

Memorandum

Date: August 18, 2022
To: Chair L. Robertson and Members of Committee of Adjustment
From: L. Barrie, Manager of Planning
Re: **Minor Variance Application File No. D20-2022-053**
Thomas and Pauline Somogyi, 110 Wilkinson Drive
Part Lot 20, Concession 6 (being Lot 2, Plan 335), geographic Township of
Somerville

Notice of this application was circulated in accordance with the requirements of the Planning Act. The purpose and effect is to facilitate the re-construction of a residential dwelling.

Relief sought:

- 1) Section 5.2.f. requires a minimum water setback of 15 metres with a permitted deck and steps encroachment per Section 18.1.4.a.iii. up to 1.5 metres (resulting setback of 13.5 metres); the proposed setback is 10.97 metres (north corner).

On review of the irregular nature of the shoreline, the proposed setback at the south corner has been confirmed at 6.93 metres. The south corner encroaches less than the existing structure, and on this basis Staff are of the opinion that no further Notice is needed.

- 2) Section 5.2.j. requires a minimum side yard setback of 1.2 metres plus 1 metre for each additional / partial storey above the first (resulting setback is 2.2 metres); the proposed setback is 1.2 metres.

The dwelling is proposed as a single-storey only at the 1.2 metre setback, and as such Relief 2) is not needed.

Recommendation:

As a result of circulation, Kawartha Conservation identified the presence of karst topography (a Natural Hazard feature of provincial significance) that warrants further evaluation, to determine the merits of undertaking a geotechnical study addressing all hazard/risks associated with unstable bedrock.

In order to facilitate on-going discussion amongst Planning staff, Kawartha Conservation and the owners, we recommend that the application be deferred to the subsequent Committee of Adjustment meeting tentatively scheduled for September 15, 2022.



Leah Barrie, MCIP RPP
Manager of Planning