

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Davis

Report Number COA2021-045

Public Meeting

Meeting Date: July 15, 2021

Time: 1:00 pm

Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 4 – Geographic Township of Mariposa

Subject: The purpose and effect is to request relief from the following provisions in order to permit the construction of a detached garage:

1. Section 3.1.2.1 to permit an accessory building (detached garage) within the front yard whereas a side or rear yard location is required,
2. Section 8.2.1.4 to increase the maximum permitted lot coverage from 5% to 9.6%; and
3. Section 3.18.5.1(a) to reduce the minimum building setback from the Environmental Protection (EP) Zone from 15 metres to 2.1 metres.

The variance is requested at 1193 Salem Road, geographic Township of Mariposa (File D20-2021-024).

Author: David Harding, Planner II, RPP, MCIP

Signature:



Recommendation:

Resolved That Report COA2021-045 Davis, be received;

That minor variance application D20-2021-024 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 elevation in Appendix 'D' submitted as part of Report COA2021-045, which shall be attached to and form part of the Committee's Decision;
- 2) **That** the lower portion of the south wall of the detached garage shall contain a stone or stone-like veneer/cladding covering the length of said wall in accordance with the sketch in Appendix 'D' to Report COA2021-045;

Treasurer that the temporary storage shelter within the front yard has been removed; and

- 4) **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 COA2021-034. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Background: The owner proposes to demolish the existing 7.62 x 7.62 metre (25' x 25') detached garage, constructed circa 1966, and replace it with a larger 9.14 x 12.19 metre (30' x 40') detached garage.

This application was deemed complete March 29, 2021.

Proposal: To permit a new detached garage.

Owner: Thomas Davis

Legal Description: South Part Lot 20, Concession 6, geographic Township of Mariposa, City of Kawartha Lakes

Official Plan: "Prime Agricultural" within the City of Kawartha Lakes Official Plan

Zone: "Agricultural (A1) Zone" within the Township of Mariposa Zoning By-law 94-07

Site Size: 2,022.66 square metres (0.49 acre)

Site Servicing: Private individual well and septic system

Existing Uses: Residential

Adjacent Uses: North, South, East: Agricultural

West: Mariposa Brook

Rationale:

1) Are the variances minor in nature? Yes

The subject property is a long and narrow lot abutting Mariposa Brook. The dwelling is set back from the road, creating a deep front yard on the rural

residential lot. As the lot is narrow, the built form of the modest dwelling spans most of the width of the lot, creating narrow interior side yards.

The principle of storage has been established within the front yard. There is an existing detached garage within this yard along with a parking pad to the east. The parking pad and garage footprint have been temporarily exchanged following ongoing conversations between the Building and Septic Division and the Owner.

The existing and proposed detached garages due to their increased proximity to the road in relation to the dwelling and narrow nature of the lot, do/will appear more prominent than the dwelling. In both instances, the parking pad to the east will remain, allowing the dwelling some visibility from the road when viewed at the front lot line. The increased spatial separation between the garage and the road assist in offsetting any increase to massing that may be associated with a height and footprint increase.

Detached garages are only permitted within side or rear yards in this zone category. It is not possible to construct a detached garage to the side of the dwelling due to the lack of available space. The placement of the storage function within the front yard rather than the rear yard serves several purposes. First, it allows for the garage to act as a buffer between the residential uses within and near the dwelling and road uses. Second, a parked vehicle may access the road from this location more quickly than the rear yard. Third, the proposal allows for residents to use the front door when coming and going to vehicles. Fourth, the rear yard contains the septic system, which imposes additional development constraints.

Accessory buildings are anticipated in order to assist in carrying out the residential function of the property. The degree of lot coverage proposed is appropriate for the size of the lot.

The lot is already developed and used for residential purposes. The environmental features of concern are located beyond the west lot line.

Due to the above analysis, the application is considered minor in nature.

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

The subject property is situated in an agricultural area. The Mariposa Brook and its forested floodplain is to the west. There are other rural residential lots along the road, but they are not in the area immediately surrounding the subject property. The property is narrow and deep, containing a modest single detached dwelling set back from the road.

The detached garage is proposed to provide additional storage on the lot for various vehicles and household items, but in particular will store a vintage bus that is approximately 30' (9.1 metres) long which has been converted into a motorhome. Most of these items and vehicles are currently stored within the front yard outdoors or within a temporary shelter. The owner has advised that the temporary shelter will be removed once the garage is constructed. A condition is recommended to ensure its removal.

The front yard of the dwelling has a more utilitarian nature. The front yard is used for the storage of items and vehicles, as is evident from the presence of the existing detached garage and parking pad to its east. Having a storage use within this area continues the established storage function in-front of the dwelling, and maintains the rear yard and east side yard as open amenity space.

