

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Mancini Homes Ltd.
Report Number COA2021-030

Public Meeting

Meeting Date: May 20, 2021
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 4 – Geographic Township of Woodville

Subject: The purpose and effect is to request relief from Section 8.2.1.3(c) to reduce the minimum exterior side yard from 7.5 metres to 6 metres to permit the construction of a single detached dwelling.

The variance is requested at 25 McCrae Crescent, former Village of Woodville (File D20-2021-018).

Author: David Harding, Planner II, RPP, MCIP

Signature: 

Recommendation:

Resolved That Report COA2021-030 Mancini Homes Ltd., be received;

That minor variance application D20-2021-018 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 elevations in Appendix D submitted as part of Report COA2021-030, which shall be attached to and form part of the Committee's Decision; and
- 2) **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 COA2021-030. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Background: A planning brief prepared by D.G. Biddle and Associates Limited dated March 31, 2021 was submitted in support of the proposal.

In order to construct the proposed model of home, relief from the zoning by-law is requested.

This application was deemed complete May 5, 2021.

Proposal: To permit the construction of a single detached dwelling.

Owner: Mancini Homes Ltd.

Applicant: Michael Fry – D.G. Biddle and Associates Limited

Legal Description: 25 McCrae Crescent, Lot 2, Plan 57M-801, former Village of Woodville, City of Kawartha Lakes

Official Plan: “Urban Settlement Area” within the City of Kawartha Lakes Official Plan

Zone: “Residential Type One (R1) Zone” within the Village of Woodville Zoning By-law 1993-9

Site Size: 1,408.91 square metres (4,622.4 square feet)

Site Servicing: Private individual septic system and municipal water supply

Existing Uses: Vacant Residential Land

Adjacent Uses: North, South, East, West: Residential/Residential Land under Development

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 plan of subdivision in the northwestern portion of Woodville. The 33 lot subdivision, known as Maple Hills, is currently in its construction phase. The subject property is a corner lot, bordering the road to the north and east. Dwellings have been constructed to the north and further west.

A single storey single detached dwelling with a raised basement is proposed, see Appendix D. As the elevations in the appendix demonstrate, the attached garage is proposed within the portion of the footprint which requires relief.

The proposal will not adversely impact the function of the property. The 1.5 metre reduction is also not anticipated to be perceptible due to the relatively low height of the building (single storey) and due to the fact that the wall utilising the

relief contains an attached garage use behind it instead of the higher intensity use habitable space generates.

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 zoned “Residential Type One (R1) Zone” within the Village of Woodville Zoning By-law 1993-9. The R1 Zone permits a variety of low rise uses, including single detached dwellings.

The intent of the exterior side yard requirement within the R1 Zone is to ensure adequate spatial separation from the road allowance. This spatial separation forms a variety of functions.

One function is to minimize land use conflicts between the residential and road uses, as exterior side yards by their nature are more visible and less private in nature. However, in this situation, the land use conflict is minimized as the room/use that would utilise the relief is an attached garage, not habitable space.

A second function is to maintain a consistent building line for the built form facing/close to the road allowance. The exterior side yard and front yard setbacks within the R1 Zone are consistent. In this circumstance, the reduction is not substantial, nor is there any lot to the south of the subject property with a front yard facing east that would otherwise more fully shape and define the building line. This is due to the fact that the abutting lot to the south is a corner lot with a southern front yard facing Mancini Drive, and an exterior side lot line bordering McCrae Crescent to the east.

A third function is to maintain sufficient spatial separation for functions such as snow storage for the road and maintaining sight lines. The reduction is not anticipated to adversely affect the area available for snow storage. As analysed in point two above, there are no front yards to the immediate south or north on the same side of the street, so sightlines are not adversely affected for the purposes of vehicles exiting driveways.

All other zone provisions are met.

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

The property is designated “Urban Settlement Area” within the City of Kawartha Lakes Official Plan. Where water capacity within the municipal system is available, low density residential uses, primarily in the form of single detached dwellings, along with accessory uses are anticipated within this designation.

