

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Lamanna
Report Number COA2025-085

Public Meeting

Meeting Date: August 28, 2025
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 2 – Former Village of Bobcaygeon

Subject: The purpose and effect is to facilitate the recognition of an existing attached rear deck.

Relief sought:

1. Section 5.2.e. of the Zoning By-law requires a minimum 7.5 metre rear yard setback; the existing setback is 5.01 metres.

The variance is requested at **3 South Harbour Drive** (File D20-2025-071).

Author: Ahmad Shahid, Planner II

Signature:



Recommendations

That Report COA2025-085 – Lamanna, be received;

That minor variance application D20-2025-071 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions

- 1) **That** this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-085, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** this approval shall be in effect a period of eight (8) 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 COA2025-085. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Recognition of an existing attached rear deck.
Owners:	Lisa and Rick Lamanna
Applicant:	Rick Lamanna
Legal Description:	Lot 74, Plan 632
Official Plan ¹ :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan ¹ :	Residential (Bobcaygeon Secondary Plan, 2024)
Zone ² :	Urban Residential Type One Exception One (R1-S1) Zone (Village of Bobcaygeon Zoning By-Law 16-78)
Site Size:	840 square metres (9,041.68 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Full municipal 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 Bobcaygeon, near the intersection of Mill Street and Marina Drive. The neighbourhood is comprised of low-density residential uses in the form of single detached dwellings and various accessory structures.

The subject property currently contains a one-storey detached dwelling with an attached garage, solarium and rear deck. The proposal seeks to recognize the existing attached rear deck. The existing rear deck provides uncovered above-ground amenity space for the property owners.

The existing structure is compatible with surrounding land uses and existing built form. Many of the neighbouring properties have similar rear yard decks and sunrooms in terms of both dimensions and design.

¹ See Schedule 1

² See Schedule 1

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 Bobcaygeon Secondary Plan provides more specific policies directed towards the former Village of Bobcaygeon. Under the Secondary Plan, the property is designated Residential. The property would be considered low density residential, which includes single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2.5 storeys in height.

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 Urban Residential Type One Exception One (R1-S1) Zone under the Village of Bobcaygeon Zoning By-Law 16-78. The R1-S1 Zone permits a single-detached dwelling and accessory structures/uses. Relief is required from the minimum required rear yard setback.

Section 5.2.e. of the Zoning By-law requires a minimum 7.5 metre rear yard setback; the existing setback is 5.01 metres. The intention of a rear yard setback is to ensure adequate amenity space and buffering from neighbouring residential uses to avoid land use and privacy conflicts with abutting rear yards. The existing rear deck is in line with the existing solarium, both of which encroach into the rear yard. The rear deck is located approximately 2.7 metres above-grade, allowing amenity space to continue being used at-grade. Furthermore, the property can be considered a thorough lot, as it abuts a road at both its front and rear lot lines. As such, the subject property does not directly abut any neighbouring residential property at its rear mitigating any potential impacts to privacy.

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

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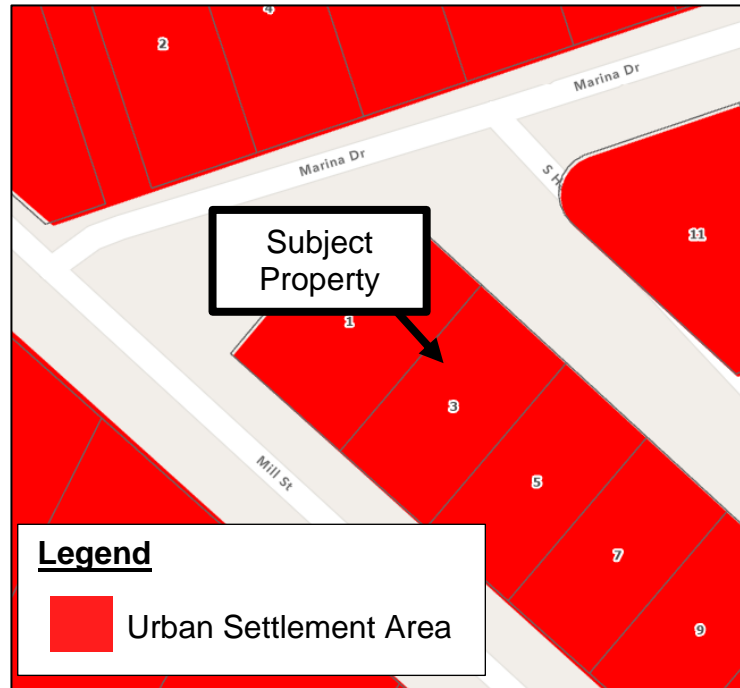
Department Head: Leah Barrie, Director of Development Services

