

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Simmons

Report Number COA2022-090

Public Meeting

Meeting Date: December 1, 2022

Time: 1:00 pm

Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 1 – Geographic Township of Laxton

Subject: The purpose and effect is to facilitate a screened room addition to the existing modular dwelling unit.

Relief sought:

1. Section 13.2 g) permits a maximum lot coverage of 30%; the proposed lot coverage is +/- 33.8%.

The variance is requested at **81 Pine Villa Road** (File D20-2022-081).

Author: Katherine Evans, Planner II **Signature:** *Katherine Evans*

Recommendations

That Report COA2022-090 – Simmons, be received;

That minor variance application D20-2022-081 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 COA2022-090, 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 COA2022-090. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	To facilitate the addition of a +/- 24.6 sq. m screened room to the existing modular dwelling unit
Owners:	Matt Simmons
Applicant:	TD Consulting Inc. c/o Tom deBoer
Legal Description:	North Part of Lot 7 and Part of Lot 8, Concession 1; Unit 18, Condo Plan #25
Official Plan ¹ :	Rural (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Commercial Trailer Park Exception Two (C4-2) Zone (United Townships of Laxton, Digby, and Longford Zoning By-law 32-83)
Site Size:	507.2 sq. m (5,459.46 sq. feet)
Site Access:	Year-round municipal road (Victoria Road); Private road (Pine Villa Road)
Site Servicing:	Private communal 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 subject property is located in a Plan of Condominium in the geographic Township of Laxton. The development consists of indoor and outdoor amenity spaces, natural areas and waterfronts, and 1 and 2 storey modular dwelling units. The built form is relatively uniform with a few different styles of modular units. The lots are also all of similar sizes and predominantly rectangular in shape. According to Municipal Property Assessment Corporation (MPAC), the dwelling on the subject property was constructed in 2015.

¹ See Schedule 1

² See Schedule 1

Though the units are relatively uniform, there are variations as covered and uncovered decks, sheds, and screened in rooms have been added to some of the units. The subject property is a 2 storey unit with a deck at the rear of the dwelling. The addition of the screened room will create sheltered seasonal amenity space and will allow the property owner to enjoy the outdoors and views of the water while not having to be concerned about insects. The addition is not anticipated to adversely impact the ability of the yard to provide sufficient space for landscaped amenity and outdoor recreational purposes.

Due to the above analysis, the variance is desirable and appropriate for the use of the land.

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

The property is designated Rural within the City of Kawartha Lakes Official Plan. Low density residential uses and active and passive recreation uses and facilities are anticipated within this designation. Performance and siting criteria is implemented through the Zoning By-Law.

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

The subject property is zoned Commercial Trailer Park Exception Two (C4-2) Zone under the United Townships of Laxton, Digby, and Longford Zoning By-law 32-83. Seasonal modular homes within a vacant land condominium plan and a private recreational facility are permitted under the C4-2 Zone.

The lot coverage requirement ensures a sufficient degree of landscaped open space is maintained and controls more technical aspects of development such as storm water management. The proposal complies with the required 1.5 metre side yard setback, adequate outdoor amenity space is being retained, and no impact to drainage or storm water management is anticipated.

The variance is minor in nature.

There are no anticipated impacts on environmental features; neighbouring properties; or, the function of the right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives considered.

Consultation Summary

Notice of this application was circulated in accordance with the requirements of the Planning Act.

Agency Comments:

Kawartha Conservation: "Kawartha Conservation has no concern with the approval of Minor Variance Application D20-2022-081 for the construction of the

proposed screened room. The applicant will not be required to obtain a Permit from Kawartha Conservation for the proposed project.”

DS-Building and Septic Division (Building): No comments

Public Comments:

No comments received as of the writing of the staff report.

