

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Grimesway Construction Ltd.
Report Number COA2021-027

Public Meeting

Meeting Date: April 15, 2021
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 7 – Former Town of Lindsay

Subject: The purpose and effect is to request relief from Section 6.2(h) to increase the maximum lot coverage from 35% to 40% to permit the construction of a single detached dwelling.

The variance is requested at 17 Denfield Road, former Town of Lindsay (File D20-2021-019).

Author: David Harding, Planner II, RPP, MCIP

Signature:



Recommendations:

Resolved That Report COA2021-027 Grimesway, be received;

That minor variance application D20-2021-019 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 and generally in accordance with the elevation in Appendix D submitted as part of Report COA2021-027, which shall be attached to and form 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 COA2021-027. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Background: This application was deemed complete March 24, 2021.

Proposal: To increase the maximum permitted lot coverage.

Owner: Grimesway Construction Ltd.

Applicant: Owen Grimes – Grimesway Construction Ltd.

Legal Description: 17 Denfield Road, Lot 18, Plan 57M-772, former Town of Lindsay, City of Kawartha Lakes

Official Plan: “Residential” within the Town of Lindsay Official Plan

Zone: “Residential Type One (R1) Zone” within the Town of Lindsay Zoning By-law 2000-75

Site Size: 583.3 square metres (6,278.5 square feet)

Site Servicing: Municipal water and sewer

Existing Uses: Vacant Residential

Adjacent Uses: North, South, East: Residential
West: Residential, Pedestrian Walkway

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 newer residential neighbourhood containing single detached dwellings. Some of the lots along Denfield have been developed later than the surrounding dwellings. The subject property is the last vacant residential lot within the neighbourhood. As a result, the subject property is surrounded on all sides by single detached dwellings. There is also a pedestrian link on the west side which links Denfield Road with Murdoch Court to the south.

The proposal will allow for a dwelling with additional living space to be created. The rear yard will be in excess of 10 metres (32 feet) deep. The minimum required is 7.5 metres. A rear yard of sufficient depth will be retained for outdoor recreational and amenity purposes.

The proposed increase in lot coverage is not anticipated to be perceptible, as the scale of built form will not change when viewed from the street or the walkway.

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 subject property is within the “Residential Type One (R1) Zone” within the Town of Lindsay Zoning By-law 2000-75. The R1 Zone permits single detached dwellings and accessory uses.

The lot coverage requirement ensures a sufficient degree of landscaped open space is maintained and to control more technical aspects of development such as storm water management. Adequate outdoor amenity space is being retained. The Development Engineering Division has advised that there are no concerns with respect to the increased lot coverage.

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 part of the City of Kawartha Lakes Official Plan is under appeal, the Town of Lindsay Official Plan (Official Plan) applies.

The lands are designated “Residential” within the Official Plan. The subject property is within a neighbourhood that would be classified as Low Density Residential. Low density residential uses include single detached dwellings, and an addition to a single detached dwelling is proposed. In consideration of the above the variances maintain 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 serviced by municipal sewer, water, and storm water systems.

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 (April 1, 2021): No objection to the proposed variance.

Building Division (April 1, 2021): No concerns. Permits required. Development charges apply.

Public Comments:

No comments received as of April 6, 2021.

Attachments:



Appendices A-E to
COA2021-027.pdf

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:	Richard Holy, Acting Director of Development Services
Department File:	D20-2021-019

to

REPORT COA2021-027

FILE NO: D20-2021-019

D20-2020-019

'Lindsay'

Lot 20

Concession 4

Ops

Hillside Ave.

Denfield Rd.

McLaughlin Rd.

