

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Beamish and Jarvie**  
Report Number COA2021-013

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**Public Meeting**

**Meeting Date:** March 18, 2021  
**Time:** 1:00 pm  
**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward: 5 – Former Town of Lindsay**

**Subject:** The purpose and effect is to request relief from Section 8.2(b) to reduce the minimum lot frontage requirement from 10 metres to 9.25 metres in order to facilitate the creation of a residential lot proposed in consent application D03-2020-034.

The variance is requested at 170 William Street North, former Town of Lindsay (File D20-2020-044).

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

**Signature:** 

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**Recommendation:**

**Resolved That** Report COA2021-013 Beamish and Jarvie, be received;

**That** minor variance application D20-2020-044 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Condition:**

- 1) **That** this application shall be deemed to be refused is consent application D03-2020-034 lapses.

**This approval pertains to the application as described in report COA2021-013. Fulfillment of the condition is required for the Minor Variance to be considered final and binding.**

**Background:** This application was submitted concurrently with application D03-2020-034, and has been submitted to permit the reduced lot frontage proposed in that application.

**Proposal:** Lot containing a single detached dwelling.

**Owners:** Roger Beamish and Patricia Jarvie

**Applicant:** Roger Lee Beamish

Legal Description: Plan 1, Part Lots 1 and 2, Block J

Official Plan: "Residential" within the Town of Lindsay Official Plan

Zone: "Residential Three" (R3) Zone" within the Town of Lindsay  
Zoning By-law 2000-75

Site Size: Severed – 316.13 square metres  
Retained – 697.44 square metres

Site Servicing: Municipal water and wastewater

Existing Uses: Residential

Adjacent Uses: North, South, West: Low-rise Residential  
East: Mid-Rise 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 situated in a mature residential area composed primarily of single detached dwellings. There is also semi-detached building stock and at least 1 single detached dwelling converted into multiple dwelling units.

The neighbourhood is characterized by a mixture of lot frontages, mixture of built forms ranging from 1 to 2.5 storey buildings, and a building stock of a range of ages. The proposed lot frontage adds to the neighbourhood's lot mixture. A two storey single detached dwelling without an attached garage is proposed, which is in keeping with the established built form in the area.

There is sufficient land within the front yard to accommodate the two required surface parking spaces.

Due to the above analysis, 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 lot is zoned "Residential Type Three (R3) Zone" within the Town of Lindsay Zoning By-law 2000-75.

The property is located within a mature residential neighbourhood. The lots within this neighbourhood are of varying sizes and depths. The predominant built form is single detached dwellings, but there are also semi-detached dwellings and single detached dwellings converted into multiple dwelling units.

The parcel to be severed exceeds the minimum lot area requirement of 300 square metres by proposing 316.13 square metres. The severed parcel proposes a minimum lot frontage of 9.25 metres whereas the by-law requires 10 metres. The lot size and frontage proposed is not substantially different from

what is found in some of the smaller lots within the area. A table is included below to provide a sense of the variety of lot frontages within the immediate area. This includes all lots on the same block as the subject property and the lots directly across the road spanning 1 block.

Address	Lot Frontage
157 William St N	19.8 m
155 William St N	40.2 m
149 William St N	10 m
147 William St N	10 m
145 William St N	20.1 m
141 William St N	20.1 m
7 Elgin St	19.8 m
9 Elgin St	18.2 m
11 Elgin St	15.9 m
180 William St N	18.2 m
174 William St N	15.2 m
16 Regent St	18.2 m
12 Regent St	15.9 m
8 Regent St	21.3 m
6 Regent St	8.9 m
4 Regent St	11.1 m

The proposed lot does not have the smallest lot frontage within the immediate area, and is similar to some of the other smaller lot frontages. The 0.75 metre frontage reduction is not anticipated to be perceptible.

