

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Leith
Report Number COA2022-023

Public Meeting

Meeting Date: March 17, 2022
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 8 – Geographic Township of Manvers

Subject: The purpose and effect is to request relief from Section 4.2(c) to reduce the minimum front yard from 15 metres to 13.5 metres in order to permit an addition to the dwelling.

The variance is requested at 1420 Highway 7A, geographic Township of Manvers (File D20-2022-018).

Author: David Harding, Planner II, RPP, MCIP

Signature: 

Recommendation:

Resolved That Report COA2022-023 Leith, be received;

That minor variance application D20-2022-018 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 submitted as part of Report COA2022-023, 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 COA2022-023. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Background: The application proposes an addition to a single detached dwelling.
This application was deemed complete February 28, 2022.

Proposal: To remove a single car garage and in its place construct a larger two storey addition. The main floor proposes to contain a four car garage with some living space towards the rear. The second floor would have living space.

Owner: Jamie Leith

Legal Description: 1420 Highway 7A, Part Lot 23, Concession 7, geographic Township of Manvers

Official Plan: Hamlet Settlement Area within the City of Kawartha Lakes Official Plan

Zone: Rural Residential Two (R2) Zone within the Township of Manvers Zoning By-law 87-06

Site Size: 1,813.19 square metres (0.45 acre)

Site Servicing: Private individual well and septic system

Existing Uses: Residential

Adjacent Uses: North, West, East: Residential
South: Agriculture

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 on the west side of the hamlet of Bethany in a strip of residential lots along the south side of Highway 7A.

The east side of the single storey dwelling contains an attached single car garage, parking pad, and lawn. The attached garage is proposed to be demolished in favour of a new, larger two storey addition. The first floor will contain a four car garage with living space behind and the second floor will be living space.

The addition will add additional storage and living space to the dwelling.

The addition is proposed to be in-line with the front wall of the existing dwelling. The dwelling on the subject property is in-line with the built form established by the other dwellings to the east and west. As the built form is in keeping with the established line of built form on the south side of Highway 7A, no adverse massing impacts or impacts to neighbourhood character are anticipated.

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 property is within the Rural Residential Type Two (RR2) Zone of the Township of Manvers Zoning By-law 87-06.

A function of the minimum front yard is to provide sufficient space for snow storage, sufficient spatial separation between residential and highway uses, maintain sightlines, and regulate character through the placement of built form.

As the addition is located back from the highway and in-line with existing built form, it is not anticipated to affect snow storage for the highway. Further, no land use conflict is anticipated with the reduction as the addition is coming no closer to the highway than what has been established by the built form on the south side of the highway. Sightlines and character is being maintained due to the addition being in-line with existing built form.

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 Hamlet Settlement Area within the City of Kawartha Lakes Official Plan. The designation recognizes the small scale residential and non-residential hamlet development within the City's rural areas. Single detached uses are permitted within the Hamlet Settlement designation and an addition to a single detached dwelling is proposed.

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 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 Division (March 4, 2022): No concerns.

Building and Septic Division – Plans Examiner (March 4, 2022): No concerns.

Building and Septic Division – Part 8 Sewage Systems Supervisor (Match 7, 2022):
Sewage System Permit SS2020-058 has been issued. The proposed replacement system will accommodate the proposed living space and fixtures with adequate clearance distances. No concerns.

Public Comments:

No comments received as of March 7, 2022.

