

## Memorandum

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**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. D20-2022-057**  
Raymond Zinsmeister, 1023 Little Britain Road  
Part Lot 6, Plan 79, geographic Township of Mariposa

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Notice of this application was circulated in accordance with the requirements of the Planning Act. The purpose and effect is to recognize a constructed garage.

**Relief sought:**

- 1) Section 3.1.2.2 requires a minimum rear and interior side yard setback of 2 metres; the setbacks are 1.6 metres (rear) and 1.8 metres (side).
- 2) Section 3.1.3.1 (a) permits a maximum coverage of 100 square metres; the coverage is 134.7 square metres.
- 3) Section 3.1.3.2 permits a maximum height of 5 metres; the height is 5.18 metres.

**Recommendation:**

As a result of circulation, Kawartha Conservation identified that flooding hazards are present on the property (Natural Hazard), and, the property is within the boundary of the Sturgeon Lake Management Plan and within the boundary of a highly vulnerable aquifer.

A permit would be required pursuant to Ontario Regulation 182/06, prior to any onsite works being completed. The garage constructed in 2021 requires a permit from Kawartha Conservation; no permit was issued for the development. Accordingly the development is considered a violation under Ontario Regulation 182/06. Kawartha Conservation does not support approval of the application, and will not be providing further Planning comments until this violation has been resolved.

In order to provide the owner an opportunity to take the necessary steps towards resolution and compliance, we recommend that the application be deferred to a subsequent Committee of Adjustment meeting tentatively scheduled for October 20, 2022 or sooner should the matter be addressed.



Leah Barrie, MCIP RPP  
Manager of Planning