

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Gray
Report Number COA2022-043

Public Meeting

Meeting Date: July 21, 2022
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 4 – Geographic Township of Mariposa

Subject: The purpose and effect is to facilitate the construction of an Additional Residential Unit (ARU). **Relief sought:**

- 1) By-law Section 3.23 vi. requires a minimum lot area of 4,000 square metres (private services); the existing lot area is +/- 1,393.79 square metres.

The variance is requested at **5 Thorndyke Drive** (File D20-2022-036).

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

Recommendations

That Report COA2022-043 – Gray, be received;

That minor variance application D20-2022-036 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 COA2022-043, 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 COA2022-043. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of an ARU
Owner:	Bobbi Lyn Gray
Applicant:	Same as Owner
Legal Description:	Lot 7 on Plan 483 (Part Lot 16, Concession 8)
Official Plan ¹ :	Hamlet Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Hamlet Residential (HR) (Township of Mariposa Zoning By-law 94-07)
Site Size:	1,393.79 sq m (0.34 acres)
Site Servicing:	Private individual well and 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 proposed ARU will facilitate development of a new housing option, and provide the homeowners' aging mother with the opportunity to age-in-place relatively independently with family supports as needed. The proposed addition is well-sited and complements the existing single detached dwelling.

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 designation; performance and siting criteria are implemented through the Zoning By-law.

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

The proposed ARU is permitted as-of-right in the HR zone and complies with all applicable zone provisions, with the exception of lot area. The minimum lot area was established taking into account a number of criteria, including natural features, built form and required separation distances between services and structures, while providing adequate open space for drainage and amenity area.

¹ See Schedule 1

² See Schedule 1

Lots under the 4000 sq m threshold require a review to determine whether the lot has the carrying capacity to handle the nitrate loading on-site given site-specific conditions.

An alternative sewage system has been designed to accommodate the ARU, and has been vetted through the City's Building and Septic Division.

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.

The ARU is a form of gentle intensification in a settlement area that is compatible with surrounding residential uses.

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:

