

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Way**  
Report Number COA2025-086

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**Public Meeting**

**Meeting Date:** August 28, 2025

**Time:** 1:00 pm

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

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**Ward 2 – Geographic Township of Somerville**

**Subject:** The purpose and effect is to facilitate the construction of a cabin.

**Relief sought:**

1. Section 18.1.6.a. of the Zoning By-law states that a cabin may be permitted, provided the subject lot conforms to the minimum lot area and frontage requirements of the zone. The required minimum lot area and frontage of the applicable zone is 2,000 square metres and 30 metres, respectively. The subject property is 1,719.10 square metres in size and 30.48 metres in frontage along Woodworth Drive.

The variance is requested at **107 Woodworth Drive** (File D20-2025-072).

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**Author:** Ahmad Shahid, Planner II    **Signature:**



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**Recommendations**

**That** Report COA2025-086 – Way, be received;

**That** minor variance application D20-2025-072 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 COA2025-086, which shall be attached to and form part of the Committee's Decision;
- 2) **That** the shed identified in Appendix C, submitted as part of Report COA2025-086, 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; 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 COA2025-086. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a cabin
Owners:	Adolfine and Keith Way
Applicant:	Stuart Way
Legal Description:	Part of Lot 14, Concession 9 (being Lot 6 of Plan 363)
Official Plan <sup>1</sup> :	Waterfront and Four Mile Lake – Specific Lake Policy Area’ (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Limited Service Residential (LSR) Zone (Township of Somerville Zoning By-Law 78-45)
Site Size:	1,719.10 square metres (18,504.24 square feet)
Site Access:	Unmaintained road
Site Servicing:	Individual septic system and lake drawn water
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 on the shoreline of Four Mile Lake, with access from Woodworth Drive (unmaintained road). The area is primarily characterized by

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

single detached dwellings and assorted accessory structures, mainly for seasonal residential use (according to the Municipal Property Assessment Corporation).

The subject property currently contains a single detached dwelling and three sheds. The proposal seeks to facilitate the construction of a cabin. Additionally, one of the sheds is to be removed prior to the issuance of a building permit.

The application does not alter the property's use (residential) or conflict with surrounding land uses and built form. Considering the seasonal nature of the area, the proposed accessory structures are typical and support the reasonable use of the property. On seasonal properties, cabins are commonly used to increase habitable floor space and accommodate guests. The existing dwelling was constructed in 1964 and is 80 square metres in gross floor area. The owner has indicated that the cabin will provide extra habitable space for the owners and their family to enjoy. These types of structures are consistent with the character and function of the area.

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 Waterfront under the City of Kawartha Lakes Official Plan (2012). The objective of the Waterfront designation is to recognize low density residential development as the primary land use. As such, single detached dwellings and accessory uses are permitted within the designation. Performance and siting criteria are implemented through the Zoning By-law.

Additionally, the property is located within the 'Four Mile Lake – Specific Lake Policy Area'. The Four Mile Lake Waterfront designation aims to preserve the unique character of Four Mile Lake. This designation allows for single detached dwellings and accessory structures. Additionally, the proposed cabin complies with the minimum water setback and is not anticipated to impact the lake.

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 Limited Service Residential (LSR) Zone under Township of Somerville Zoning By-Law 78-45. The LSR Zone permits various uses including a cabin as an accessory structure to a permitted dwelling.

Section 18.1.6.a. of the Zoning By-law provides that a cabin is permitted provided the lot complies with the minimum lot area and frontage requirements. As per Section 5.2.a. of the Zoning By-law, the required minimum lot area of the LSR Zone is 2,000 square metres and the subject property is 1,719.10 square metres in size. The intention of this provision is to ensure properties have sufficient space to support an additional accessory structure without causing overcrowding or negatively impacting the surrounding environment.

The variance avoids overcrowding as it complies with the total permitted lot coverage and accessory structure lot coverage. As a shed is being removed as

part of the proposal, the total number of accessory structures is not being increased and impacts to lot drainage and infiltration are not anticipated drainage. Furthermore, although the lot is undersized it is in keeping with the surrounding lot fabric.

