

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Louie and Wells**  
Report Number COA2022-041

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**Public Meeting**

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

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**Ward 3 – Geographic Township of Fenelon**

**Subject:** The purpose and effect is to provide relief for the yard location to facilitate the construction of a detached garage. The By-law permits accessory buildings in interior side and rear yards; the garage is proposed to be sited in the front yard.

The variance is requested at **81 Kenrei Road** (File D20-2022-034).

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

**Signature:**



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**Recommendations**

**That** Report COA2022-041 – Louie and Wells, be received;

**That** minor variance application D20-2022-034 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 COA2022-041, 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 COA2022-041. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	To permit a detached garage in the front yard
Owners:	Ken Louie and Phyllis Wells
Applicant:	Same as Owners
Legal Description:	Part Lot 1, Concession 4
Official Plan:	Rural, Environmental Protection, Significant Woodlands, Significant Wetlands (City of Kawartha Lakes Official Plan, 2012)
Zone:	Rural Residential Type One 'RR1', Environmental Protection 'EP' (Township of Fenelon Zoning By-law 12-95)
Site Size:	10,296.0 square metres (2.54 acres)
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential, woodlot
Adjacent Uses:	Residential, woodlot

## Rationale

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

The natural features and existing built form limit the possible development envelope. Siting the garage in the front yard avoids moving the driveway and hydro serving the dwelling, and the removal of mature trees. The proposed location enables secure parking of vehicles and utility trailers visible from the dwelling, rather than partially out of sight if the garage were to be sited closer to the dwelling relegating parking between the garage and road. Existing vegetation across the front and side lot lines effectively screens the site from view from adjacent properties and the road.

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

Residential accessory uses are permitted in the designation; performance and siting criteria is implemented through the Zoning By-law. The proposed development is outside of significant woodlands and wetlands; an EIS is not required.

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

Residential accessory uses are permitted in the zone; the proposal complies with all provisions, with the exception of yard location.

**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 – Elevation



COA2022-041  
Appendices\_Louie.p

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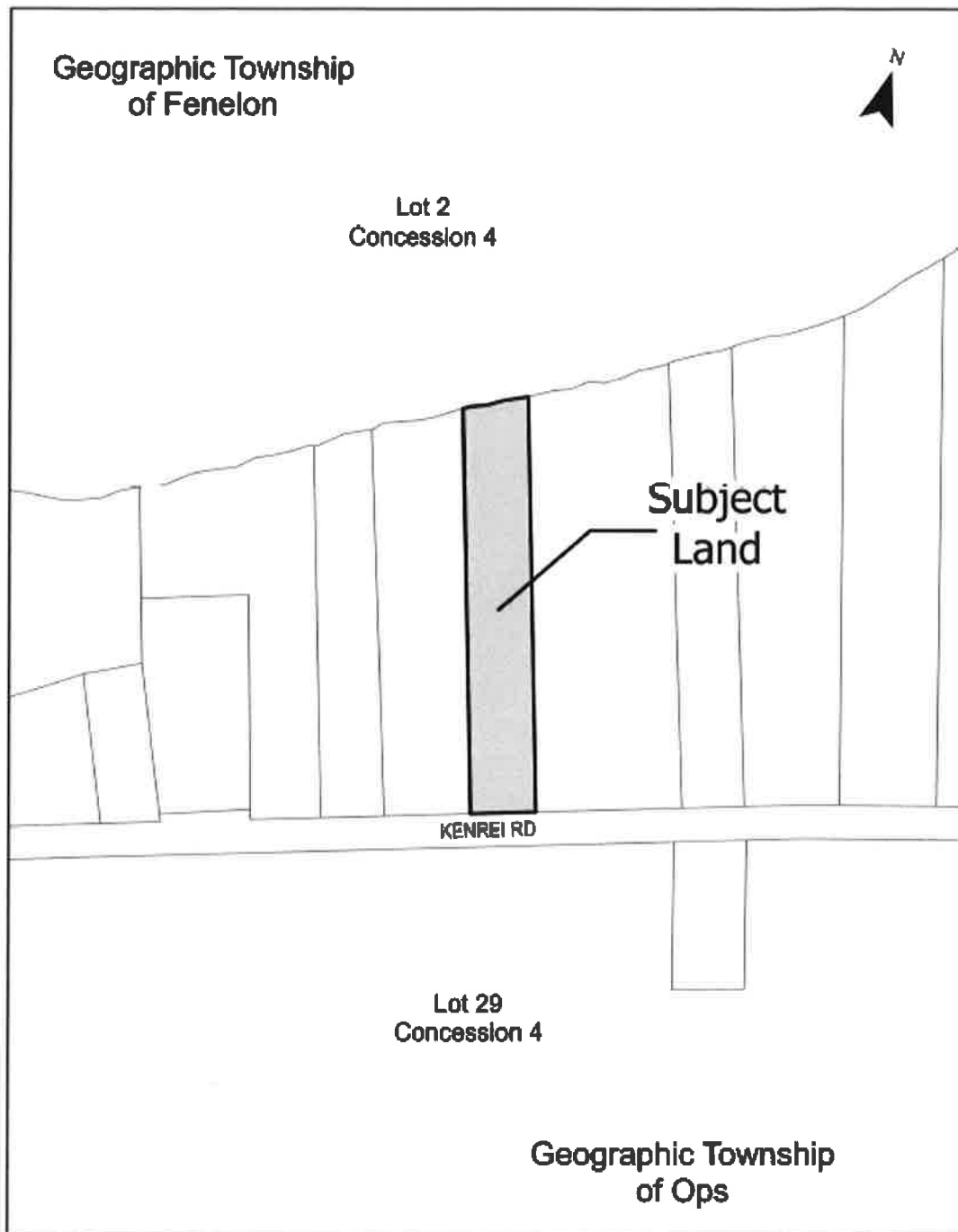
<b>Phone:</b>	705-324-9411 extension 1240
<b>E-Mail:</b>	lbarrie@kawarthalakes.ca
<b>Department Head:</b>	Richard Holy, Director of Development Services
<b>Division File:</b>	D20-2022-034

