

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Young and Grzelak
Report Number COA2022-038

Public Meeting

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


Ward 7 – Geographic Town of Lindsay

Subject: The purpose and effect is to recognize existing setbacks to facilitate the reconstruction of a single detached dwelling through repairing the foundation, constructing a basement and raising the dwelling. The By-law requires minimum front yard and exterior side yard setbacks of 7.5 metres and 3.0 metres, respectively; the existing setbacks are 1.03 metres and 1.25 metres (front yard), and, 2.12 metres (exterior side yard).

The variance is requested at **112 Russell Street West** (File D20-2022-031).

Author: Leah Barrie, RPP, Manager of Planning

Signature:



Recommendations

That Report COA2022-038 – Young and Grzelak, be received;

That minor variance application D20-2022-031 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 Appendices C and D submitted as part of Report COA2022-038, 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 COA2022-038. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	To recognize existing setbacks to facilitate the reconstruction of a single detached dwelling
Owners:	Colleen Young and Bryan Grzelak
Applicant:	Same as Owners
Legal Description:	Part Lot 21, Plan 1
Official Plan:	Residential (Town of Lindsay Official Plan, 2000)
Zone:	Residential Two 'R2' (Town of Lindsay Zoning By-law 2000-75)
Site Size:	323.27 square metres (3,479.65 square feet)
Site Servicing:	Municipal water and sewers
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

Repair of the existing foundation enables reconstruction of the dwelling within the existing footprint to provide additional habitable space.

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

The reconstructed dwelling is permitted in the designation; performance and siting criteria is implemented through the Zoning By-law.

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

The reconstructed dwelling is permitted in the zone, and complies with all provisions with the exception of the existing legal non-complying setbacks.

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.

