

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Kimberley Walsh
Report Number COA2020-049

Public Meeting

Meeting Date: November 26, 2020
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 2 – Former Village of Bobcaygeon

Subject: The purpose and effect is to request relief from Section 5.2(j) to reduce the minimum water setback from 20 metres to 11.7 metres to permit a screened porch addition.

The variance is requested at 71 Perfectus Drive, former Village of Bobcaygeon (File D20-2020-041).

Author: David Harding, Planner II, RPP, MCIP

Signature: 

Recommendation:

Resolved That Report COA2020-049 Walsh, be received;

That minor variance application D20-2020-041 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

- 1) **That** the building construction related to this approval shall proceed substantially in accordance with the sketch in Appendix C and elevations in Appendix D submitted as part of Report COA2020-049, which shall be attached to and form part of the Committee's Decision; and
- 2) **That** the 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 COA2020-049. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Background: At its October 17, 2019 meeting, the Committee of Adjustment granted application D20-2019-048 to add additions and carry out alterations/renovations to the existing dwelling on the subject property. The screened porch was not proposed at that time. The applicant wished to have further dialogue with the KRCA before applying for the screened porch. The dialogue occurred and KRCA issued a permit for the screened porch. The application was deemed complete November 4, 2020.

Proposal: To permit the construction of an approximately 4.47 metre x 6.3 metre (14.7 feet x 20.7 feet) screened porch.

Owner: Kimberley Walsh

Applicant: Meagan Sanderson - W.E. Oughtred and Associates Inc.

Legal Description: Part Lot 15, Plan 245, Part 1, RP 57R-7233, former Village of Bobcaygeon, now City of Kawartha Lakes

Official Plan: Urban within the Victoria County Official Plan

Zone: Urban Residential Type One (R1) Zone within the Village of Bobcaygeon Zoning By-law 16-78

Site Size: 1,821.75 square metres

Site Servicing: Municipal water and sewer

Existing Uses: Shoreline Residential

Adjacent Uses: North, West: Big Bob Channel
South: Little Bob Channel/Shoreline Residential
East: Shoreline Residential

Rationale:

1) Is the variance minor in nature? Yes
And

2) Is the proposal desirable and appropriate for the use of the land? Yes

The subject property is located within a shoreline residential neighbourhood on the southwestern side of Bobcaygeon. The neighbourhood contains a mixture of seasonal and year-round dwellings. The property is located at the terminus of Perfectus Drive. The narrow road transitions into the driveway. The lot, which abuts water on three sides, is short and wide, finishing at a point in the southwest. The lot is heavily vegetated with coniferous and deciduous trees, resulting in a high degree of canopy cover and vegetative shoreline buffering.

As previously identified in application D20-2019-048, the majority of the trees on the property are proposed to be retained, which will maintain the established

vegetative character of the shoreline in addition to providing a vegetative buffer that screens the addition from Big and Little Bob Channels.

The proposed construction will allow for the creation of sheltered seasonal amenity space. 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 minor in nature and desirable and appropriate for the use of the land.

3) Does the variance maintain the intent and purpose of the Zoning By-law?

Yes

The property is zoned Urban Residential Type One (R1) Zone within the Village of Bobcaygeon Zoning By-law 16-78. The R1 Zone permits the single detached dwelling use.

The northwest shoreline is the closest shore lot line to the proposal. The proposed addition projects southwards, and the existing dwelling is between the proposed screened porch and northwest shoreline. As the dwelling establishes a closer setback to the northwest shore, no further impacts to this shore are anticipated from the proposal.

Due to the unique pointed shape of the property, while the addition is directed away from one shoreline, it does come closer to the south shoreline. However, this projection is not anticipated to impede the function of the water yard setback. One of the functions of the water setback is to provide sufficient space for the establishment of natural vegetation to protect the ecological processes of waterbodies. A second function of the water setback is to control the appearance of built form in relation to the shoreline. The addition proposed is a single storey and its built form will be largely screened from view by a combination of coniferous and deciduous vegetation. A third function of the water setback is to provide sufficient yard space for outdoor recreational and amenity area. The reductions do not adversely impact the area of available outdoor amenity space.