Attachments

Appendix A – Location Map

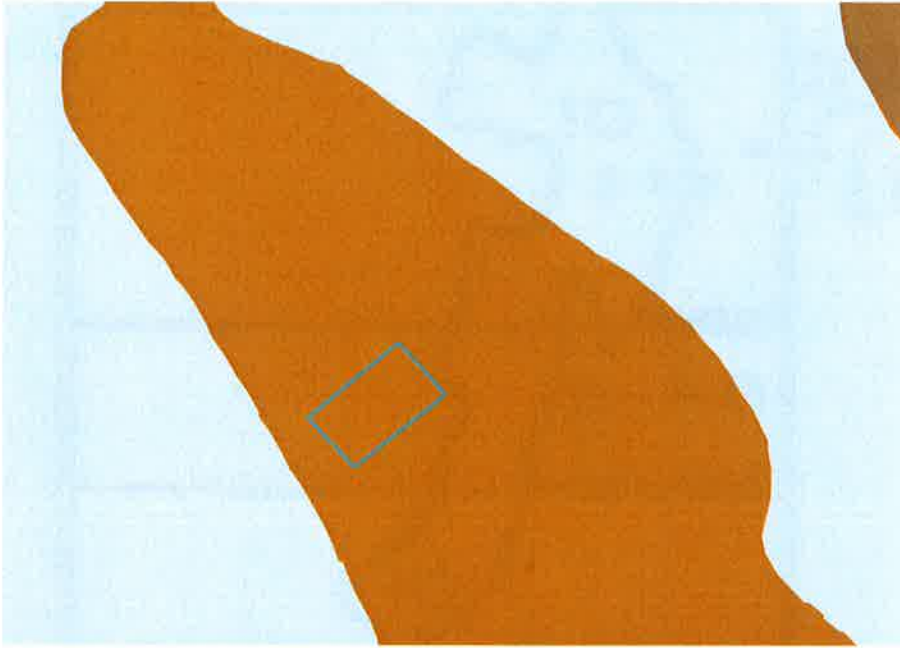
Appendix B – Aerial Photo

Appendix C – Applicant’s Sketch

Phone: 705-324-9411 extension 1883
E-Mail: kevans@kawarthalakes.ca
Department Head: Richard Holy, Director of Development Services
Division File: D20-2022-081

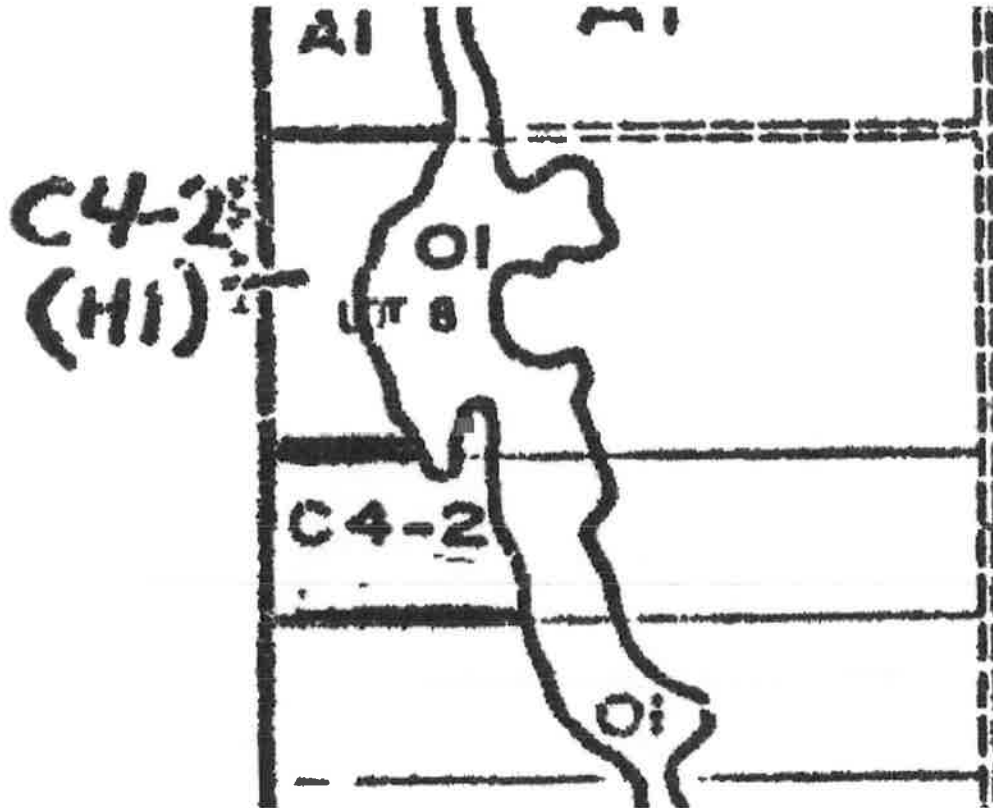
Schedule 1 Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