CKL Development Engineering: No objection

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

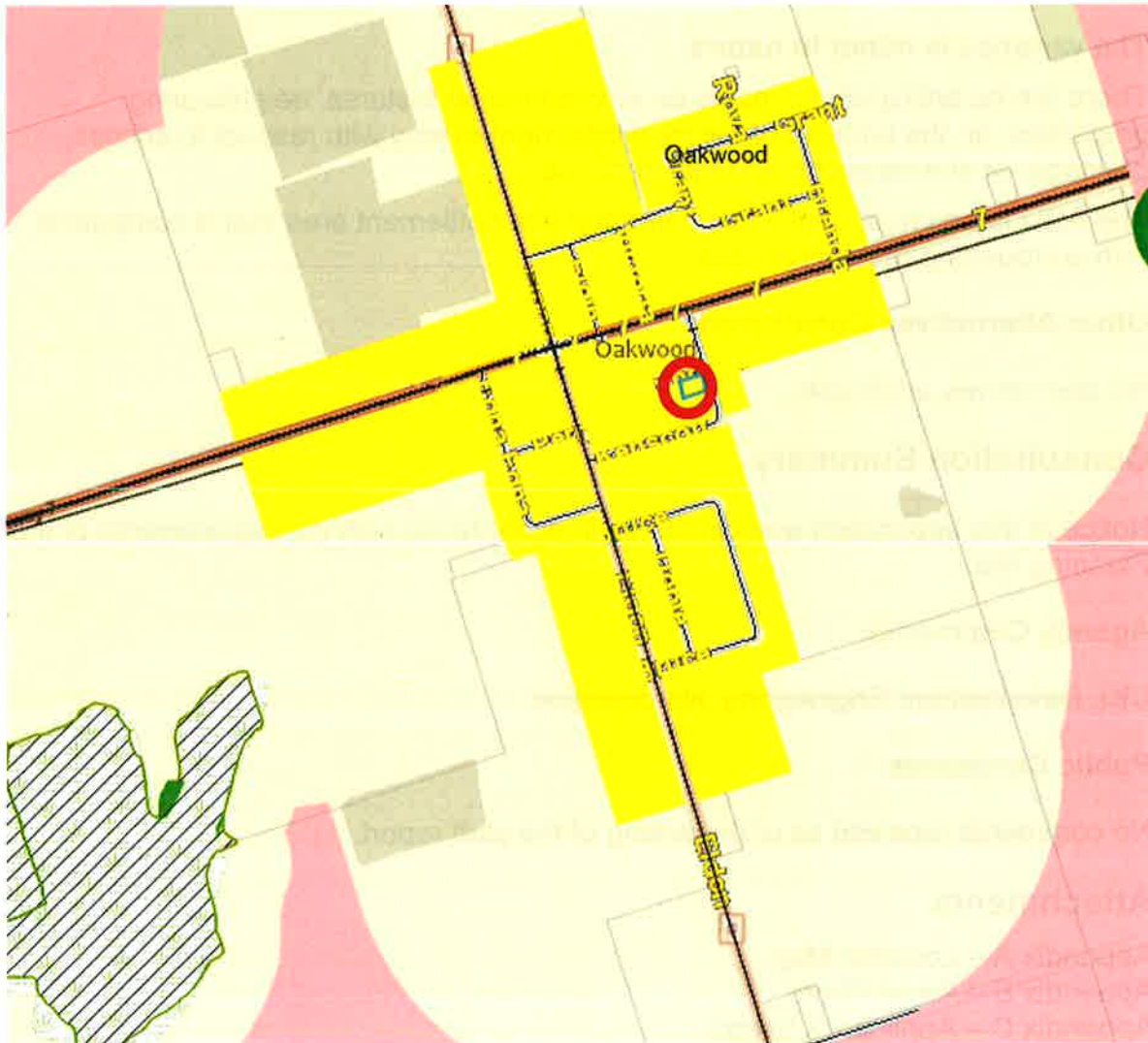


COA2022-043
Appendices_Gray.pc

Phone:	705-324-9411 extension 1240