Therefore, the variance maintains the general intent and purpose of the Zoning By-Law.

4) Does the variance maintain the intent and purpose of the Official Plan?

Yes

As the City of Kawartha Lakes Official Plan as it applies to the Bobcaygeon Urban Settlement Area has been appealed to the Local Planning Appeal Tribunal, the policies of the Victoria County Official Plan (Official Plan) continue to apply. The property is designated Urban within the Official Plan. A broad range of residential uses are permitted in this designation, including low-density uses. The application proposes a low-density residential use. In consideration of the above, the variances maintain the general intent and purpose of the Official Plan.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Servicing Comments:

The property is serviced by municipal water and sewer systems.

Consultations:

Notice of this application was circulated in accordance with the requirements of the *Planning Act*. Comments have been received from:

Agency Comments:

Building Division (November 16, 2020): No concerns.

Development Engineering Division (November 17, 2020): No concerns.

Public Comments:

No comments received as of November 17, 2020.

Attachments:



Appendices A-E to
COA2020-049.pdf

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Applicant's Sketch

Appendix D – Applicant's Elevations

Appendix E – Department and Agency Comments

Phone: 705-324-9411 extension 1206

E-Mail: dharding@kawarthalakes.ca

Department Head: Chris Marshall, Director of Development Services

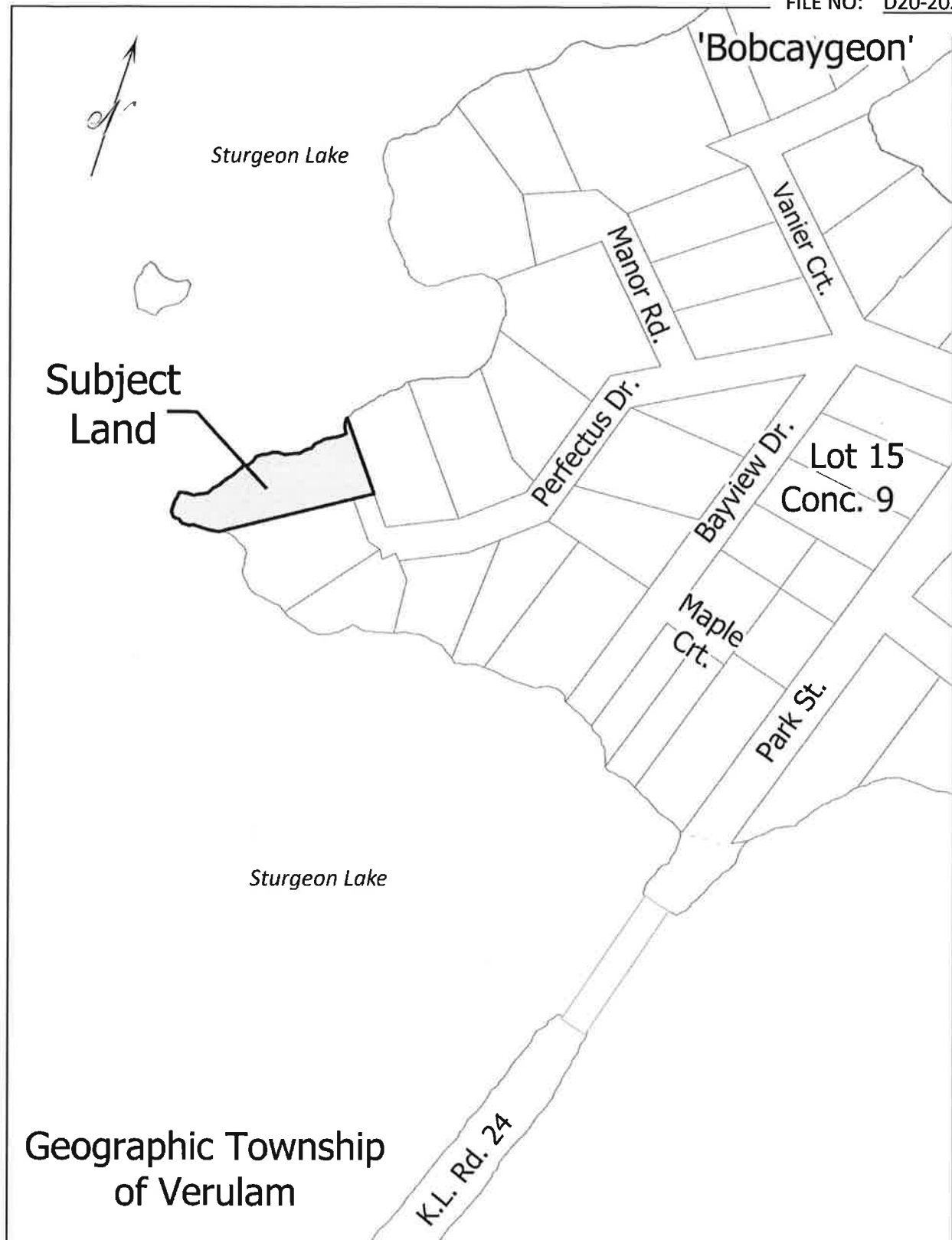
Department File: D20-2020-041

to

REPORT COA2020-049

FILE NO: D20-2020-041

D20-2020-041



71 Perfectus Drive, former Village of Bobcaygeon





	AREA	PERCENT
TOTAL LOT AREA	18,217.50 sq. ft.	100.0000 sq. ft.
EXISTING BUILDING FLOOR AREA	155.57 sq. ft.	1.6787% sq. ft.
PROPOSED CIRCULAR FLOOR ADDITION AREA	71.57 sq. ft.	770.41 sq. ft.
PROPOSED SQUARE PORCH ADDITION AREA	27.88 sq. ft.	257.78 sq. ft.
PROPOSED SIDEWALK AREA	22.87 sq. ft.	301.06 sq. ft.
PROPOSED BUILDING COVERAGE	282.87 sq. ft.	3,946.03 sq. ft.
MAX. BUILDING COVERAGE ALLOWED	546.53 sq. ft.	5,002.84 sq. ft.
PROPOSED GROUND FLOOR AREA	224.24 sq. ft.	2,442.78 sq. ft.
PROPOSED SECOND FLOOR ADDITION AREA	82.27 sq. ft.	871.15 sq. ft.
PROPOSED C.F.A.	306.51 sq. ft.	3,318.64 sq. ft.
EXISTING F.T. ELEV.	248.13 m.	
EXISTING REGULATORY FLOOR ELEV.	248.46 m.	
ADJUTANT F.T. IS ABOVE FLOOR ELEV.	0.33 m.	
MAX. EXIST. F.T. ABOVE REGULATORY FLOOR ELEV.	0.30 m.	

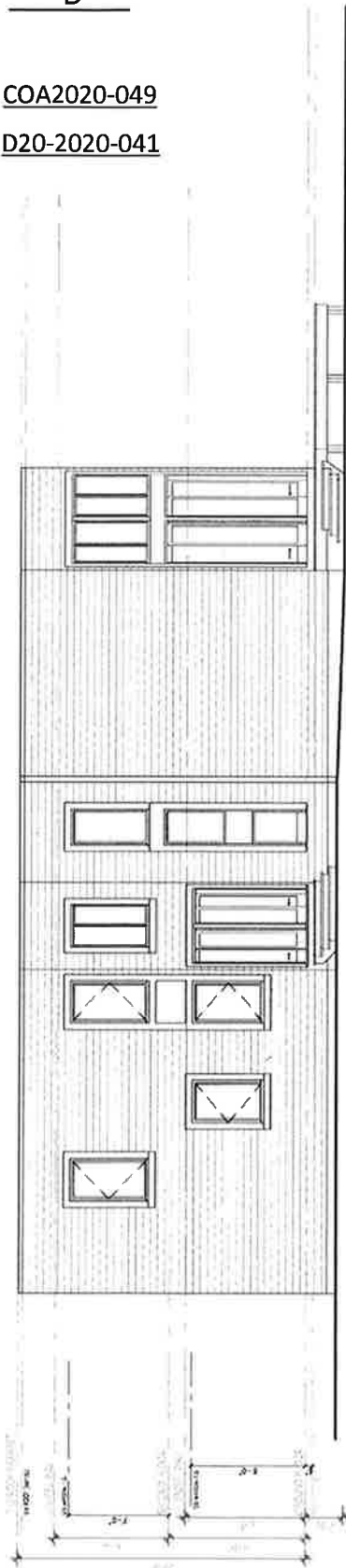
NOTE: EXIST. & PROPOSED FOUNDATIONS TO BE CONC. PIER-AND-BASEMENT.

