

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Lalonde**  
Report Number COA2022-062

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**Public Meeting**

**Meeting Date:** August 18, 2022  
**Time:** 1:00 pm  
**Location:** Council Chambers, City Hall, 26 Francis Street, Lindsay

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**Ward 8 – Geographic Township of Manvers**

**Subject:** The purpose and effect is to facilitate construction of a residential addition for an attached garage and an Additional Residential Unit (ARU).

**Relief sought:**

- 1) Section 20.30.vi. requires a minimum lot area of 4,000 square meters (private services); the existing lot area is 2,630.42 square metres.
- 2) Section 4.2.f. requires a minimum side yard setback of 3 metres; the proposed setback is 2 metres.
- 3) Section 4.2.c. requires a minimum front yard setback of 15 metres; the proposed setback is 10.9 metres.

The variance is requested at **5 Neals Drive** (File D20-2022-055).

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

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**Recommendations**

**That** Report COA2022-062 – Lalonde, be received;

**That** minor variance application D20-2022-055 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 COA2022-062, 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 COA2022-062. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	To facilitate construction of a residential addition for an attached garage (+/- 111.42 sq m), mudroom (+/- 5.12 sq m) and an ARU (+/- 78.1 sq m)
Owners:	Frederick and Leona Lalonde
Applicants:	Randy and Andrea Lalonde
Legal Description:	Part Lot 6, Concession 13 (being Lot 16, Plan M716)
Official Plan <sup>1</sup> :	Hamlet Settlement (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Two 'RR2' (Township of Manvers Zoning By-law 87-06)
Site Size:	2,630.42 sq m (0.65 ac)
Site Access:	Municipal, maintained road
Site Servicing:	Municipal water and individual septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

## Rationale

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

The application will facilitate development of a new housing option that gently intensifies the low-density neighbourhood, and provides the homeowners their independence as they age in their own home, with the support of family when needed. The location of the proposed addition is logical given the existing floorplan

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

and garage, and is well-sited to maintain the front wall of the dwelling and existing building line, while extending the majority of the addition towards the interior of the lot.

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

The proposed ARU is permitted as-of-right in the Hamlet Settlement area; performance and siting criteria are implemented through the Zoning By-law. The Plan contemplates reduction of the minimum lot area where it is demonstrated through appropriate septic design that the lot can be adequately serviced.

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

The RR2 zone requires a minimum lot area of 1,400 sq m for single detached dwellings on municipal water and individual septic systems. The requirement increases to 2,000 sq m with individual water supply.

The additional increased minimum lot area to 4,000 sq m for an ARU has been established, as with like-scenarios across various Official Plan land use designations, to support an additional dwelling on private services (individual well and septic), while ensuring the necessary separation distances between services and structures, and providing adequate open space for drainage and amenity area. Lot areas under this threshold require a review to determine whether the lot has the carrying capacity to handle the nitrate loading on-site given site-specific conditions.

The availability of municipal water provides an opportunity to consider a reduced lot area that doesn't warrant the same spatial separation requirements as with both individual water and septic services. An alternative sewage system has been proposed to accommodate the ARU, and has been vetted through the City's Building and Septic Division.

The reduced side yard setback results from a diagonal lot line extending between the front and rear lots lines while upholding a building line parallel with the street. There is sufficient room for a path to access the ARU, and to pass through the resulting yard and perform repairs and maintenance as needed. The reduced front yard setback results from the curved nature of the right of way; the resulting front yard provides ample open space while maintaining the streetscape character.