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Department Head:	Richard Holy, Director of Development Services
Division File:	D20-2022-036

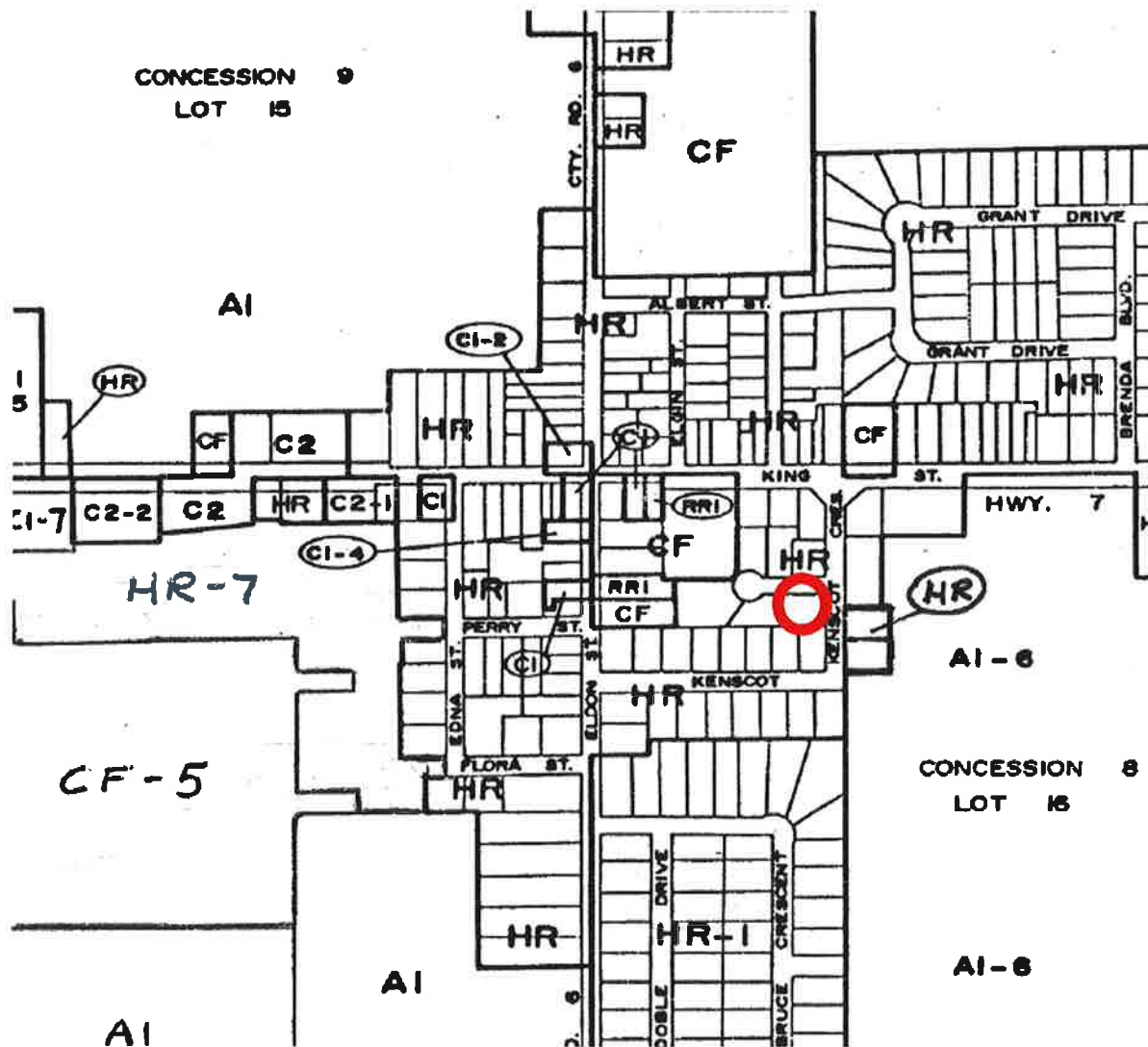
Schedule 1 Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



