

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Beaudrow
Report Number COA2025-030

Public Meeting

Meeting Date: **March 27, 2025**

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 a detached garage with a second-storey additional residential unit (ARU) as well construction of a lean-to addition onto an existing storage structure. The existing barn is to be demolished, and storage container will be removed.

Relief sought:

1. Section 3.1.3.1. of the Zoning By-law which permits 10% of the lot area to a maximum of 150 square metres for accessory structure lot coverage; the proposed accessory structure lot coverage is 329.9 square metres (7.69%).

The variance is requested at **4 Linden Valley Road** (File D20-2025-017).

Author: **Ahmad Shahid, Planner II** **Signature:**



Recommendations

That Report COA2025-030 – Beaudrow, be received;

That minor variance application D20-2025-017 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 COA2025-030, which shall be attached to and form part of the Committee's Decision;
- 2) **That** the storage container and barn identified in Appendix C, submitted as part of COA2025-030, be removed prior to the issuance of a building permit; and,

- 3) **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 COA2025-030. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of a detached garage with a second-storey additional residential unit (ARU) as well construction of a lean-to addition onto an existing storage structure. The existing barn is to be demolished and storage container to be removed.
Owners:	Jeremiah Beaudrow
Applicant:	Owner
Legal Description:	Part Lot 1, Concession 14 (being Part 1 on Reference Plan 57R3261)
Official Plan ¹ :	Prime Agricultural (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Agricultural (A1) Zone (Township of Mariposa Zoning By-law 94-07)
Site Size:	4,289.67 square metres (1.06 acres)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential, Agricultural

Rationale

The variance is desirable for the appropriate development or use of the land, building or structure.

The subject property is situated at the intersection of Simcoe Street and Linden Valley Road, a residential-agricultural area. Access to the property can be obtained

¹ See Schedule 1

² See Schedule 1

from both lot lines abutting the road. The property is well buffered by vegetation on its rear (eastern) lot line and southern side lot line, from the neighbouring properties. The subject property currently contains a single detached dwelling, one-and-a-half storey barn, storage structure, and a storage container.

The proposal seeks to facilitate the construction of a detached garage with a second-storey additional residential unit (ARU) as well construction of a lean-to addition onto an existing storage structure. The applicant has indicated that the first floor of the garage will be predominantly dedicated to a garage use, with a portion to be used for stairs to access the second-storey ARU internally. The existing barn is to be demolished, and storage container will be removed.

The proposal is compatible with surrounding land uses and existing built form, the area being predominantly residential-agricultural. Furthermore, the proposed Garage/ARU creates an additional residential opportunity on an existing appropriately sized lot, negating the need for the creation of a new lot, and maximizing the usability of the lot.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

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

The subject property is designated Prime Agricultural under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings or structures accessory to residential uses are permitted within the designation. Performance and siting criteria is implemented through the Zoning By-law.

In 2020, the Official Plan (2012) was amended to address the requirements of the Planning Act, and conform with Provincial Policies and establish new land use policies for Additional Residential Units (ARU). An ARU is permitted as-of-right, in addition to the primary residential unit, in single detached, semi-detached or townhouse dwellings as well as in accessory buildings or structures on lots associated with these dwelling types, provided they are in accordance with this policy and the applicable zoning by-law provisions. The proposed Garage/ARU and lean-to addition uphold the character of the area and the variance maintains the general intent and purpose of the Official Plan.

Therefore, the variance is considered to maintain the general intent and purpose of the Official Plan.

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

The subject property is zoned Agricultural (A1) Zone under the Township of Mariposa Zoning By-law 94-07. However, as the subject property is less than 1 hectare the permitted uses and provisions of the Rural Residential Type One (RR1) Zone apply. The RR1 Zone permits a single detached dwelling, home occupation, and public park, as well as related accessory uses. An ARU is a permitted use on the subject property. Relief is sought from the maximum accessory structure lot coverage.

Section 3.1.3.1. of the Zoning By-law permits 10% of the lot area to a maximum of 150 square metres for accessory structure lot coverage. The intention of this provision is to ensure any accessory use or structure remains subordinate to the principal use or main building, as well as maintaining a balance between built form and open space. The existing accessory structure lot coverage is approximately 353 square metres (8.22%), while the proposed accessory structure lot coverage is 329.9 square metres (7.69%). Accordingly, the proposed development results in a reduction in accessory structure lot coverage and brings the property closer to conformity with the requirements of the Zoning By-law. Moreover, although the lot coverage is exceeded in terms of maximum allowable square metres for accessory built form, the percentage of the lot dedicated to accessory structures (7.69%) falls under the maximum permitted rate (10%) of the Zoning By-law. The location of the existing storage structure and proposed addition is in the corner of the property, the furthest location from the public view, and is buffered by light vegetation between the neighbouring properties. Lastly, the dwelling remains the visually dominant structure as it is located in the front yard and the closest structure to the public view when seen from the intersection.