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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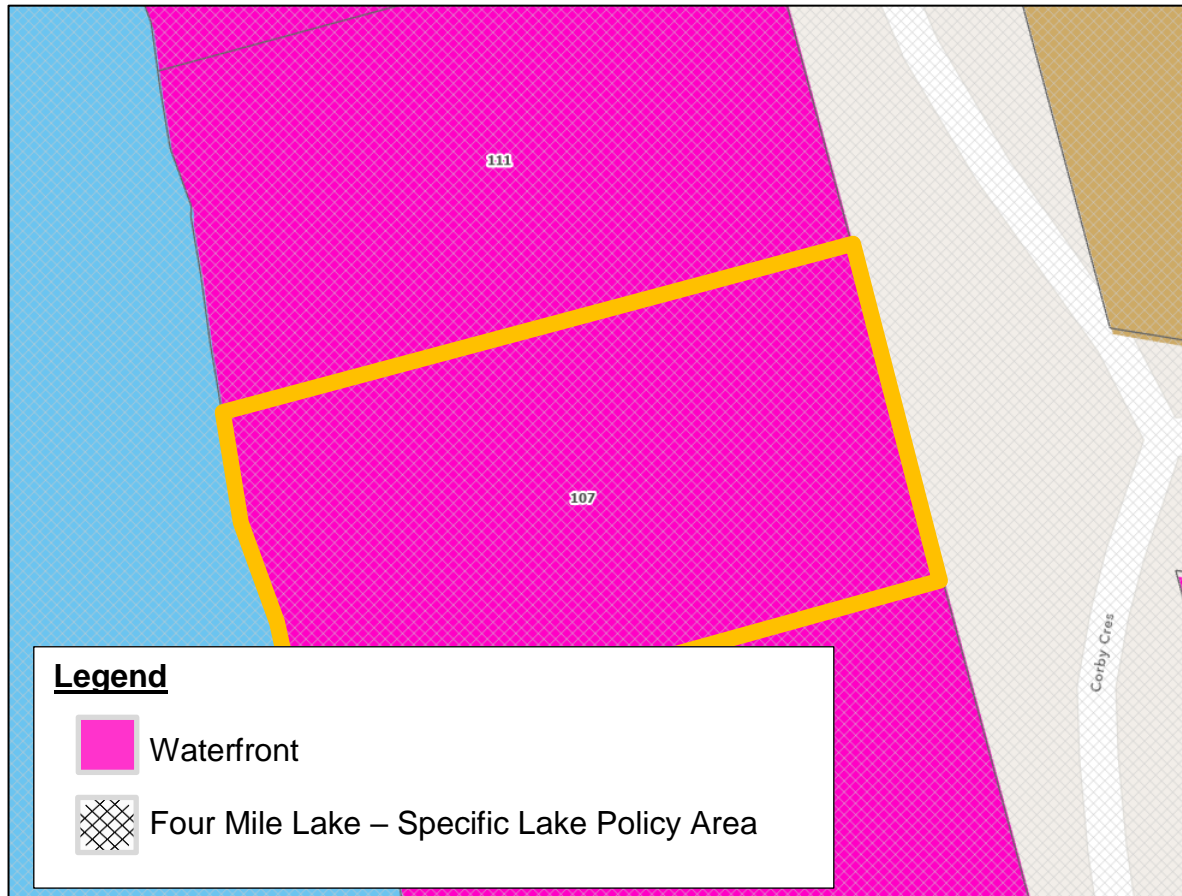
<b>Phone:</b>	705-324-9411 extension 1367
<b>E-Mail:</b>	ashahid@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-072

