

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

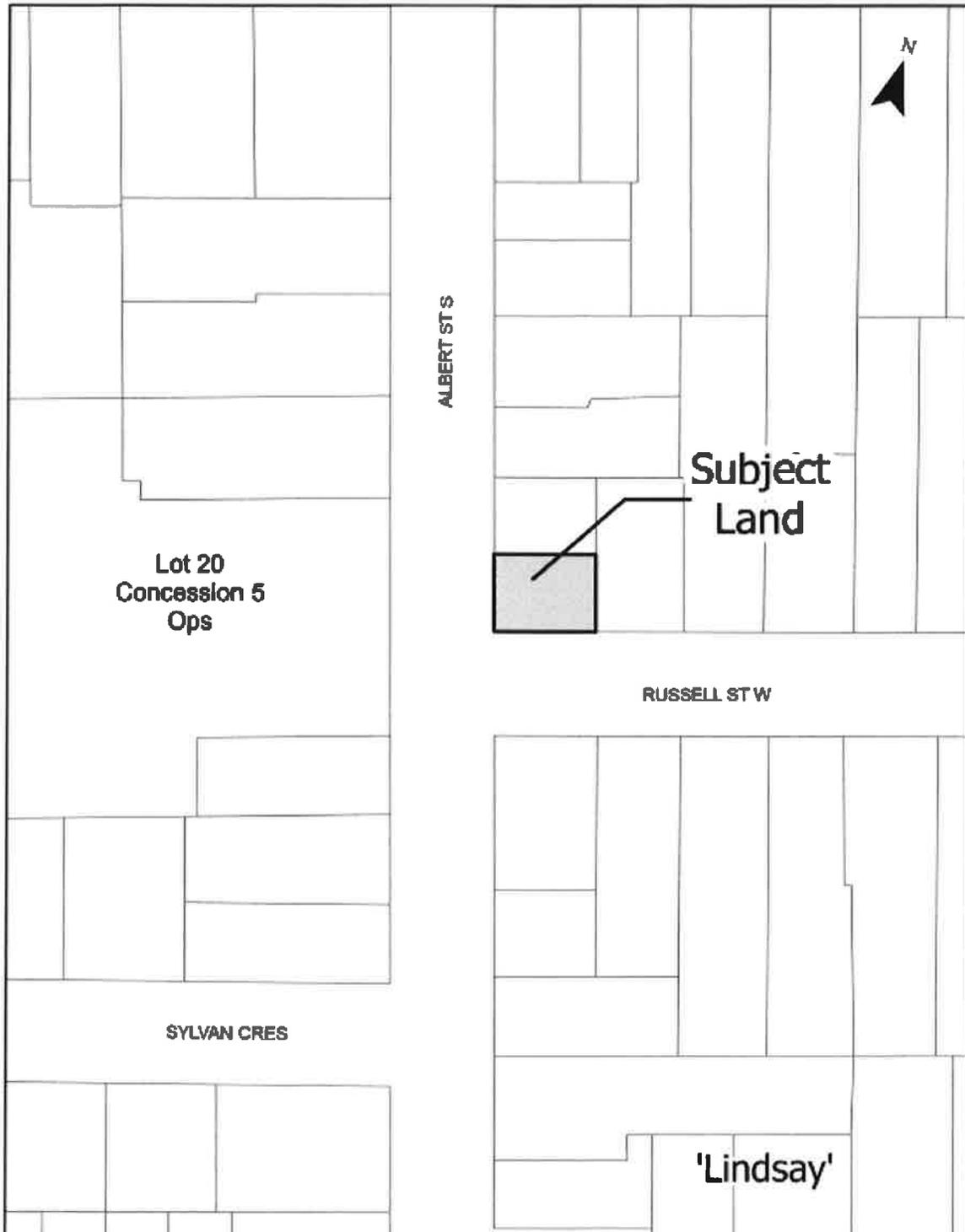


COA2022-038
Appendices_Young-

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E-Mail:	lbarrie@kawarthalakes.ca
Department Head:	Richard Holy, Director of Development Services
Division File:	D20-2022-029