The larger garage will be situated further back from the front lot line, which will assist in mitigating its increased mass, while also providing additional maneuvering room between the driveway entrance and garage door. Appendix 'D' provides an elevation of the garage wall proposed to face the road along with the cladding treatments, consisting of stone along the bottom of the building to break up the façade and add visual interest.

The lot is sufficiently sized to accommodate the proposed increase to lot coverage.

Due to the above analysis, the variances are 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 subject property is zoned "Agricultural (A1) Zone" within the Township of Mariposa Zoning By-law 94-07. The A1 Zone permits dwellings on existing lots of record not exceeding 1 hectare in area to utilise the RR1 setback provisions for the construction of a single detached dwelling. However, the 5% maximum lot coverage provision of the A1 Zone continues to apply. If this parcel was subject to the RR1 lot coverage provision, the total permitted lot coverage would be 30% and the accessory building lot coverage would be 10%.

The intent of the A1 Zone's maximum 5% lot coverage requirement is to ensure the vast majority of the lot remains uncovered in order to protect for the primary agricultural uses the zone intends, such as pasture and crop production. Lots within the A1 Zone are commonly at least tens of hectares in order to support viable agricultural operations. As such the 5% coverage when viewed as a percentage of such a large land area continues to provide for sufficiently large agricultural buildings, such as barns, silos, and implement sheds.

When a smaller lot is used for residential purposes, built form in the form of a dwelling and accessory buildings becomes the primary use of the property rather than the open land around those buildings. The zoning by-law permits the utilisation of the RR1 Zone setback provisions on a smaller lot sized for rural residential purposes within the A1 Zone. Therefore, it is reasonable to permit a higher lot coverage. The increase in lot coverage permits the lot to be used residentially, and is not anticipated to adversely affect the use of the property or character of the area. The total proposed lot coverage of 9.6% remains well under what the RR1 Zone would normally require.

The property is narrow and deep, and the dwelling is set well back from the road at about 36 metres. While there is some room between the dwelling and east lot line for the passage of vehicles, the sewage system occupies a large portion of the rear yard, which would make it difficult to construct a garage, maneuver vehicles, and

due to the curvature of the brook would actually bring the built form closer to the water. There is also an existing parking pad to the east of the current garage.

The environmental restrictions within the General Provisions appear to have been written on the premise that the EP Zone represents the extent of water or other environmental feature of significance. The function of Section 3.18.5 is therefore to provide a minimum buffer around the feature of interest, and require review where encroachment into the buffer is proposed. In this case, it is the brook which is the feature of interest. The EP Zone is extended to the lands on either side of Mariposa Brook. As the sketch in Appendix 'C' reveals, the minimum water setback is exceeded, as 19 metres is proposed between the garage and edge of the brook. The KRCA have reviewed the proposal and have confirmed that a permit for the garage project has been issued. Therefore, the intent of the zoning by-law is being met as the minimum water setback requirement is being exceeded.

The General Provisions requires accessory buildings to be relegated to the interior side or rear yard, in part to ensure accessory uses do not visually become the primary use of the lot. As was examined in tests 1 and 2, the function of the dwelling and site is best maintained and maximized through maintaining the storage component with the front yard. The garage will not span the entire width of the lot: a parking pad to the east will remain. Further, the front yard setback of the garage is being increased from 3.66 metres to 9.14 metres in order to better tie the garage into the landscape and achieve a balance in scale given the proposed increase in the footprint and height. While the height of the garage will increase, the height proposed complies with the requirements of the by-law.

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 property is designated "Prime Agricultural" within the City of Kawartha Lakes Official Plan (Official Plan). The designation recognizes the existence of older rural residential lots created across the agricultural landscape.

Section 3.11 permits buildings and structures to be up to 15 metres from the water on existing lots of record provided development is directed away from the water to the extent possible. The garage exceeds the minimum water setback requirement by proposing 19 metres.

Section 10.5 of the Official Plan recognizes the City's purview in protecting heritage attributes of designated properties. The Municipal Heritage Committee (MHC), has provided comment in Appendix 'E'. Further analysis of these comments are contained within the Planning Division comments section below. Staff are of the opinion that the proposal does not contravene Section 10.5.

In consideration of the above the variances maintain the general intent and purpose of the Official Plan.

Other Alternatives Considered:

Through the pre-screening process, modifications were made to the proposal. The footprint was shifted further away from the front lot line and a stone product was added to the bottom of the front wall in order to add visual interest and character.

Discussion was had over re-orienting the garage door to face east. However, this was not deemed practical owing to the narrow width of the lot and the vehicle proposed to be housed within it.

Servicing Comments:

The property is serviced by a 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:

Building Division (May 6, 2021): No comments.

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

Kawartha Region Conservation Authority (May 11, 2021): No concerns

Municipal Heritage Committee (June 9, 2021): Concerns. 1201 Salem Road is a designated property under Section IV of the Ontario Heritage Act. Concerns over how the proposed design impacts the historic rural landscape surrounding this property. See Appendix 'E'.

