

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Druery and Harrison
Report Number COA2025-067

Public Meeting

Meeting Date: June 26, 2025

Time: 1:00 pm

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

Ward 3 – Former Village of Fenelon Falls

Subject: The purpose and effect is to facilitate the construction of a roof covered patio onto an existing detached garage.

Relief sought:

1. Section 5.1.4. of the Zoning By-law permits a maximum lot coverage for accessory structures of 5% of the lot area. A lot coverage of 10.1% was approved under Minor Variance D20-2024-096. The new proposed accessory structure lot coverage is 10.7%.

The variance is requested at **145 Queen Street** (File D20-2025-054).

Author: Ahmad Shahid, Planner II

Signature:



Recommendations

That Report COA2025-067 – **Druery and Harrison**, be received;

That minor variance application D20-2025-054 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 COA2025-067, 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 COA2025-067. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of a roof-covered patio onto an existing detached garage.
Owners:	Bonnie Drewery & Andrew Harrison
Applicant:	Owners
Legal Description:	Lots 7 to 8 South of Queen, Plan 100
Official Plan ¹ :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan ¹ :	Residential (Fenelon Falls Secondary Plan, 2015)
Zone ² :	Residential Type One (R1) Zone (Village of Fenelon Falls Zoning By-Law 89-25)
Site Size:	1,868.70 square metres (20,114.52 square feet)
Site Access:	Year-round maintained street
Site Servicing:	Municipal water and sewer servicing
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 situated in the former Village of Fenelon Falls, in a predominantly residential neighbourhood. The neighbourhood is comprised of low-density residential land uses, consisting of single-detached dwellings and assorted accessory structures. The subject property is a through lot with access from both Queen Street and Dodd Street. The property is located at the end of the cul-de-sac of Dodd Street.

¹ See Schedule 1

² See Schedule 1

The property currently contains a single-detached dwelling and detached garage. The proposal seeks to facilitate the construction of a roof covered patio onto the detached garage.

A previous minor variance (D20-2024-096) was approved in November 2024 to permit the construction of a roof-covered patio by granting relief from the maximum permitted accessory structure lot coverage, allowing 10.1% coverage. The newly proposed lot coverage is 10.7%, a minor increase resulting from the repositioning of support posts to comply with Ontario Building Code (OBC) requirements. The minor increase in lot coverage is due to a required adjustment in the location of the support posts to comply with Ontario Building Code (OBC) regulations, which prohibit placing structural posts directly on limestone. As a result, the posts had to be shifted, leading to a slight increase in overall coverage as the area covered by the roof is increased.

The proposed covered patio area will be at-grade and the applicant has indicated that it will allow for a sheltered recreational/amenity space. The use aligns with the existing residential use of the lot and character of the neighbourhood.

Therefore, 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 Urban Settlement Area under the City of Kawartha Lakes Official Plan. The Urban Settlement Area designation aims to provide general broad policies that are applicable to all urban settlements within the City. The Fenelon Falls Secondary Plan provides more specific policies directed towards the former Village of Fenelon Falls. Under the Secondary Plan, the property is designated Residential.

The Residential designation under the Secondary Plan allows for low-density residential uses and related accessory structures. Performance and siting criteria are implemented through the Zoning By-law.

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 Residential Type One (R1) Zone under the Village of Fenelon Falls Zoning By-Law 89-25. The R1 Zone permits a single-detached dwelling and related accessory structures. The proposal requires relief from the maximum permitted accessory structure lot coverage.

Section 5.1.4 of the Zoning By-law permits a maximum 5% accessory structure lot coverage; the proposed accessory structure lot coverage is 10.7%. 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 7.45%, with the only accessory structure being the existing detached garage. The proposed covered patio is not introducing a new separate structure, and will be attached to the detached garage. As the space is not enclosed, the visual impact is minimal

and maintains an open space view while creating a sheltered area for increased usability of the existing amenity space in the rear yard. The proposed patio cover compliments the principal low-density residential use of the lot. The proposed patio roof will be 3.66 metres above ground supported by pillars, while the patio itself will be at-grade. Furthermore, from Queen Street the view of the proposed patio roof will be limited by the existing single-detached dwelling located closer to the street. Regarding views from Dodd Street, given that the property is situated at the end of the cul-de-sac, pedestrian and vehicular traffic is anticipated to be minimal. This positioning thereby mitigates potential concerns regarding impacts on views from the street. The minor change from the originally approved relief of 10.1% to 10.7% is minimal and not anticipated to cause any adverse impacts.

