

# **The Corporation of the City of Kawartha Lakes**

## **Minutes**

### **Committee of Adjustment Meeting**

**COA2025-04**  
**Thursday, March 27, 2025**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**  
**Councillor Emmett Yeo**  
**Betty Archer**  
**Gerald Erickson**  
**Eric Finn**  
**Sandra Richardson**  
**Lloyd Robertson**  
**Stephen Strangway**

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**To see the full proceedings of the public meeting, go to the City of Kawartha Lakes YouTube Channel.**

## 1. **Call to Order**

Chair Robertson called the meeting to order at 1:00pm.

Chair Robertson, Members S. Strangway, S. Richardson, B. Archer, G. Erickson and E. Finn were in attendance in person. Councillor Yeo attended via electronic participation.

Staff, L. Barrie, Director of Development Services, K. Evans, Acting Development Supervisor, A Shahid, Planner II, S. Okhowat, Planner II, M. McKinnon, Supervisor of Plans Review and Inspections, M. LaHay, Secretary-Treasurer and C. Crockford, Recording Secretary attended in person.

## 2. **Administrative Business**

### 2.1 Adoption of Agenda

Committee of Adjustment  
March 27, 2025

**CA2025-050**

**Moved By** S. Strangway

**Seconded By** B. Archer

**That** the agenda for March 27, 2025 be approved.

**Carried**

### 2.2 Declaration of Pecuniary Interest

#### 2.2.1 Councillor Yeo - COA2025-025

Agenda Item 3.1.2, File Number D20-2025-012, 171 Sunset Beach Road, Laxton. Councillor Yeo declared pecuniary interest, representing as the applicant on behalf of the owner.

#### 2.2.2 E. Finn - COA2025-025

Agenda Item 3.1.2. File Number D20-2025-012, 171 Sunset Beach Road, Laxton. Member Finn declared pecuniary interest as an owner of property on Head Lake.

### 2.3 Adoption of Minutes

Committee of Adjustment  
February 27, 2025 Minutes

**CA2025-051****Moved By** G. Erickson**Seconded By** S. Richardson

**That** the minutes of the previous meeting held February 27, 2025 be adopted as printed.

**Carried****3. New Applications****3.1 Minor Variances****3.1.1 COA2025-024**

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-011

Location: 7 Bronte Lane

Part Lot 12 and 13, Concession 6

Geographic Township of Verulam

Owners: Kevin Primmer and Beverly Swan

Applicant: TD Consulting Inc.

Ms. Evans summarized Report COA2025-024. The purpose and effect is to facilitate the construction of a detached garage/workshop. Relief sought: Section 5.1.3 b) of the Zoning By-law permits accessory structures in the interior side and rear yard; the garage/workshop is to be located in the front yard; and, Section 5.1.5 of the Zoning By-law permits a maximum height for accessory structures of 5 metres; the proposed height is 6.5 metres.

The applicant, Ms. Archer of TD Consulting Inc. was present, thanked staff and was available for questions.

There were no questions from the Committee or other persons.

**CA2025-052****Moved By** S. Strangway**Seconded By** E. Finn

**That** minor variance application D20-2025-011 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 and the drawings in Appendix D submitted as part of Report COA2025-024, 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 COA2025-024. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

Member Finn removed himself from Council Chambers. Councillor Yeo (applicant) turned off the camera during the presentation and left the audio on in the event the Committee had questions.

### 3.1.2 COA2025-025

Ahmad Shahid, Planner II  
 File Number: D20-2025-012  
 Location: 171 Sunset Beach Road  
 Part Lot 10, Concession 6 (being Lot 27 of Plan 182)  
 Geographic Township of Laxton (LDL)  
 Owners: Valery Grydko and Oksana Gratchev  
 Applicant: Emmett Yeo

Mr. Shahid summarized Report. The purpose and effect is to facilitate the recognition of two (2) existing gazebo's and an existing sauna. The existing shed and storage container are to be removed. Relief sought: Section 5.2.g. of the Zoning By-law requires a minimum 15 metre water setback; the existing structures have a water setback of 12.1 metres (Gazebo 'B') and 10.3 metres (Sauna); Section 18.1.b. of the Zoning By-law requires a minimum 1.3 metre side yard setback for accessory structures; the existing side yard setbacks are 0.31

metres (Gazebo 'A') and 0.58 metres (Sauna).

After the writing of the report, comments were received from Kawartha Region Conservation Authority stating no concerns with the minor variance and that a permit is not required. Engineering Corporate Assets stated no objections with the proposal.

The Committee referred to Appendix A indicating that Sunset Beach Road does not appear to abut any of the lots or could the map be incorrect. Mr. Shahid responded.