APPENDIX " D "

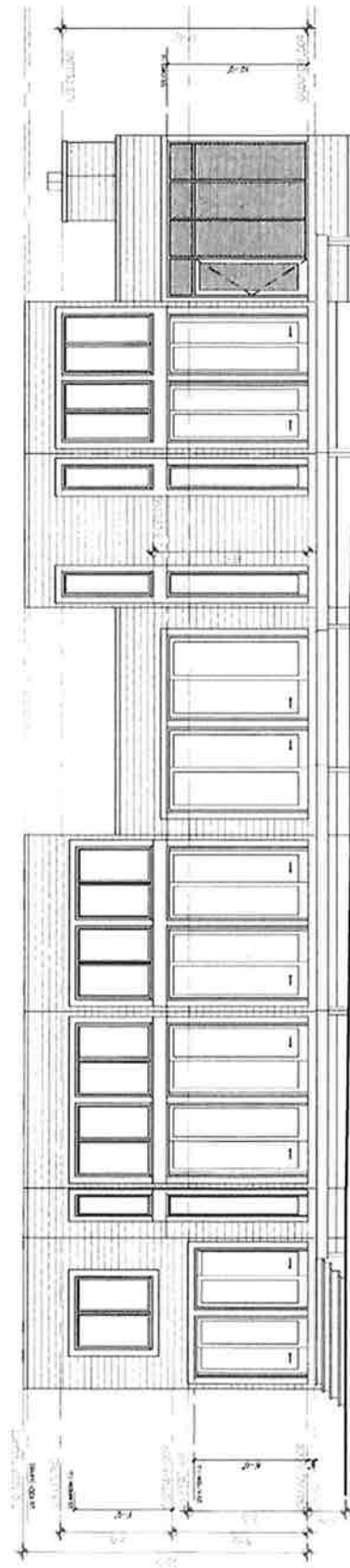
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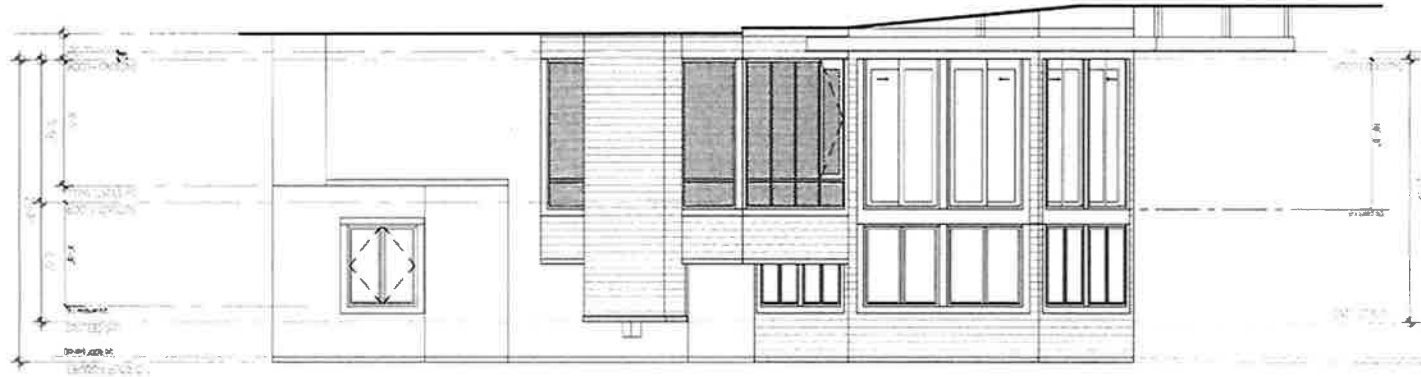