Attachments:



Appendices A-E to
COA2022-023

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

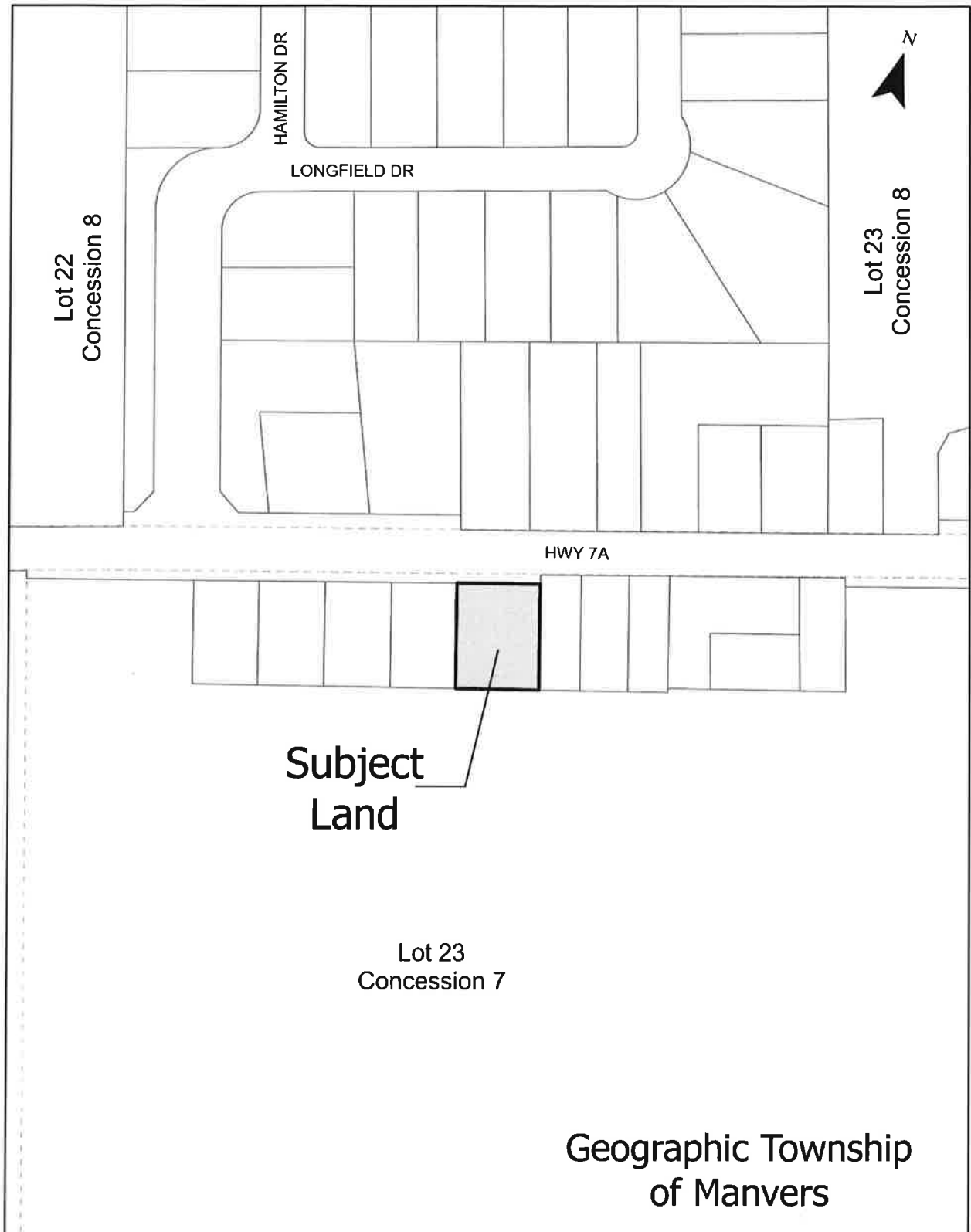
Phone:	705-324-9411 extension 1206
E-Mail:	dharding@kawarthalakes.ca
Department Head:	Richard Holy, Director of Development Services
Department File:	D20-2022-018

to

REPORT COA2022-023

FILE NO: D20-2022-018

D20-2022-018



1420 Highway 7A, geographic Twp. of Manvers



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.