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

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

Agency Comments:

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

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

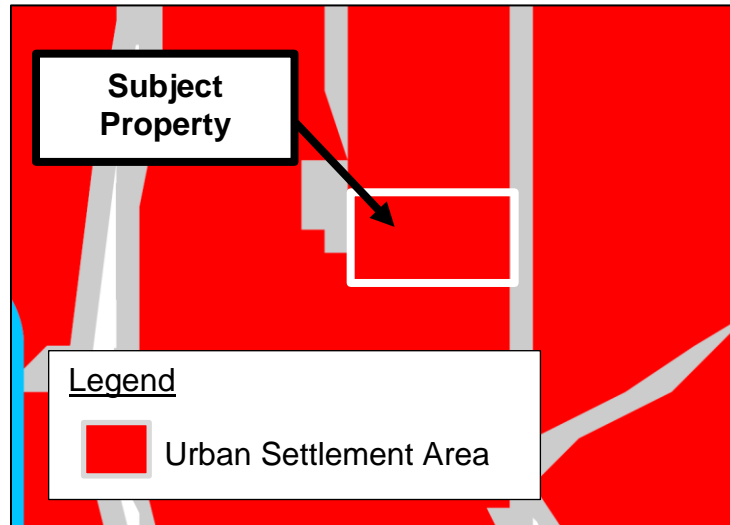
Phone: 705-324-9411 extension 1367
E-Mail: ashahid@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services
Division File: D20-2025-054

