

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – McCausland
Report Number COA2025-083

Public Meeting

Meeting Date: August 28, 2025

Time: 1:00 pm

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

Ward 6 – Geographic Township of Ops


Subject: The purpose and effect is to facilitate the construction of a new primary dwelling and the recognition of the existing dwelling as an Additional Residential Unit (ARU)

Relief sought:

1. Section 16.2 of the Zoning By-law requires a minimum exterior side yard setback of 15 metres. The exterior side yard setback for the existing dwelling (to be converted as an ARU) is 11.2 metres.

The variance is requested at **465 Cheese Factory Road** (File D20-2025-069).

Author: Cathy Lu, Planning Summer Student

Signature: 

Recommendations

That Report COA2025-083 – McCausland, be received;

That minor variance application D20-2025-069 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 COA2025-083 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 COA2025-083. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of a new primary dwelling and to recognize the existing dwelling as an ARU
Owners:	Douglas and Elizabeth McCausland
Applicant:	TD Consulting Inc.
Legal Description:	Part Lot 26, Concession 11
Official Plan ¹ :	Prime Agriculture, Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Agricultural (A) Zone (Township of Ops Zoning By-law 93-30)
Site Size:	49 ha. (121 ac.)
Site Access:	Year round municipal road
Site Servicing:	Individual private well and septic system
Existing Uses:	Agriculture, Residential
Adjacent Uses:	Agriculture, Residential

Rationale

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

The property is located in an area characterized primarily by agricultural lands. The surrounding uses include agricultural and residential. The property currently contains a single detached dwelling constructed in 1905 (according to Municipal Property Assessment Corporation), a barn, a hay storage structure, and three

¹ See Schedule 1

² See Schedule 1

sheds. The property is accessible via an existing driveway off of Cheese Factory Road.

The proposal is to construct a new primary residential dwelling and to recognize the existing dwelling as an Additional Residential Unit (ARU). 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 to provide 6,500 new housing units by 2031, and the City has committed to work to achieve this target locally. Through the construction of the new dwelling and the recognition of the existing dwelling as an ARU, this proposal can contribute to meeting the City's housing target.

The properties in the immediate vicinity of similar lot size have residential dwellings greater in size than the existing dwelling. A new larger primary dwelling on this lot would maintain consistency with the established built form in the area. Given the ample lot size, a larger dwelling would have minimal impact on the agricultural use of the property while providing for additional living space.

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 and Environmental Protection under the City of Kawartha Lakes Official Plan. Low-density residential uses and buildings or structures accessory to agriculture or agriculture-related uses are permitted within the Prime Agricultural designation. All the existing and proposed structures are outside of the Environmental Protection Designation.

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.

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 (A) Zone under the Township of Ops Zoning By-law 93-30. A single-detached dwelling is a permitted residential use within this zone. The proposed primary dwelling complies with all the provisions from Section 16.2 of the Zoning By-law. The proposal complies with all provisions of the Zoning By-law with the exception of the minimum exterior side yard setback for the existing dwelling that is to be converted into an ARU. Section 2.29 of the By-law states that ARU are permitted in all zones that permit single detached, semi-detached, or townhouse dwelling units.

Section 16.2 of the Zoning By-law require a minimum exterior side yard setback of 15.0 metres. Relief is required from the minimum exterior side yard setback for the existing dwelling that is going to be converted to an ARU. The intention of the required setback from an exterior lot line is to provide adequate spatial separation between a road allowance and an abutting residential use to avoid land use conflicts between the traffic and residential uses, to provide sufficient spatial buffering between the residential use and any road maintenance works, to prevent impacts to sightlines, and not to impede to snow storage.

The existing dwelling (ARU) and the location of proposed primary dwelling are both buffered by vegetation on the exterior side yard, which screens it from Cheese Factory Road. Given the low-dense character and low traffic volumes on Cheese Factory Road, impacts to traffic flow are not anticipated and the existing 11.2 metre setback from the lot line does not impede sightlines. Adequate separation between the ARU and the road is maintained.

Additionally, the dwelling that is to be converted to an ARU has existed in this location since 1905 and has not resulted in any known impacts. In order for the Building and Septic Division to facilitate the registration of a dwelling as an ARU, zone compliance is required. As such, the Minor Variance is needed to recognize the existing deficient setback to allow the dwelling to be registered as an ARU.

