

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – 208564 Ontario Inc.**  
Report Number COA2025-082

---

**Public Meeting**

**Meeting Date:** August 28, 2025

**Time:** 1:00 pm

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

---

**Ward 6 – Former Village of Omemee**

**Subject:** The purpose and effect is to facilitate the severance of the property to create one (1) new residential building lot.

**Relief sought:**

1. Section 8.2.1.1.b. of the Zoning By-law requires a minimum lot area of 830 square metres, the proposed lot areas are 813.3 square metres (retained) and 748.4 square metres (severed);
2. Section 8.2.1.3.a. of the Zoning By-law requires a minimum 7.5 metre front yard setback, the proposed front yard setback on the severed lot is 5.2 metres; and,
3. Section 8.2.1.3.c. of the Zoning By-law requires a minimum 4.5 metre exterior side yard setback, the proposed exterior side yard setback on the retained lot is 1.3 metres (proposed deck) and 2.5 metres (proposed dwelling).

The variance is requested at **Queen Street North, Lot 1 to 2 South Side of Wood Street, Plan 109** (File D20-2025-067).

---

**Author:** Ahmad Shahid, Planner II

**Signature:**



---

**Recommendations**

**That** Report COA2025-082 – 208564 Ontario Inc., be received;

**That** minor variance application D20-2025-067 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

**Conditions**

- 1) **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report

COA2025-082, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** development 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 COA2025-082. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Facilitate the severance of the property to create one (1) new residential building lot. The Minor Variance is being processed as a result of a condition pertaining to Consent application D03-2023-064.
Owners:	208564 Ontario Inc.
Applicant:	TD Consulting Inc.
Legal Description:	Queen Street North, Lot 1 to 2 South Side of Wood Street, Plan 109
Official Plan <sup>1</sup> :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan <sup>1</sup> :	Residential (Omemee Secondary Plan, 2024)
Zone <sup>2</sup> :	Residential Type One (R1) Zone (Village of Omemee Zoning By-Law 1993-15)
Site Size:	Total: 1,561.70 square metres (16,810.0 square feet) Severed: 748.4 square metres (8,055.7 square feet) Retained: 813.3 square metres (8,754.3 square feet)
Site Access:	Year-round maintained street
Site Servicing:	Municipal sanitary sewers and private individual well
Existing Uses:	Vacant
Adjacent Uses:	Residential

---

<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

## **Rationale**

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

The subject property is located in a well-established residential community, with access from Queen Street North. Based on data from the Municipal Property Assessment Corporation (MPAC), the area is comprised of residential buildings in the form of single detached dwellings, as well as commercial uses along King Street East.

The proposal seeks to create one (1) new residential building lot with frontage onto Queen Street North for low-density residential uses. The proposed severed lot is 748.4 square metres with 20.12 metres of frontage onto Queen Street North. The proposed severed lot is to contain a future single detached dwelling. The proposed retained lot is 813.3 square metres with 20.12 metres of frontage onto Queen Street North and is also to contain a single detached dwelling. The Minor Variance is being processed as a result of a condition pertaining to Consent application D03-2023-064. Through the Minor Variance, relief is sought to address the proposed lot frontage of the lot to be severed as well as deficient setbacks for the proposed dwellings.

In terms of character of the surrounding lot fabric, the surrounding lots are generally rectangular in shape with varying lot frontages and area. In the immediate context, lot areas start at around 720 square metres. The proposed lot areas align with the existing lot fabric of the neighbourhood.

The Province of Ontario has launched the 'More Homes, More Choice: Ontario's Housing Supply Action Plan' (2019), the goal of which is to build 1.5 million homes by 2031 to address the housing supply crisis in Ontario and to encourage the development of housing that meets the needs and budgets of all Ontarians. As per the Municipal Housing Pledge, the Province has established a housing target in the City of Kawartha Lakes of 6500 new housing units by 2031, and the City has committed to work to achieve this target locally. Through the severance of the property and the construction of the new dwellings, this proposal can contribute to meeting the City's housing target.

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 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 Omeme Secondary Plan provides more specific policies directed towards the former Village of Omeme. Under the Secondary Plan, the property is designated Residential. This designation permits a variety of dwelling types and two levels of residential density.

The permitted density is based on the availability of services, compatibility with surrounding uses and locational factors. The proposal would be considered low density residential development, which includes single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2.5 storeys in height. The Secondary Plan states that low density residential areas shall be developed from a minimum density of 15 dwelling units per net hectare of land to a maximum density of 25 dwelling units per net hectare of land. The resulting density is approximately 13 units per net hectare bringing it into closer conformity with the density targets for low density residential development under the Secondary Plan. In comparison, existing density on the subject property is approximately 6.4 units per net hectare.