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:

The property will be serviced by a private individual sewage system and municipal water.

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 (May 6, 2021): No concerns.

Development Engineering Division (May 7, 2021): No concerns.

Public Comments:

No comments received as of May 10, 2021.

Attachments:



Appendices A-E to
COA2021-030

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

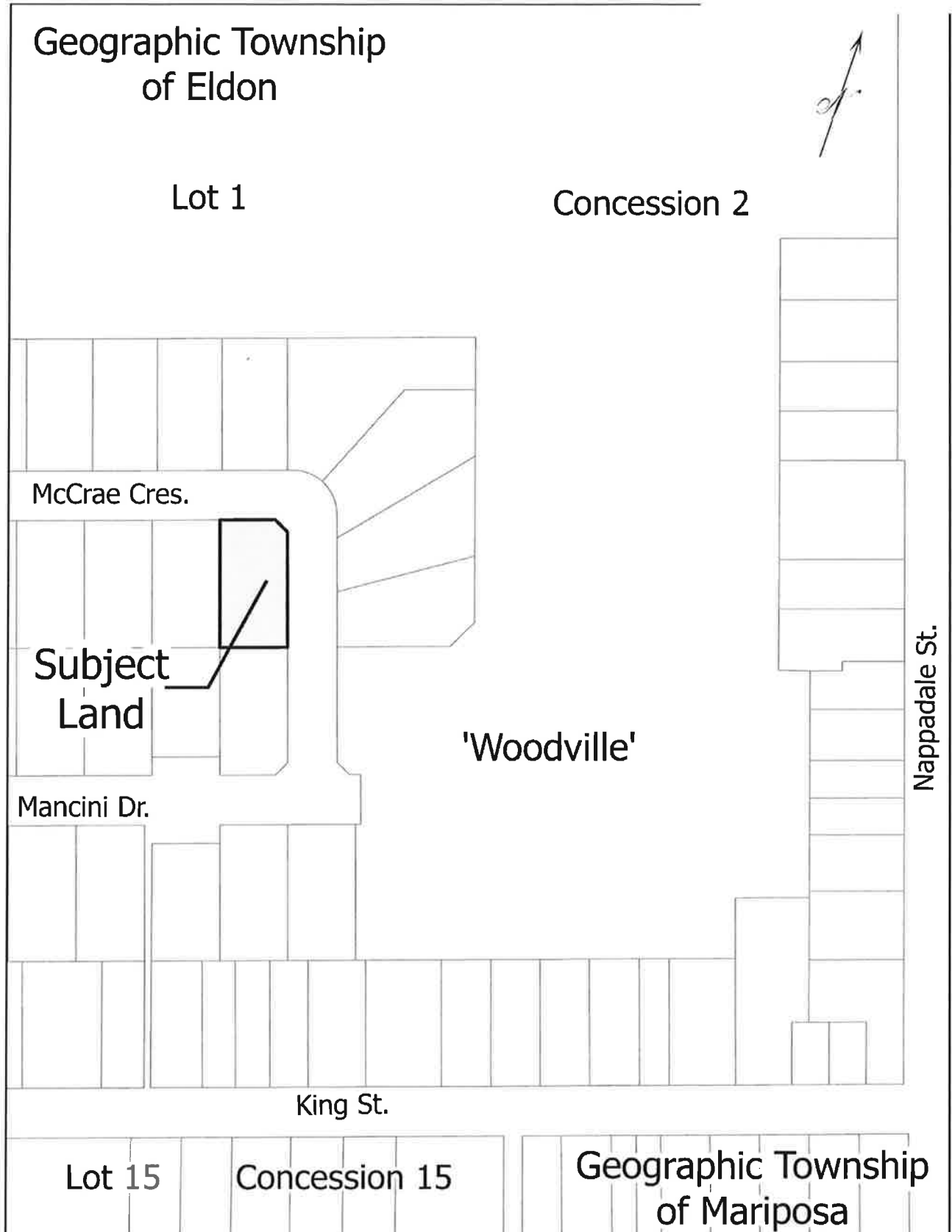
Phone: 705-324-9411 extension 1206
E-Mail: dharding@kawarthalakes.ca
Department Head: Richard Holy, Acting Director of Development Services
Department File: D20-2021-018