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

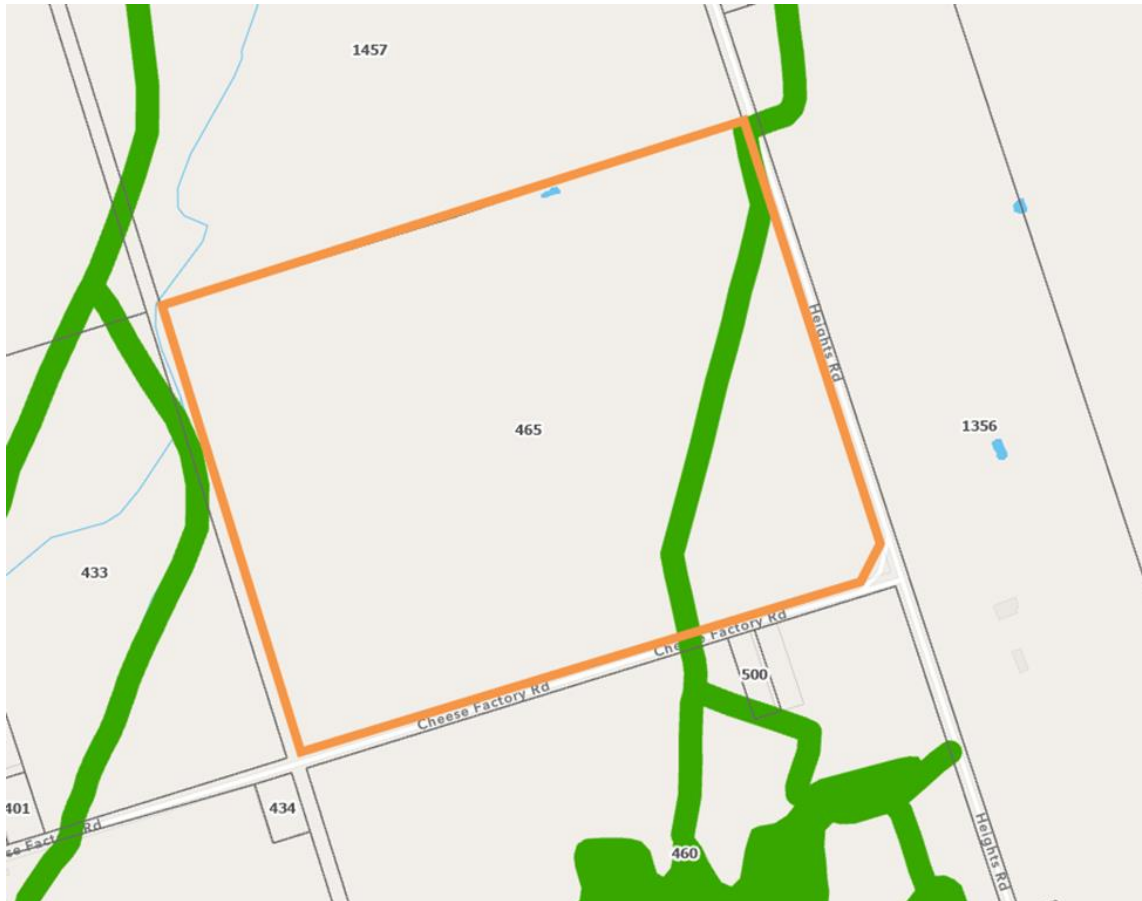
Appendix A – Location Map
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch


Phone:	705-324-9411
E-Mail:	clu@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-069

