

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Squires Built Homes Inc.**  
Report Number COA2022-036

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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 5 – Geographic Town of Lindsay**

**Subject:** The purpose and effect is to permit an increased lot coverage to facilitate the construction of a covered deck. The By-law permits a maximum lot coverage of 40%; the roof cover over the deck results in 41.5%

The variance is requested at **Vacant lot, Springdale Drive** (File D20-2022-029).

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

**Signature:**



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**Recommendations**

**That** Report COA2022-036 – Squires Built Homes Inc., be received;

**That** minor variance application D20-2022-029 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 COA2022-036, 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 COA2022-036. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	To permit an increased lot coverage to facilitate the construction of a roof extending over a deck
Owners:	Squires Built Homes Inc.
Applicant:	TD Consulting Inc. (Tom deBoer)
Legal Description:	Lot 8, Plan 57M-802
Official Plan:	Residential (Town of Lindsay Official Plan, 2000)
Zone:	Residential One Special Twenty 'R1-S20' (Town of Lindsay Zoning By-law 2000-75)
Site Size:	480 square metres (5,166.68 square feet)
Site Servicing:	Municipal water and sewers (proposed)
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

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

The covered deck provides an enhanced outdoor amenity area, enabling greater use of the space. The added built form is addressed through stormwater management practices and appropriate lot grading.

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

The proposed 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 uncovered elevated deck is permitted as-of-right in the zone. The extension of the roof to cover the permitted deck contributes to lot coverage by 1.5%.

### **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



COA2022-036  
Appendices\_Squires

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**Department Head:** Richard Holy, Director of Development Services  
**Division File:** D20-2022-029

to

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**LOCATION MAP**



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**AERIAL PHOTO**



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**APPLICANT'S SKETCH**

