

The Corporation of the City of Kawartha Lakes
Minutes
Committee of Adjustment Meeting

COA2025-08
Thursday, July 24, 2025
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Councillor Emmett Yeo
Betty Archer
Gerald Erickson
Eric Finn
Sandra Richardson
Lloyd Robertson
Stephen Strangway

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To see the full proceedings of the public meeting, go to the City of Kawartha Lakes YouTube Channel: www.youtube.com/c/CityofKawarthaLakes

1. **Call to Order**

Chair Robertson called the meeting to order at 1:00pm.

Chair Robertson and Members S. Strangway, B. Archer, S. Richardson, G. Erickson and E. Finn were in attendance in person.

Absent, Councillor Yeo.

Staff, L. Barrie, Director of Development Services, K. Evans, Acting Development Supervisor, A. Shahid, Planner II, S. Okhowat, Planner II, M. McKinnon, Supervisor of Plans Review and Inspections, M. LaHay, Secretary-Treasurer and C. Crockford, Recording Secretary.

2. **Administrative Business**

2.1 Adoption of Agenda

2.1.1 COA2025-08

Committee of Adjustment Agenda
July 24, 2025

CA2025-108

Moved By B. Archer

Seconded By S. Strangway

That the agenda for July 24, 2025 be approved.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

2.3.1 COA2025-07

Committee of Adjustment Minutes
June 26, 2025

CA2025-109

Moved By E. Finn

Seconded By G. Erickson

That the minutes of the previous meeting held June 26, 2025 be adopted as printed.

Carried**3. Deferred Applications****3.1 Minor Variances****3.1.1 Memo - D20-2025-029**

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-029

Location: 195 Campbell Beach Road

Part Lot 12 and Part Shore Road Allowance, Concession 1 (being Part 1 on Reference Plan 57R-7312 and Part 1 on Reference Plan 57R-4255)

Geographic Township of Carden

Owners/Applicants: Rotem Golan and Troy Lamsee

Ms. Evans addressed the Committee regarding the application, which was deferred at the April 23rd meeting for no more than three (3) months to return at the latest to this meeting. The intention of the deferral was to allow time for the proponent to work with Kawartha Region Conservation Authority staff to address their comments and concerns.

The proponent has since withdrawn their application, as such the application will not be returning to the Committee of Adjustment.

There were no questions from the Committee or other persons.

CA2025-110

Moved By S. Richardson

Seconded By B. Archer

That the memorandum indicating withdrawal of the application be received.

Carried**3.1.2 COA2025-069**

Ahmad Shahid, Planner II

File Number: D20-2025-027

Location: Part Lot 21, Concession 12

Geographic Township of Emily

Owners: Jeannette Y. and John E. Van Lagen

Applicant: Grace and Associates Inc.

Mr. Shahid addressed the Committee regarding the returning application deferred at the April 23rd meeting. Reason for deferral is due to comments raised by Kawartha Region Conservation Authority (KRCA) after the writing of the report that required further review and evaluation. The deferral period of no more than three (3) months was to allow the applicants/owners to work with Kawartha Region Conservation Authority staff.

Mr. Shahid summarized Report COA2025-069. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Emily Zoning By-Law 1996-30, as amended. The purpose and effect is to facilitate the construction of a one-storey single detached dwelling, as well as to recognize an existing shed. Relief sought: Section 12.2.1.3.e. of the Zoning By-law requires a minimum 30 metre water setback, the proposed water setback from the dwelling is 15.1 metres and the existing shed is 21.5 metres.

After the writing of the report, comments were received from the Supervisor of Part 8 Sewage Systems stating that an alternative septic disposal system is proposed and as such no concerns with the application. KRCA worked through the previous concerns stating they are now in support of the application and that a permit is required from their office.

The Committee had the following questions:

- 1) Do you know what the alternative septic system will be?
- 2) Slide 5 of the presentation - reason for the lot line continuing out in the water.
- 3) Appendix C, has consideration been taken to move the proposed dwelling closer to the front lot line?

Mr. Shahid responded.

The applicant, Thomas Grace was present via electronic participation and responded to the Committee's questions.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-069.

