the majority of its length running parallel to Valley Road. While the main floor is L-shaped, the building footprint is rectangular. The exposed lower level that extends beyond the main level is about 1 metre above grade and covered by a flat roof. The exposed lower level is used as the church's reception area/event space, which is accessed by travelling down two flights of stairs.

The addition proposes to relocate the reception area/event space to the main level to make it more accessible to users. The addition will also create a new accessible entryway with a ramp leading to the newly installed parking lot containing 5 accessible spaces. The old ramp leading to the building's original main doorway on the south side is to be removed.

The creation of the accessible features is anticipated to allow the better utilization of the building and provide improved access for people of all age groups and mobility levels.

The lower level is slightly set back from the main church wall facing Frank Hill Road. As the addition is proposed to be constructed upon the existing lower level foundation, the proximity of the building to Frank Hill Road is not changing. Some of the features proposed as part of the accessible entry (stairs leading to the west parking area and canopy cover) would project beyond the existing footprint, but would be no closer to Frank Hill Road than the main church wall facing that road. As such, there are no new massing impacts anticipated though the construction of the addition that are not already established by the presence of the existing church building at the intersection of Frank Hill and Valley Roads.

Therefore, the proposal is minor in nature and desirable and appropriate for the use of the land.

3) Do the variances maintain the intent and purpose of the Zoning By-law?

Yes

The property is zoned Community Facility (CF) Zone within the Township of Emily Zoning By-law 1996-30. Various community uses including places of worship are permitted within the zone category.

The intent of the front and exterior yard setback provisions is to establish appropriate setbacks for new development in order to accommodate features such as signage, parking aisles/spaces, landscaped open space and snow storage and protect slight lines.

Given that the addition is proposed within the existing building footprint and the building's main level is closer to Frank Hill and Valley Roads, the addition introduces no new issues while resolving existing accessibility issues.

The slight reductions to driveway aisle widths permits the accommodation of 8 on-site parking spaces, 5 of which are accessible. The footprint of the parking area is restricted due to the location of the existing building, its septic system, and the pioneer cemetery.

Therefore, the variances maintain the general intent and purpose of the Zoning By-Law.

4) Do the variances maintain the intent and purpose of the Official Plan?

Yes

The subject property is designated Prime Agricultural within the City of Kawartha Lakes Official Plan (Official Plan).

The property contains a long-standing place of worship and cemetery use, existing since approximately 1845. The Official Plan does recognize the existence of historic clusters of lots within agricultural areas. While it is residential uses that are addressed within the policy dealing with the historic

clustering of lots, places of worship as well as schools are also found within such clusters and serve the residential uses of the area.

In consideration of the above the variance maintains the general intent and purpose of the Official Plan.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Servicing Comments:

Private individual well and sewage system.

Consultations:

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

Agency Comments:

Development Engineering Division (February 7, 2020): No concerns

Building Division (February 6, 2020): No concerns

Building Division – Part 8 Sewage Systems (January 29, 2020): A section of the parking lot will need to be reconfigured to protect the sewage system. The reconfigured area has been noted in the submitted sketch. No concerns.

Public Comments:

No comments received as of February 11, 2020.

Attachments:



Appendices A-D to
Report COA2020-005.

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch

Appendix D – Department and Agency Comments

Phone: 705-324-9411 extension 1206

E-Mail: dharding@kawarthalakes.ca

Department Head: Chris Marshall, Director of Development Services

Department File: D20-2020-001

to

REPORT COA2020-005

FILE NO: D20-2020-001

Geographic Township of Emily

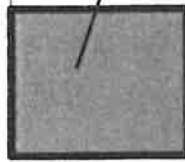


Lot 21
Concession 6

Frank Hill Rd

Lot 22

Subject Land



Valley Rd

Concession 5

Frank Hill Rd

Bayview Dr

945 Frank Hill Road, geographic Twp. of Emily



0.11

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static map output and is for reference only. All data, layers and text that appear on this map may or may not be accurate, current, or otherwise reliable.

