

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Gienow and Berry
Report Number COA2022-039

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 recognize the existing lot area to facilitate the construction of an Additional Residential Unit (ARU). The By-law requires a minimum lot area of 4,000 square metres for private services; the existing lot area is +/- 2,873.27 square metres.

The variance is requested at **131 Kenedon Drive** (File D20-2022-032).

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

Recommendations

That Report COA2022-039 – Gienow and Berry, be received;

That minor variance application D20-2022-032 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 COA2022-039 including existing lot area, 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 COA2022-039. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

| | |
|--------------------|---|
| Proposal: | To permit an ARU on an undersized lot for private services |
| Owners: | Jodi Gienow and Robert Berry |
| Applicant: | Same as Owners |
| Legal Description: | Part Lot 17, Concession 7 |
| Official Plan: | Waterfront (City of Kawartha Lakes Official Plan, 2012) |
| Zone: | Rural Residential Type Three Exception Seven 'RR3-7' (Township of Emily Zoning By-law 1996-30) |
| Site Size: | +/- 2,873.27 square metres (0.71 acres) |
| Site Servicing: | Private individual well and septic system |
| Existing Uses: | Residential |
| Adjacent Uses: | Residential, open space |

Rationale

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

The addition to the existing single detached dwelling has been designed to both provide an area for the owner's self-isolation and recovery for medical reasons (in the ARU), and, to provide independent accommodations for extended family, also present in a care-giving capacity (in the primary dwelling unit). With the inclusion of a separate entrance and full kitchen facilities, the residential addition converts to an ARU. The proposal has been vetted through the Building and Septic Division.

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

The proposed ARU is permitted as-of-right 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 proposed ARU is permitted as-of-right in the zone and complies with all applicable zone provisions, with the exception of lot area. A Septic permit for upgrade with pumping system has been approved.

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

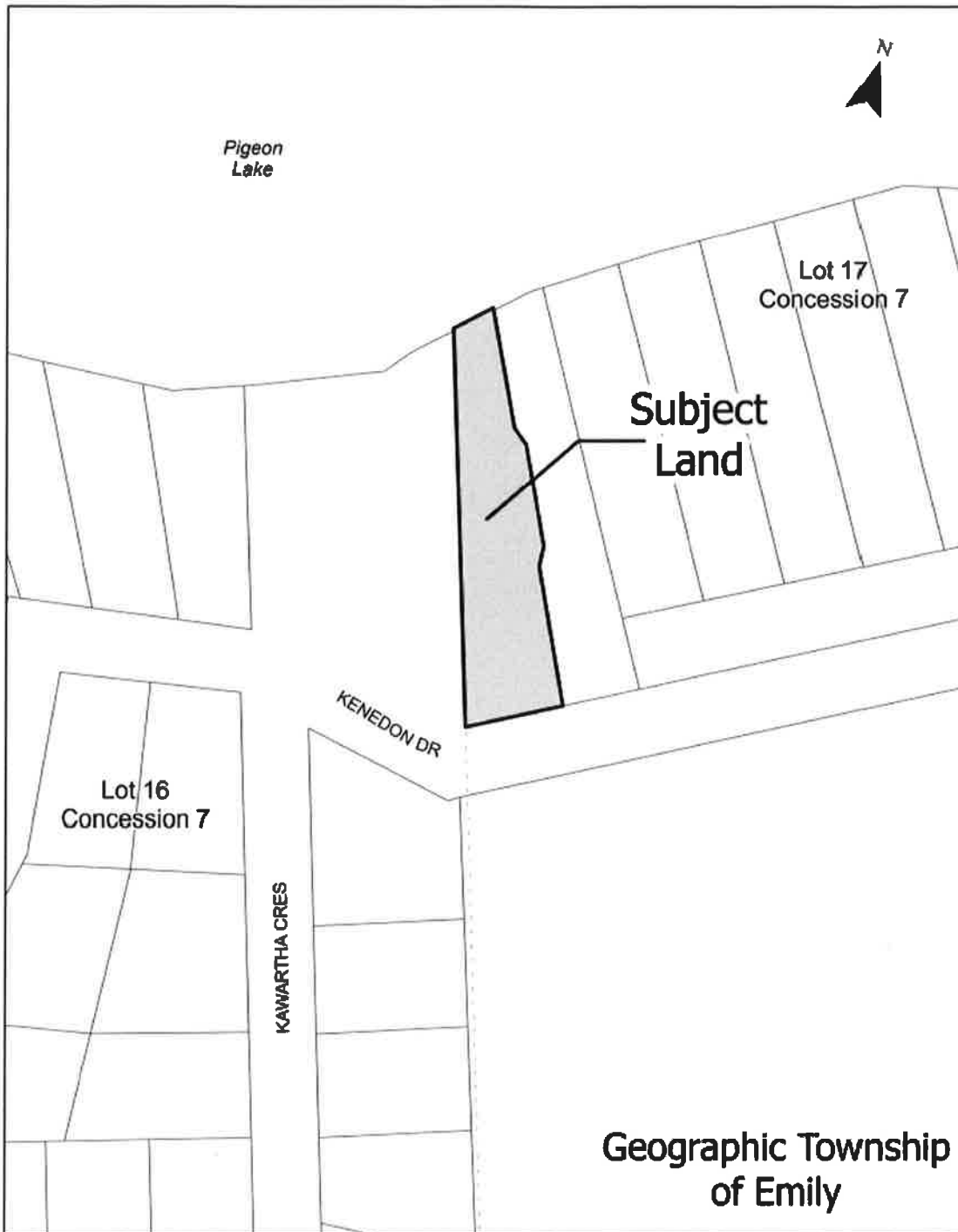


COA2022-039
Appendices_Gienow

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| Phone: | 705-324-9411 extension 1240 |
| E-Mail: | lbarrie@kawarthalakes.ca |
| Department Head: | Richard Holy, Director of Development Services |
| Division File: | D20-2022-032 |

to

LOCATION MAP



to

REPORT COA2022-039

FILE NO: D20-2022-032

AERIAL PHOTO



APPLICANT'S SKETCH

SITE PLAN