The applicant Mr. Yeo was present via electronic participation, thanked staff and was available for questions.

There were no further questions from the Committee or other persons.

### **CA2025-053**

**Moved By** G. Erickson

**Seconded By** S. Strangway

**That** minor variance application D20-2025-012 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 COA2025-025, which shall be attached to and form part of the Committee's Decision;
2. **That** prior to proceeding with the building permit process, the owner/applicant shall address the non-ownership of the shoreline road allowance by either an encroachment agreement or through the purchase of the shoreline road allowance (Property Identification Number: 632730525) by applying for an application through the City's Realty Services Division;
3. **That** prior to proceeding with the building permit process and if the shoreline road allowance requires purchase, the owner shall apply for a deeming by-law to ensure that the shoreline road allowance (Property Identification Number: 632730525) will be consolidated with the subject property (171 Sunset Beach Road), and the by-law be in effect;

4. **That** the storage container and shed identified in Appendix C, submitted as part of Report COA2025-025, be removed prior to the issuance of a building permit. This condition will be considered fulfilled upon the owner providing photographic evidence to the Planning Administration (cofa@kawarthalakes.ca) and Secretary-Treasurer;
5. **That** photographic evidence be provided to show that the downspouts on Gazebo 'A' and the Sauna (as shown on Appendix C of COA2025-025) are not directed towards any of the neighbouring properties. This condition will be considered fulfilled upon the owner providing photographic evidence to the Planning Administration (cofa@kawarthalakes.ca) and Secretary-Treasurer; and,
6. **That** this approval shall be in effect 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 COA2025-025. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

Member Finn returned to Council Chambers. Member Councillor Yeo returned via electronic participation.

### 3.1.3 COA2025-026

Katherine Evans, Acting Development Supervisor  
 File Number: D20-2025-013  
 Location: 165 McGill Drive  
 Part Lots 2 and 3, Concession 14 (being Lot 55 on Plan 149)  
 Geographic Township of Manvers  
 Owner: Insook Koh  
 Applicant: Mohsen Kazemi

Ms. Evans summarized Report. The purpose and effect is to recognize an addition that was constructed onto an existing accessory storage structure for the purpose of obtaining a building permit. Relief sought: Section 20.1 c) of the Zoning By-law permits a maximum height for accessory structures of 5 metres; the existing height is 6.5 metres.

After the writing of report, agency comments were received from Engineering Corporate Assets, no concerns or objections with the minor variance. Kawartha Region Conservation Authority, no concerns and that a permit has been issued for the work.

Today Ms. Evans received a list of six property owners who confirmed they have no objections to the minor variance.

The applicant, Mr. Kazemi was present via electronic participation, thanked staff and was available for questions.

In support of the application, Ms. Kelly, present in person.

There were no further questions from the Committee or other persons.

#### **CA2025-054**

**Moved By** S. Richardson

**Seconded By** G. Erickson

**That** minor variance application D20-2025-013 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 and the drawings in Appendix D submitted as part of Report COA2025-026, 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 twelve (12) 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 COA2025-026. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

#### 3.1.4 COA2025-027

Ahmad Shahid, Planner II  
File Number: D20-2025-014  
Location: 94 Irene Ave  
Part Lots 4 and 5, Plan 73 (being Part 1 on Reference Plan 57R7804)  
Former Village of Sturgeon Point  
Owner: Tyler Pinder  
Applicant: TD Consulting Inc.

Mr. Shahid summarized Report COA2025-027. The purpose and effect is to facilitate the raising of the existing one-storey single detached dwelling, to allow for a basement. Relief sought: Section 5.2.c. of the Zoning By-law which requires a 9 metre front yard setback; the existing front yard setback is 2.8 metres (front enclosed porch) and 1.7 metres (steps).

After the writing of the report, agency comments were received from Engineering Corporate Assets stating no objections to the minor variance. The Supervisor of Plans Review and Inspections stated no comments.

The applicant, Ms. Archer of TD Consulting Inc. was present in person, thanked staff and was available for questions.

Committee asked staff if a condition should be added relating to a sewage system permit requirement. Mr. Shahid indicated that a condition is not required as it will be dealt with through the building permit process.

There were no further questions from the Committee or other persons.