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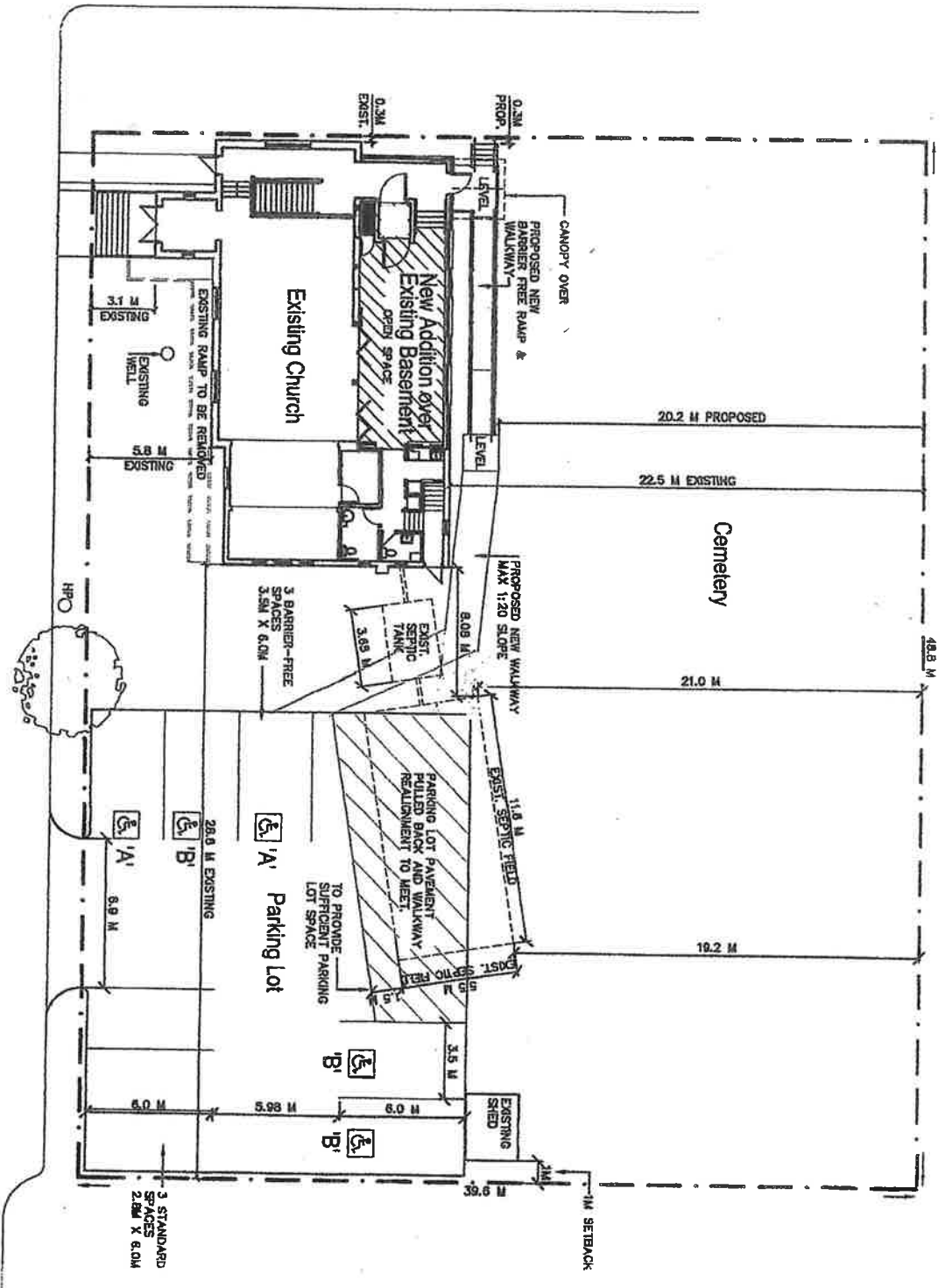
REPORT COA2020-005
FILE NO: D20-2020-001