Lot 19

Concession 4

Ops

Subject
Land

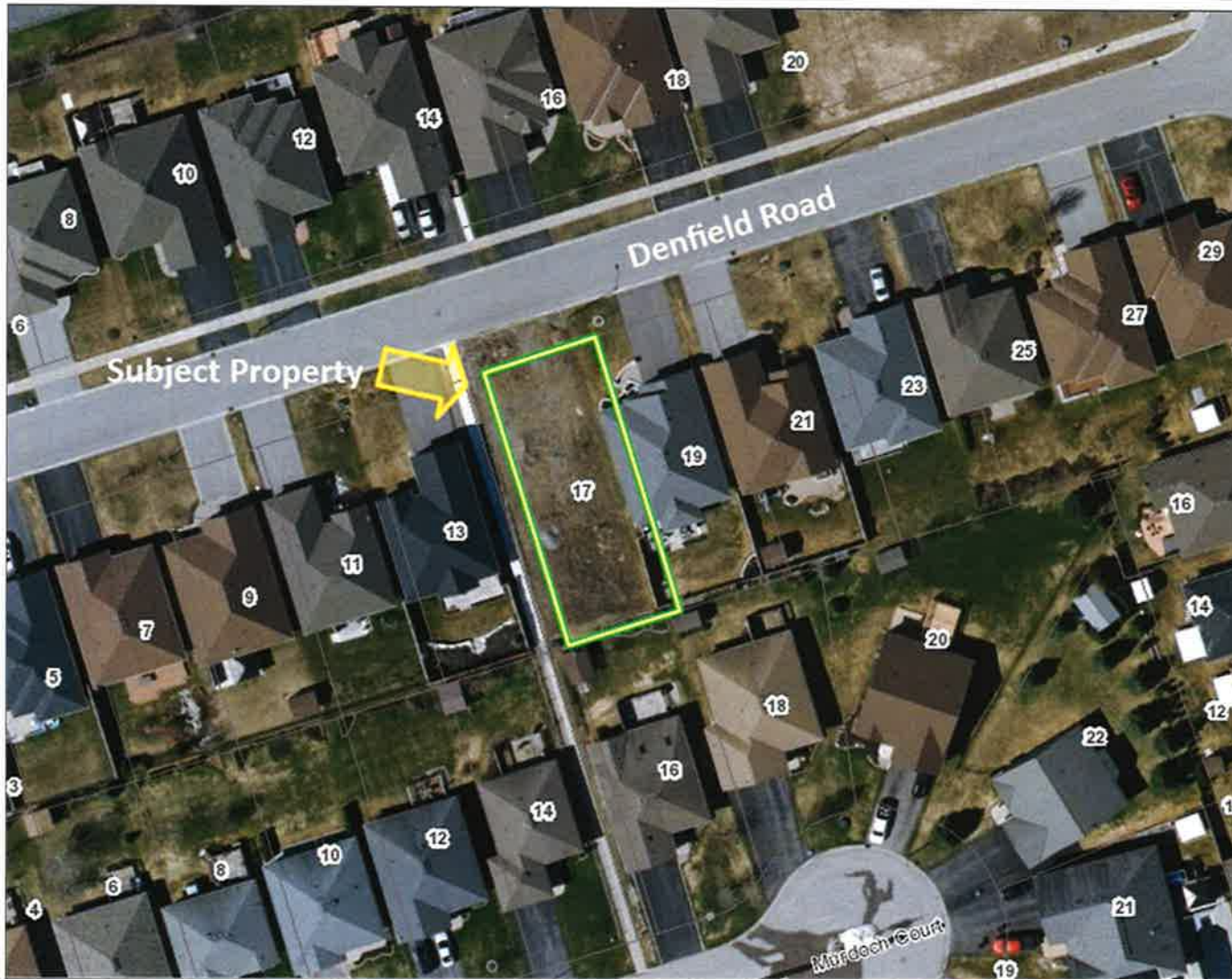
Murdock Crt.





GEOMATICS
MAPPING

17 Denfield Road, Former Town of Lindsay



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

APPENDIX " B "

to

REPORT COA2021-027

FILE NO: D20-2021-019

CITY OF KAWARTHA LAKES

SCALE - 1 : 250

0m 5m 10m METRES

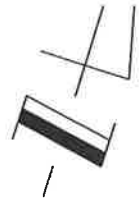
DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

APPENDIX " C "