## Schedule 1

### Relevant Planning Policies and Provisions

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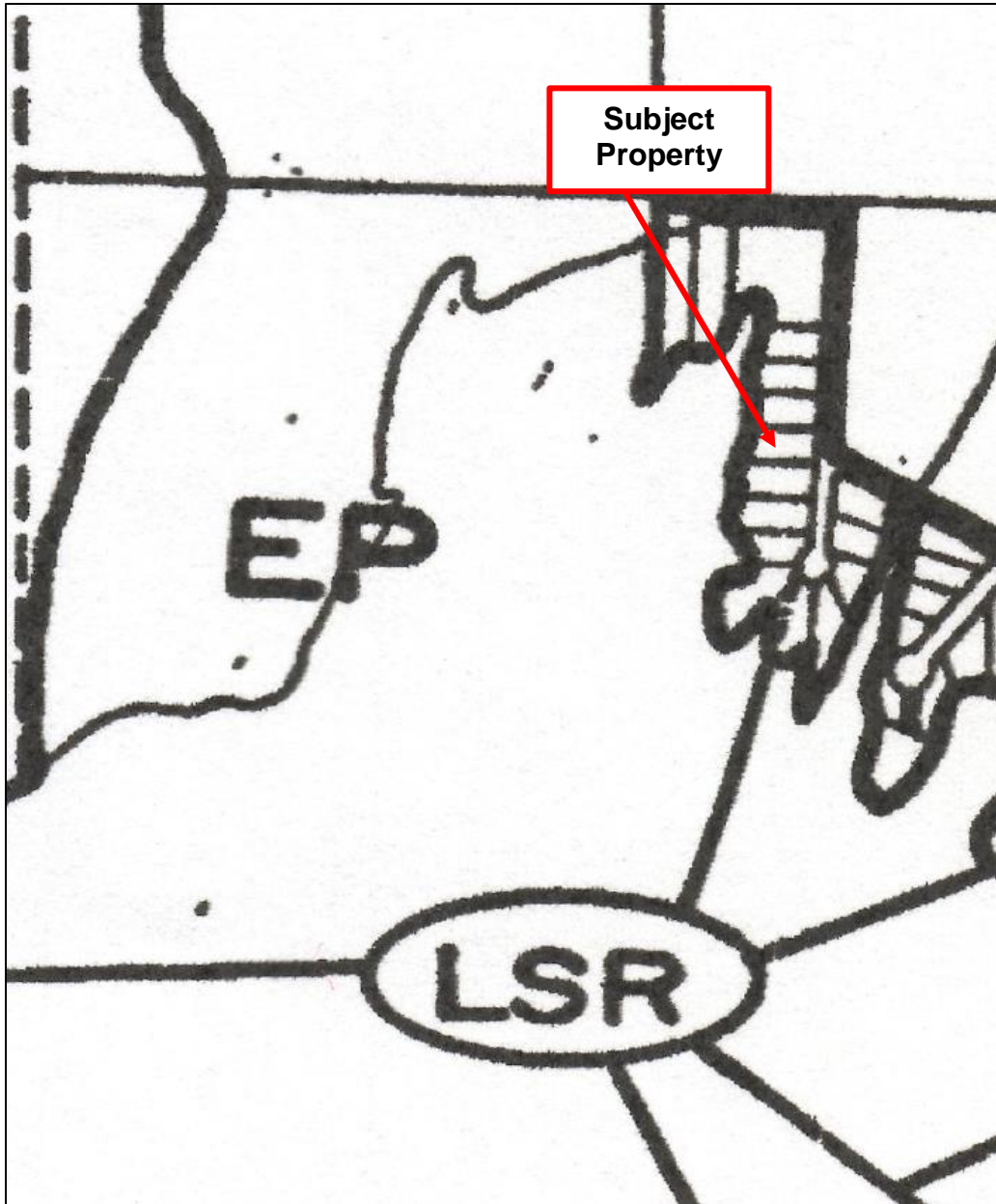
#### City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