① NORTH ELEVATION
② ROAD SIDE

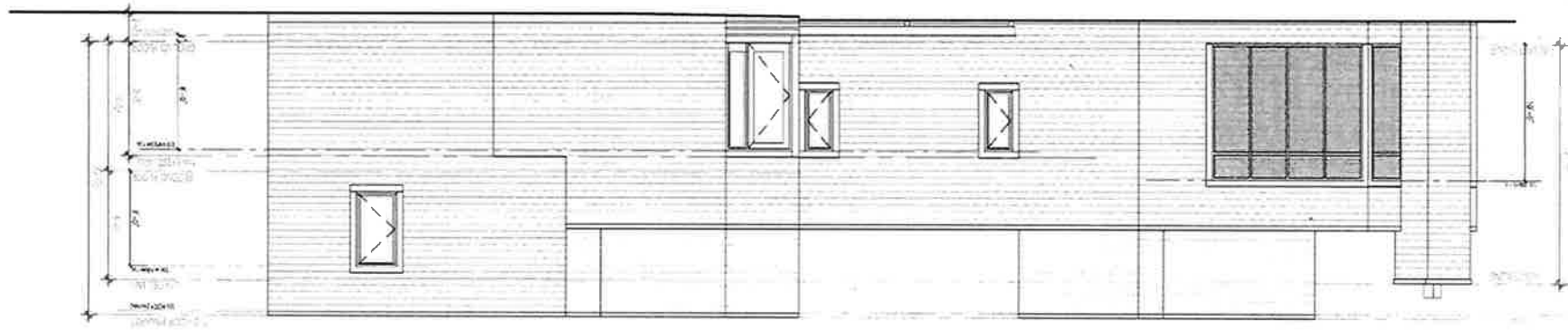


③ WEST ELEVATION
④ ROAD SIDE

3 SOUTH ELEVATION
AS1 SCALE 1/4" = 1'-0"



6 EAST ELEVATION
AS1 SCALE 1/4" = 1'-0"



David Harding

From: Derryk Wolven
Sent: Friday, November 13, 2020 3:33 PM
To: Charlotte Crockford-Toomey
Subject: D20-2020-041 71 Perfectus

Follow Up Flag: Follow up
Flag Status: Flagged

APPENDIX " E "

to

REPORT COA2020-049

FILE NO. D20-2020-041

Building has no concerns with the above noted application.

Derryk Wolven
Plans Examiner
City of Kawartha Lakes Building Division

David Harding

From: Mark LaHay
Sent: Tuesday, November 17, 2020 9:30 AM
To: David MacPherson; Kent Stainton
Cc: Charlotte Crockford-Toomey
Subject: FW: 20201117 D20-2020-041 - Engineering review

Follow Up Flag: Follow up
Flag Status: Flagged

FYI - file

From: Kim Rhodes
Sent: Tuesday, November 17, 2020 8:05 AM
To: Mark LaHay
Cc: Christina Sisson ; Kirk Timms ; Benjamin Courville
Subject: 20201117 D20-2020-041 - Engineering review

Please see the message below from Christina Sisson:

Good morning Mark – further to our engineering review of the following:

Minor Variance – D20-2020-041
71 Perfectus Drive
Part Lot 15, Plan 245, Part 1, 57R-7233
Former Village of Bobcaygeon

It is the understanding by Engineering that the purpose and effect is to request relief to reduce the minimum water setback from 20 metres to 11.7 metres to permit the construction of a screened porch addition.

From an engineering perspective, we have no objection to the proposed Minor Variance.

Please do not hesitate to contact our office if you have any questions.

Thanks,

CHRISTINA

Christina Sisson, P.Eng.
Supervisor, Development Engineering
Engineering & Corporate Assets, City of Kawartha Lakes
705-324-9411 ext. 1152 www.kawarthalakes.ca