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**

As the Lindsay Secondary Plan is appealed to the Local Planning Appeal Tribunal, the policies of the Town of Lindsay Official Plan remain in effect. The subject property is within the "Residential" designation. The area is considered a low density residential area. As a single detached dwelling is proposed and a single detached dwelling is one of the built forms which define a low density residential area, the proposal is in keeping with the intent and purpose of the Official Plan.

**Other Alternatives Considered:**

No other alternatives have been considered at this time. The variance is necessary to facilitate the creation of the lot.

**Servicing Comments:**

Full municipal services available.

**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 (March 4, 2021): No concerns.

Development Engineering (March 10, 2021): No concerns.

**Public Comments:**

No comments received as of March 9, 2021.

**Attachments:**



Appendices A-E to  
COA2021-013.pdf

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch

Appendix D – Proposed Floorplans and Elevation

Appendix E – Department and Agency Comments

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**Phone:** 705-324-9411 extension 1206

**E-Mail:** dharding@kawarthalakes.ca

**Department Head:** Chris Marshall, Director of Development Services

**Department File:** D20-2020-044

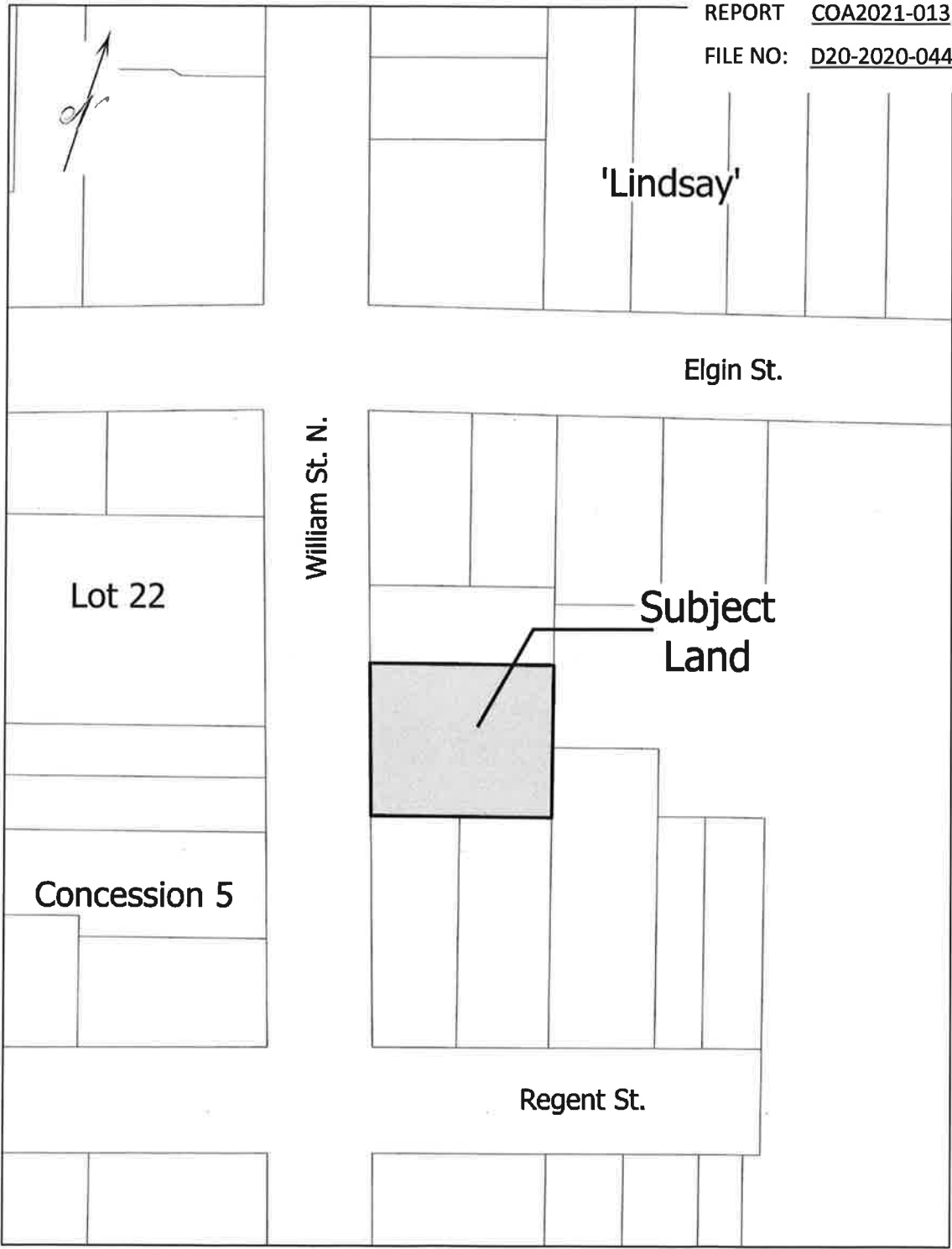
D20-2020-044

APPENDIX " A "

to

REPORT COA2021-013

FILE NO: D20-2020-044



# 170 William Street North, former Town of Lindsay



## Legend

- ☐ Property Roll Number
- ☒ Lots and Concessions

## Notes

Notes

APPENDIX " B "

to

REPORT COA2021-013

FILE NO: D20-2020-044

0.06

Kilometers

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

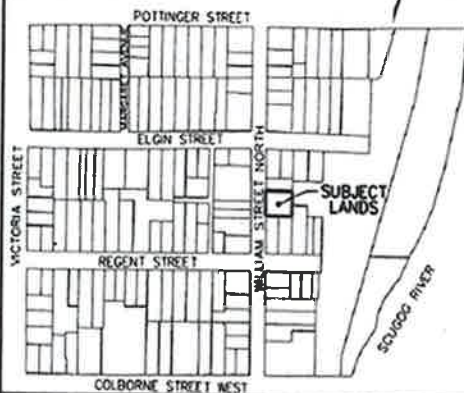


This map is a user generated static map output and is for reference only. All data, layers and text that appear on this map may or may not be accurate, current, or otherwise reliable.

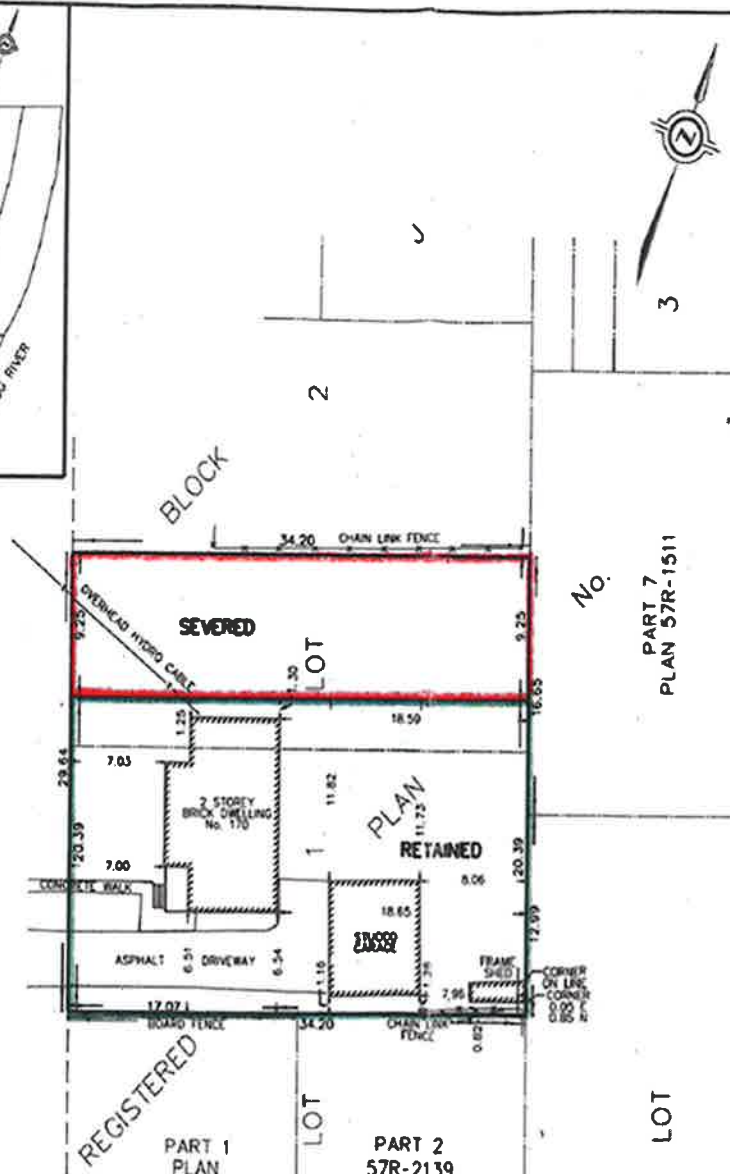
THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