- 5. Housing Goal
- 5.7 Additional Residential Units (Amendment No. 39)
- 19 Hamlet Settlement Designation

Township of Mariposa Zoning By-law 94-07



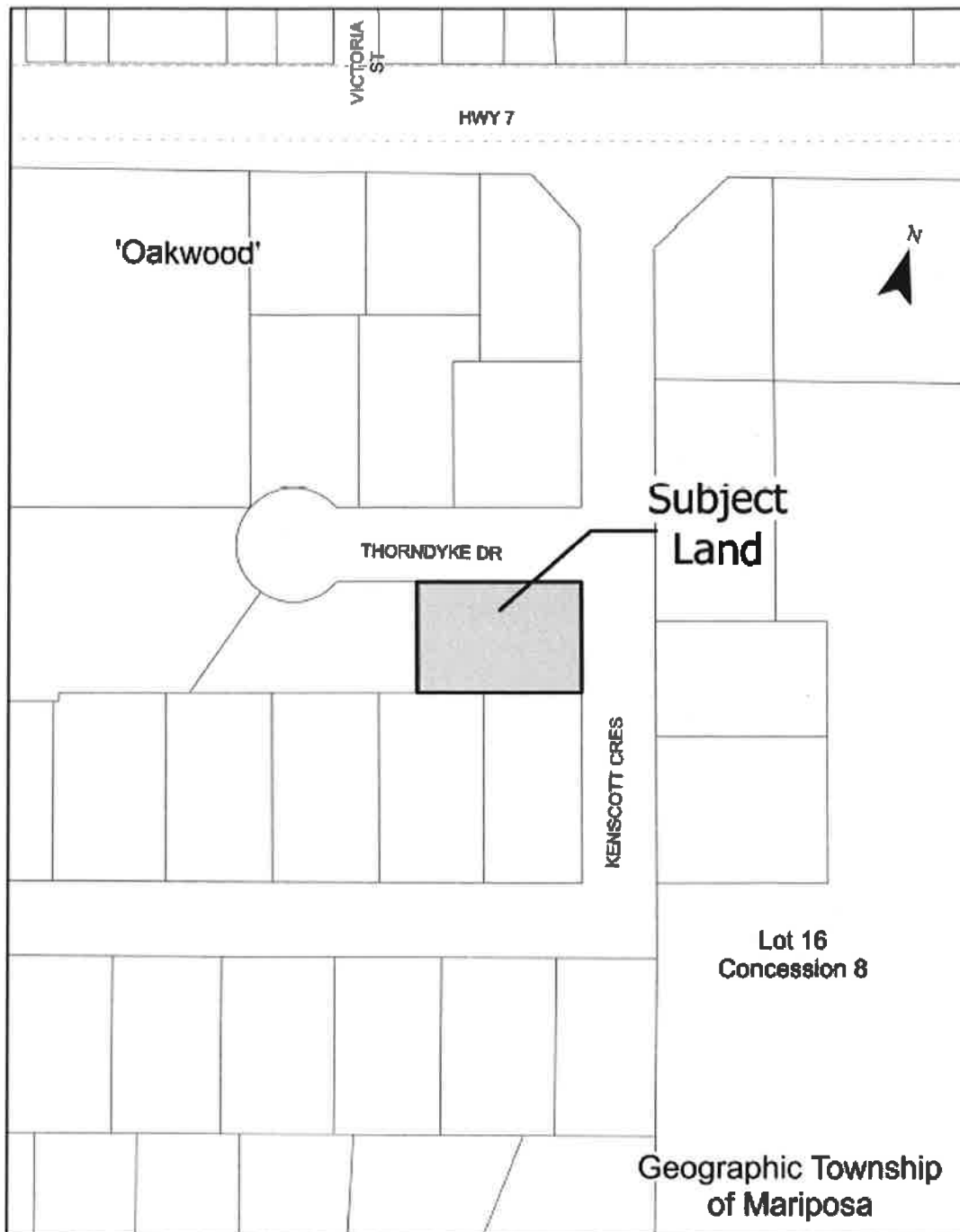
Part 3 General Provisions
3.23 Additional Residential Dwelling Units
Part 10 Hamlet Residential (HR) Zone