Therefore, the variance is considered to maintain the general intent and purpose of the Zoning By-Law.

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 considered.

Consultation Summary

The circulated public notice did not illustrate on the site plan the existence of a storage container in the northern side yard. This notwithstanding, the structure is being removed as per Condition #2 and Appendix 'C' of Report COA2025-030 and does not change the fact that notice of this application was provided in accordance with the requirements of the Planning Act.

Agency Comments:

DS – Building and Septic (Building): “No comments.”

Public Comments:

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

Attachments

Appendix A – Location Map

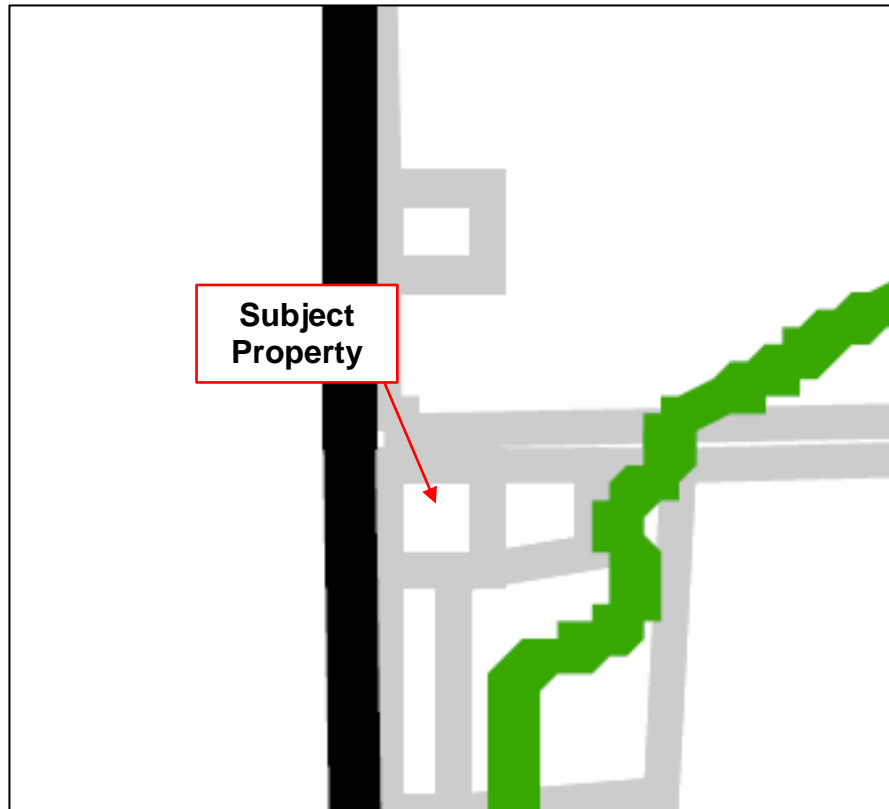
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch

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Department Head: Leah Barrie, Director of Development Services
Division File: D20-2025-017

Schedule 1

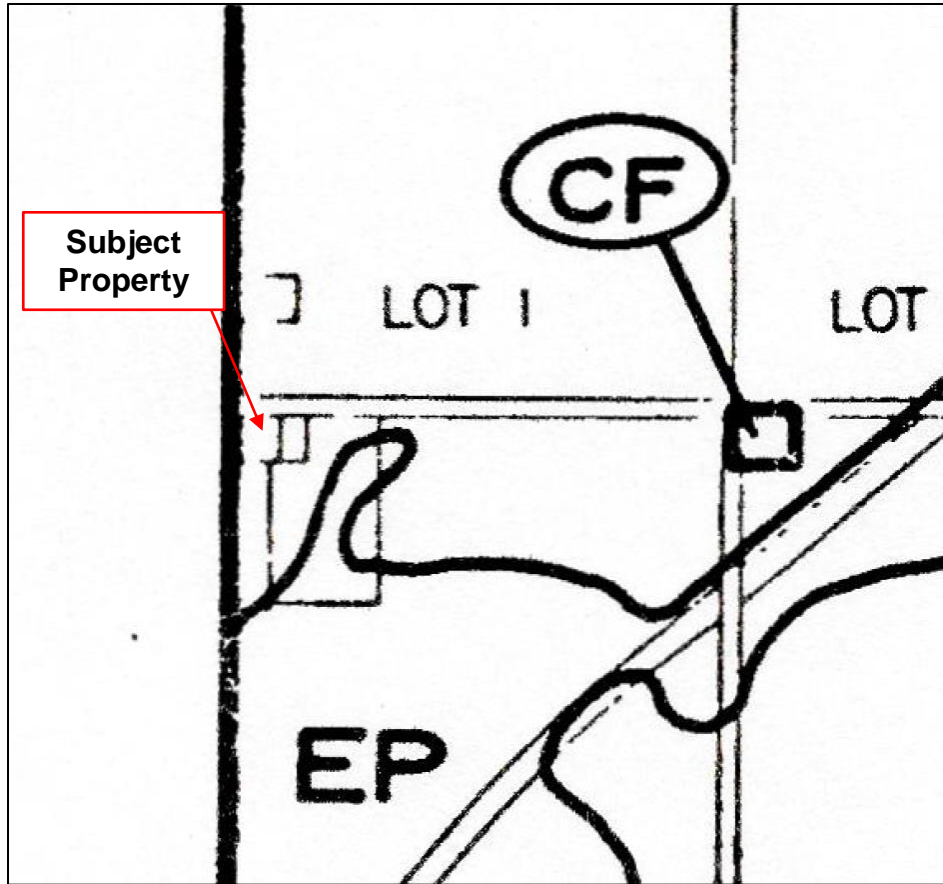
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 15. Prime Agricultural Designation