Schedule 1

Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



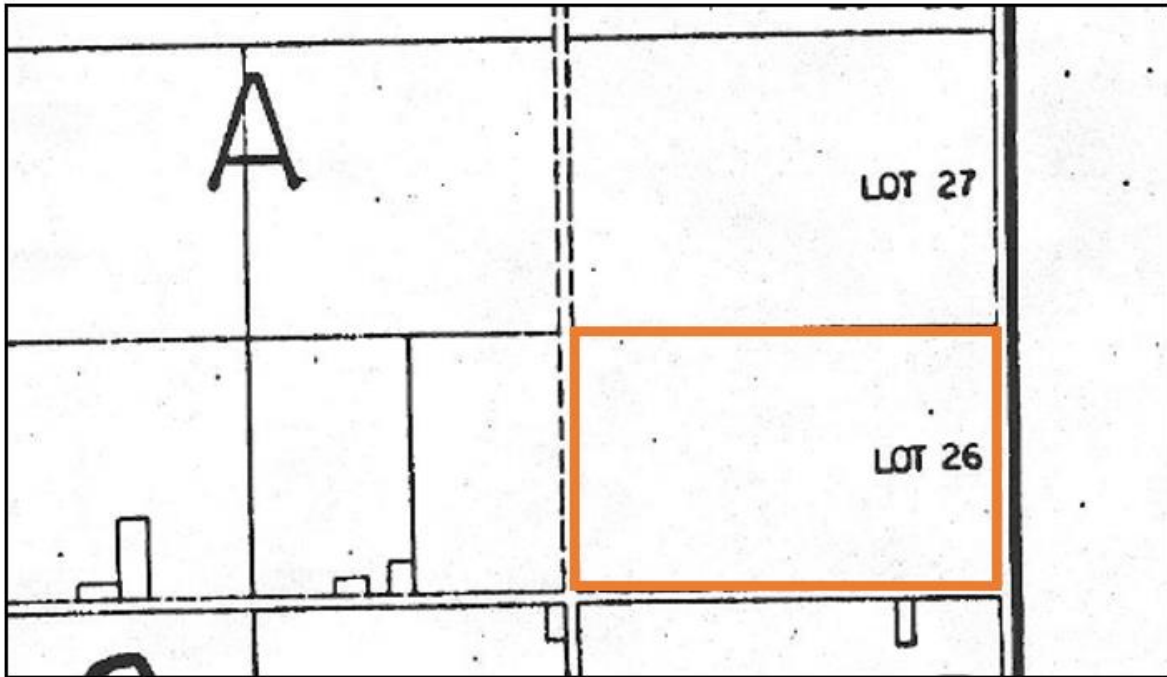
 Prime Agriculture

 Environmental Protection

15. Prime Agricultural Designation

17. Environmental Protection Designation

Township of Ops Zoning By-law 93-30



Agricultural (A) Zone

16.1 Uses Permitted

16.2 Zone Provisions

Exterior Side Yard (minimum)