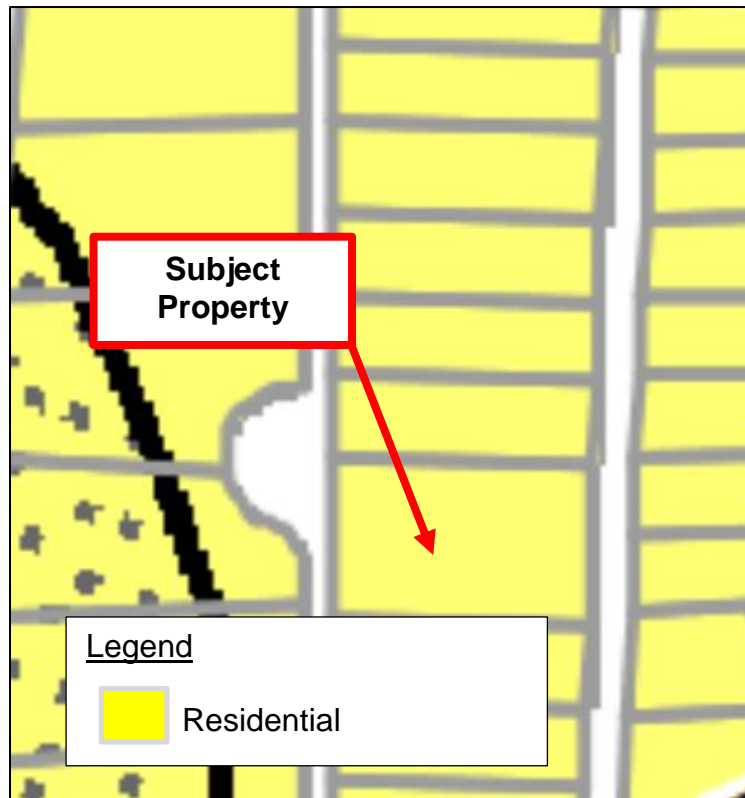
Schedule 1

Relevant Planning Policies and Provisions

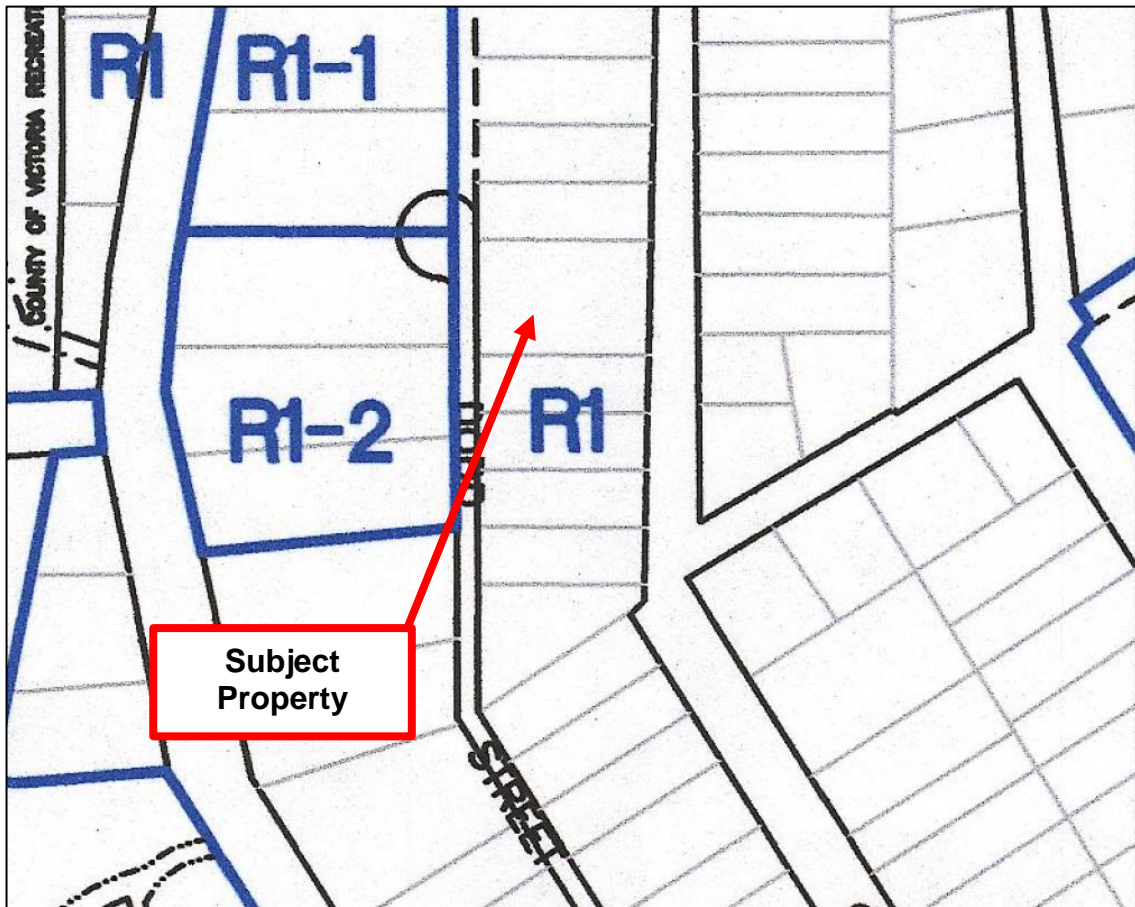
City of Kawartha Lakes Official Plan



Fenelon Falls Secondary Plan



Village of Fenelon Falls Zoning By-Law 89-25



to

REPORT COA2025-067

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LOCATION MAP

D20-2025-054



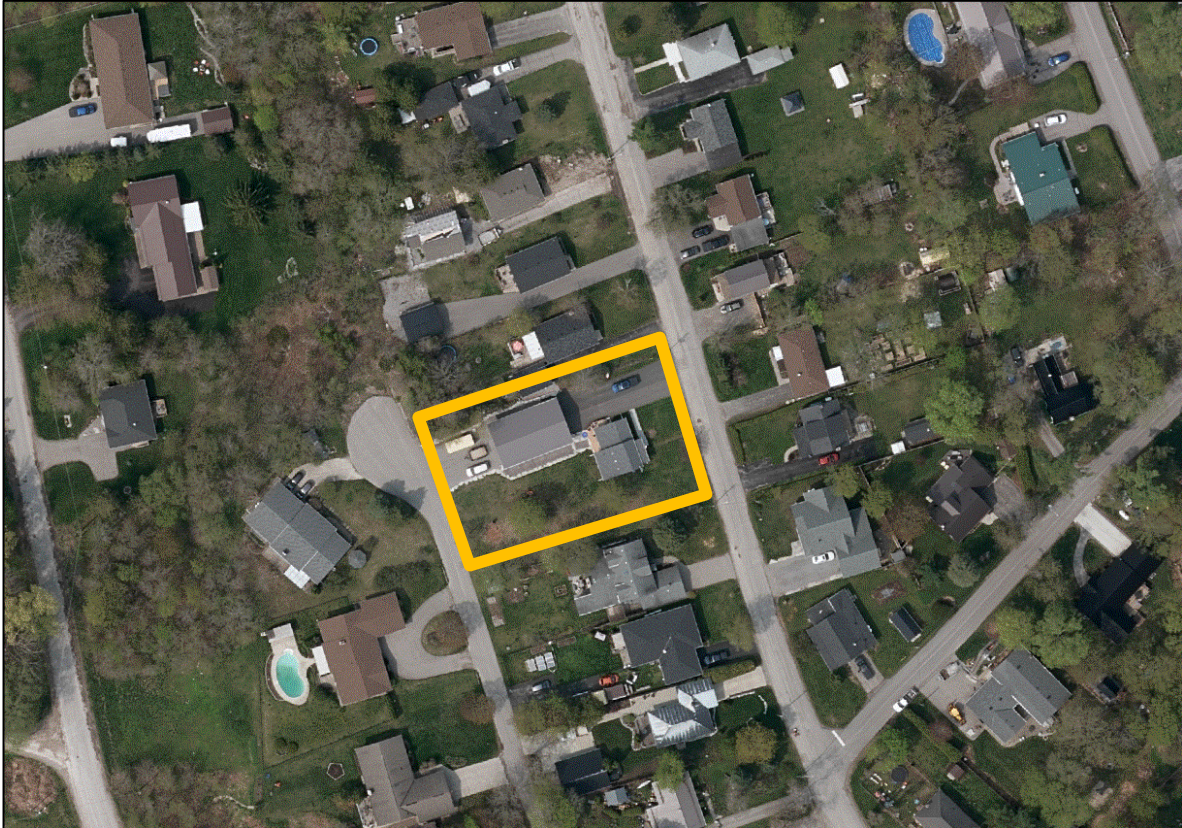
APPENDIX " B "

to

REPORT COA2025-067

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AERIAL PHOTO (2023)



to

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APPLICANT'S SKETCH

