

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – C4 Construction Inc.
Report Number COA2022-037

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 Emily

Subject: The purpose and effect is to provide relief from Section 3.6 'Frontage on Public Street' to facilitate construction of a new single detached dwelling. The By-law requires a minimum lot frontage of 38 metres, of which a minimum of 5 metres abuts an improved public street, or, has access by existing right-of-way in an eligible zone.

The variance is requested at **Vacant lot, Ivy Street** (File D20-2022-030).

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

Recommendations

That Report COA2022-037 – C4 Construction Inc., be received;

That minor variance application D20-2022-030 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 COA2022-037, 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 COA2022-037. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

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|--------------------|---|
| Proposal: | To construct a new single detached dwelling on a vacant lot abutting a Private street |
| Owners: | C4 Construction Inc. (Paul Brier) |
| Applicant: | Black Point Construction Services (Holly Richards-Conley) |
| Legal Description: | Part Lot 15, Concession 7 |
| Official Plan: | Waterfront (City of Kawartha Lakes Official Plan, 2012) |
| Zone: | Agricultural 'A1' (Township of Emily Zoning By-law 1996-30) |
| Site Size: | +/- 4,661.9 square metres (1.15 acres) |
| Site Servicing: | Private individual well and septic system (proposed) |
| Existing Uses: | Vacant, bush |
| Adjacent Uses: | Rural, shoreline residential |

Rationale

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

The proposed residential use is compatible with the neighbouring residential uses in the surrounding shoreline community.

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

Residential uses are permitted in the designation, and align more closely with the objectives of the Waterfront designation than with designations more common to 'A1' zones – Rural designation – on lands further inland.

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

Based on the lot area of 1.15 acres, the lot is subject to Rural Residential Type One 'RR1' zone provisions. The minimum lot frontage requirement is 38 metres of which a minimum of 5 metres is to abut an improved public street. The lot frontage is 74.42 metres abutting a Private street. The 'A1' / 'RR1' zone reflects the lot area, moderately larger than the surrounding Limited Service Residential 'LSR' zoned lots which may develop abutting Private streets; the developable portion of the lot is characteristic of the adjacent lots, in size and topography.

The variance is minor in nature.

There are no anticipated impacts on environmental features; neighbouring properties; or, municipal functions given access is via a Private street.

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.

Building and Septic Division notes the current location may have to be modified to accommodate a system that would be compliant with the Ontario Building Code. However, there is adequate space on the property to ensure servicing through an on-site private sewage disposal system

Kawartha Conservation notes the construction of the proposed septic system will require a permit their agency should it be located within the regulated area around the unevaluated wetland.

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



COA2022-037
Appendices_C4 Con

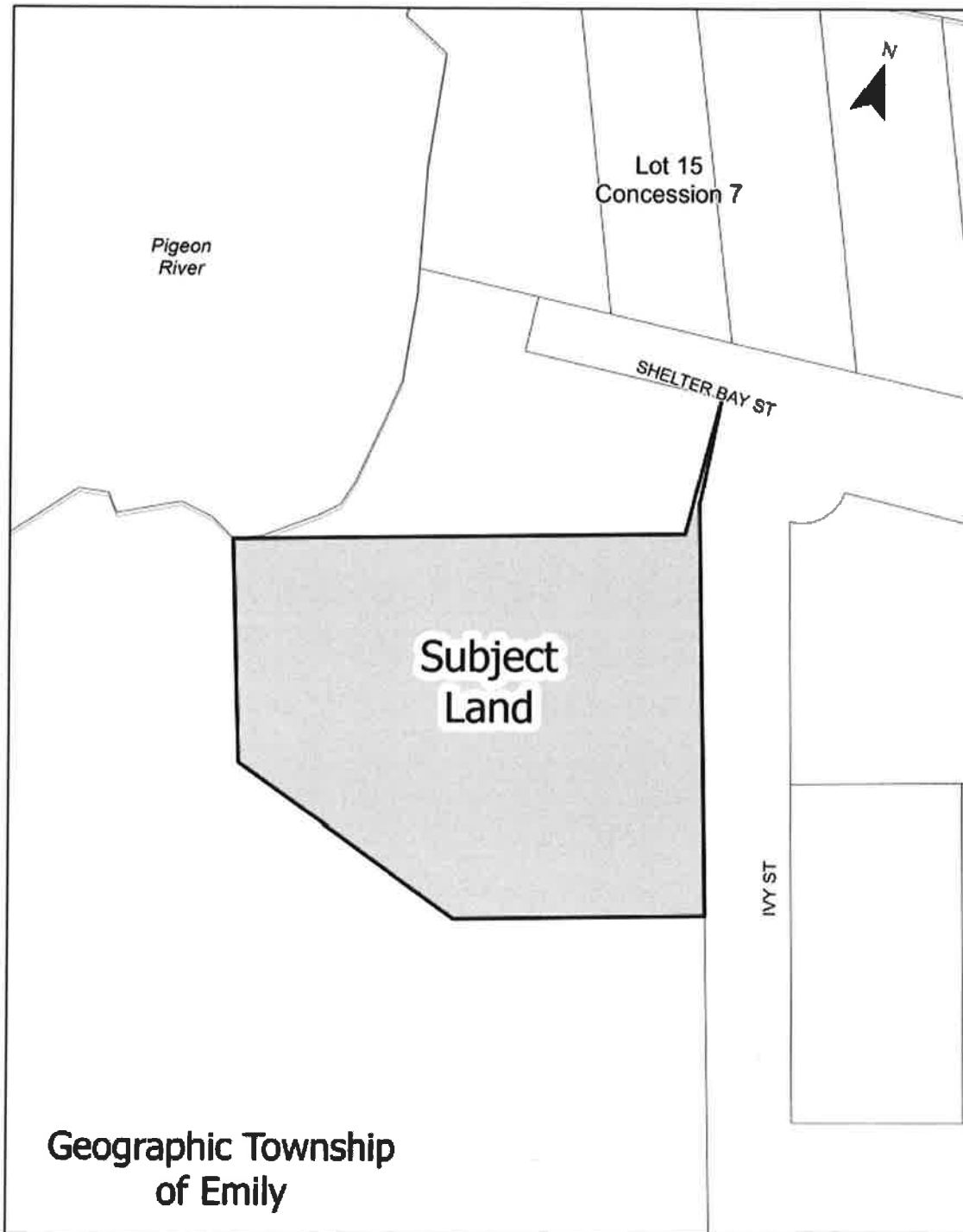
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| E-Mail: | lbarrie@kawarthalakes.ca |
| Department Head: | Richard Holy, Director of Development Services |
| Division File: | D20-2022-030 |

to

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LOCATION MAP



to

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AERIAL PHOTO



to

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APPLICANT'S SKETCH

