

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Langmaid and Ironside**  
Report Number COA2021-080

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**Public Meeting**

**Meeting Date:** November 25, 2021  
**Time:** 1:00 pm  
**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward: 8 – Geographic Township of Manvers**

**Subject:** The purpose and effect is to request relief from the following provisions to permit an addition to a detached garage:

1. Section 20.1(b)(iv) to reduce the front yard setback from 15 metres to 14.6 metres to permit an addition to a detached garage with a footprint greater than 60 square metres,
2. Section 3.3(m) to reduce the minimum setback from an Open Space (O1) Zone from 15 metres to 6 metres; and
3. Section 20.1(c) to increase the maximum permitted height from 5 metres to 5.5 metres.

The variances are requested at 552 Fleetwood Road, geographic Township of Manvers (File D20-2021-067).

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

**Signature:** 

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**Recommendations:**

**Resolved That** Report COA201-080 Langmaid/Ironside, be received;

**That** minor variance application D20-2021-067 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 COA2021-080, 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 COA2021-080. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.**

**Background:** This application was last amended November 8, 2021.

**Proposal:** To construct a 7.31 metre x 15.24 metre (23.9 foot x 50 foot) addition to a detached garage.

**Owners:** Wesley Langmaid and Amy-Sue Ironside

**Applicant:** Wesley Langmaid

**Legal Description:** 552 Fleetwood Road, Part Lot 10, Concession 11, Part 1, 57R8044, geographic Township of Manvers, City of Kawartha Lakes

**Official Plan:** "Environmental Protection" within the City of Kawartha Lakes Official Plan

**Zone:** "Rural Residential Type One Special Thirteen (RR1-S13) Zone" and "Open Space (O1) Zone" within the Township of Manvers Zoning By-law 87-06

**Site Size:** 15,600 square metres (3.85 acre)

**Site Servicing:** Private individual well and septic system

**Existing Uses:** Residential

**Adjacent Uses:** North, South: Wetland  
East, West: Wetland, Rural Residential

**Rationale:**

**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 situated in a natural area surrounded by wetlands and a few dwellings. This specific parcel has a pond to the south and east, with the residential activity confined to the northwest.

The existing garage is located to the northwest of the dwelling, within an area containing the more utilitarian storage uses related to the dwelling. The application proposes an addition to the existing garage by creating a larger footprint and a higher building. The addition will be in-front (north) of the current

garage and in-line with the existing west wall. The garage will also project further to the east than the existing garage.

The increased footprint and height will provide additional room to store items and vehicles, including boats and a camping trailer, currently stored outside within the yard to the northwest of the dwelling.

The subject property is surrounded on all sides by vegetative buffers, which effectively screen the property from the road and neighbouring lots. The vegetative buffer between the addition and road is being maintained. No adverse impacts to the neighbourhood are anticipated as a result of the slight decrease to the front yard setback due to the presence of the vegetative buffers.

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 "Rural Residential Type One Special Thirteen (RR1-S13) Zone" and "Open Space (O1) Zone" within the Township of Manvers Zoning By-law 87-06. The proposed development is within the RR1-S13 Zone. The lot to the west is also zoned O1.

One function of the 15 metre front lot line setback for a detached garage greater than 60 square metres located within a front yard is to ensure there is adequate spatial separation to mitigate potential adverse massing impacts. The vegetative buffering in place ensures there will be no adverse massing impacts to the area. Another function of the setback is to ensure accessory uses do not dominate the streetscape. The streetscape is predominantly natural, with small infrequent openings in vegetation for a dwelling. The vegetative buffer on the property that runs along the front lot line screens the building from view, ensuring it does not appear dominant.

The intent of the height provision for accessory buildings is to ensure the accessory building remains visually subordinate to the primary use on the lot. In this circumstance, both the proposed garage and existing dwelling are well screened from the road, so there is no visual relationship from the road. However, once on the property, both buildings are visible from one another. There is sufficient spatial separation between the dwelling and the garage to maintain the subordinate relationship, and the two storey dwelling is of sufficient height to maintain its visual prominence.

The intent of the O1 Zone setback is 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 wetlands within the area that are the feature of interest. The O1 Zone surrounds the RR1-S13 Zone. The garage addition is proposed to be in-line with the west wall of the existing garage. Therefore, development is coming no closer to the O1 Zone than what is existing. The KRCA have reviewed the proposal and have confirmed that a permit for the

garage addition has been issued. Therefore, the intent of the zoning by-law is being met as an environmental review has taken place and determined that the proposed setback to the features beyond the west lot line is appropriate.

