

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – McAlpine**  
Report Number COA2022-049

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**Public Meeting**

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

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**Ward 6 – Geographic Township of Emily**

**Subject:** The purpose and effect is to facilitate the construction of a detached carport and shed. **Relief sought:**

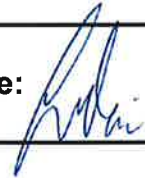
- 1) By-law Section 3.1.2.1 permits accessory structures in the interior side or rear yards only; the proposed location is in the front yard.
- 2) By-law Section 3.1.3.3 permits a maximum of 3 accessory buildings or structures; the proposal will result in 4.
- 3) By-law Section 12.2.1.3 requires a minimum front yard setback of 7.5 metres; the proposed setback is +/- 2.17 m.

The variance is requested at **57 Charlore Park Drive** (File D20-2022-042).

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

**Signature:**



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**Recommendations**

**That** Report COA2022-049 – McAlpine, be received;

**That** minor variance application D20-2022-042 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 COA2022-049, 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 COA2022-049. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a detached carport and shed
Owner:	Sheila McAlpine
Applicant:	IT Matters Contracting (Matthew Cooper)
Legal Description:	Lot 19 on Plan 498 (Part of Lot 14, Concession 7)
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Three 'RR3' (Township of Emily Zoning By-law 1996-30)
Site Size:	+/- 2,670.92 sq m (0.66 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.**

Charlore Park Drive loops through the residential community resulting in a number of narrow through lots, including the subject lot. A through lot is bounded on two opposite sides by streets. The siting of the existing buildings and structures (i.e. dwelling, driveway, shed, spa, gazebo, septic system, well) coupled with the lot configuration (i.e. wide and shallow) leave little opportunity to site the proposed carport and shed in compliance with the By-law. The proposed carport is well-sited in relation to the driveway with access to the dwelling; the proposed shed provides additional storage that the existing shed cannot accommodate.

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

The proposed accessory structures are permitted as-of-right in the Waterfront designation; performance and siting criteria are implemented through the Zoning By-law.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

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

The proposed accessory structures are permitted as-of-right in the RR3 zone. Given the lot's status as a through lot, 'front' and 'rear' yards are often used for similar purposes, and the amenity space typically offered by a rear yard can be found in a side yard. The location of the septic system in the rear yard and the remnant space to the 'rear' (west) of the dwelling eliminates both yards for the proposed shed. The location of the existing driveway and configuration of the dwelling is determinative for the siting of the carport. The proposed locations use previously cleared areas, and avoid disturbing existing natural features towards the east side of the lot.

The By-law limits accessory structures to enhance a cohesive built form; the additional accessory structure is anticipated to integrate with the existing built form, and the overall coverage for all accessory structures falls well under the maximum permitted 225 sq m and 8%.

The carport is proposed at +/- 2.17 m from the front property line at the southeast corner and +/- 3.36 m at the southwest corner. Amenity space typically associated with a front yard is provided in the east side yard. Due to the existing built form along the road, as well as its path through the neighbourhood, there is no definitive established building line for the carport or shed to align with.