# KEY MAP

NOT TO SCALE



NORTH  
STREET  
WILLIAM



## SKETCH FOR SEVERANCE No. 170 WILLIAM STREET NORTH TOWN OF LINDSAY CITY OF KAWARTHA LAKES

SCALE 1 : 300



© COPYRIGHT 2019

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

### SUBJECT LANDS

PART OF LOT 1 AND 2, BLOCK J  
REGISTERED PLAN No. 1  
TOWN OF LINDSAY  
BEING PIN 63216-0037(L1)

TOTAL AREA = 1263.57 sq. m.

### SEVERED

AREA = 316.13 sq. m.

### RETAINED

AREA = 697.44 sq. m.

**CURRENT ZONING:**  
RESIDENTIAL THREE (R3) ZONE

**CAUTION:**  
THIS PLAN IS NOT A PLAN OF SURVEY  
EXCEPT FOR THE PURPOSE INDICATED.



APPENDIX " C "  
to  
REPORT COA2021-013  
FILE NO: D20-2020-044

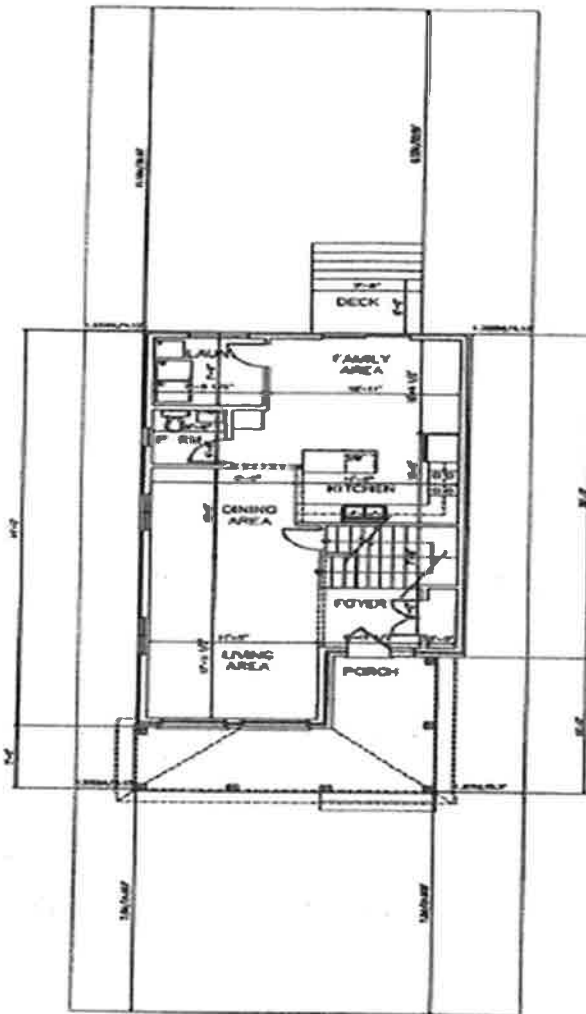


# APPENDIX " D "

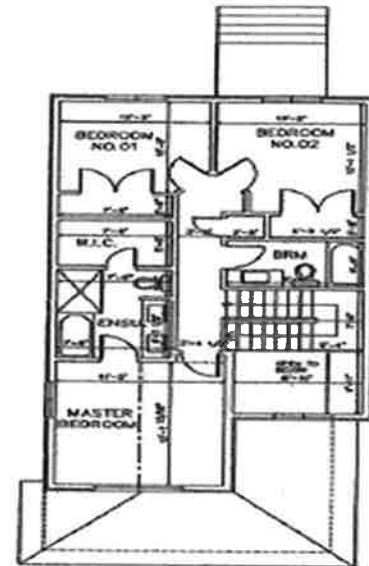
to

REPORT COA2021-013

FILE NO: D20-2020-044



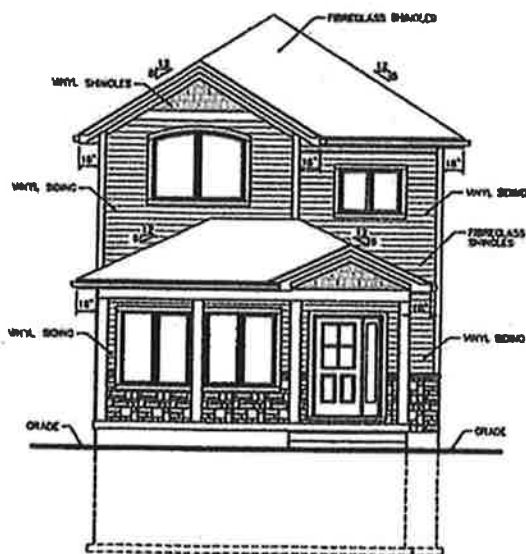
**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"



FIRST FLOOR	910 SQ. FT.
SECOND FLOOR	805 SQ. FT.
DECK	45 SQ. FT.
PORCH	197 SQ. FT.

3507.3491 sq. ft.  
40% = 1402.9396 sq. ft.  
910 + 45 + 197 = 1152 sq. ft.  
247.33064 sq. ft. left over

**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



## Kent Stainton

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**From:** Derryk Wolven  
**Sent:** Thursday, March 4, 2021 12:25 PM  
**To:** Charlotte Crockford  
**Subject:** RE: Notice of Public Hearing for Minor Variance D20-2021-008, 11 manor Road, Fenelon

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