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 “Environmental Protection” within the City of Kawartha Lakes Official Plan. The designation recognizes that the lands may be unsuitable for development due to physical hazards or natural features. The designation discourages the establishment of new uses that require buildings, and contains policies that permit expansions to existing buildings and structures.

Development within this designation, including building expansions related to existing development, is to maintain the unique natural characteristics of the area and not contribute to the deterioration of the environment.

The proposed development has been reviewed by the KRCA and a permit issued, demonstrating it is satisfied that the proposal will not create any new adverse impacts.

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 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:**

Development Engineering (November 12, 2021): No concerns.

Building and Septic Division – Part 8 Sewage Systems Supervisor (November 12, 2021): No concerns. The proposal does not include habitable space and will have no effect on the system.

**Public Comments:**

No comments received as of November 16, 2021.

**Attachments:**



Appendices A-E to  
COA2021-080.pdf

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

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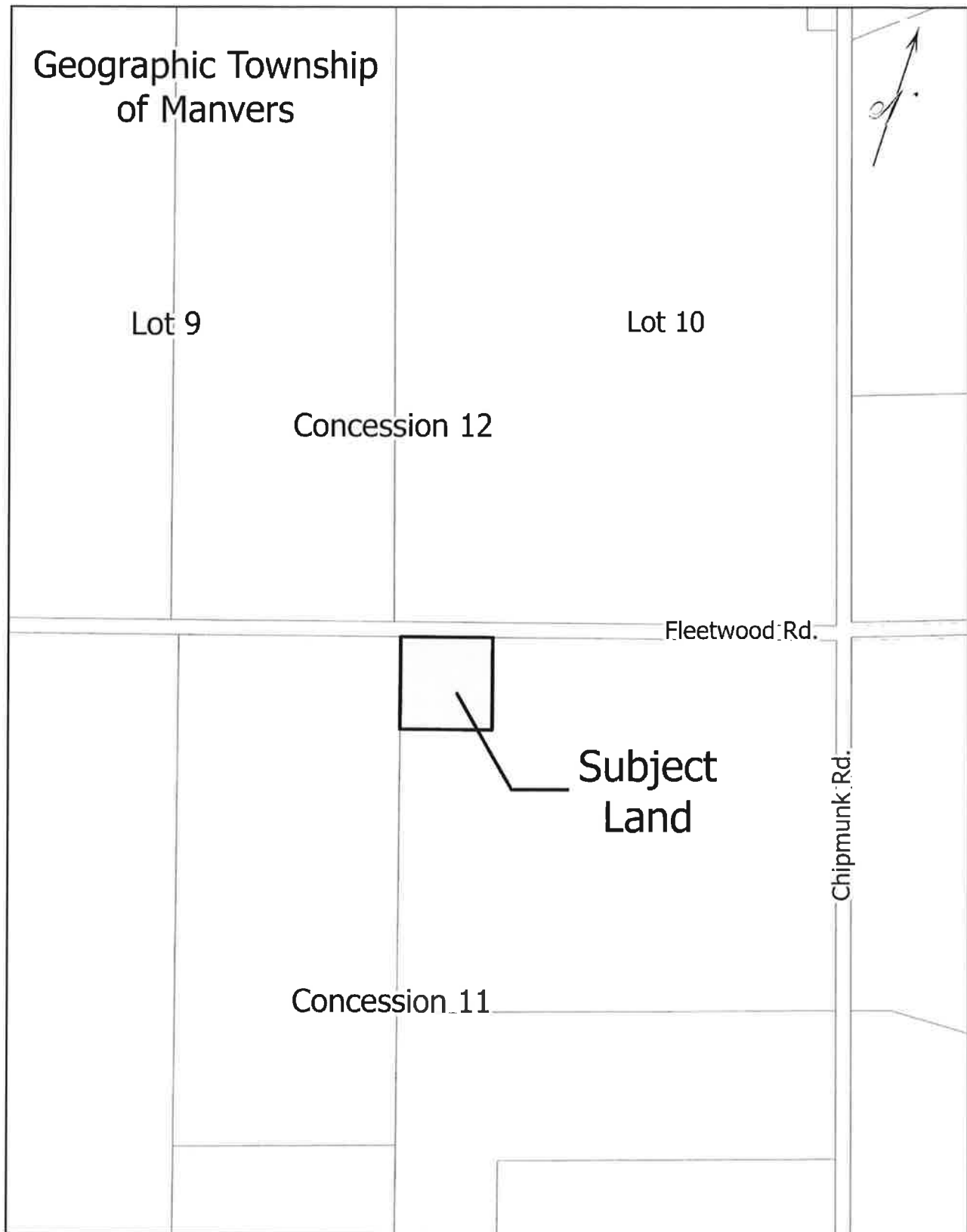
**Phone:** 705-324-9411 extension 1206  
**E-Mail:** [dharding@kawarthalakes.ca](mailto:dharding@kawarthalakes.ca)  
**Department Head:** Richard Holy, Acting Director of Development Services  
**Department File:** D20-2021-067