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 Omemee Zoning By-law 1993-15. A single detached dwelling as well as accessory buildings and structures are permitted within this zone. Relief is required from the minimum lot area of both the proposed severed and retained lots, the minimum exterior side yard setback for the proposed dwelling on the retained lot, and minimum front yard setback for the proposed dwelling on the severed lot.

Section 8.2.1.1.b. of the Zoning By-law requires a minimum lot area of 830 square metres, the proposed lot areas are 813.3 square metres (retained) and 748.4 square metres (severed). The intent of the minimum lot area requirement is to ensure lots are appropriately sized to accommodate development while ensuring there is adequate space for amenity uses, private services (e.g. septic system if required), and stormwater infiltration. Additionally, minimum lot sizes help aid in creating a structured and coherent neighbourhood fabric.

The proposed lot areas provide an adequate building envelope to allow for compliance with maximum coverage while also meeting the minimum gross floor area for a dwelling unit. Sufficient amenity space is provided in the compliant proposed rear and interior side yards. Moreover, as municipal sewers are present and available, additional space is not required for a private septic system. Lastly, based on lot size data collected from the Municipal Property Assessment Corporation (MPAC), the proposed lot areas remain consistent with the size of the surrounding lots in the immediate area.

Section 8.2.1.3.a. of the Zoning By-law requires a minimum 7.5 metre front yard setback, the proposed front yard setback on the severed lot is 5.2 metres. The intent of the minimum front yard setback is to ensure adequate spatial separation between built form and the travelled portion of the road and to maintain features such as the character of the streetscape. The provision aims to ensure the property is cohesive with surrounding properties and area.

The built form proposed on both the severed and retained lots are in-line with one another from the road, but it is solely the severed lot that requires relief for its front yard setback in order to accommodate a mandatory road widening as per the

Consent application. Although deficient in its front yard, the proposed dwelling on the severed lot remains visually consistent with that on the proposed retained lot, and a larger rear yard is provided.

Section 8.2.1.3.c. of the Zoning By-law requires a minimum 4.5 metre exterior side yard setback, the proposed exterior side yard setback on the retained lot is 1.3 metres (proposed deck) and 2.5 metres (proposed dwelling). Similar to the front yard setback, the intention of the exterior side yard setback requirement is to regulate the distance between a building or structure and the property line abutting a street, maintaining the existing streetscape, preventing overshadowing issues and creating a buffer between the street and built form to avoid land use conflicts. The proposed retained lot abuts an unopened road allowance that is heavily buffered by existing vegetation. Furthermore, there is no existing streetscape and/or nearby abutting dwellings to the exterior yard. The Public Works – Road Operations department have also indicated that there are no existing plans to open the road allowance at this time.

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

---

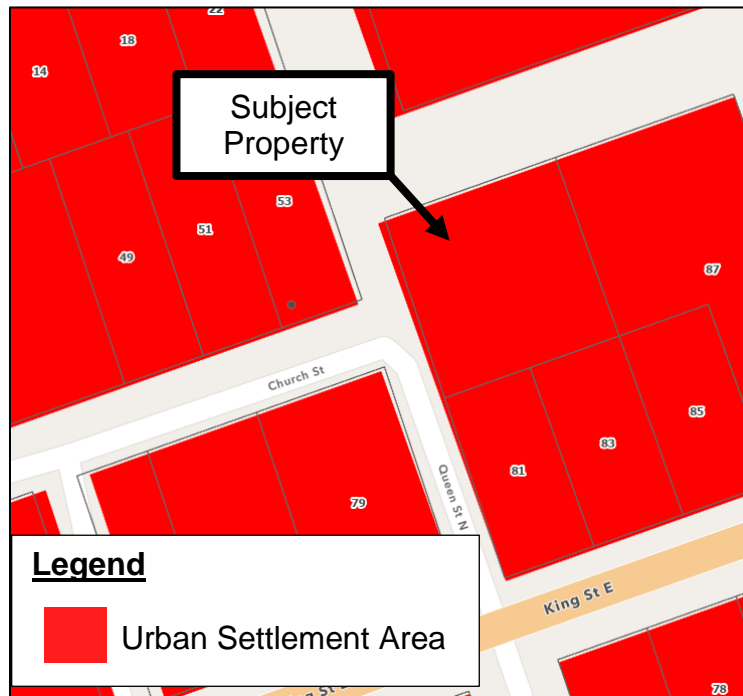
**Phone:** 705-324-9411 extension 1367  
**E-Mail:** [ashahid@kawarthalakes.ca](mailto:ashahid@kawarthalakes.ca)  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2025-067