Planning Division Comments:

The MHC comments can be broken down into the following points:

1. The size of the detached garage in relation to the dwelling at 1193 Salem Road.
2. Concern over the visual impact to the rural landscape in particular context to 1201 Salem Road.
3. The appearance of the detached garage.

The dwelling located at 1201 Salem Road is a Georgian style red brick home constructed circa 1890. The protected heritage attributes of the home pertain to exterior architectural features (gingerbread cornice trim, porches with decorative brackets, arched lintels, etc.) and interior details (plaster ceiling medallions).

The dwelling at 1201 Salem Road is located approximately 86 metres (282 feet) from the proposed garage and 83 metres from the road according to the City's mapping system.

There is substantial vegetation to the east of 1193 Salem Road which borders Mariposa Brook and a hedgerow separating 1193 and 1201 Salem Road from one another. This vegetation creates substantial screening, and is a contributing factor to the rural character of the neighbourhood.

1193 Salem Road is a modest one storey board and batten dwelling constructed circa 1965.

Neighbourhood character can be shaped by many features. This includes soft landscaping and spatial separation of buildings from the road and from one another. The built form on 1193 Salem Road is different from the abutting property, but the lots are different sizes and contain different built forms constructed at different ages. When viewed in this scope, 1201 Salem Road is one of at least several properties which contribute to the rural nature of the neighbourhood. The proposal, when considered in its entirety is in keeping with the overall rural character of the rural neighbourhood. The proposed built form does not impact the protected exterior or interior features of 1201 Salem Road.

Public Comment:

Colleen Twomey (May 19, 2021). Resident of 1201 Salem Road. Objection. See Appendix 'F'.

Attachments:



Appendices A-F to
COA2021-045

Appendix A – Location Map
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch
Appendix D – Elevation
Appendix E – Department and Agency Comments
Appendix F – Public Comment

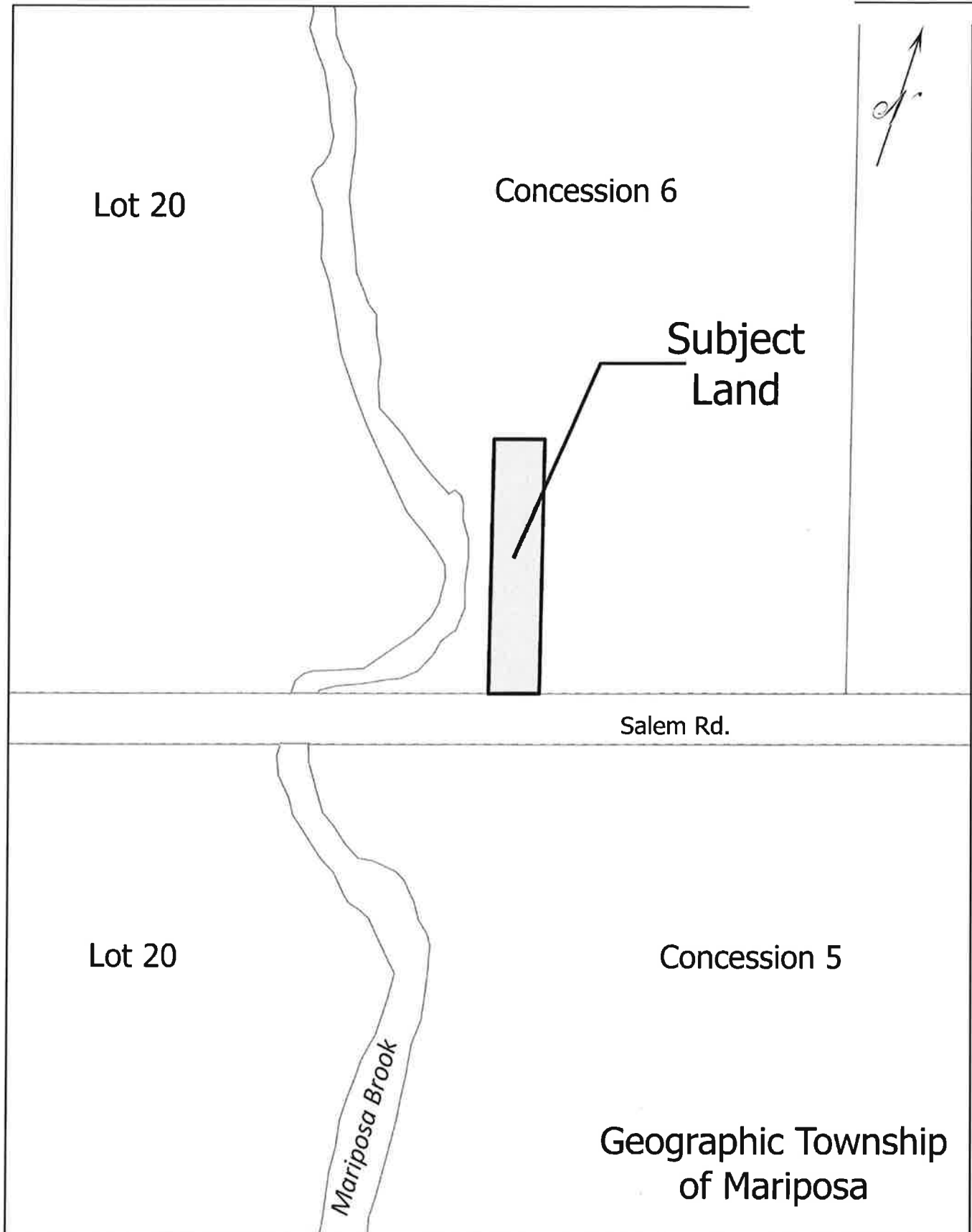
Phone:	705-324-9411 extension 1206
E-Mail:	dharding@kawarthalakes.ca
Department Head:	Richard Holy, Acting-Director of Development Services
Department File:	D20-2021-024