to

REPORT COA2021-080

FILE NO: D20-2021-067

# D20-2021-067



# 552 Fleetwood Road, geographic Township of Manvers



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

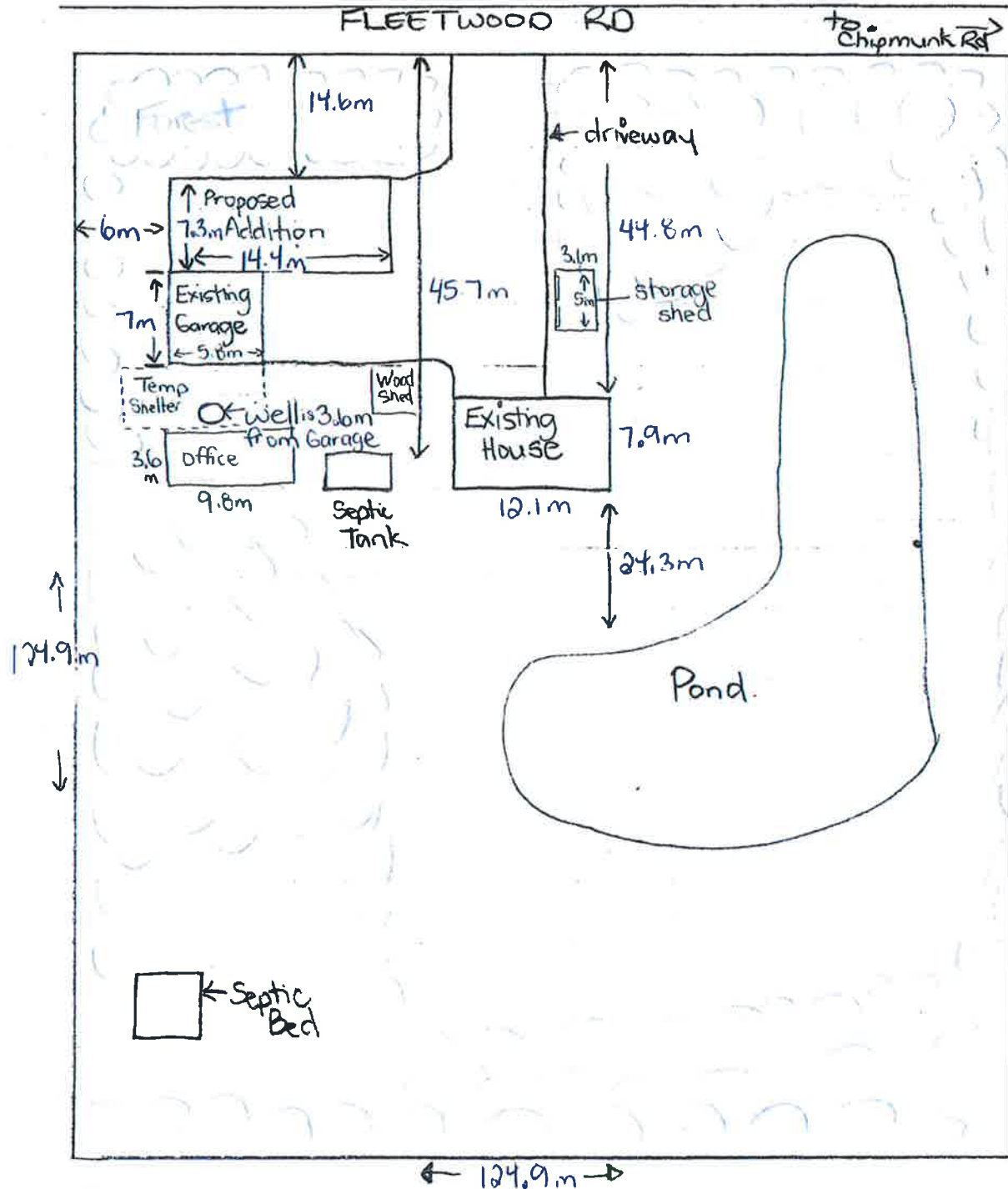
THIS MAP MAY NOT BE USED FOR COMMERCIAL OR LEGAL PURPOSES

APPENDIX " B "  
to  
REPORT COA2021-080  
FILE NO: D20-2021-067



to

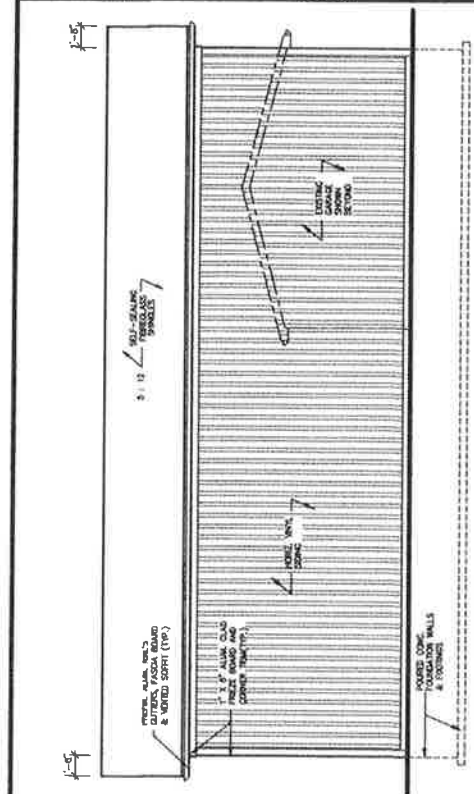
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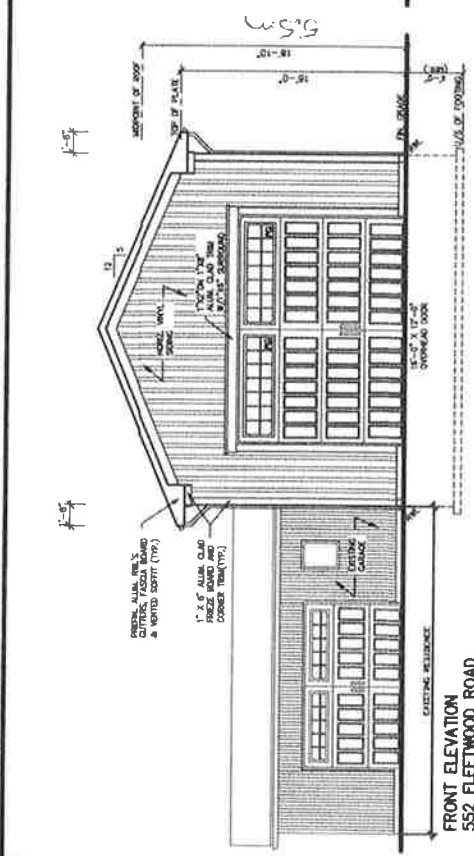
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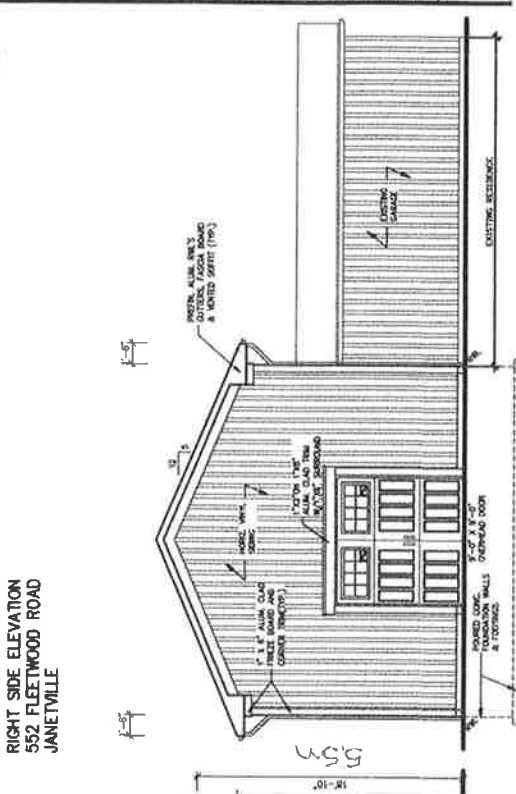
TEL (905) 419-2723 FAX (905) 419-3902 No contractor shall be responsible for the contractor or subcontractor's performance or the contractor's or subcontractor's liability to the contractor or subcontractor. Any damages or losses shall be the responsibility