



Development Services – Planning Division  
180 Kent Street West, 2<sup>nd</sup> Floor  
Lindsay ON K9V 2Y6  
Tel: 705-324-9411 Extension 1367  
Fax: 705-324-4027  
E-mail: [kstainton@kawarthalakes.ca](mailto:kstainton@kawarthalakes.ca)  
Website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

## MEMORANDUM

**TO:** Committee of Adjustment

**FROM:** Kent Stainton, Planner II - Development Services – Planning Division

**DATE:** March 9<sup>th</sup>, 2021

**SUBJECT:** Minor Variance Application File No. D20-2021-009  
39 Elliot Street, former Village of Fenelon Falls

---

On February 24, 2021, the Director of Development Services, as delegated by Council, granted provisional consent for file D03-2020-022 to sever approximately 172.9 square metres from 39 Elliot Street and add the lands to 35 Elliot Street, resulting in an approximately 537 square metre parcel. Condition 3 of the provisional consent approval requires a variance to the proposed retained parcel to recognize the reduced lot area and frontage for the resultant lot.

Upon reviewing the submitted application, staff determined that the resultant configuration of the benefitting lands, identified as 35 Elliot Street, would also be deficient in lot area, notwithstanding receipt of the severed lands, in accordance with the provisions of the Residential Type One (R1) Zone of the Village of Fenelon Falls Zoning By-law 89-25. The deficiency will require a variance to recognize the reduced lot area. It is important to note that both the original staff recommendation and Notice of Decision for consent file D03-2020-022 have been revised to reflect the additional variance requirement.

As is common practice with variances required as conditions of provisional Consent, all associated properties that are subject to variances are typically heard at the same hearing for convenience. As opposed to hearing variance application D20-2021-009 at the March 18, 2021 meeting and the variance application for 35 Elliot Street at a subsequent hearing, Planning staff is requesting the Committee consider deferring the application for a period of not more than two months with the applications returning concurrently at the latest to the May 2021 meeting.

Sincerely,

Kent Stainton, Planner II

cc: Allan and Deborah Wilcox - Owners  
Mark LaHay, Acting Secretary-Treasurer for the Committee of Adjustment  
Charlotte Crockford-Toomey, Administrative Assistant