to

REPORT COA2021-045

FILE NO: D20-2021-024

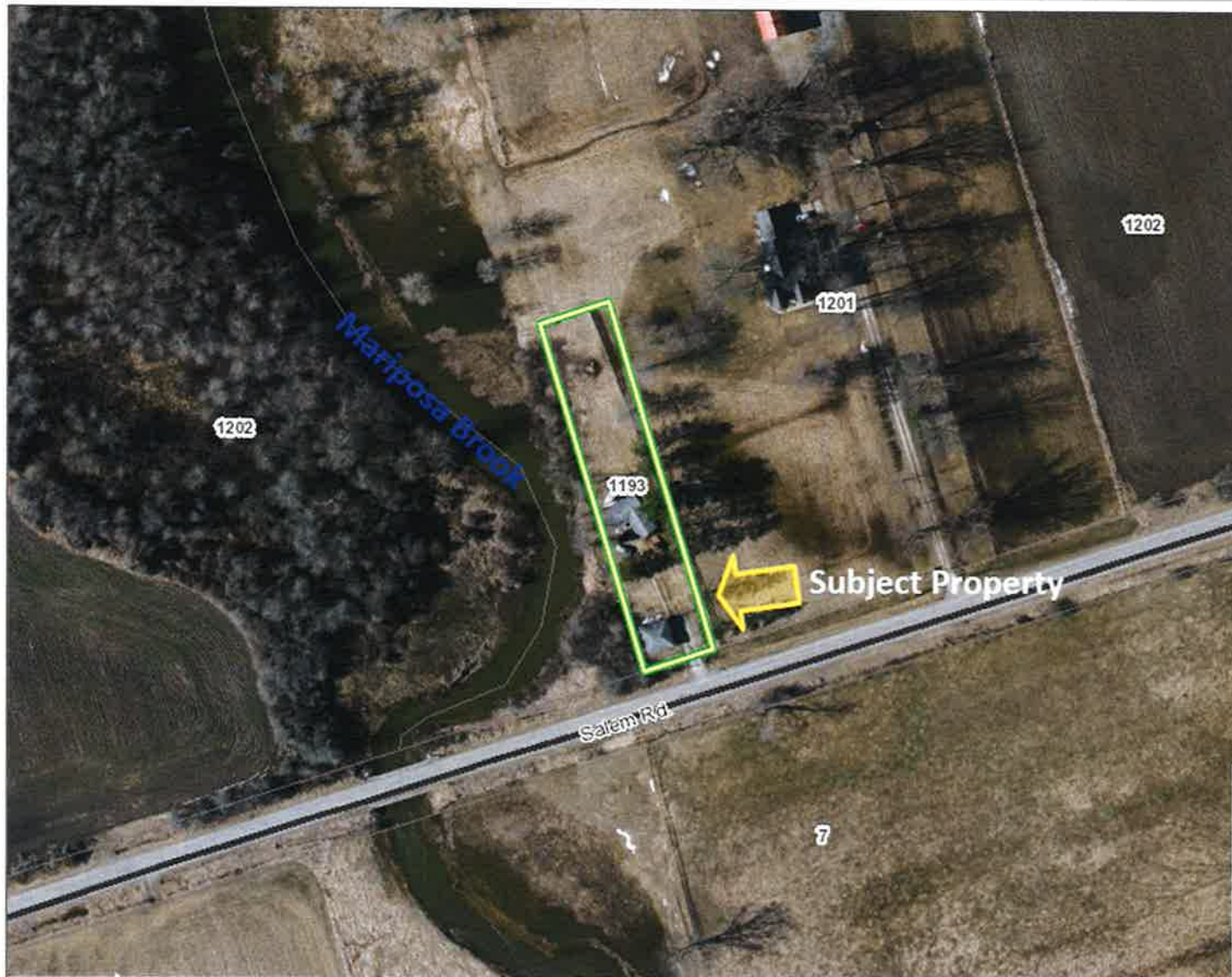
D20-2021-024





GEOMATICS
MAPPING

1193 Salem Road, geographic Twp. of Mariposa



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. A data, layers and text that appear on this map may or may not be accurate current, or otherwise reliable