to

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LOCATION MAP



APPENDIX " B "

to

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AERIAL PHOTO

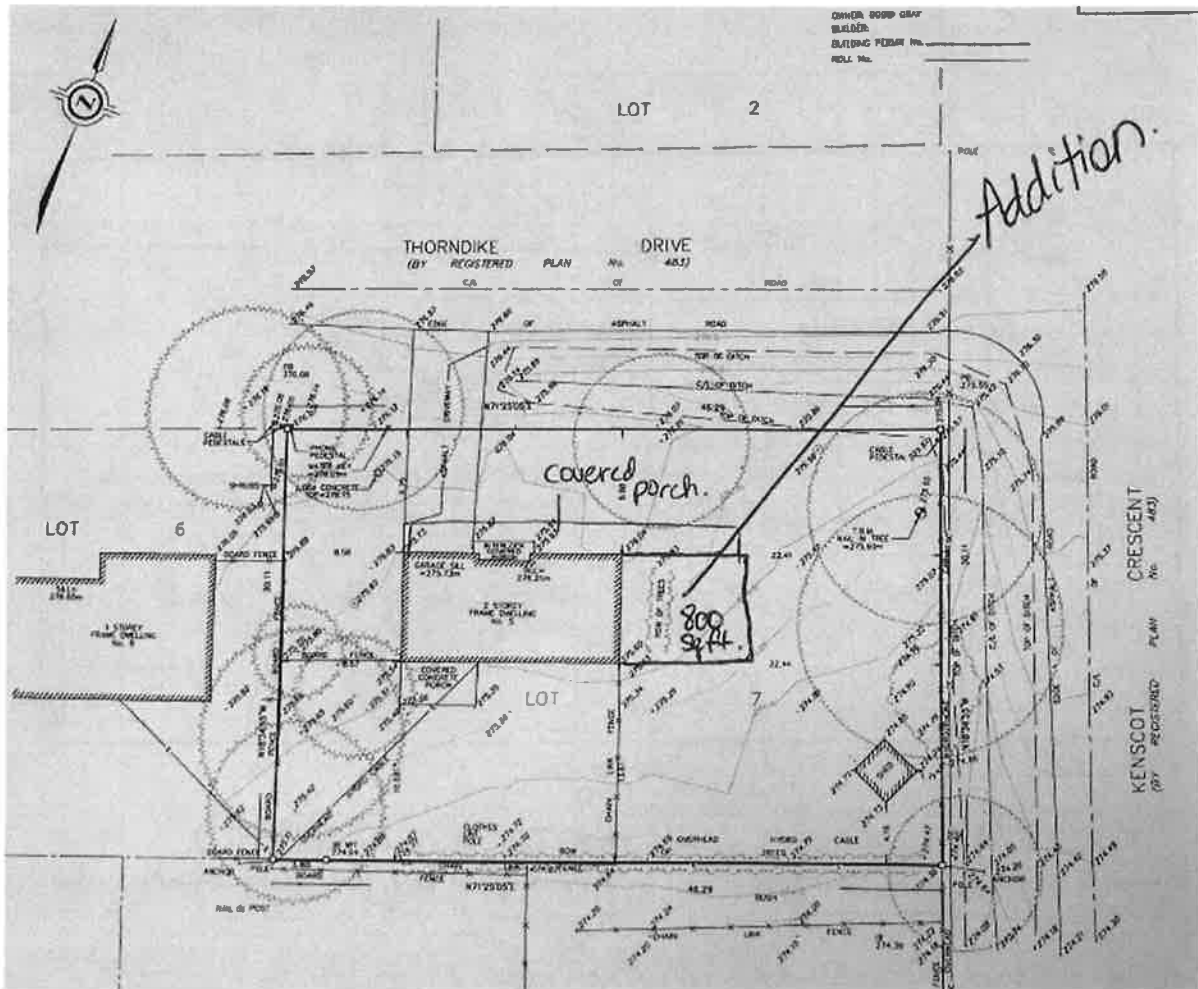


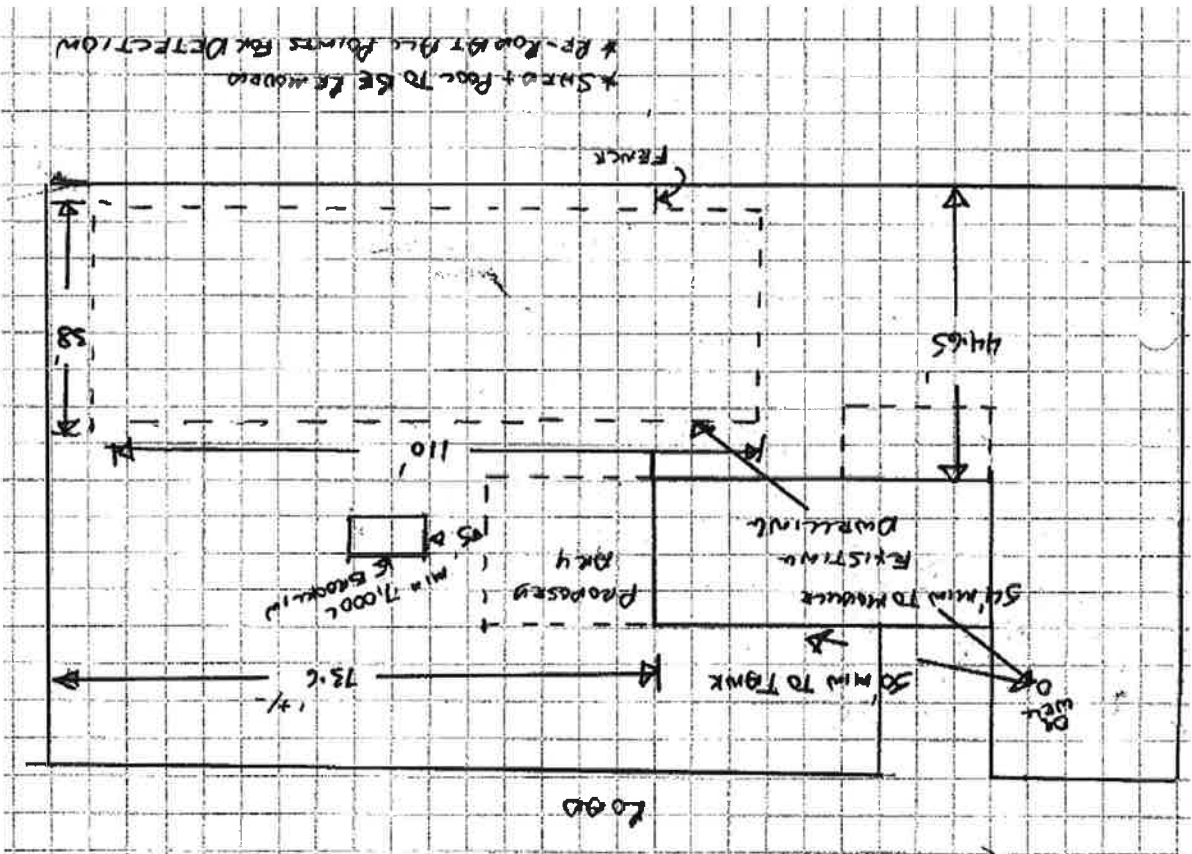
to

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APPLICANT'S SKETCH





* SURE + POOL TO BE REMOVED
 * RE-ROOF AT ALL POINTS FOR DETECTION