**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:**

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

## Appendix D – Elevations

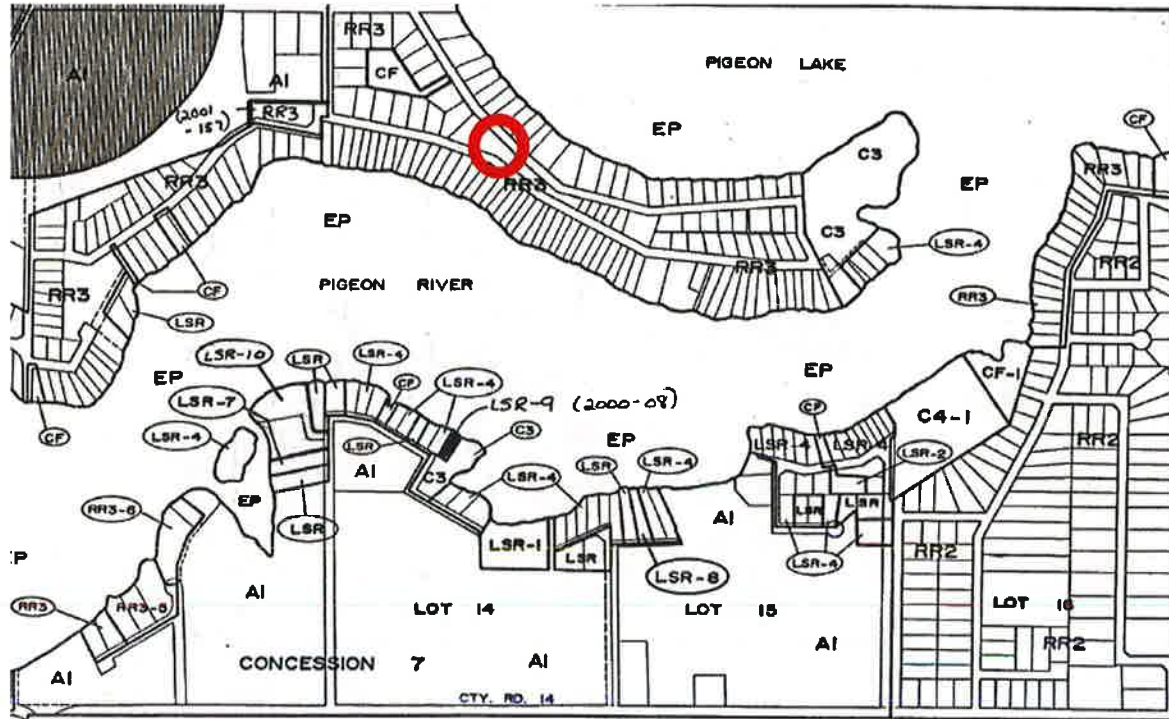


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Appendices\_McAlpi

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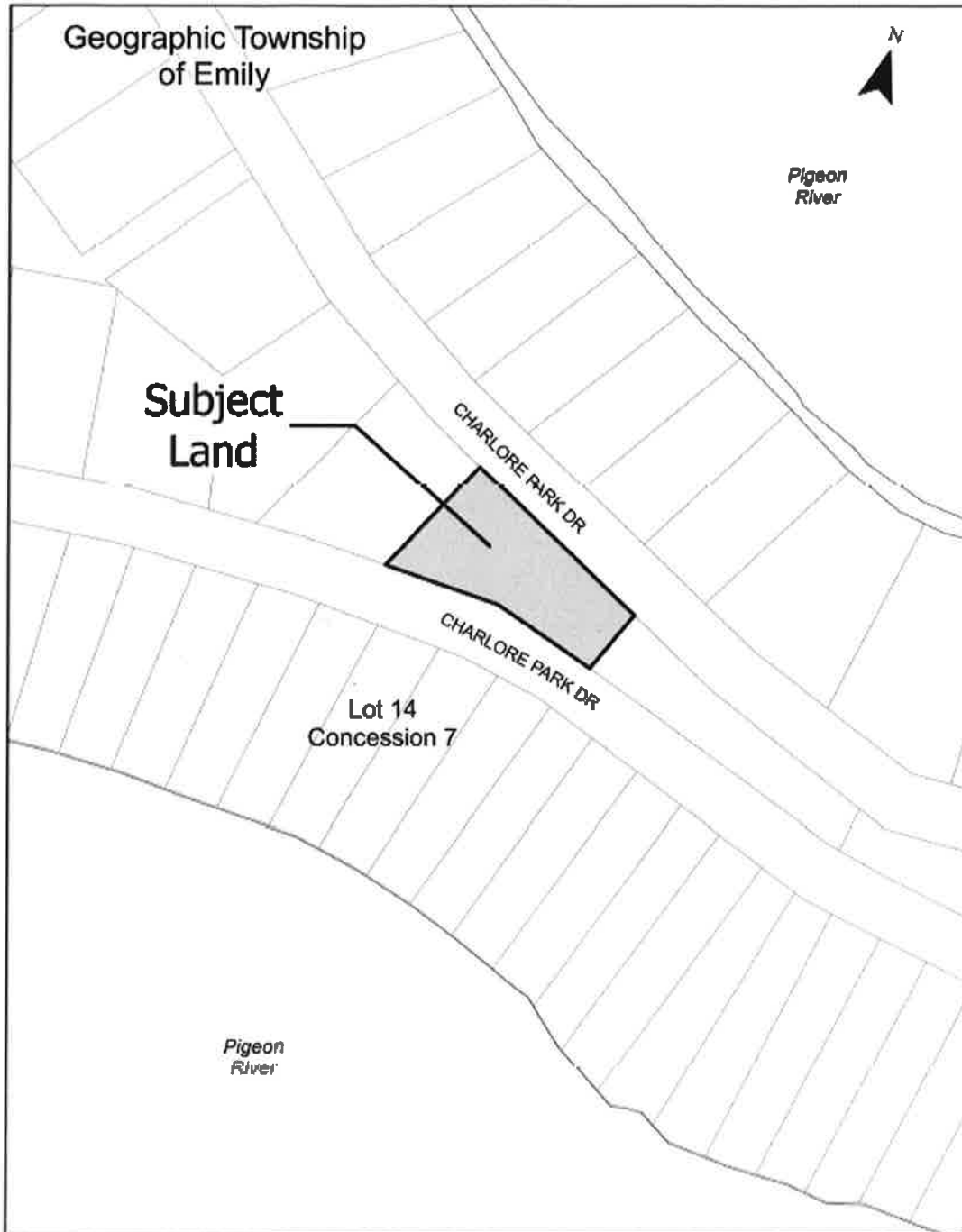
<b>Phone:</b>	705-324-9411 extension 1240
<b>E-Mail:</b>	<a href="mailto:lbarrie@kawarthalakes.ca">lbarrie@kawarthalakes.ca</a>
<b>Department Head:</b>	Richard Holy, Director of Development Services
<b>Division File:</b>	D20-2022-042