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**LOCATION MAP**



to

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**AERIAL PHOTO**

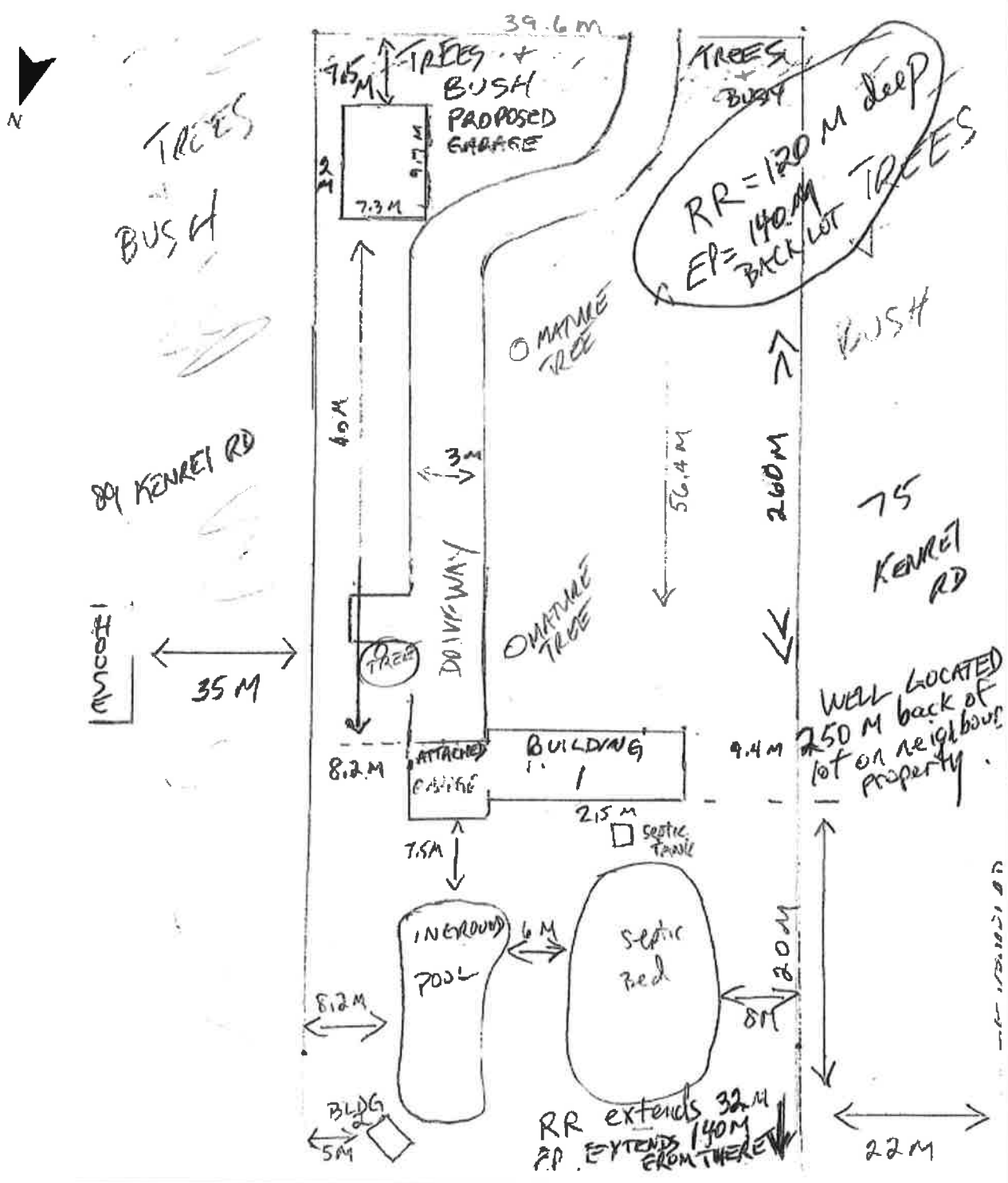


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## APPLICANT'S SKETCH



## A line drawing of a simple house with a gabled roof and a central door. The drawing is composed of black outlines on a white background. The roof is a large triangle with a smaller triangle inside it, creating a double-gabled or mansard-like appearance. The main body of the house is a rectangle. In the center of the front wall is a rectangular door with a small handle. The drawing is minimalist and schematic.