Township of Mariposa Zoning By-law 94-07



Section 3. General Provisions

Section 8. Agricultural (A1) Zone

Section 8.2 Zone Provisions

Section 8.2.1.7

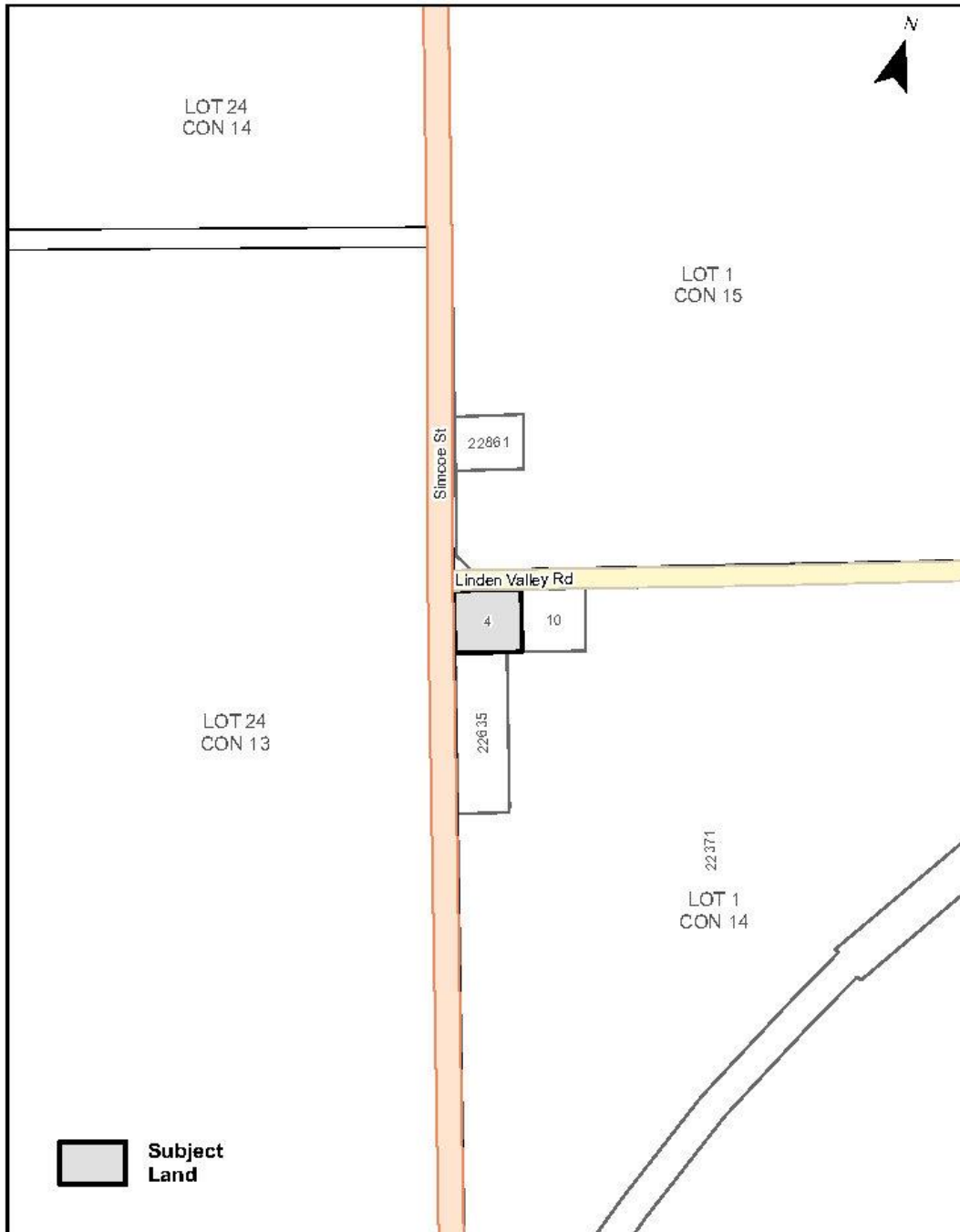
to

REPORT COA2025-030

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LOCATION MAP