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

Appendix D – Elevations



COA2022-038
Appendices_Young -

Phone: 705-324-9411 extension 1240

E-Mail: lbarrie@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services

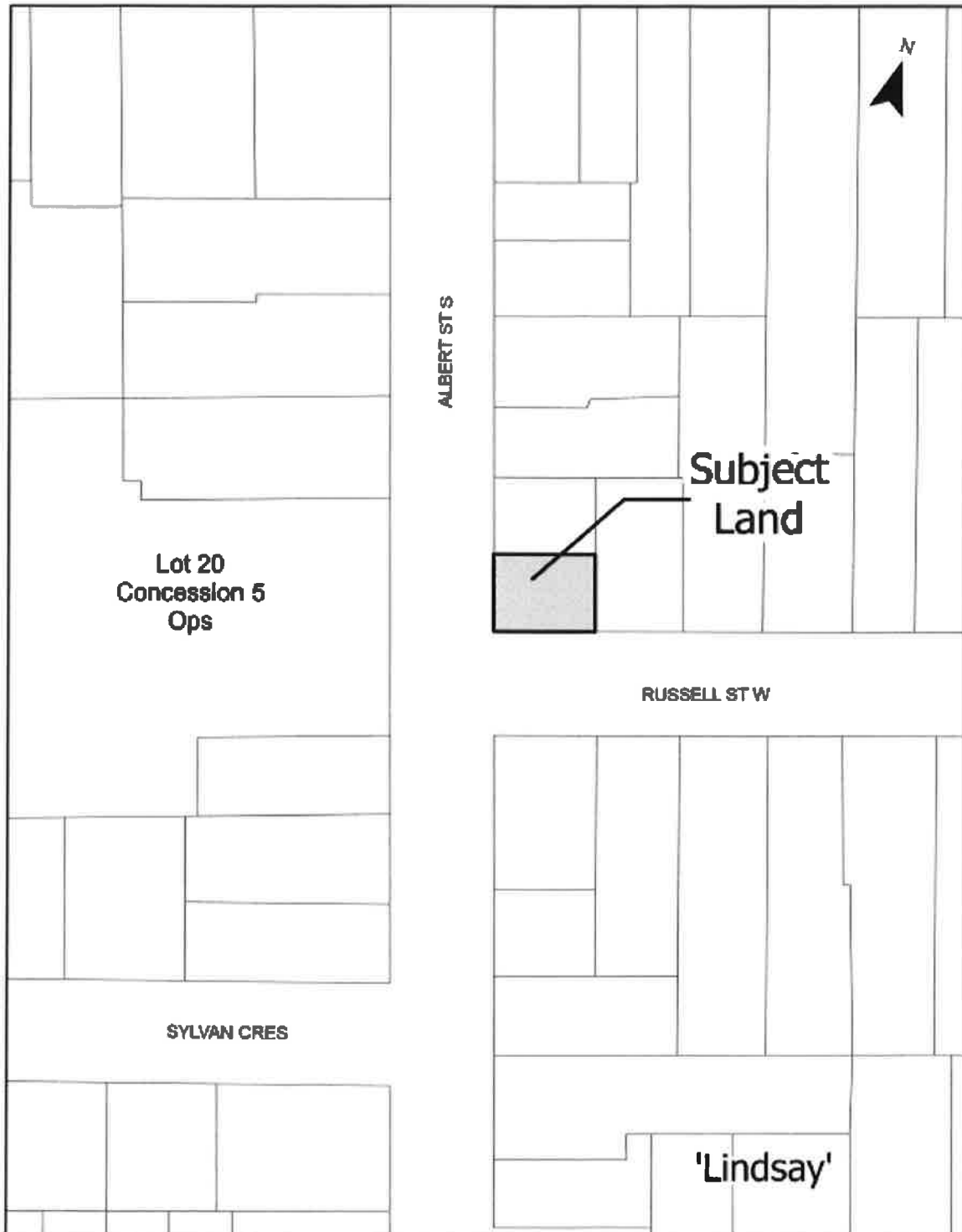
Division File: D20-2022-029

to

REPORT COA2022-038

FILE NO: D20-2022-031

LOCATION MAP



to

REPORT COA2022-038

FILE NO: D20-2022-031

AERIAL PHOTO

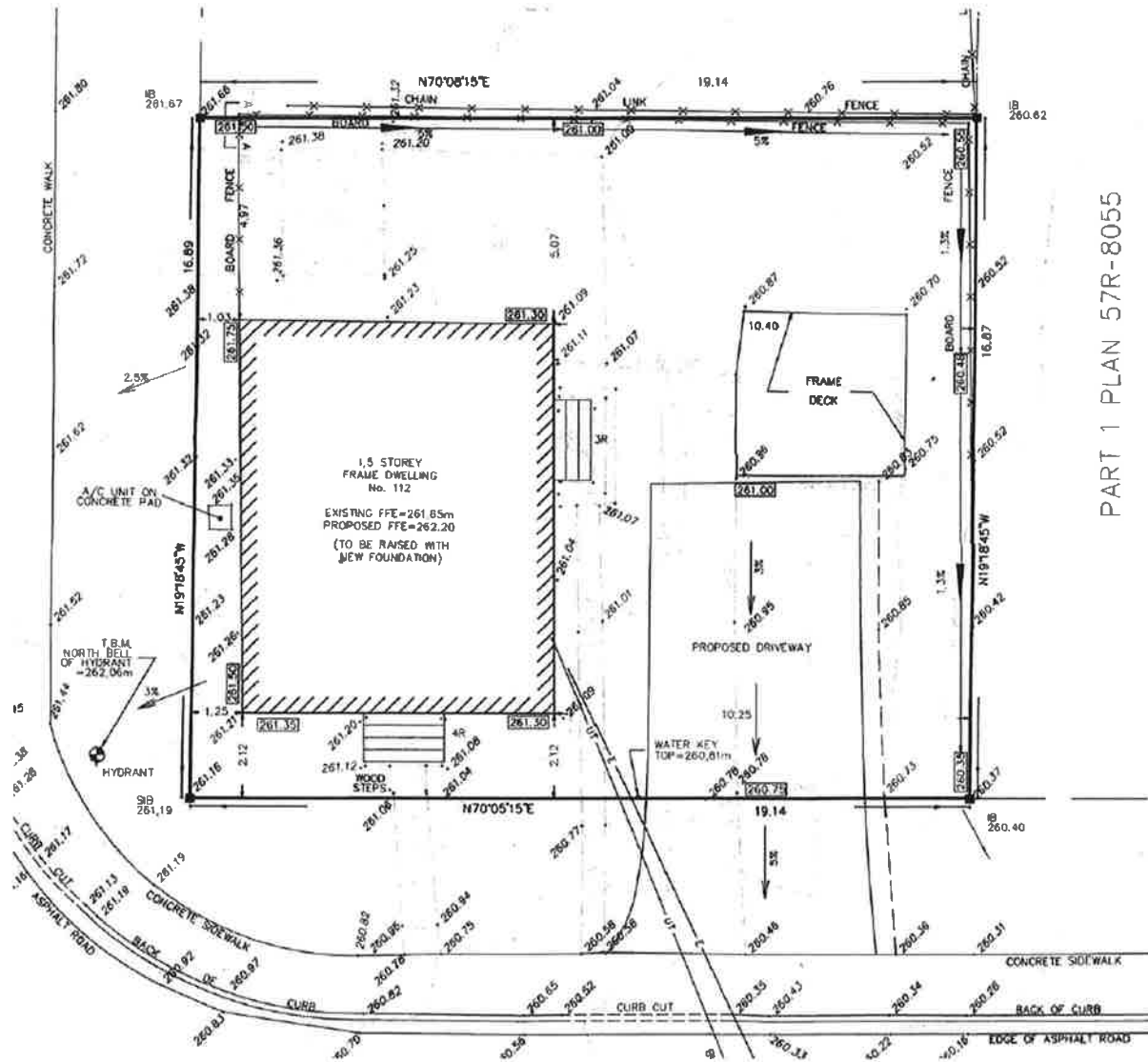


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REPORT COA2022-038

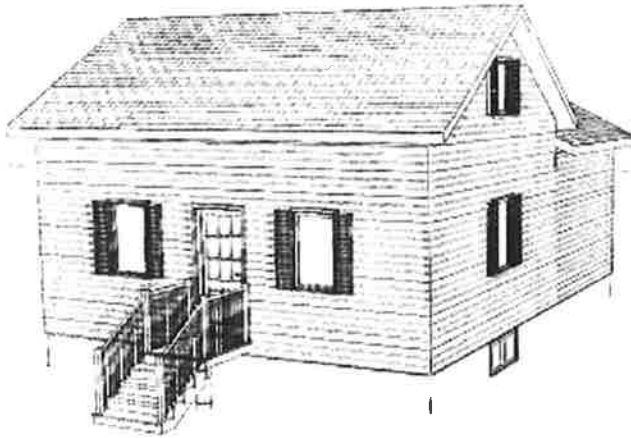