to

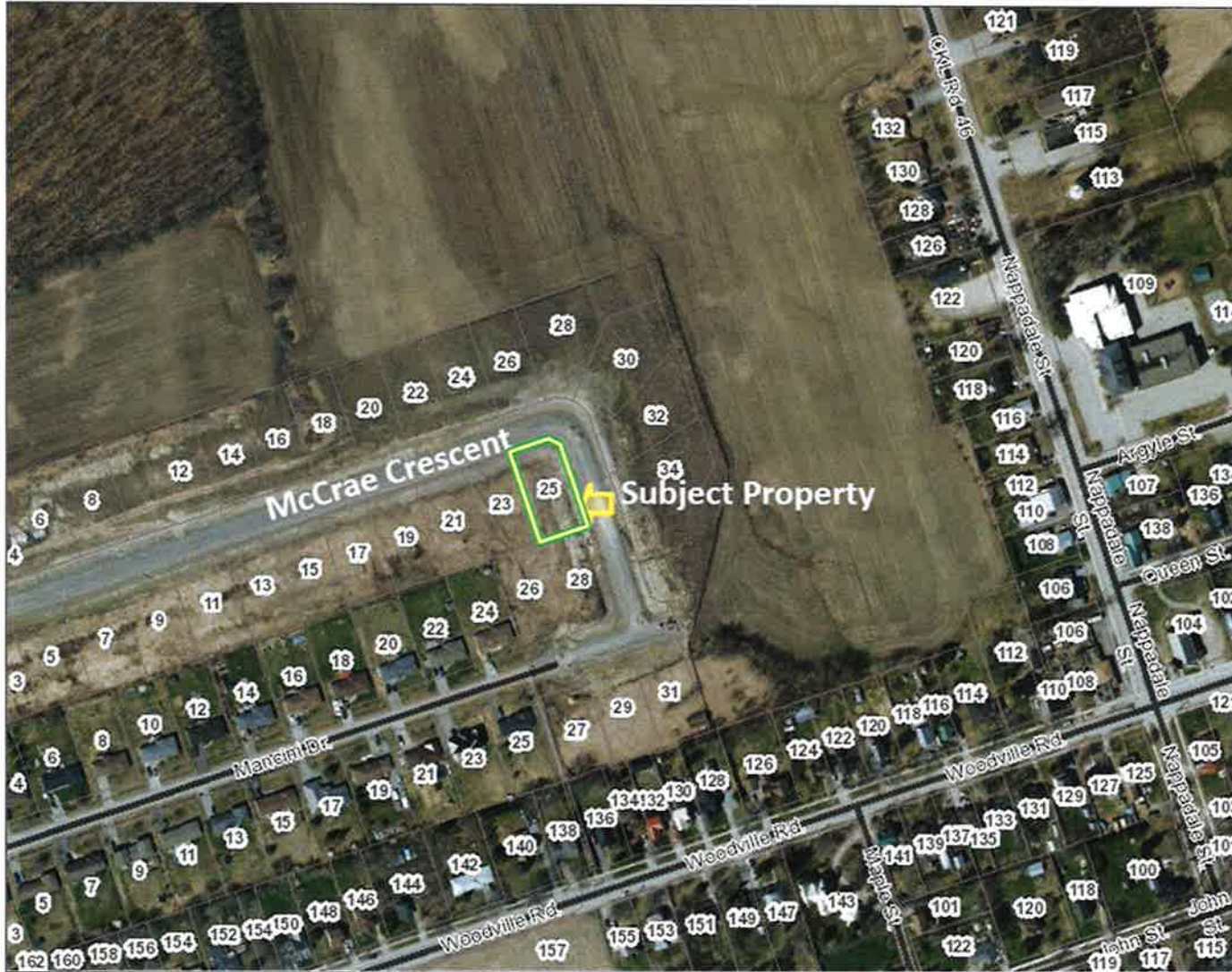
REPORT COA2021-030

FILE NO: D20-2021-018

D20-2021-018



25 McCrae Crescent, former Village of Woodville



0.22 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



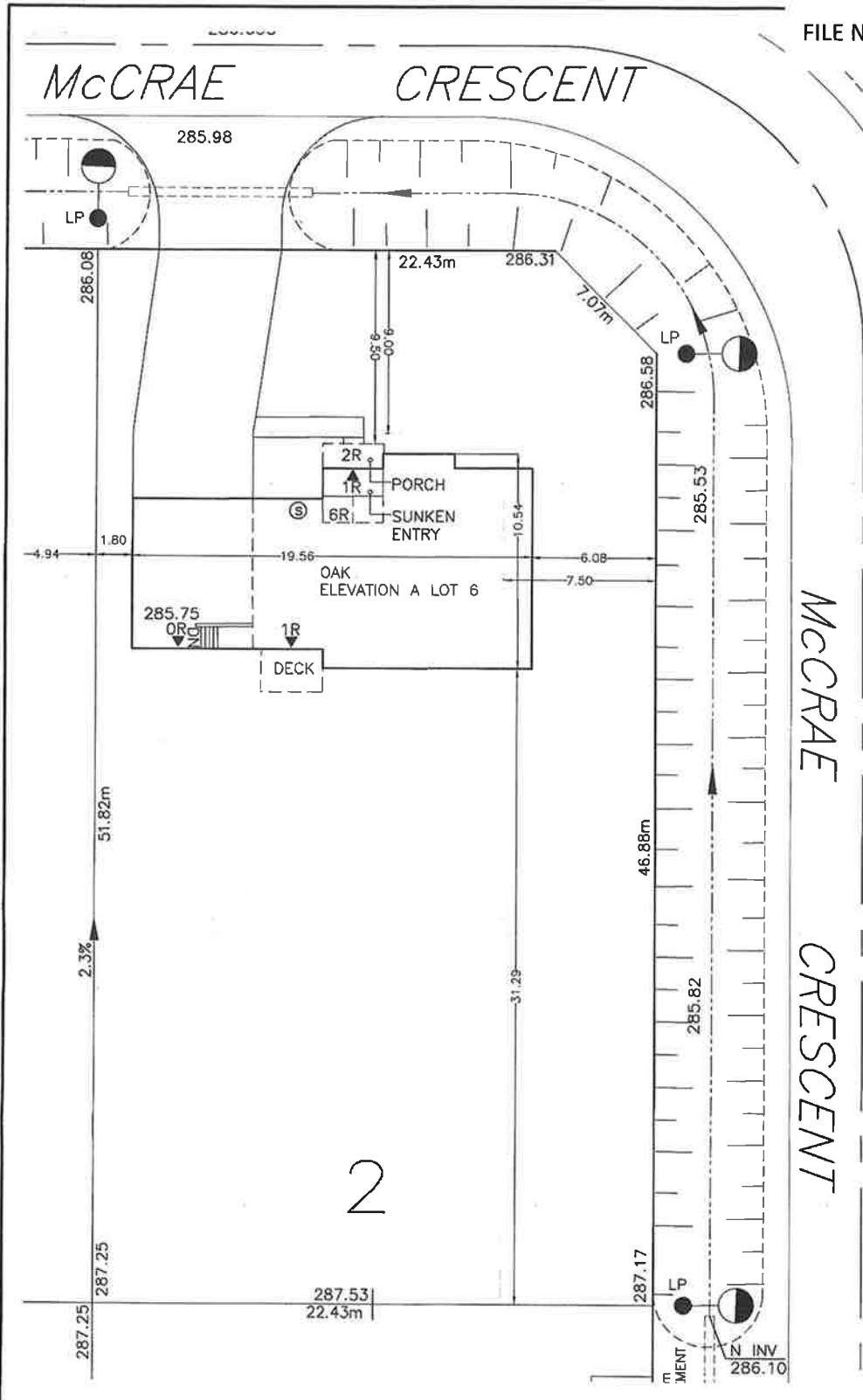
This map is a user generated static map output and is for reference only. All data, layers and text that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

to

REPORT COA2021-030

FILE NO: D20-2021-018



APPENDIX " D "