D20-2025-017



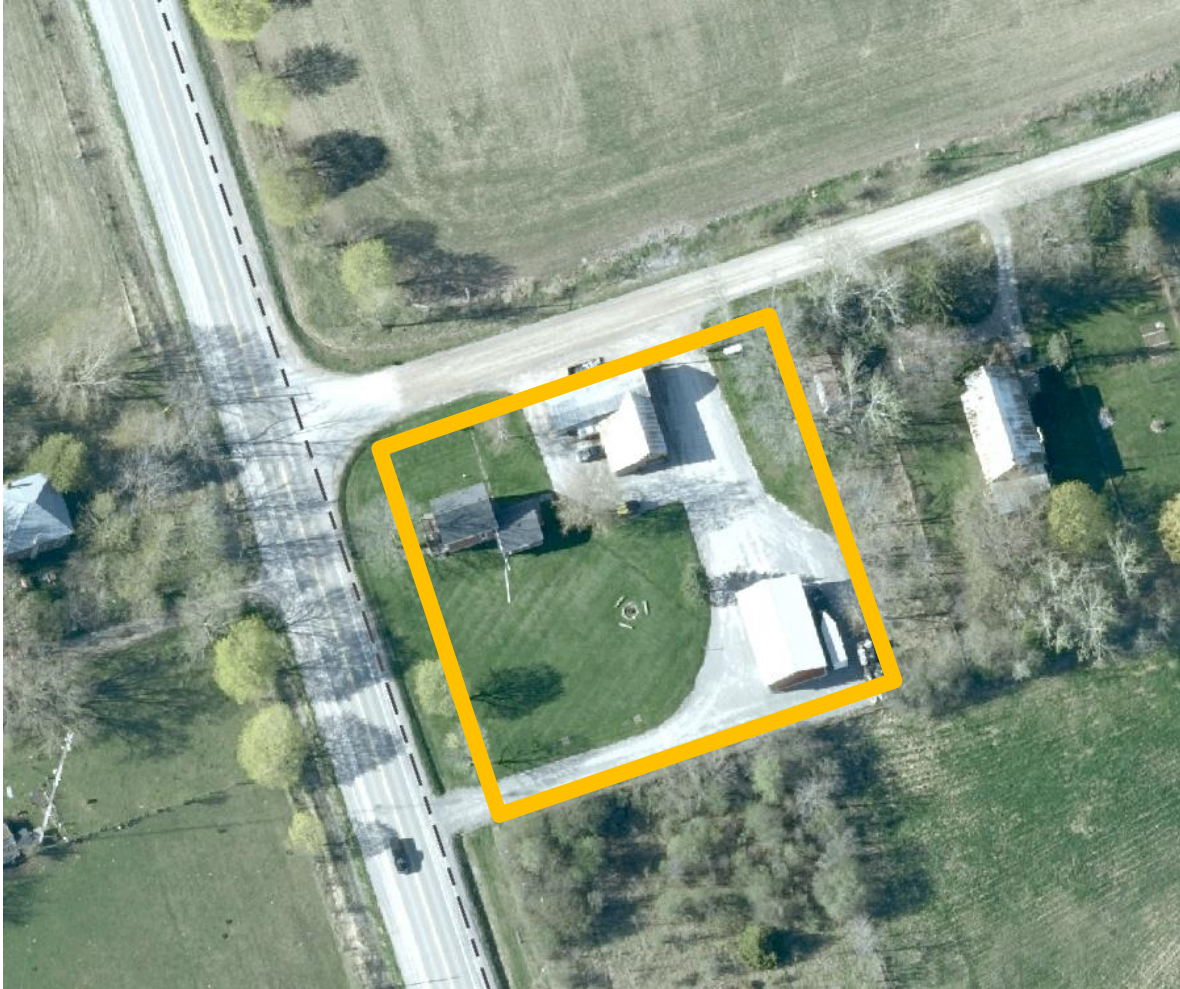
APPENDIX " B "

to

REPORT COA2025-030

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AERIAL PHOTO (2023)



to

REPORT COA2025-030FILE NO: D20-2025-017

APPLICANT'S SKETCH