FILE NO: D20-2022-031

APPLICANT'S SKETCH

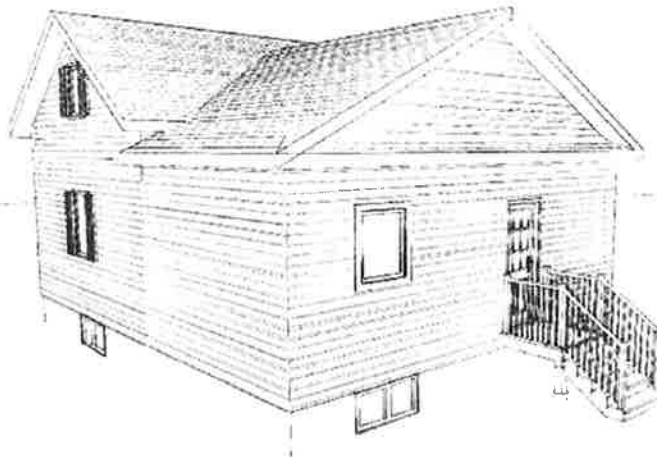


PART 1 PLAN 57R-8055

to

REPORT COA2022-038FILE NO: D20-2022-031**ELEVATIONS****DRAWING INDEX:**

- A-101 COVER PAGE
- A-201 FRONT & RIGHT ELEVATION
- A-202 REAR & LEFT ELEVATION
- A-301 FOUNDATION PLAN
- A-302 MAIN FLOOR PLAN
- A-303 FLOOR FRAMING PLANS
- & SECTIONS A-A & B-B
- A-304 GENERAL DETAILS
- A-305 GENERAL NOTES



THIS PLAN IS THE PROPERTY OF
CORNER POOL BUILDING SOLUTIONS
AND SHALL NOT BE REPRODUCED OR
BY ANYONE BY ANY METHOD IN
WHOLE OR PART WITHOUT WRITTEN
PERMISSION.