of the contractor or subcontractor. The contractor shall indemnify and hold the contractor or subcontractor harmless from the property of the contractor or subcontractor. The contractor shall indemnify and hold the contractor or subcontractor harmless from the property of the contractor or subcontractor. The contractor shall indemnify and hold the contractor or subcontractor harmless from the property of the contractor or subcontractor.	KIM CAPITAL INC PROJECT NO: 119885 SIGNATURE: <i>[Signature]</i> DATE:	ERM HORT PROJECT NO: 41209 SIGNATURE: <i>[Signature]</i> DATE:	GARAGE ELEVATIONS Checked by: EK Drawn by: EK Scale: 1/8"=1'-0" Drawing No. 4 of 5 Date: NOV 2020
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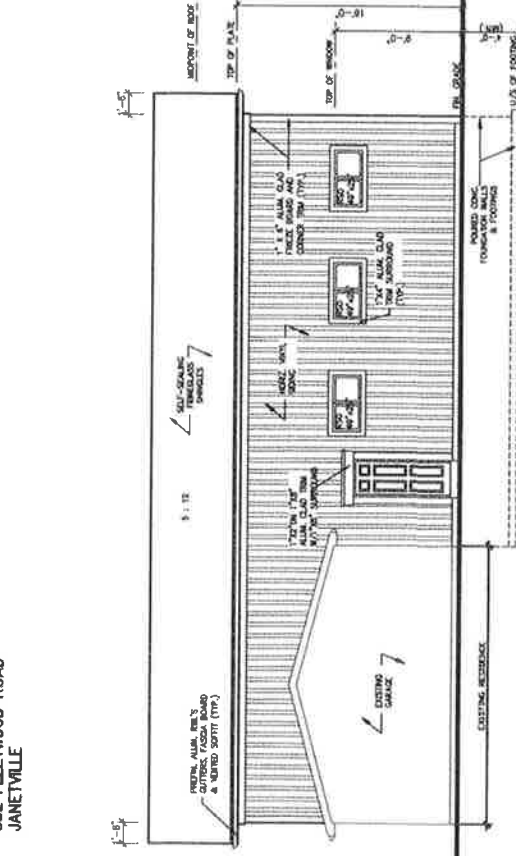
RIGHT SIDE ELEVATION  
552 FLEETWOOD ROAD  
JANETVILLE