## 20.5. Density and Massing

**Township of Emily Zoning By-law 1996-30**

- Part 3 General Provisions
- 3.1.2 Location
- 3.1.3 Lot Coverage and Height
- Part 12 Rural Residential Type Three (RR3) Zone

**LOCATION MAP**





to

REPORT COA2022-049

FILE NO: D20-2022-042

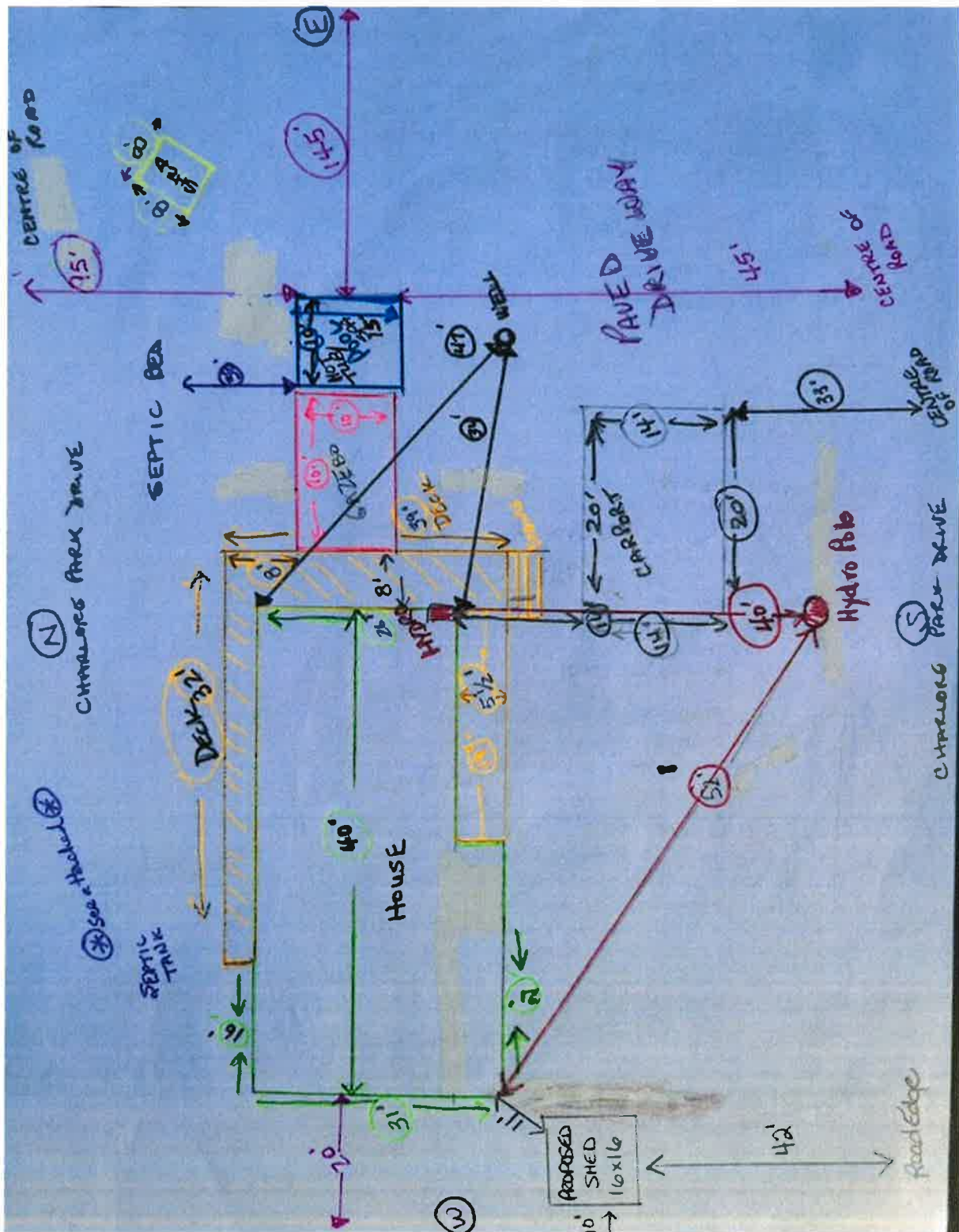
**AERIAL PHOTO**

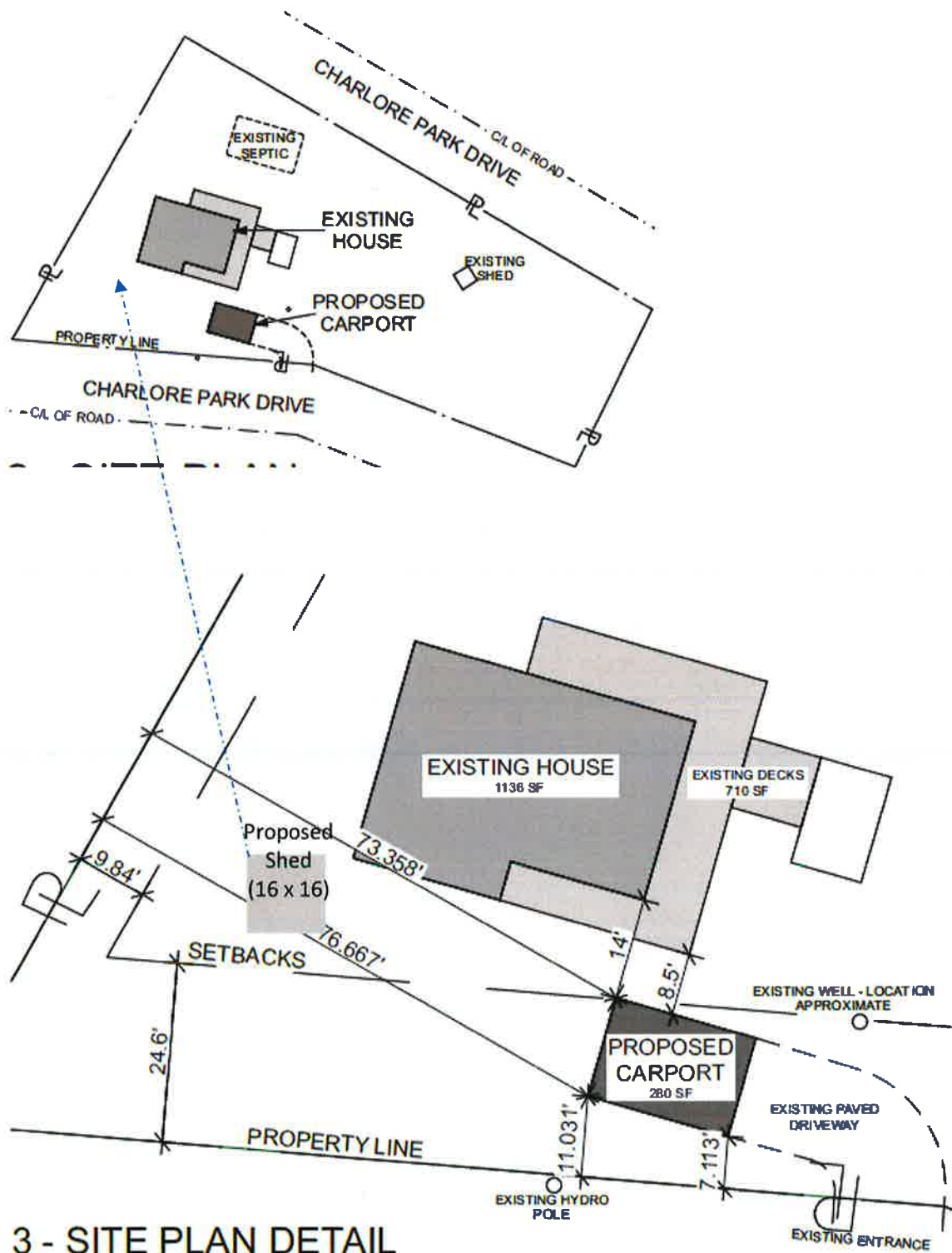




to

### APPLICANT'S SKETCH





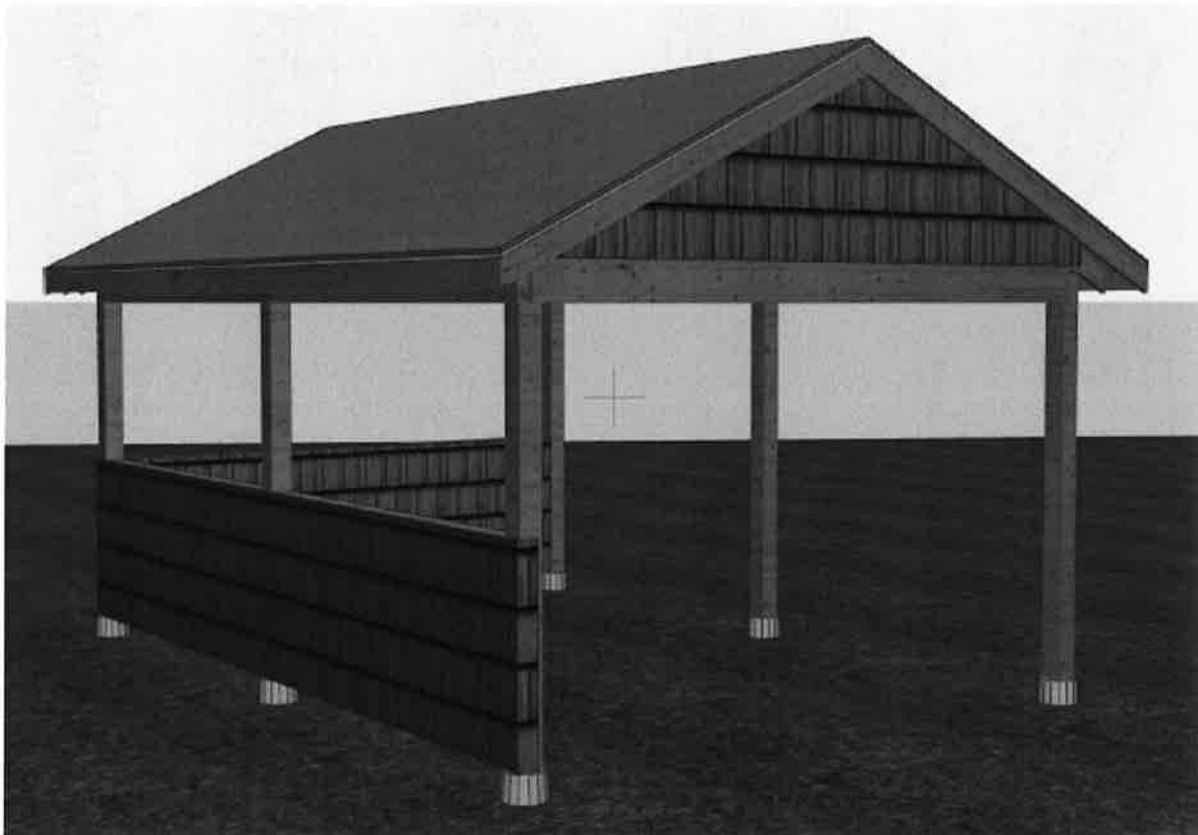