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APPENDIX " B "
to
REPORT COA2021-045
FILE NO: D20-2021-024

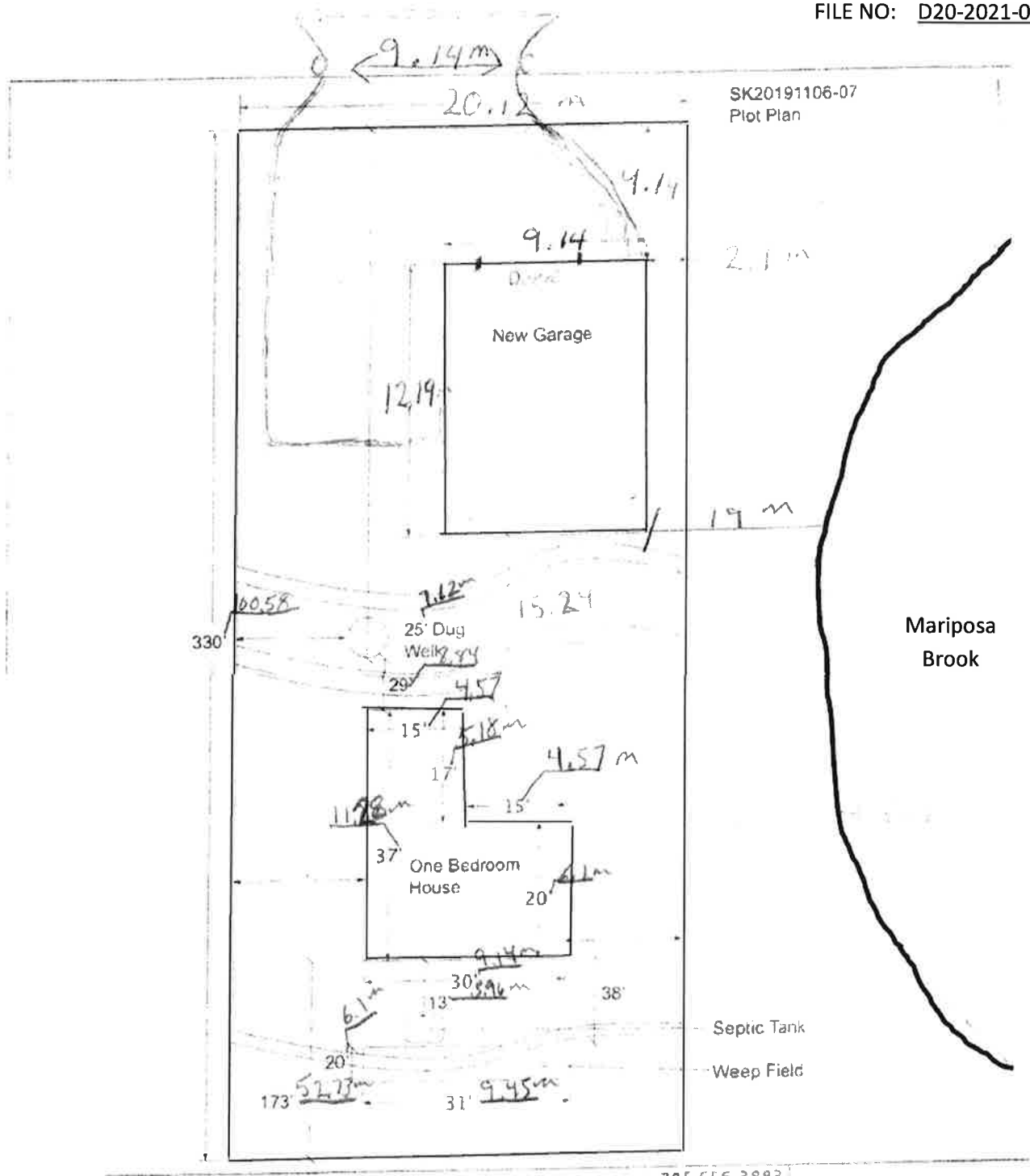
APPENDIX " C "

