

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Porter
Report Number COA2022-034

Public Meeting

Meeting Date: June 16, 2022
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 6 – Geographic Township of Fenelon

Subject: The purpose and effect is to recognize existing reduced setbacks and acknowledge existing lot frontage to facilitate the reconstruction and addition to a single detached dwelling. The By-law requires:

- 1) Minimum front yard setback of 7.5 metres; the existing setback is 0.48 metres, and the proposed setback is 3.27 metres.
- 2) Minimum 15.0 metre setback to the adjacent Environmental Protection 'EP' Zone; the existing setback is proposed to remain at 9.9 metres.
- 3) Lot frontage on an improved public street; the lot is bounded by unassumed municipal rights-of-way.

The variance is requested at **21 Response Street** (File D20-2022-027).

Author: Leah Barrie, RPP, Manager of Planning **Signature:** 

Recommendations

That Report COA2022-034 – Porter, be received;

That minor variance application D20-2022-027 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions

- 1) **That** building construction related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2022-034, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2022-034. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	To recognize existing reduced setbacks and acknowledge existing lot frontage to facilitate the reconstruction and addition to a single detached dwelling
Owners:	Alison and Gregory Porter
Applicant:	EcoVue Consulting Services Inc. (Ashlyn Kennedy)
Legal Description:	Part Lot 22, Concession 7
Official Plan:	Rural, Significant Woodlands (City of Kawartha Lakes Official Plan, 2012)
Zone:	Rural Residential Type Two 'RR2' (Township of Fenelon Zoning By-law 12-95)
Site Size:	0.24 hectares (0.6 acres)
Site Servicing:	Private lake draw and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

The variance is desirable for the appropriate development or use of the land, building or structure.

The owners intend to increase the habitable space of the single detached dwelling by removing the carport and building a residential addition in a portion of the existing footprint.

The variance maintains the general intent and purpose of the Official Plan.

Residential uses are permitted in the designation; performance and siting criteria is implemented through the Zoning By-law. The addition will be outside of the significant woodland and does not involve the removal of any trees. The addition will not encroach on the buffers of the unevaluated or Provincially Significant wetlands in proximity, and should not impact their function. An EIS is not required.

The variance maintains the general intent and purpose of the Zoning By-law.

The lot is bounded by unassumed municipal rights-of-way, partially covered by water, abutting the front and exterior side lot lines. The addition improves the existing deficient front yard setback, and maintains the existing 'EP' setback.

The variance is minor in nature.

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the municipal right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives applicable.

Consultation Summary

Notice of this application was circulated in accordance with the requirements of the Planning Act.

Agency Comments:

No concerns or objections received as of the writing of the staff report.

Kawartha Conservation notes the addition must be outside of the floodplain; and, permits pursuant to Ontario Regulation 182/06 will be required prior to any onsite works being completed, addressing erosion and sediment control matters.

Public Comments:

No comments received as of the writing of the staff report.

Attachments

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch



COA2022-034
Appendices_Porter.f

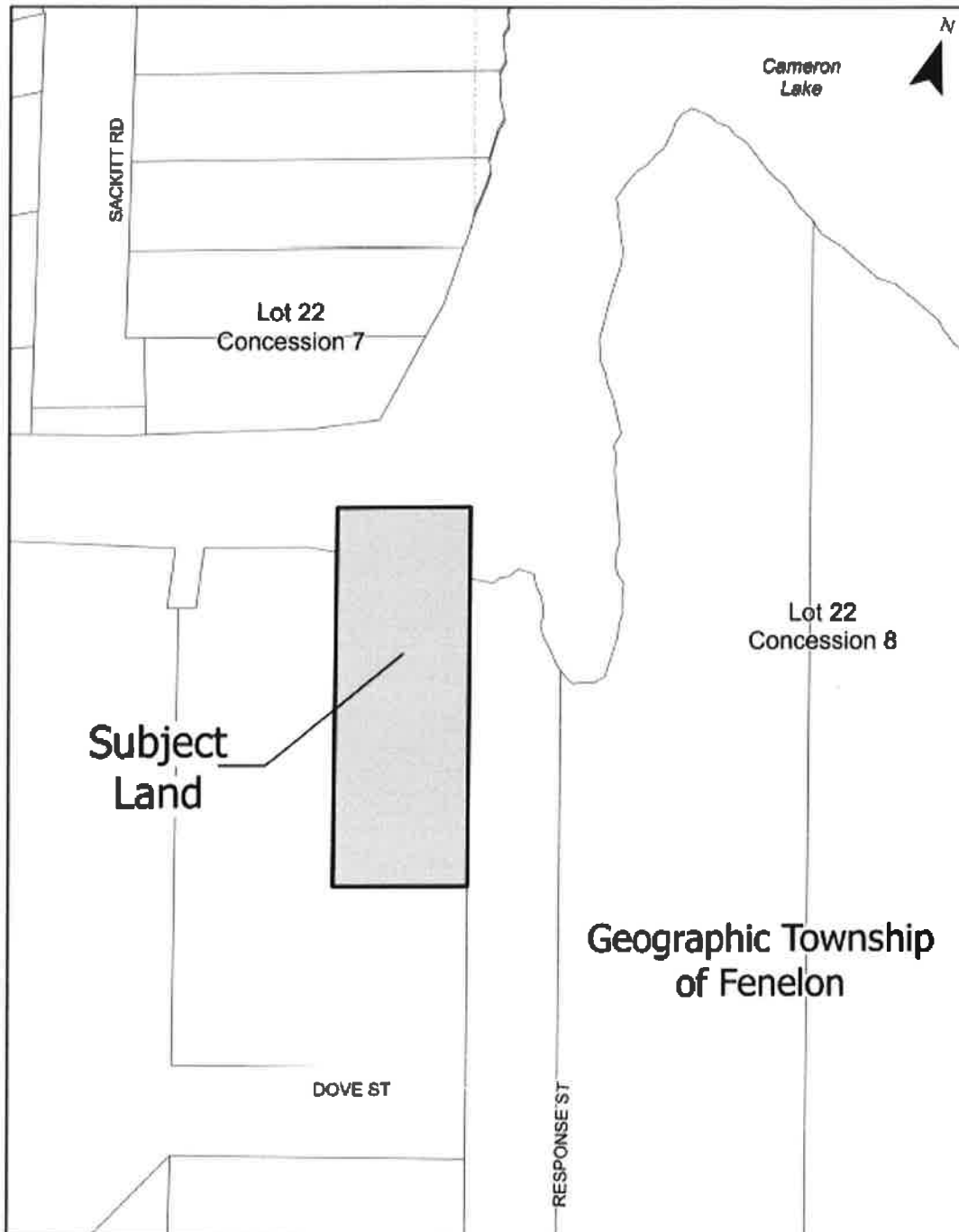
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Department Head:	Richard Holy, Director of Development Services
Division File:	D20-2022-027

to

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LOCATION MAP



APPENDIX " B "

to

REPORT COA2022-034

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AERIAL PHOTO



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