FRONT ELEVATION  
552 FLEETWOOD ROAD  
JANETVILLE



REAR ELEVATION  
552 FLEETWOOD ROAD  
JANETVILLE



LEFT SIDE ELEVATION  
552 FLEETWOOD ROAD  
JANETVILLE

**David Harding**

**From:** Kim Rhodes  
**Sent:** Friday, November 12, 2021 9:57 AM  
**To:** Mark LaHay  
**Cc:** Charlotte Crockford; Christina Sisson; Kirk Timms; Daniel Woodhead  
**Subject:** 20211112 D20-2021-067 - Engineering review

REPORT COA2021-080

FILE NO. D20-2021-067

**Importance:** High

**Please see the message below from Christina Sisson:**

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

Minor Variance – D20-2021-067  
552 Fleetwood Road, Manvers  
Part Lot 10, Concession 11  
Geographic Township of Manvers

It is the understanding by Engineering that the purpose and effect is to request relief from the following provisions to permit an addition to a detached garage:

1. Section 20.1 (b)(iv) to reduce the front yard setback from 15 metres to 14.6 metres to permit an addition to a detached garage with a footprint greater than 60 square metres,
2. Section 3.3(m) to reduce the minimum setback from an Open Space (O1) Zone from 15 metres to 6 metres; and
3. Section 20.1(c) to increase the maximum permitted height from 5 metres to 5.5 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.**  
Manager, 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.**

**David Harding**

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**From:** Anne Elmhirst  
**Sent:** Friday, November 12, 2021 8:44 AM  
**To:** Charlotte Crockford  
**Subject:** D20-2021-067 - 552 Fleetwood Rd

Good Morning Charlotte,

RE: D20-2021-067 Minor Variance Application  
552 Fleetwood Rd, Former Manvers Township  
Roll No. 165100804006001

I have received and reviewed the application for minor variance to request relief for an addition to an existing detached garage.

A sewage system review and site visit have been completed to assess the proposal. The sewage system was observed during the site visit and the location evaluated to ensure appropriate clearance distances. It was noted that the detached garage addition will not encroach on the required clearances to the sewage system. As well, the proposal does not include habitable space or plumbing fixtures and as such will have no effect on the system from capacity standpoint.

As such, the Building and Septic Division has no concerns with the proposed minor variance as it relates to private on-site sewage disposal.

Best Regards,

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



Please note: The Building Division 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.