Derryk Wolven  
Plans Examiner  
City of Kawartha Lakes  
705-324-9411 ext 1273  
[www.kawarthalakes.ca](http://www.kawarthalakes.ca)

APPENDIX " E "  
to  
REPORT COA 2021-013  
FILE NO. D20-2020-044



## David Harding

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**From:** Christina Sisson  
**Sent:** Wednesday, March 10, 2021 1:28 PM  
**To:** David Harding; Mark LaHay  
**Cc:** Benjamin Courville; Kirk Timms; Kim Rhodes  
**Subject:** 20210310 D20-2020-044 - Engineering Review

**Importance:** High

**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 – D20-2020-044  
170 William Street North  
Block J, Part Lot 1, Part Lot 2, Plan 1  
Former Town of Lindsay

It is the understanding by Engineering that the purpose and effect is to request relief from Section 8.2(b) to reduce the minimum lot frontage requirement from 10 metres to 9.25 metres in order to facilitate the creation of a residential lot proposed in consent application D03-2020-034.

*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

Lean Six Sigma Black Belt

Engineering & Corporate Assets, City of Kawartha Lakes

705-324-9411 ext. 1152 (office) 705-878-3186 (mobile) [www.kawarthalakes.ca](http://www.kawarthalakes.ca)



**Our office is closed to the public. Please note all courier packages and mail must be directed to City Hall, 26 Francis Street, Box 9000, Lindsay, ON, K9V 5R8.**