**3 - SITE PLAN DETAIL**

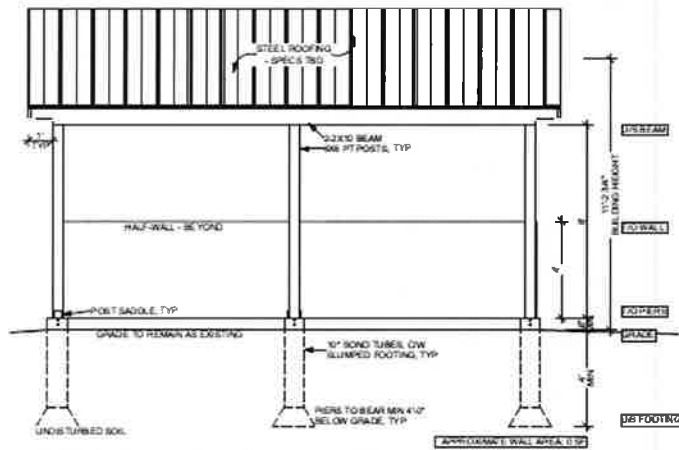
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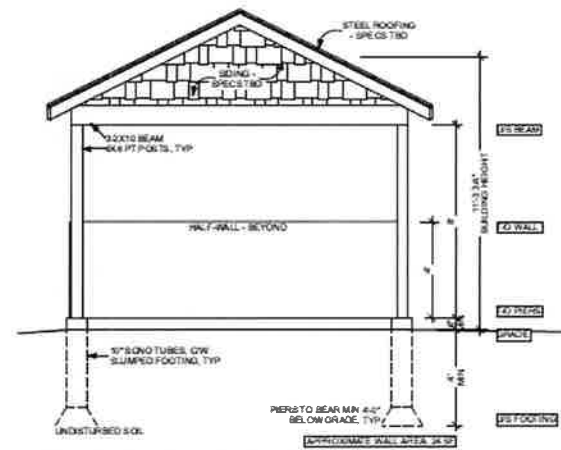
## ELEVATIONS





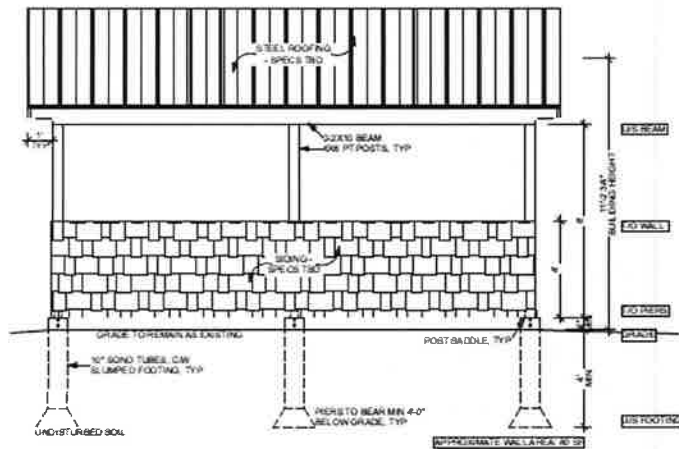