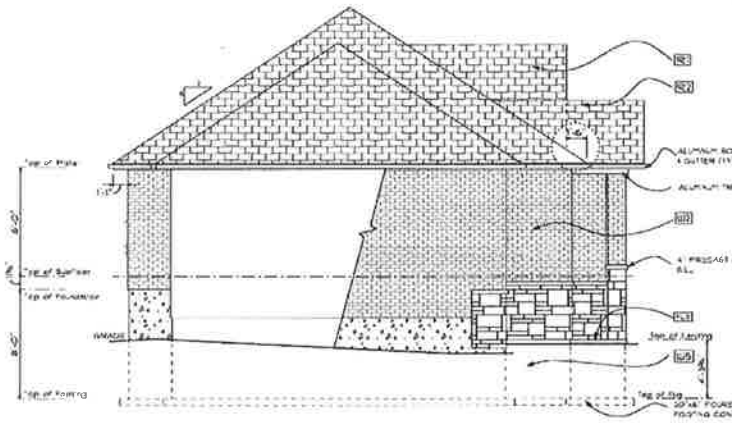
to

REPORT COA2021-030

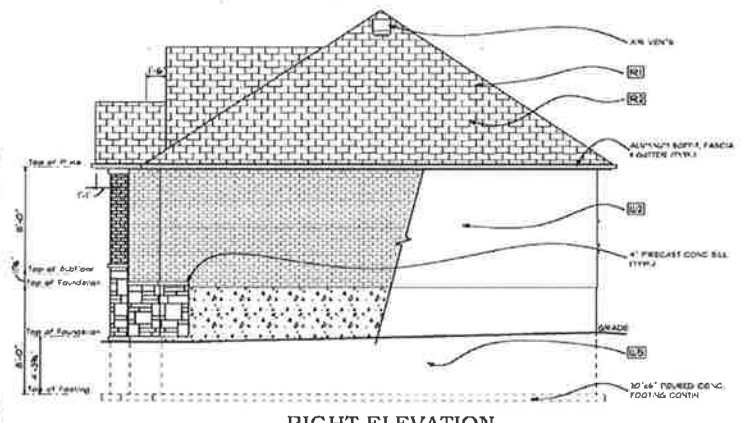
FILE NO: D20-2021-018



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

BLAZE AREA = 114sq ft
 GILL AREA = 114sq ft

David Harding

From: Derryk Wolven
Sent: Thursday, May 6, 2021 12:57 PM
To: Charlotte Crockford
Subject: Re: Notice of Public Hearing for Minor Variance, D20-2021-018, 25 McCrae Crescent, Woodville.

Follow Up Flag: Follow up
Flag Status: Flagged

APPENDIX E
to
REPORT COA 2021-030

Please be advised building division has no concern with the above noted application. FILE NO. D20-2021-018

From: Charlotte Crockford
Sent: May 6, 2021 12:53:51 PM
To: Christina Sisson; Kim Rhodes; Amber Hayter; Ron Ashmore; Susanne Murchison; Derryk Wolven
Subject: Notice of Public Hearing for Minor Variance, D20-2021-018, 25 McCrae Crescent, Woodville.
Good afternoon

Please find attached the Notice of Public Hearing for Minor Variance D20-2021-018, 25 McCrae Crescent, Woodville.

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

David Harding

From: Kim Rhodes
Sent: Friday, May 7, 2021 12:12 PM
To: Mark LaHay
Cc: Charlotte Crockford; Christina Sisson; Kirk Timms; Benjamin Courville
Subject: 20210507 D20-2021-018 - Engineering review

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2021-018
25 McCrae Crescent
Lot 2, Plan 57M-801
Former Village of Woodville

It is the understanding by Engineering that the purpose and effect is to request relief from Section 8.2.1.3(c) to reduce the minimum exterior side yard from 7.5 metres to 6 metres 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.