to

REPORT COA2021-045

FILE NO: D20-2021-024

Salem Road

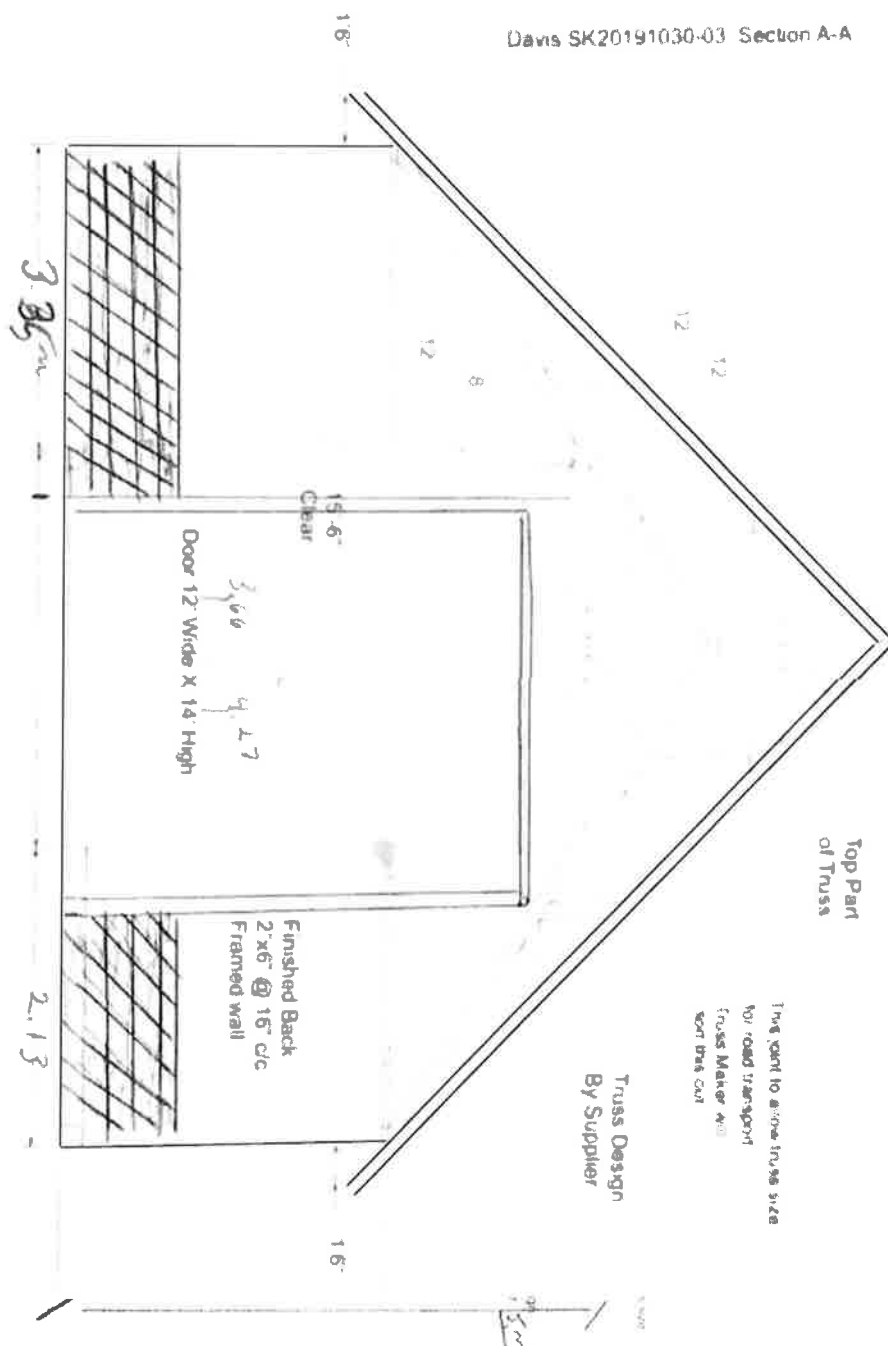


t 705.656.3883

M.D. Thompson

to

FILE NO: D20-2021-024



David Harding

to

REPORT COA2021-045

From: Derryk Wolven
Sent: Thursday, May 6, 2021 1:22 PM
To: Charlotte Crockford
Subject: Re: Notice of Public Hearing for Minor Variance, D20-2021-024, 1193 Salem Road, Mariposa

FILE NO. D20-2021-024

Follow Up Flag: Follow up
Flag Status: Flagged

Building has no concern with the above noted application.

From: Charlotte Crockford
Sent: May 6, 2021 1:12:28 PM
To: 'Erin McGregor'; Christina Sisson; Kim Rhodes; 'alanna.boulton@canada.ca'; Andrew Veale; Susanne Murchison; Derryk Wolven
Subject: Notice of Public Hearing for Minor Variance, D20-2021-024, 1193 Salem Road, Mariposa
Good afternoon

Please find attached the Notice of Public Hearing for Minor Variance D20-2021-024, 1193 Salem Road, Mariposa.