to

LOCATION MAP



to

REPORT COA2022-038

FILE NO: D20-2022-031

AERIAL PHOTO

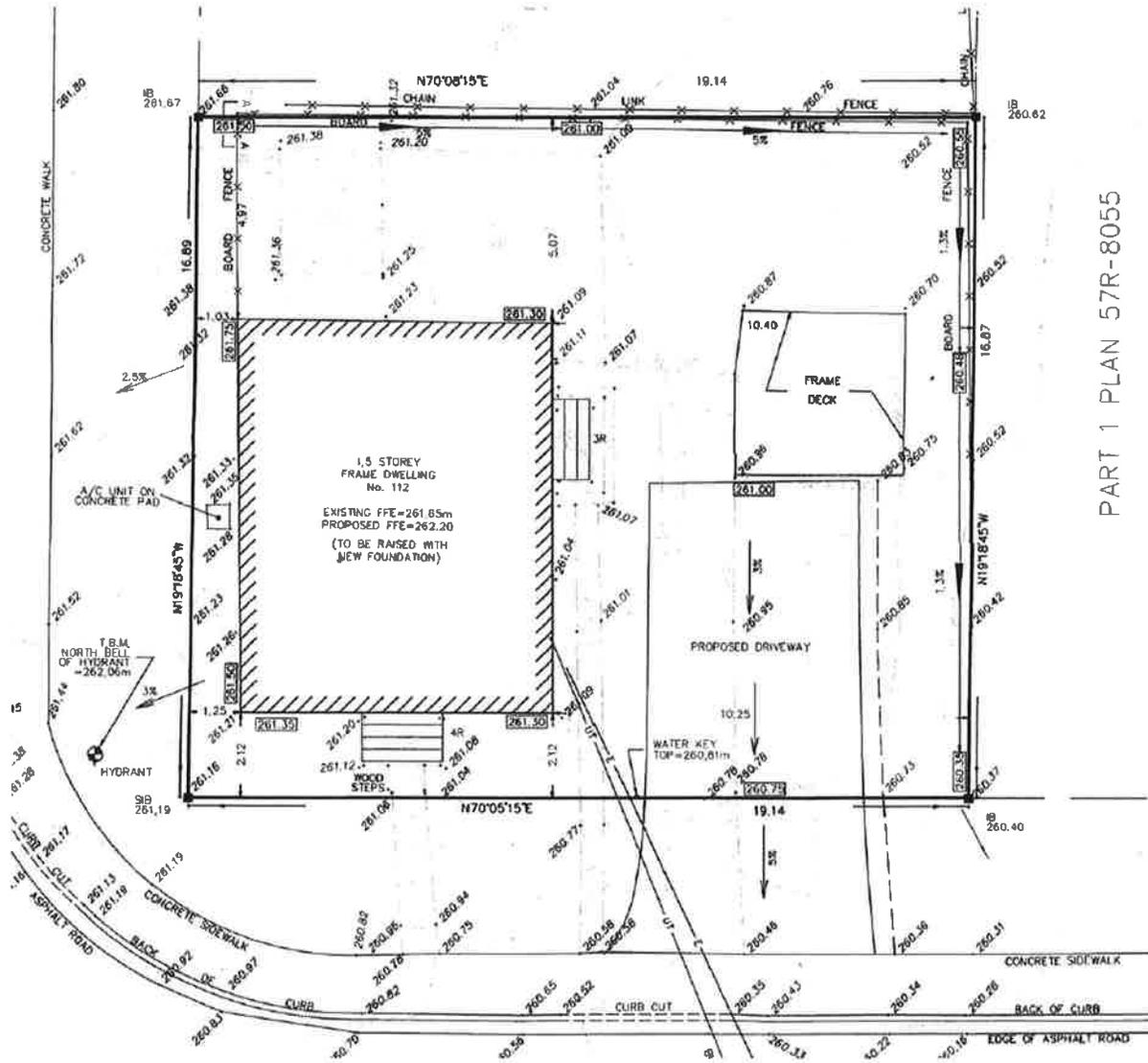


to

REPORT COA2022-038

FILE NO: D20-2022-031

APPLICANT'S SKETCH



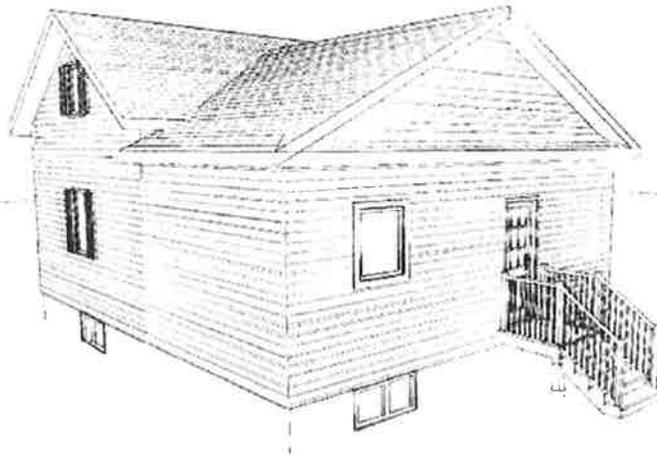
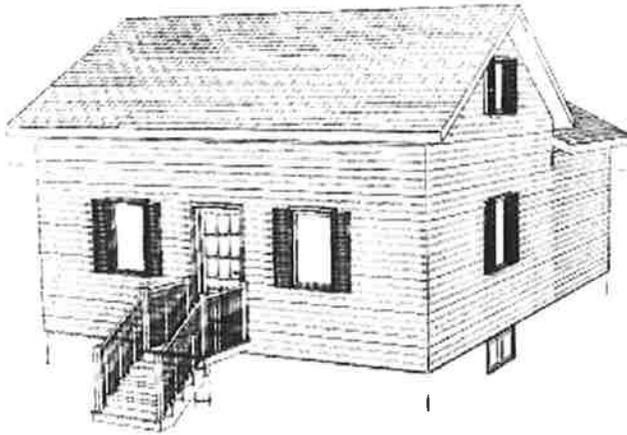
PART 1 PLAN 57R-8055

to

REPORT COA2022-038

FILE 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 BY ANYONE BY ANY METHOD IN WHOLE OR PART WITHOUT WRITTEN PERMISSION.

PLANS ARE DRAWN IN ACCORDANCE WITH THE OREGON BUILDING CODE, PART 9, THE OREGON ELECTRICAL CODE AND/OR CONTRACTS TO ENSURE THAT ALL CHANGES COMPLY TO THE OREGON BUILDING CODE.

ALL CONTRACTORS SHALL COMPLY TO LOCAL BUILDING CODES, REGULATIONS AND/OR BY-LAWS WHICH MAY VARY FROM THESE FROM TO PROCEEDING WITH CONSTRUCTION.

ANY ELECTRICAL, MECHANICAL OR PLUMBING WORK SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR AND SHALL COMPLY TO ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL BUILDING OFFICE.

WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED MEASUREMENTS IN DO NOT SCALE DRAWINGS.

Corner Pool Building Solutions Inc.
2000 NW 10th Avenue, Suite 100
Portland, OR 97209
503.281.1234
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Scale: 1/8" = 1'-0"
DATE: 07/13/22
Drawing: House Raising / Foundation

Prepared by: **ARONIAK**
IS PREPARED BY
LINDSEY
ON

Project: **HOUSE RAISING & ADDITION**

Project Name: **CONSTRUCTION DRAWINGS**

Date: **July 1, 2022**
By: **ARONIAK**
Scale: **1/8" = 1'-0"**
Sheet: **A-101**