#### **CA2025-055**

**Moved By** E. Finn

**Seconded By** S. Strangway

**That** minor variance application D20-2025-014 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 COA2025-027, 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 COA2025-027. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.5 COA2025-028

Katherine Evans, Acting Development Supervisor  
 File Number: D20-2025-015  
 Location: 39 Burnett Shore Road  
 Part lot 16 Front Range  
 Geographic Township of Somerville  
 Owners: Carolyn Hui-Yen Koh and Andrew Tan  
 Applicant: Andrew Tan

Ms. Evans summarized Report COA2025-028. The subject property currently contains two single detached dwellings. The purpose and effect is to facilitate the demolition of one of the dwellings and the construction of a new larger dwelling. The dwelling (circa 1953) to be demolished and replaced holds a legal non-conforming status on the property whereby the existence of two single detached dwellings on the property predate the Zoning By-law adopted in 1978, that zones the property Limited Service Residential (LSR) Zone and Section 5.2 k) of the Zoning By-law permits a maximum of one dwelling unit per lot.

A letter of support was received from the 37 Burnett Shore Road.

The Committee had the following questions:

- 1) Referred to page 3 of 7 of the report, paragraph 1 and asked staff if the minor variance satisfies the provisions of the Planning Act.
- 2) Referred to Appendix B and Appendix D. Is there a dock or structure, as Appendix B shows nothing in the water compared to Appendix D showing a dock/structure? Ms. Evans responded.

The applicant, Mr. Tan was present in person, spoke to the history of the property, and was available for questions.

There were no further questions from the Committee or other persons.

**CA2025-056**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** permission application D20-2025-015 be GRANTED, as the application satisfies Section 45(2) 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 COA2025-028, which shall be attached to and form part of the Committee's Decision;
2. **That** building construction related to the permission granted 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; and,
3. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained 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 a review of the sewage system requirements.

This approval pertains to the application as described in report COA2025-028. Fulfillment of all conditions is required for the permission granted to be considered final and binding.

**Carried**

3.1.6 COA2025-029

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-016

Location: 55 Ridge Drive

Lots 28 to 29, Plan 185

Geographic Township of Bexley  
 Owners: Ferdinando and Loraine Macri  
 Applicant: TD Consulting Inc.

Ms. Evans summarized Report COA2025-029. The purpose and effect is to facilitate the demolition of the existing boathouse and the construction of a new larger boathouse. Relief sought: Section 3.1.5.1 of the Zoning By-law provides that a boathouse is subject to the minimum side yard setback for accessory buildings and structures. Section 3.1.2.2 of the Zoning By-law requires a minimum interior side yard setback for accessory structures of 1.2 metres; the proposed setback is 1 metre; and, Section 12.3.1.2 of the Zoning By-law permits a maximum height for a boathouse of 4 metres; the proposed height is 4.5 metres.

After the writing of the report, agency comments were received from Kawartha Region Conservation Authority stating a permit is required from their office.

The Committee asked staff if the location of boathouse over water is permitted and would permission be required from Trent Severn Waterway (TSW). Staff deferred to the applicant.

The applicant, Ms. Archer of TD Consulting Inc. was present in person. Ms. Archer confirmed that a permit is required from TSW. The applicant will apply after the minor variance is approved.

There were no further questions from the Committee or other persons.

#### **CA2025-057**

**Moved By** B. Archer

**Seconded By** Councillor Yeo

**That** minor variance application D20-2025-016 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 COA2025-029, 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 COA2025-029. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.7 COA2025-030

Ahmad Shahid, Planner II  
 File Number: D20-2025-017  
 Location: 4 Linden Valley Road  
 Part Lot 1, Concession 14 (being part 1 on Reference Plan 57R3261)  
 Geographic Township of Mariposa  
 Owner/ Applicant: Jeremiah Beaudrow

Mr. Shahid summarized Report COA2025-030. 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 is requested from 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%).

After the writing of the report, agency comments were received from the Supervisor of Part 8 Sewage Systems stating no issue with the proposal.

The Committee had questions relating to the structure near to the proposed Additional Residential Unit (ARU), including minimum distance separation requirements. Mr. Shahid responded.

The applicant, Mr. Beaudrow was present, in person.

The Committee asked Mr. Beaudrow if there was a barn to the west of his property. Mr. Beaudrow replied yes.

There were no further questions from the Committee or other persons.

**CA2025-058**

**Moved By** Councillor Yeo

**Seconded By** S. Richardson

**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.

**Carried**

3.1.8 COA2025-031

Ahmad Shahid, Planner II

File Number: D20-2025-018

Location: Vacant Lot Rutherford Road

Part Lot 14, Concession 10 (being Part 1 of Reference Plan 57R-7790)

Geographic Township of Fenelon

Owners/ Applicants: Michael and Vikki Cooper

Mr. Shahid summarized Report COA2025-031. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 3.1.3.2. of the Zoning By-law permits a maximum height of 5 metres for accessory structures; the proposed height of the detached garage is 5.89 metres.