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APPENDIX " B "

to

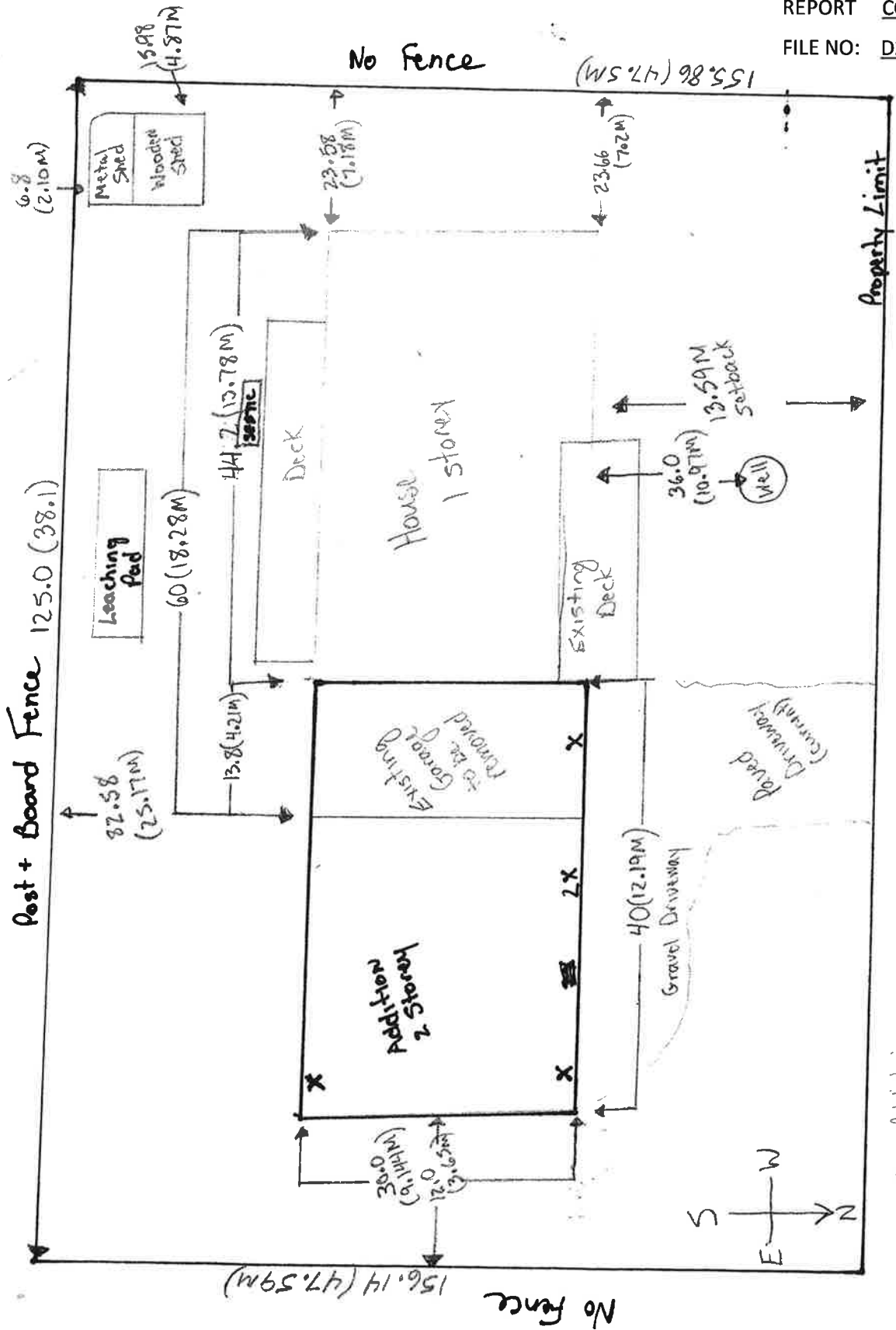
REPORT COA2022-023

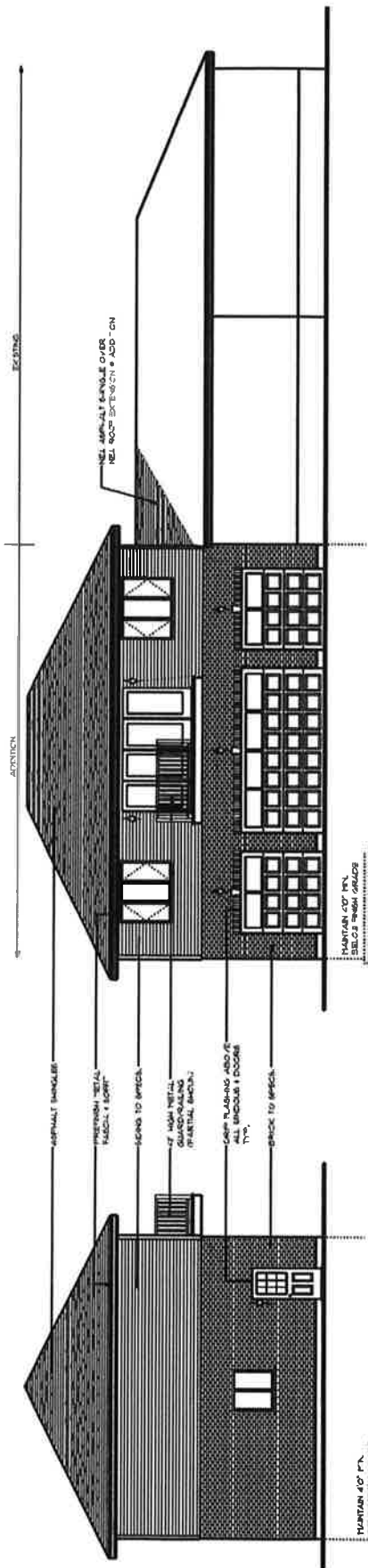
FILE NO: D20-2022-018

to

REPORT COA2022-023

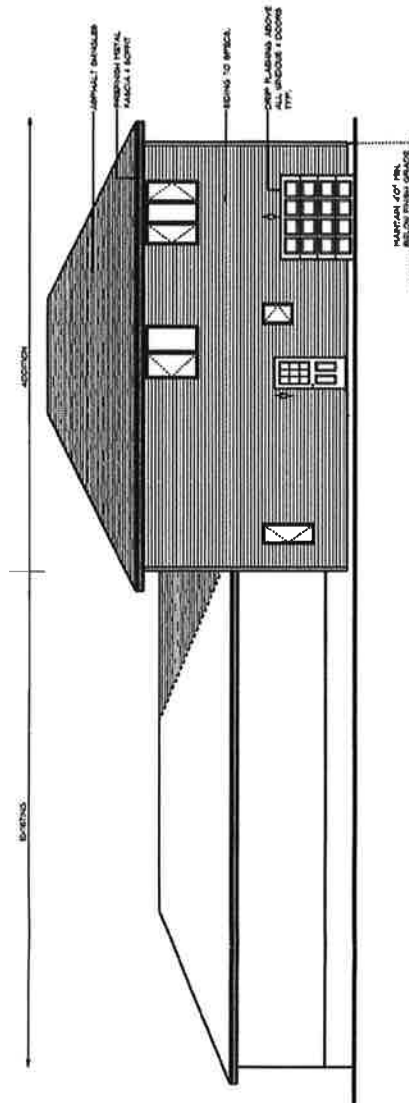
FILE NO: D20-2022-018





FRONT ELEVATION
SCALE 3/8" = 1'-0"

LEFT ELEVATION
SCALE 3/8" = 1'-0"



BACK ELEVATION
SCALE 3/8" = 1'-0"

Charlotte Crockford

From: Mathew McKinnon
Sent: Friday, March 4, 2022 10:24 AM
To: Charlotte Crockford
Subject: Notice of Public Hearing for Minor Variances

APPENDIX E
to
REPORT COA2022-023

FILE NO. D20-2022-018

The following comments are provided from the Building & Septic Division, save and except those comments provided separately by the Supervisor of Part 8 Sewage Systems:

D20-2021-077 – Spatial could be a potential issue, development charges applicable, permit required, no other concerns

D20-2022-010 – outstanding building permit BP2017-1278, no other concerns

D20-2022-011 – outstanding building permit BPH2003-1508, permit required for pool house, no other concerns

D20-2022-012 – completion of issued permits BP2021-1621 & BP2017-0353 required, permits required for boathouse & cabin, no other concerns

D20-2022-016 – outstanding building permit BPH2013-0357, development charges applicable, permit required, no other concerns

D20-2022-017 – building permit required, completion of permit application BP2021-1620 for SDD required prior to issuance of garage permit, no other concerns

D20-2022-018 – no concerns

Mathew McKinnon

Plans Examiner

Development Services, City of Kawartha Lakes

Tel: (705) 324-9411 ext. 1273 www.kawarthalakes.ca



Please note: The Building Department 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.

David Harding

From: Mark LaHay
Sent: Friday, March 4, 2022 11:23 AM
To: David Harding; Kent Stainton
Cc: Charlotte Crockford
Subject: FW: 20220304 D20-2022-018 - Engineering Review

Follow Up Flag: Follow up
Flag Status: Flagged

FYI - file

From: Lisa Peimann <lpeimann@kawarthalakes.ca>
Sent: Friday, March 4, 2022 11:21 AM
To: Mark LaHay <MLaHay@kawarthalakes.ca>
Cc: Christina Sisson <csisson@kawarthalakes.ca>; Kirk Timms <ktimms@kawarthalakes.ca>; Daniel Woodhead <dwoodhead@kawarthalakes.ca>
Subject: 20220304 D20-2022-018 - Engineering Review

Please see the message below from Christina Sisson:

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

Minor Variance – D20-2022-018
1420 Highway 7A
Part Lot 23, Concession 7
Geographic Township of Manvers, Ward 8, now in the City of Kawartha Lakes

It is the understanding by Engineering that the purpose and effect is to request relief from Section 4.2(c) to reduce the minimum front yard from 15 metres to 13.5 metres in order to permit an addition to the 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.
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

David Harding

From: Anne Elmhirst
Sent: Monday, March 7, 2022 2:56 PM
To: Charlotte Crockford
Subject: RE: Notice of Public Hearing for Minor Variance D20-2022-018, 1420 Highway 7A, Manvers

Hello Charlotte,

I have received and reviewed the minor variance proposal for 1420 Highway 7A to request relief from the minimum front yard setback to permit the construction of an addition onto the existing dwelling. The addition will consist of a garage with second floor living space.

A Sewage System Permit to Install has been issued for this property under file SS2020-0508. The sewage system is being proposed for replacement in the rear yard of the existing dwelling. The proposed replacement system will accommodate the additional living space and fixtures with adequate clearance distances.

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



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.

From: Charlotte Crockford <ccrockford@kawarthalakes.ca>

Sent: Thursday, March 3, 2022 3:05 PM

To: Christina Sisson <csisson@kawarthalakes.ca>; Tracy Richardson <trichardson@kawarthalakes.ca>; Susanne Murchison <smurchison@kawarthalakes.ca>; Mathew McKinnon <mmckinnon@kawarthalakes.ca>; Anne Elmhirst <aelmhirst@kawarthalakes.ca>

Cc: Kim Rhodes <krhodes@kawarthalakes.ca>

Subject: Notice of Public Hearing for Minor Variance D20-2022-018, 1420 Highway 7A, Manvers

Good afternoon

Please find attached the Notice of Public Hearing for Minor Variance D20-2022-018 to be heard at March 17, 2022 C of A meeting.

Please respond with comments by Monday March 7, 2022 to allow Planners to include in their reports.

Many thanks

Charlotte K. Crockford

Administrative Assistant

Planning Department, City of Kawartha Lakes

705-324-9411 ext. 1231 www.kawarthalakes.ca



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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