**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:**

Not 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

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<b>Department Head:</b>	Richard Holy, Director of Development Services
<b>Division File:</b>	D20-2022-055

## Schedule 1 Relevant Planning Policies and Provisions

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### City of Kawartha Lakes Official Plan



- 5.7 Additional Residential Units  
19. Hamlet Settlement Designation

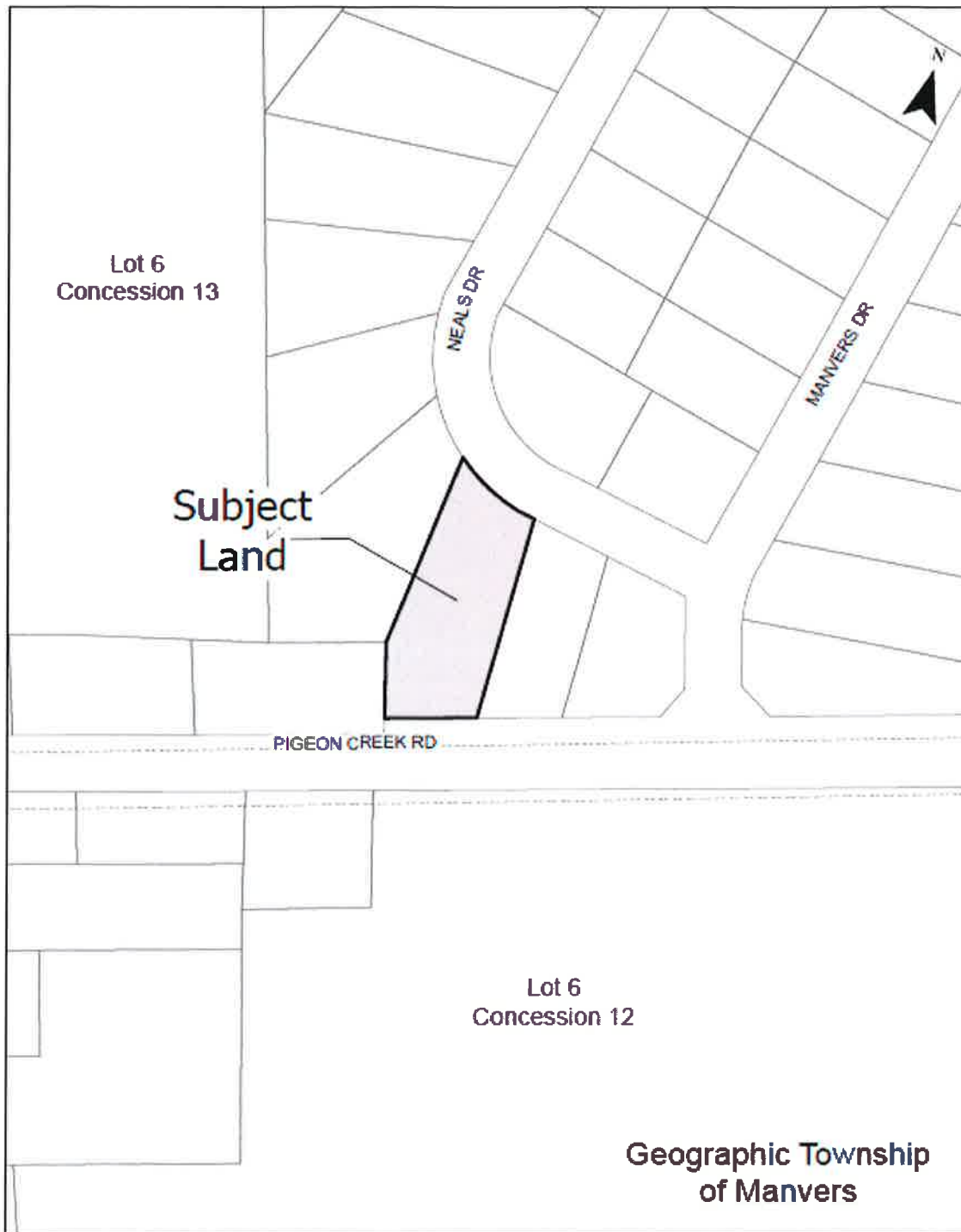


to

REPORT COA2022-062

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## LOCATION MAP



to

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**AERIAL PHOTO**





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## APPLICANT'S SKETCH