After the writing of the report, agency comments were received from Engineering Corporate Assets, stating no objections with the minor variance.

The Committee had questions and concerns as to whether the accessory structure is permitted as a stand-alone structure. Staff indicated that the owners are currently going through the process to build a dwelling and attached garage. The intention is to build the detached garage after the dwelling/attached garage is built. Staff suggested that a condition may be added to address Committee's concerns ensuring the proposed garage does not become a stand-alone structure.

The applicant, Mr. Cooper was present via electronic participation and confirmed his intention is to build the detached garage later in the year depending on finances.

The committee made a motion to approve the application as amended to add Condition 2.

**That** building construction related to the garage shall be permitted to commence upon completion of the first building inspection of the single-detached dwelling.

There were no further questions from the Committee or other persons.

#### **CA2025-059**

**Moved By** B. Archer

**Seconded By** S. Richardson

**That** minor variance application D20-2025-018 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 and Appendix D submitted as part of Report COA2025-031, which shall be attached to and form part of the Committee's Decision;

2. **That** building construction related to the garage shall be permitted to commence upon completion of the first building inspection of the single-detached dwelling; 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 COA2025-031. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.9 COA2025-032

Katherine Evans, Acting Development Supervisor  
 File Number: D20-2025-019  
 Location: 6 Sunrise Crescent  
 Part Lot 1, Concession 5 (being Lot 26 on Plan 474)  
 Geographic Township of Fenelon  
 Owners: Jordan and Michelle Cardozo  
 Applicant: Jordan Cardozo

Ms. Evans summarized Report COA2025-032. The purpose and effect is to recognize an existing boathouse and pump house for the purpose of obtaining building permits. Relief sought: Section 3.1.5.1 of the Zoning By-law provides that a boathouse and a pump house are subject to the minimum side yard setback for accessory buildings and structures. Section 3.1.2.2 of the Zoning By-law requires a minimum interior side yard setback for accessory structures of 1.2 metres; the existing setbacks of both the boathouse and pump house are 0.6 metres.

Since the writing of the report, the conditions have been updated and provided to the Committee. The Building and Septic Division stated that six (6) months is sufficient time to complete all conditions of the minor variance. Conditions 2 and 3 have been updated.

After the writing of the report, agency comments were received from Kawartha

Region Conservation Authority (KRCA) notifying of an active violation on the property. KRCA will support the minor variance provided a condition be added.

Condition 4.

**That**, prior to the issuance of a Building Permit, the owner provide written confirmation from Kawartha Region Conservation Authority to the Secretary Treasurer and Planning Administration (cofa@kawarthalakes.ca) demonstrating that the violation on the property has been resolved to the satisfaction of Kawartha Region Conservation Authority and that all permitting fees have been paid within a period of two (2) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

Correspondence was received from the owner of 318 Kenrei Park stating they have no issue with the proposal.

The Committee referred to Appendix C, and asked what the rectangle to the north of the boathouse represented. Ms. Evans deferred to the applicant.

The applicant, Mr. Cardozo was present in person and confirmed that it is a concrete pad, and that it is part of the previously existing boathouse.

A motion was made to approve the application as amended to update Conditions 2 and 3 and to add Condition 4.

There were no further questions from the Committee or other persons.

**CA2025-060**

**Moved By** Councillor Yeo

**Seconded By** B. Archer

**That** minor variance application D20-2025-019 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 COA2025-032, which shall be attached to and form part of the Committee's Decision;
2. **That** building construction related to the minor variance shall be completed within a period of six (6) 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 final Building Inspection;

3. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within a period of six (6) 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 final Septic Inspection; and,
4. **That**, prior to the issuance of a Building Permit, the owner provide written confirmation from Kawartha Region Conservation Authority to the Secretary Treasurer and Planning Administration (cofa@kawarthalakes.ca) demonstrating that the violation on the property has been resolved to the satisfaction of Kawartha Region Conservation Authority and that all permitting fees have been paid within a period of two (2) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-032. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.10 COA2025-033

Ahmad Shahid, Planner II  
 File Number: D20-2025-020  
 Location: 748 County Road 24  
 Part Lot 12, Concession 5 (being Part 9 of Reference Plan 57R-2227)  
 Geographic Township to Verulam  
 Owner/Applicant: Vincent Lau

Mr. Shahid summarized Report COA2025-033. The purpose and effect is to facilitate the construction of a front covered porch onto the existing dwelling. Relief sought: Section 5.18.3. of the Zoning By-law requires a minimum 15 metres, plus the minimum front yard setback (7.5 m) required from the centre of the road allowance; the proposed setback from the street centreline is 13.36 metres (from stairs) and 14.38 metres (from porch landing); and, Section 8.2.d. of the Zoning By-law requires a 7.5 metre front yard setback, the proposed front

yard setback is 3.98 metres (from stairs) and 5 metres (from porch landing).