16. Rural Designation

United Townships of Laxton, Digby, and Longford Zoning By-law 32-83



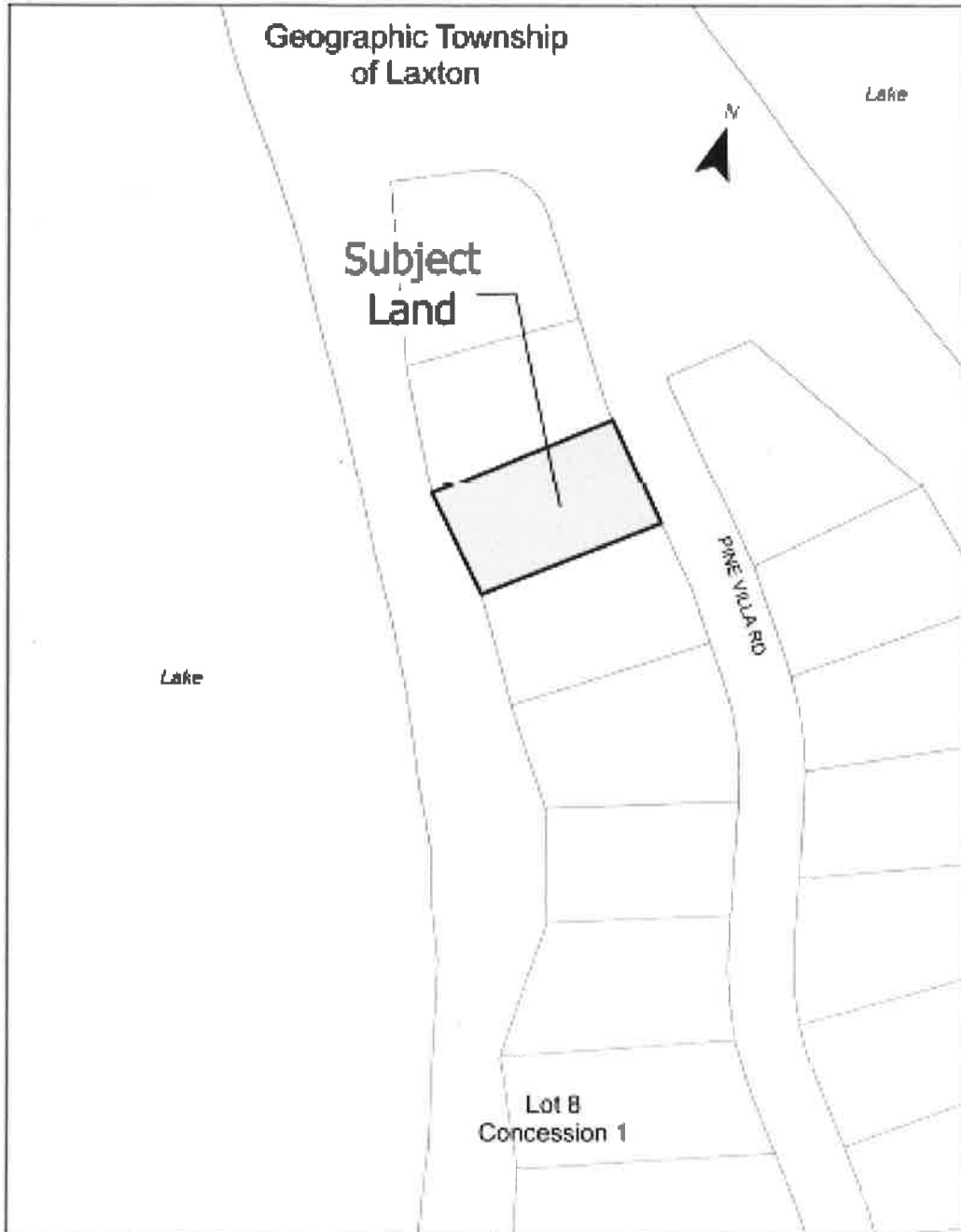
13.2 C4 Zone Requirements

- g) Maximum lot coverage 30%

to

LOCATION MAP

D20-2022-081



APPENDIX " B "

to

REPORT COA2022-090

FILE NO: D20-2022-081

AERIAL PHOTO



to

REPORT COA2022-090

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APPLICANT'S SKETCH