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 12:14 PM
To: Mark LaHay
Cc: Charlotte Crockford; Christina Sisson; Kirk Timms; Benjamin Courville
Subject: 20210507 D20-2021-024 - Engineering review

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2021-024
1193 Salem Road
South Part Lot 20, Concession 6
Geographic Township of Mariposa

It is the understanding by Engineering that the purpose and effect is to request relief from the following provisions in order to permit the construction of a detached garage:

1. Section 3.1.2.1 to permit an accessory building (detached garage) within the front yard whereas a side or rear yard location is required,
2. Section 8.2.1.4 to increase the maximum permitted lot coverage from 5% to 9.6%; and
3. Section 3.18.5.1(a) to reduce the minimum building setback from the Environmental Protection (EP) Zone from 15 metres to 2.1 metres.

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.

KRCA File NO: PPLK-10059

Via Email: Ccrockford@kawarthalakes.ca
Charlotte Crockford
Administrative Assistant
Development Services – Planning Division
180 Kent Street West
Lindsay, ON, K9V 2Y6

**Regarding: Minor Variance Application
D20-2021-024
1193 Salem Road, Mariposa
Tom Davis**

Dear Ms. Crockford,

Kawartha Conservation has completed review of the above noted Minor Variance Application. submitted by Tom Davis. Kawartha Conservation has provided comments as per our MOU with the City of Kawartha Lakes to review the application with respect to Natural Heritage, Watershed Management, and Natural Hazards.

Our comments are as follows:

Application Purpose:

It is Kawartha Conservation's understanding that the purpose and effect of Minor Variance Application D20-2021-024 is to request relief from the Township of Mariposa Zoning By-law 94-07 in order to permit the construction of a detached garage:

- Section 3.1.2.11o permit an accessory building (detached garage) within the front yard whereas a side or rear yard location is required,
- Section 8.2.1.4 to increase the maximum permitted lot coverage from 5% to 9.6%; and
- Section 3.18.5.1(a) to reduce the minimum building setback from the Environmental Protection (EP) Zone from 15 metres to 2.1 metres.

Site Characteristics:

No natural heritage features are mapped on the property, but it is within the area of interference of an adjacent wetland.

KAWARTHA CONSERVATION
277 Kenrei Road, Lindsay, ON K9V 4R1
705.328.2271 Fax 705.328.2286
KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan

Applicable Kawartha Conservation Regulation and Policies

Ontario Regulation 182/06 (as amended):

Any development with Kawartha Conservation's regulated area will require a Permit pursuant to Ontario Regulation 182/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended.

Permissions are required from Kawartha Conservation prior to any of the following works taking place:

- a) Straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, or watercourse; or changing or interfering with a wetland; and
- b) Development, if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

Development is defined as:

- a) The construction, reconstruction, erection or placing of a building or structure of any kind,
- b) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- c) Site grading or, the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The applicant has obtained a permit from our office for the construction of the garage (Permit # 2020-016).

Recommendation:

Kawartha Conservation has no concern with the approval of D20-2021-024. I trust this meets your information requirements at this time. Should you have any questions, please contact the undersigned.

Sincerely,

Erin McGregor



Resources Planner Technician
Kawartha Conservation

CC: Ron Warne, Director of Planning, Development, & Engineering

KAWARTHA CONSERVATION
277 Kenrei Road, Lindsay, ON K9V 4R1
705.328.2271 Fax 705.328.2286
KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan

June 9, 2021

David Harding
Planner II
City of Kawartha Lakes
180 Kent Street West
Lindsay ON K9V 2Y6

Dear Mr. Harding;

Re: D20-2021-024, 1193 Salem Road, Mariposa Township

The Kawartha Lakes Municipal Heritage Committee has reviewed the Minor Variance application for the above noted application. The subject property is located adjacent to 1201 Salem Road, which is designated individually under Part IV of the Ontario Heritage Act by By-law 2018-177. The Committee has reviewed the application based on its potential to impact the heritage attributes of 1201 Salem Road and would like to offer the following comments:

- The proposed new garage is significantly larger than the current structure on the site.
- The new garage would impact the designated property in that it would block the view from Salem Road to 1201 Salem Road when driving from the west. The views of the property are not identified in the designation by-law as protected heritage attributes, but the Committee feels that the views to and from the property are important aspects of the historic rural landscape which help define the character of 1201 Salem Road. The inclusion of views as a heritage attribute is supported by the Provincial Policy Statement.
- The Committee would suggest that any variance granted to construct a new garage be contingent on a smaller footprint more in keeping with the width of the lot and with a roof of a style which will have less of a visual impact on the views from the road.

The Committee is supportive of new development in the municipality but is committed to ensuring that heritage properties in our rural areas are preserved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Athol Hart".

Athol Hart
Chair, Kawartha Lakes Municipal Heritage Committee

To: City of Kawartha Lakes Committee of Adjustment Public Hearing for Minor Variance FILE NO. D20-2021-024

From: Colleen Twomey, Owner of 1201 Salem Road, Little Britain, ON

Date: Tuesday, May 18, 2021

Re: Submission D20-2021-024 Minor Variance Application Public Hearing May 20, 2021 for proposed garage at 1193 Salem Road, South Part Lot 20, Concession 6, Geographic Township of Mariposa, Ward 4, now in the City of Kawartha Lakes (also known as 1193 Salem Rd, Little Britain).