## Schedule 1

### Relevant Planning Policies and Provisions

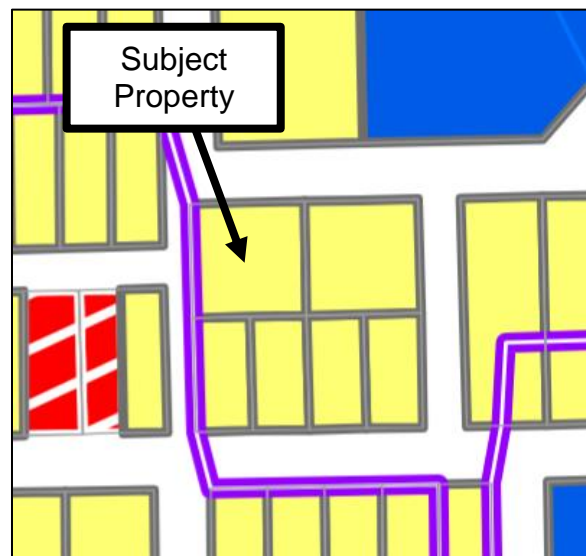
---

#### City of Kawartha Lakes Official Plan (2012)



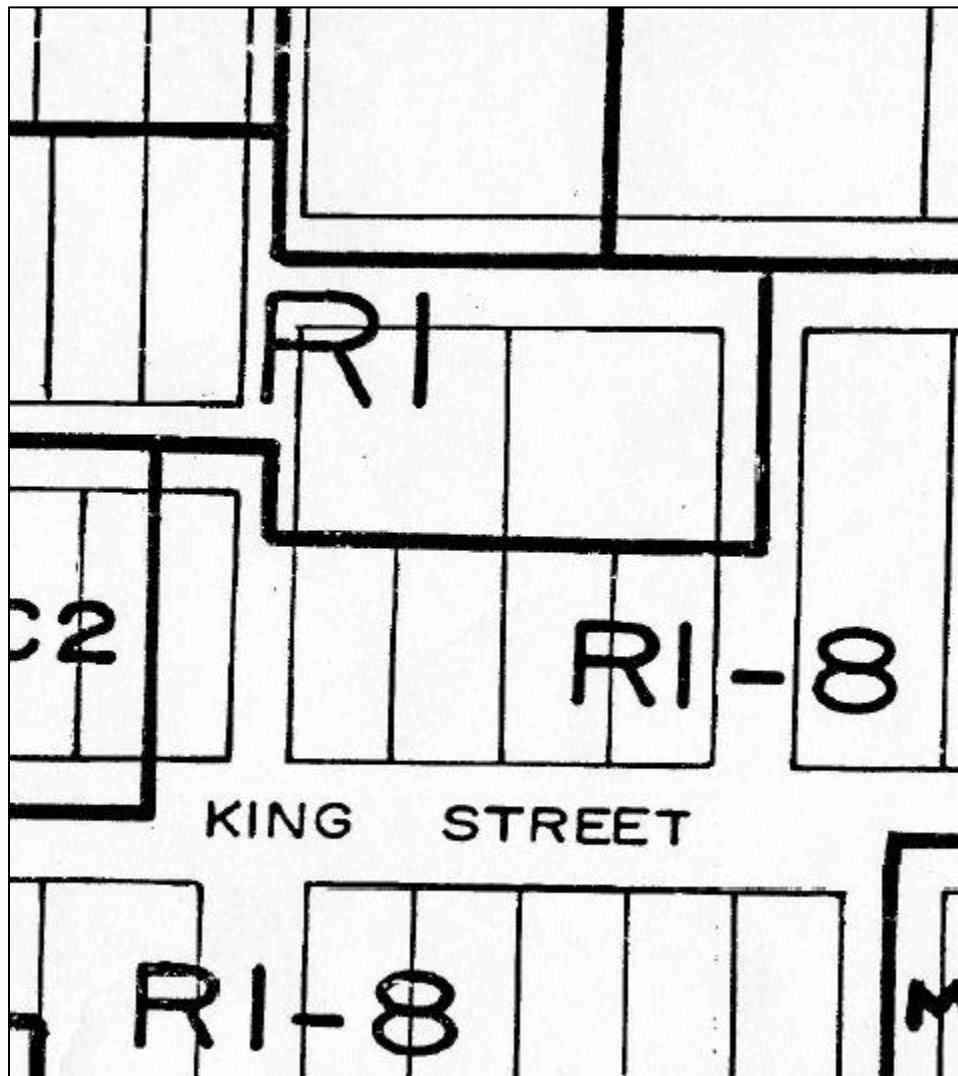
Section 18. Urban Settlement Designation

#### Omeme Secondary Plan (2024)



Section 31.5.3.1 Residential

Village of Omemee Zoning By-Law 1993-15



Part 8. Residential Type One (R1) Zone



D20-2025-067



to

REPORT COA2025-082

FILE NO: D20-2025-067

**AERIAL PHOTO (2023)**



## APPLICANT'S SKETCH