15 m

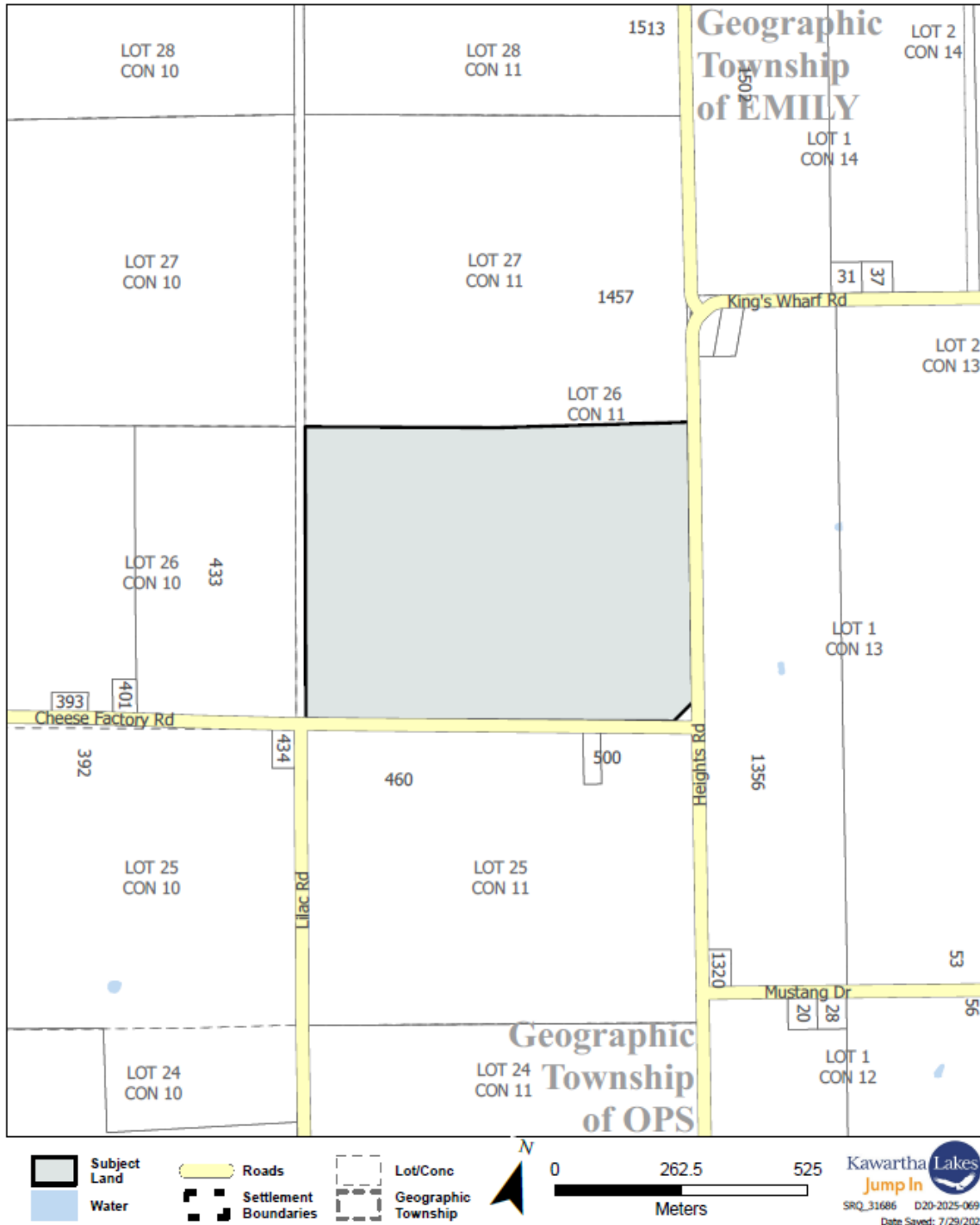
to

REPORT COA2025-083

FILE NO: D20-2025-069

LOCATION MAP

D20-2025-069



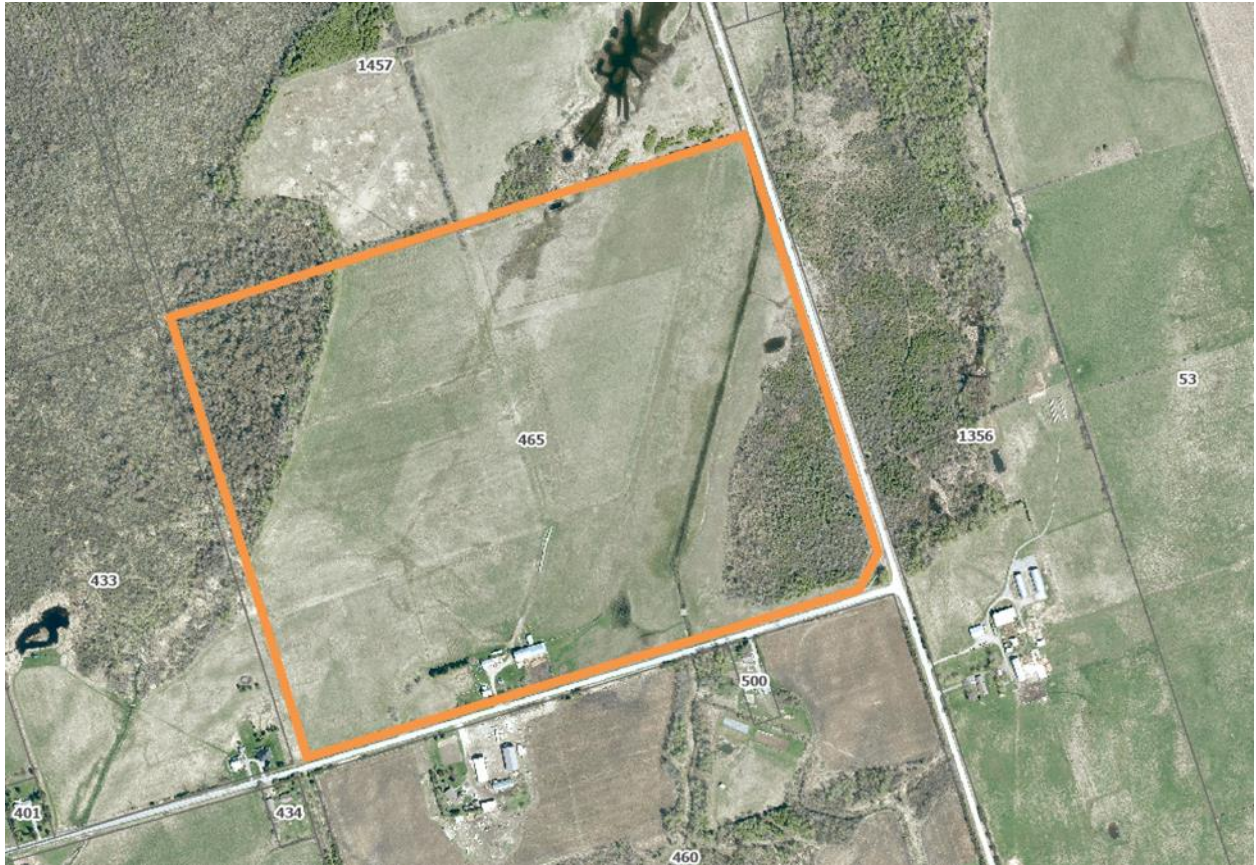
APPENDIX " B "

to

REPORT COA2025-083

FILE NO: D20-2025-069

AERIAL PHOTO



to

APPLICANT'S SKETCH

REPORT COA2025-083

FILE NO: D20-2025-069