Section 31.3. Four Mile Lake – Specific Lake Policy Area

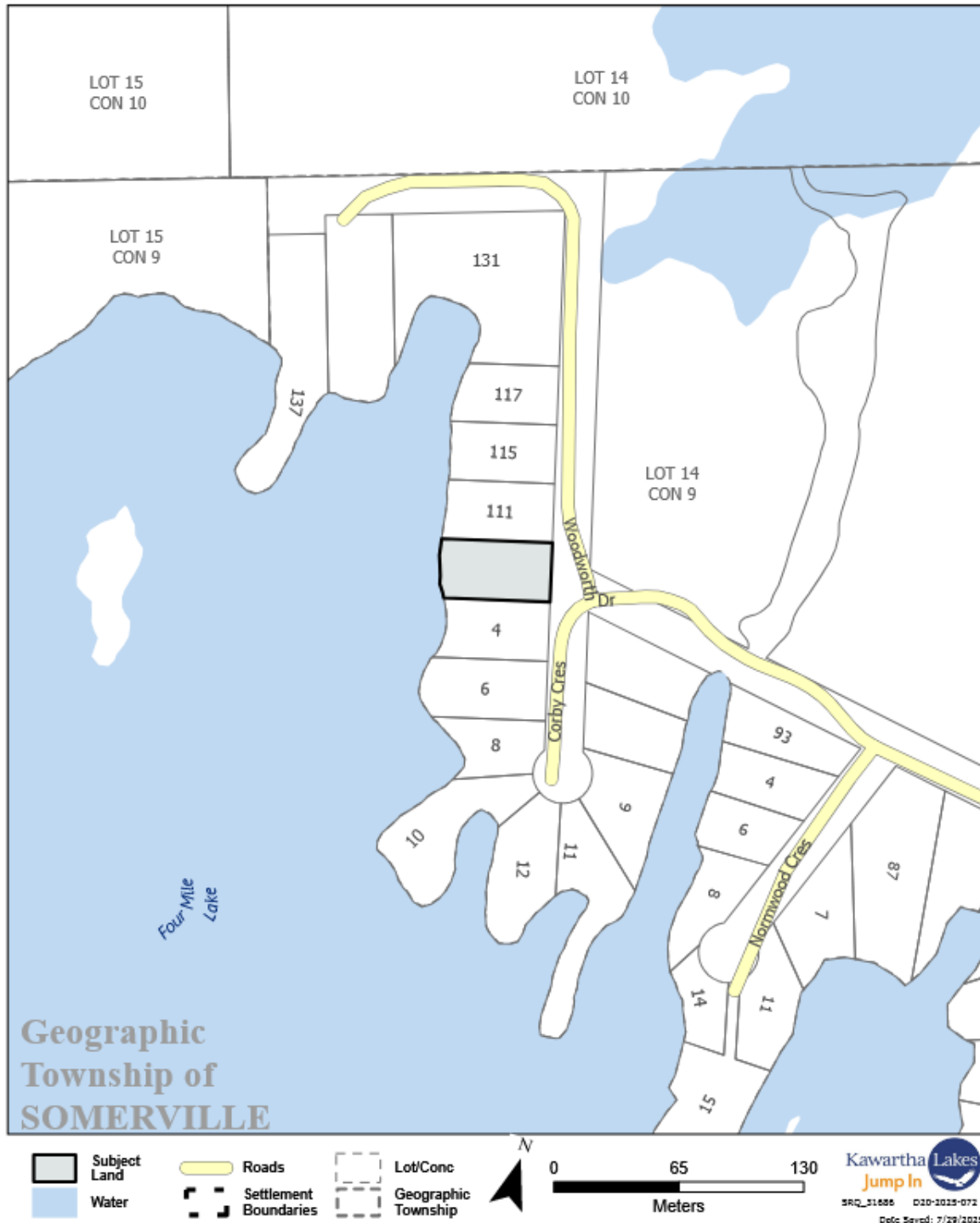
## Township of Somerville Zoning By-law 78-45



Section 5. Limited Service Residential (LSR) Zone  
Section 18. General Provisions

LOCATION MAP

# D20-2025-072





APPENDIX " B "

to

REPORT COA2025-086

FILE NO: D20-2025-072

**AERIAL PHOTO (2023)**





to

REPORT COA2025-086

FILE NO: D20-2025-072

## APPLICANT'S SKETCH