APPENDIX " B "
to

to

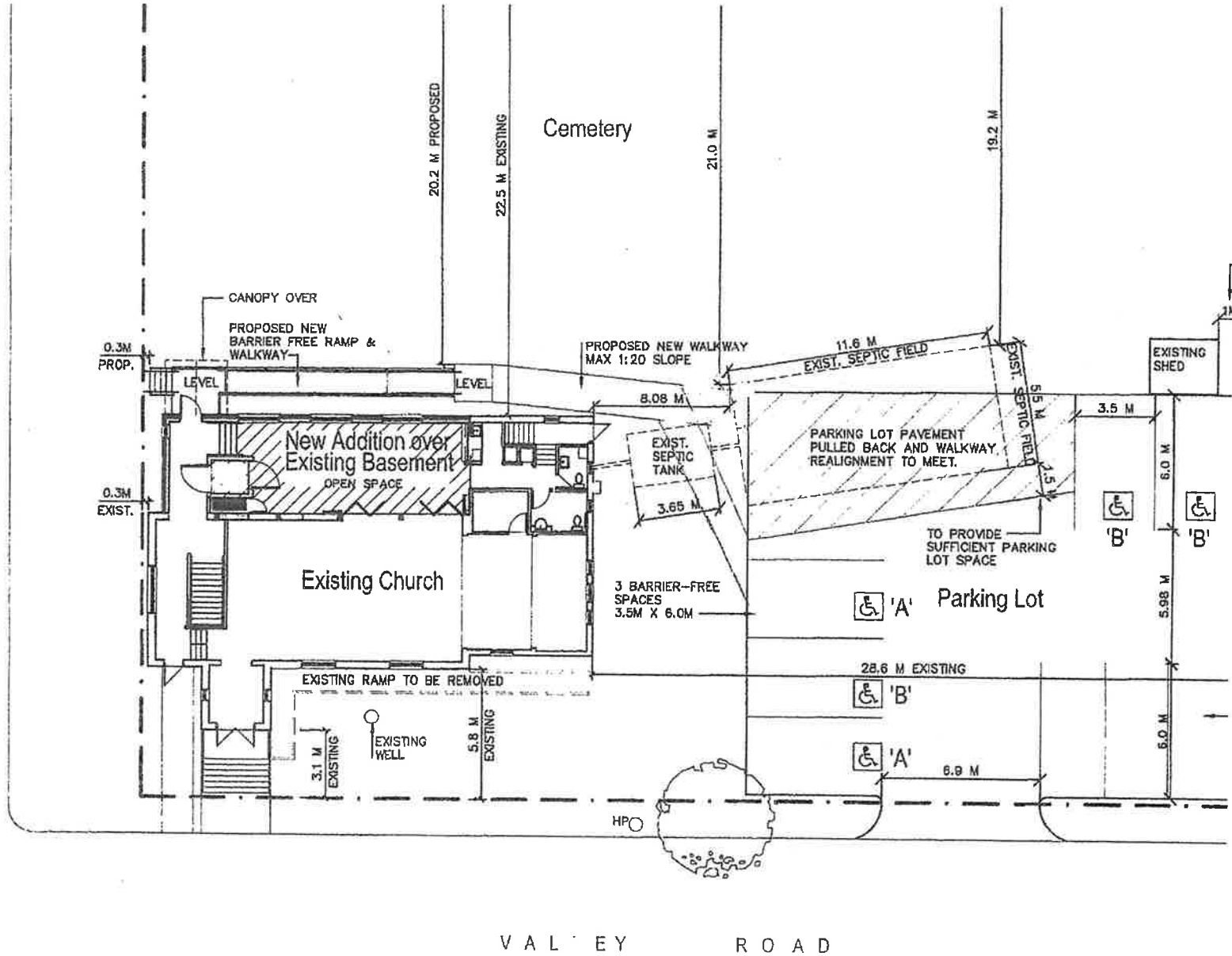
1. SITE PLAN

VALLEY ROAD



 <p>TREVELYAN ARCHITECT INC. 104 Dublin Street Peterborough, Ontario K9H 3A9 p. 705 745 7055 ken@trevelyan.ca</p>		<p>New Barrier-Free Ramp for St. James Anglican Church 945 Frank Hill Road, Kawartha Lakes, Ontario</p>	
		<p>SITE PLAN</p>	
<p>Scale</p> <p>1:200</p>	<p>Date</p> <p>October 23/19</p>	<p>21909</p>	

DETAIL



David Harding

From: Anne Elmhirst
Sent: Wednesday, January 29, 2020 9:49 AM
To: Charlotte Crockford-Toomey
Subject: D20-2020-001 - 945 Frankhill Rd

APPENDIX " D "
to
REPORT COA 2020-005
FILE NO. D20-2020-001

Hello Charlotte,

RE: Minor Variance Application D20-2020-001
945 Frank Hill Road, Former Emily Township
Conc. 6, Lot 22
Roll No. 165100100704700000
St. James Church

I have received and reviewed the proposal for minor variance to create more accessible accommodations at the above-noted property. This proposal will include a parking lot expansion to accommodate accessible parking.

A site visit was completed to review the location of the existing sewage system, septic tank and distribution lines, to ensure the parking area will not encroach over the system. It was determined that a section of the parking lot asphalt would need to be reconfigured to protect the sewage system from compaction and damage. This configuration has been outlined in the site plan submitted and completed by Trevelyan Architect Inc. dated October 23, 2019.

As such, the Building Division – Sewage System Program has no objection with the proposed minor variance as presented.

Should you have any questions, please do not hesitate to contact me.

Best Regards,

Anne Elmhirst C.P.H.I.(C), B.A.Sc., B.Sc.
Supervisor – Part 8 Sewage Systems
Development Services - Building Division, City of Kawartha Lakes