After the writing of the report, agency comments were received from Kawartha Region Conservation Authority stating no concerns with the minor variance and that a permit is required from their office.

The owner of 744 County Road 24 was in support of the proposal.

The Committee asked staff if the owner considered locating the staircase at either end of the porch. Staff responded yes it was initially considered, however the main reason for not locating the staircase at the end of the porch was due to the location of the holding tank.

There were no further questions from the Committee or other persons.

#### **CA2025-061**

**Moved By** S. Strangway

**Seconded By** E. Finn

**That** minor variance application D20-2025-020 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 COA2025-033, 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 COA2025-033. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

Katherine Evans, Acting Development Supervisor  
 File Number: D20-2025-021  
 Location: 43 Campbell Beach Road  
 Part Lot 11, Concession 1 (being Lot 11 on Plan 235)  
 Geographic Township of Carden  
 Owner/Applicant: Thuan Nguyen

Ms. Evans summarized Report COA2025-034. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 14.1 b) of the Zoning By-law permits accessory structures to be located within the interior side or rear yard; the proposed garage is to be located in the front yard.

The Committee had questions regarding the shoreline road allowance, who owns it, structures on the shoreline road allowance and should the City be notified. Ms. Evans noted that Realty Services have been circulated should they want to take action and have not commented. Ms. Evans made the Committee aware that structures on the shoreline road allowance are not part of the minor variance being proposed today and that the Committee of Adjustment does not have the power to enforce conditions relating to those structures.

There were no further questions from the Committee or other persons.

## **CA2025-062**

**Moved By** Councillor Yeo

**Seconded By** E. Finn

**That** minor variance application D20-2025-021 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 COA2025-034, 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 COA2025-034. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

### 3.1.12 COA2025-035

Ahmad Shahid, Planner II

File Number: D20-2025-022

Location: 23 Duncan Drive, Eldon

Part Lot 27, Concession 1 (being Lot 9 and 9A, Plan 305; Part C, 1918C); as well as Part Lot 27, Concession 1 (being Lot 8 and 8A, Plan 305; Part C, 1918C)

Geographic Township of Eldon

Owners: Lisa Eagleson-Madden

Applicant: Joseph Madden

Mr. Shahid summarized a new report provided to the Committee with revised reliefs, conditions and amended Appendix C. The purpose and effect is to facilitate construction of a detached garage and recognize one (1) existing shed in the front yard. Relief sought: Section 3.1.2.1. of the Zoning By-law requires accessory structures to be located in a side or rear yard, the proposed garage is to be located in the front yard and the existing shed is in the front yard.

Mr. Shahid noted that the original proposal was to recognize four (4) accessory structures including the proposed detached garage but due to snow damage, two sheds will be removed. The revised Appendix C shows the two sheds to be removed.

After the writing of the report, comments were received from Lake Simcoe Region Conservation Authority stating no objections with the approval of the application and that a permit is required from their office.

Owners of 25 and 35 Duncan Drive are in support of the application.

The applicant, Mr. Madden was present and in person. Thanked staff and was available for questions.

The Committee motioned to approve the application as amended.

There were no questions from the Committee or other persons.

**CA2025-063**

**Moved By** S. Strangway

**Seconded By** S. Richardson

**That** minor variance application D20-2025-022 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 Revised Appendix C submitted as part of Report COA2025-035, which shall be attached to and form part of the Committee's Decision;
2. **That** the sheds identified in Revised Appendix C are removed upon completion of construction of the proposed detached garage. This condition will be considered fulfilled upon the owner providing photographic evidence to the Planning Administration (cofa@kawarthalakes.ca) and Secretary-Treasurer; 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 COA2025-035. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

**Carried**

3.2 Consents

**4. Deferred Applications**

4.1 Minor Variances

4.2 Consents

**5. Other Business**

**6. Correspondence**

**7. Next Meeting**

The next meeting will be Wednesday, April 23rd at 1:00pm in Council Chambers, City Hall.

**8. Adjournment**

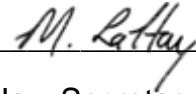
**COA2025-064**

**Moved By** E. Finn

**Seconded By** Councillor Yeo

**That** the meeting be adjourned at 2:39pm.

**Carried**

A handwritten signature in cursive script, appearing to read "M. LaHay", is written over a horizontal line.

Mark LaHay, Secretary-Treasurer