to

REPORT COA2021-027

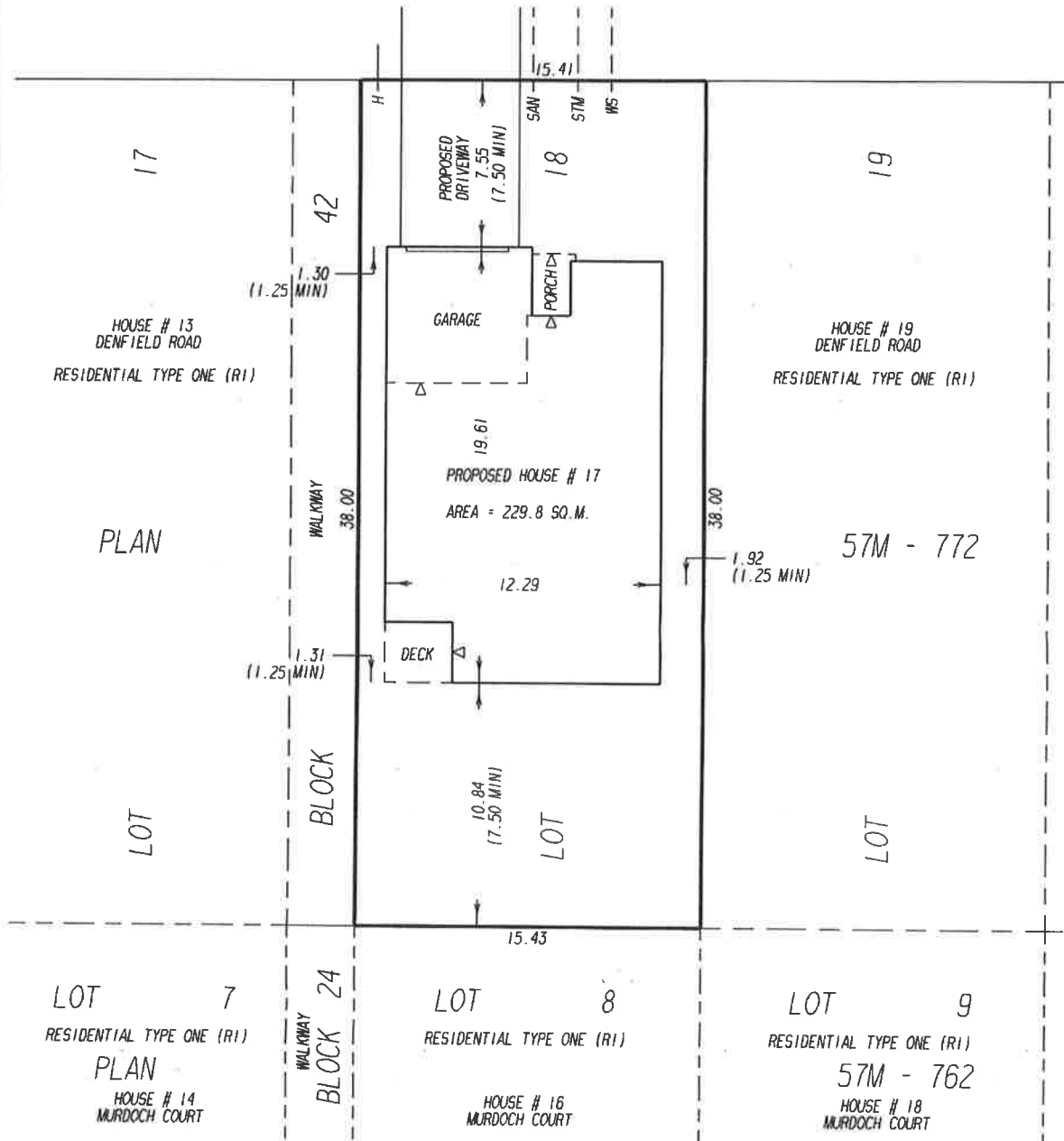
FILE NO: D20-2021-019



CENTRELINE OF CONSTRUCTION

DENFIELD

ROAD



NOTES.

LOT AREA = 586 SQ.M.
ZONING IS RESIDENTIAL TYPE ONE (R1)
PROPOSED HOUSE AREA = 229.8 SQ.M.
PROPOSED LOT COVERAGE = 39.2% (35% MAXIMUM)