705-324-9411 ext. 1882 www.kawarthalakes.ca



David Harding

From: Derryk Wolven
Sent: Thursday, February 6, 2020 11:00 AM
To: Charlotte Crockford-Toomey
Subject: D20-2020-001 945 Frank Hill Rd

Please be advised building division has no concerns with the above noted application.

Derryk Wolven, CBCO

Plans Examiner

Development Services, Building Division, City of Kawartha Lakes

705-324-9411 ext. 1273 www.kawarthalakes.ca



David Harding

From: Mark LaHay
Sent: Friday, February 7, 2020 8:59 AM
To: David Harding
Cc: Charlotte Crockford-Toomey
Subject: FW: 20200207 D20-2020-001 - Engineering review

FYI - file

From: Kim Rhodes
Sent: Friday, February 7, 2020 8:42 AM
To: Mark LaHay
Cc: Christina Sisson ; Kirk Timms
Subject: 20200207 D20-2020-001 - Engineering review

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2020-001
945 Frank Hill Road
Part Lot 22, Concession 6
Geographic Township of Emily

It is the understanding by Engineering that the purpose and effect is to request relief from the following zone provisions to facilitate the construction of a main floor addition to the existing building:

1. Section 6.2.1.3(a) to reduce the front yard setback from 10 metres to 0.3 metres to permit the addition to the existing building;
2. Section 3.1.4(c) to permit the porch and stair features serving the addition to project up to 9.7 metres into the front yard setback (be 0.3 metres from the front lot line) whereas they are currently permitted to project up to 1.5 metres (be 8.5 metres from the front lot line);
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5. Section 3.14.1.11 to reduce the minimum aisle width between parking spaces from 7 metres to 6.9 metres for three accessible parking spaces and to 5.9 metres for three regular and two accessible parking spaces.

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