Firstly, I am objecting to the lack of notice afforded to myself in regards to the above noted public hearing. I received the notice at the end of the day Tuesday, May 11, 2021. I contacted the City three times on Wednesday, May 12. On May 13, 2021, the City responded to me and emailed a staff report for the above noted variance. This leaves 4 working days to obtain expertise to respond. I understand that the agencies are afforded early notifications. Perhaps the citizens of the CKL should be afforded the the same. Also, CKL indicated they followed their normal notification requirements – yet we are in abnormal conditions in the middle of a pandemic stay at home order. The timeframe for a response is simply unacceptable.

I object to the proposed 3 minor variance and construction of 30'x40' garage at 1193 Salem Road for a number of reasons.

Background for Context:

I am the owner of 1201 Salem Road, Part Lot 20, Concession 6, Geographic Township of Mariposa, Ward 4 now in the City of Kawartha Lake and have been residing at this property since 2003. My property is adjacent to 1193 Salem Road in three (3) complete boundary line areas: the east side, the north side and the west side (Mariposa brook/stream) to the road frontage. The lot size of 1193 Salem Rd is 66' wide by 330' long and from a historical point was carved out of the original 200 acre farm to allow for the retirement of hired help. At the time, it appears that a variance was allowed for this undersized lot to be created with a small cottage to be constructed by the stream. The cottage has no basement and is supported on concrete blocks. At some point or at the time of construction of the cottage, a small garage was built.

Mr. Davis took possession about 6 years ago, he has mainly used the property as outdoor storage for a number of hard top recreational trailers, 2 long work trailers, a boat, numerous vehicles including a grey hound bus, dump truck, work equipment with skid steers and backhoes, a temporary garage in the front yard etc. etc. Now I have tried to be a good neighbour and keep out of my neighbour's business, however, on or about Sunday, June 28, 2020 at approximately 10:00 a.m., I observed Mr. Davis using a skid steer to remove dirt/debris/old concrete from the back of one of the long black work trailers and dump it against the north section of the 4-board boundary line fence. I immediately went over and asked to please remove the dirt/debris from the fence. I told him that it could damage the fence (the fence was erected before he moved in) and that I used this fence for livestock containment. He told me that he would not remove it. I contacted the City Bylaw department next working day and Jen Toste arrived shortly thereafter for a site visit. Mr. Davis has dumped fill to the top of the fence in some areas to change the grade. Bylaw took photos and said she would be contacting the various departments about the issues. I also pointed out that in December 2019, Mr Davis moved his garage from the west

front corner to the east front corner right against the boundary line fence. He then brought in fill and it looked like he was constructing a new pad on the west side to move his garage back onto. He subsequently moved his garage again in November 2020 after I complained that it looked like it was going to collapse onto the east boundary line fence. Also, in 2018, Mr. Davis put in a new culvert drain pipe and installed large rocks on the east side. I assumed that Mr. Davis had permits for all of these activities.

I object to the variance section 3.1.2.1, 3.2.1.4 to permit a detached garage 30'x40' within the front yard as the garage will overwhelm the house. The house will be blocked from view. This type of planning is more in keeping with a commercial type of zoning where there is a repair garage not in a rural residential zone with an undersized lot of 66' wide with a small cottage on it. In fact,, from what I have observed and bylaw can corroborate – Mr. Davis is violating the rural residential zoning with his outdoor storage and work equipment storage activities. I would argue that due to the intended use of the lot and its undersize width of only 66' wide – that no structure other than the existing footprint should be allowed.

I object to the variance section 3.18.5 1(a) which reduces the EP setback by over 500%. The EP zones were created to protect the sensitive wetlands and streams in the City. These setbacks were created for this reason. The proposed setbacks run right through my property. Would I be liable for any possible leaks from any number of the vehicles/work equipment into the stream? Due to the possible zoning infractions, there is more risk of possible contamination with vehicles/work equipment. I am sure if this property was zoned commercial – this type of setback would not be allowed.

In closing, the variances if approved would allow for a huge garage in front of a small cottage on an undersized lot of 66' wide adjacent to the Mariposa Stream.

Lastly, 1201 Salem Road is a designated Heritage Property within the City Of Kawartha Lakes (The Davidson House) and I would hope that the City would encourage the beautification of their Heritage properties. The approving of such a poorly planned structure at 1193 Salem Road adjacent to a Heritage Designated property runs counter to this notion. The approval of such a structure would devalue my property at 1201 Salem Road.

I urge council to reject the variances ref. D20-2021-024 that would allow for the construction of a 30'x40' garage at 1193 Salem Road, Little Britain.

Regards,
Colleen Twomey
1201 Salem Road
905-439-9078