PLANS ARE DRAWN IN ACCORDANCE
WITH THE ONTARIO BUILDING CODE
PART 9 THE ONTARIO FIRE CODE
AND/OR CONTRACTED TO ENSURE THAT ALL CHANGES COMPLY
TO THE ONTARIO BUILDING CODE.

ALL CONSTRUCTION SHALL COMPLY
WITH THE ONTARIO BUILDING CODE
REGULATIONS AND/OR BY-LAWS
WHICH MAY HAVE PRECEDENCE
PRIOR TO PROCEEDING WITH
CONSTRUCTION.

ANY STRUCTURAL, MECHANICAL OR
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SHALL BE SUBMITTED FOR REVIEW
AND APPROVAL BY THE
MUNICIPALITY. THE STRUCTURAL
INFORMATION SHALL BE SUBMITTED
BY A STRUCTURAL ENGINEER OR A
PROFESSIONAL ENGINEER IN THE
LOCAL BUILDING OFFICE.

WRITTEN DIMENSIONS ALWAYS TAKE
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DIMENSIONS. DO NOT SCALE DRAWINGS.

Corner Pool Building
Solutions Inc.
2000 Hwy 10, Unit 10, Mississauga, Ontario
L4V 1P4
Tel: 905.882.1111
Fax: 905.882.1112

Scale: 1/8" = 1'-0"

2022-07-10

Building Drawing / Floor Registration

Project No.

000000

IS FINISH BY

LINDSEY

ON

Project

HOUSE RAISING & ADDITION

Project Name

CONSTRUCTION DRAWINGS

Drawn By

Aug 1, 2022

As NOTED

2-000

SDI & ACH

Page No.

A-101

2008
 10/1/08
 10/1/08
 10/1/08

CONSTRUCTION DRAWING

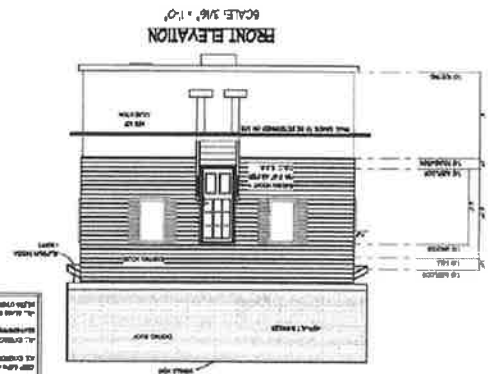
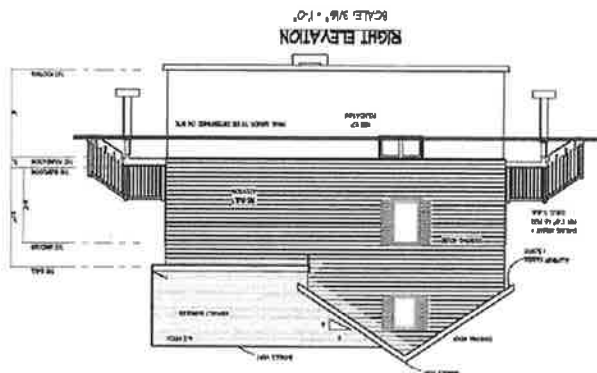
HOUSE RAISING & ADDITION

ON
 LINDSEY ST
 10/1/08

10/1/08
 10/1/08

Owner: [Name]
 Address: [Address]
 City: [City]
 State: [State]
 Zip: [Zip]

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 [Firm Name] AND IS NOT TO BE
 REPRODUCED OR COPIED IN ANY
 MANNER WITHOUT THE WRITTEN
 PERMISSION OF [Firm Name].
 ANY VIOLATION OF THIS
 AGREEMENT WILL BE PROSECUTED
 TO THE FULL EXTENT OF THE
 LAW.



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH GRADE TO BE INDICATED BY DASHED LINES.
 3. FOUNDATION TO BE INDICATED BY DOTTED LINES.
 4. ALL MATERIALS TO BE SPECIFIED BY THE ARCHITECT.