Division File: D20-2025-071

Schedule 1

Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan (2012)



Section 18. Urban Settlement Designation

Bobcaygeon Secondary Plan (2024)



Section 31.3.3.1. Residential

Village of Bobcaygeon Zoning By-Law 16-78



Section 5.1 Urban Residential Type One (One) Zone
Section 5.3.a. R1 Special Requirements

to

REPORT COA2025-085

FILE NO: D20-2025-071

LOCATION MAP

D20-2025-071



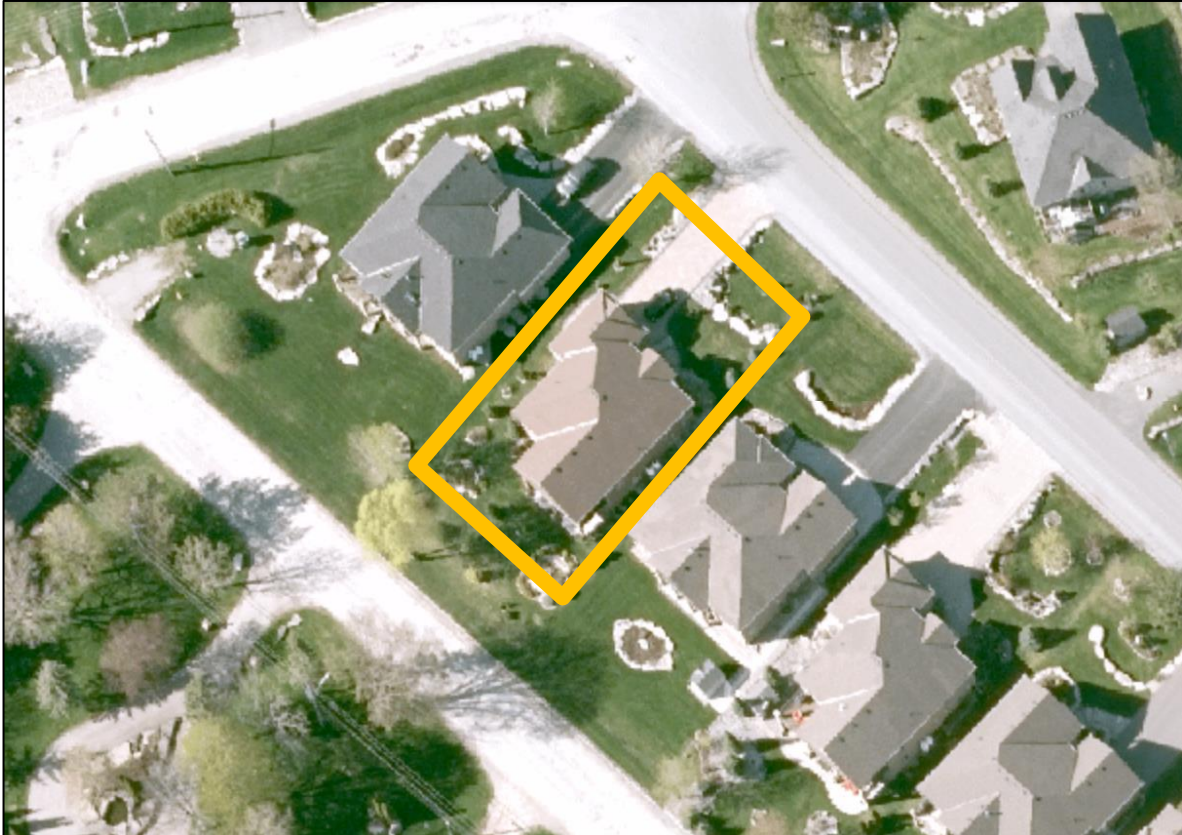
APPENDIX " B "

to

REPORT COA2025-085

FILE NO: D20-2025-071

AERIAL PHOTO (2023)



to

REPORT COA2025-085FILE NO: D20-2025-071

APPLICANT'S SKETCH