FEBRUARY 25, 2021

CADD FILE: 8127-MV-1.DPD
PROJECT No. 8127-MV

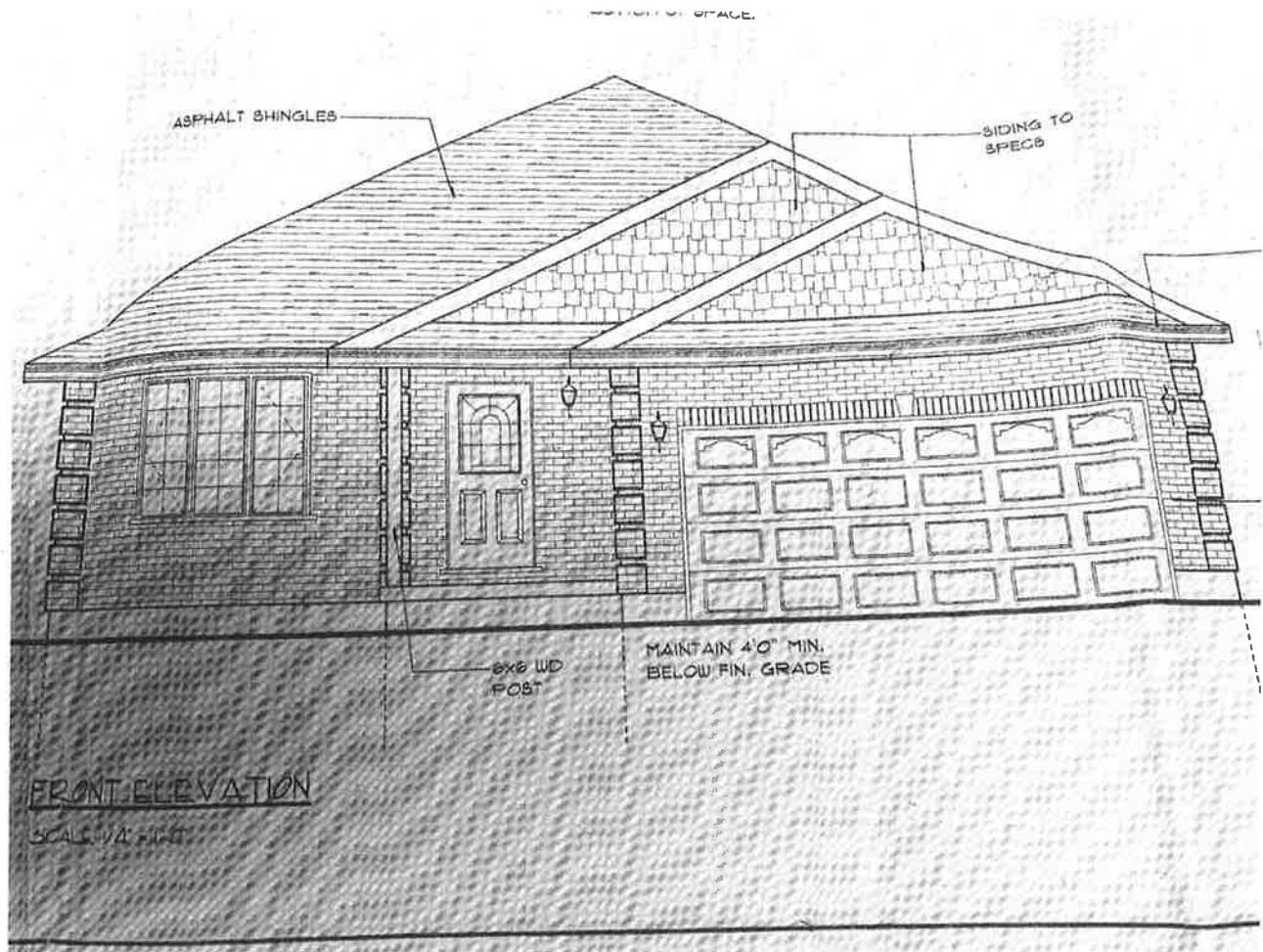
H. F. GRANDER Co. Ltd.
ONTARIO LAND SURVEYOR
1575 HIGHWAY 7A WEST, UNIT 2A
POST OFFICE BOX 616
PORT PERRY, ONTARIO
L9L 1A6
TEL. (905) 985-3600
FAX. (905) 985-2347

APPENDIX " D "

to

REPORT COA2021-027

FILE NO: D20-2021-019



David Harding

From: Kim Rhodes
Sent: Thursday, April 1, 2021 2:35 PM
To: Mark LaHay; Charlotte Crockford
Cc: Christina Sisson; Kirk Timms; Benjamin Courville
Subject: 20210401 D20-2021-019 - Engineering review

APPENDIX " E "
to
REPORT COA2021-027
FILE NO. D20-2021-019

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2021-019
17 Denfield Road
Lot 18, Plan 57M-772
Former Town of Lindsay

It is the understanding by Engineering that the purpose and effect is to request relief from Section 6.2(h) to increase the maximum lot coverage from 35% to 40% 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
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



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.

David Harding

From: Derryk Wolven
Sent: Thursday, April 1, 2021 10:41 AM
To: Charlotte Crockford
Subject: RE: Notice of Public Hearing D20-2021-019, 17 Denfield Road

Building division has no concerns with the above noted application.
Permits required, DC applies.

From: Charlotte Crockford
Sent: Thursday, April 1, 2021 10:36 AM
To: Christina Sisson ; Kim Rhodes ; Amber Hayter ; Patrick O'Reilly ; Susanne Murchison ; Derryk Wolven
Subject: Notice of Public Hearing D20-2021-019, 17 Denfield Road

Good morning

Please find attached the Notice of Public Hearing for application D20-2021-019 to be heard at the Committee of Adjustment Meeting on April 15, 2021.

Many thanks

Charlotte Crockford
Administrative Assistant
Planning Department, City of Kawartha Lakes
705-324-9411 ext. 1231 www.kawarthalakes.ca



Please note: The Development Services offices at 180 Kent St W, Lindsay remain closed to public access, however, all services continue to be provided and staff are available by telephone or email during regular business hours.

For COVID-19 information including service levels and how to access services, please call 705-324-9411 extension 4000 or visit www.kawarthalakes.ca/covid19