## NORTH ELEVATION

SCALE: 3/16" = 1'-0"



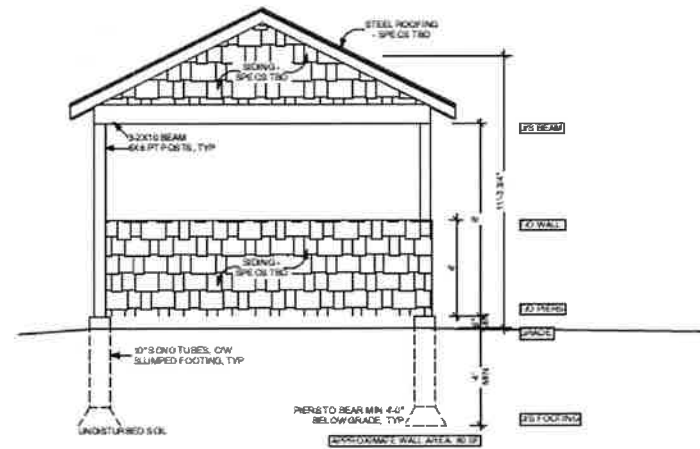
## EAST ELEVATION

SCALE: 3/16" = 1'-0"



## SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



## WEST ELEVATION

SCALE: 3/16" = 1'-0"