CA2025-111

Moved By S. Strangway

Seconded By G. Erickson

That minor variance application D20-2025-027 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 COA2025-069, which shall be attached to and form part of the Committee's Decision;
2. **That** the privy and trailer identified in Appendix C are removed upon completion of construction of the proposed dwelling. 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 COA2025-069. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.2 Consents

4. New Applications

4.1 Minor Variances

4.1.1 COA2025-070

Ahmad Shahid, Planner II
 File Number: D20-2025-056
 Location: 46 Birch Glen Drive
 Part Lot 16, Concession 7, Lot 13 of Plan 184
 Geographic Township of Somerville
 Owners: Guillaume Lessard and Julie Tran
 Applicant: Keji, Planners and Builders c/o Joe McCool

Mr. Shahid summarized Report COA2025-070. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Somerville Zoning By-Law 78-45, as amended. The purpose and effect is to facilitate the construction of a new deck connecting the existing dwelling and boathouse. Relief sought: Section 5.2.f of the Zoning By-law which requires a 15 metre water setback, the proposed water setback from the new deck is 9.3 metres.

After the writing of the report, comments were received from DS-Building and Septic Division (Building) stating no concerns. Kawartha Region Conservation Authority (KRCA) are in support of the application and that a permit is not required. Public comments were received from the owners of 50 Birch Glen Drive, in support of the application.

The owner, Guillaume Lessard was present via electronic participation and spoke to the Committee. The applicant, Mr. McCool was present in person and was available should the Committee have questions.

There were no questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-070.

CA2025-112

Moved By S. Richardson

Seconded By E. Finn

That minor variance application D20-2025-056 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 COA2025-070, 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 COA2025-070. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.2 COA2025-071

Shayan Okhowat, Planner II
 File Number: D20-2025-057
 Location: 2 Omega Road
 Lot 38, Part Public Road, Plan 221
 Geographic Township of Fenelon
 Owners: Casey and Karen Baker
 Applicant: TD Consulting Inc.

Before the evaluation of the report Mr. Okhowat brought to the Committee's attention the reliefs circulated to the public, the additional reliefs identified after the circulation and the revised site plan. Although staff's opinion is to continue, it was turned over to the Committee to determine whether to proceed. Committee agreed to proceed.

Mr. Okhowat summarized Report COA2025-071. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon By-law 12-95, as amended. The purpose and effect is to facilitate the construction of a detached garage that contains an Additional Residential Unit (ARU). Reliefs sought: Section 13.2.1.3.a of the Zoning By-law requires a minimum front yard setback of 7.5 metres; the proposed setback is 1.2 metres; Section 3.1.2.1 of the Zoning By-law requires an accessory structure or building to be located within the rear or interior yard; the proposed structure is located in the front yard; Section 3.1.3.1 of the Zoning By-law permits a lot coverage for accessory structures of 8% of the lot area to a maximum of 225 square metres; the proposed is a lot coverage of 8.4%; and, Section 3.22.vi of the Zoning By-law requires a minimum lot area of 0.4 hectares (4,000 square metres) to permit an Additional Residential Unit (ARU) on a lot with private services; the existing lot area is 0.27 hectares (2,694.70 square metres). Section 13.2.1.3.c of the Zoning By-law requires a minimum exterior side setback of 7.5 metres; the proposed setback is 2.2 metres.

After the writing of the report, comments were received from the Supervisor of Part 8 Sewage Systems to add a condition relating to private on site sewage disposal. Comments were received from DS-Building and Septic Division (Building) and Engineering Corporate Assets stating no concerns with the proposal.

The Committee had the following questions and concerns:

- 1) Is the structure going to be a one or two storey building?
- 2) Should there be a relief for the height of a two storey?
- 3) Primary use of this land.
- 4) Distinction between the exterior side yard setback and front yard setback.
- 5) Is 2 Omega Road classed as the front yard?

Mr. Okhowat responded.

The applicant, Ms. Archer of TD Consulting Inc. was present in person, thanked staff and was available for questions. Ms. Archer spoke to the height of the proposed ARU.

A motion was made to approve the application as amended.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-71.

CA2025-113

Moved By S. Strangway

Seconded By S. Richardson

That minor variance application D20-2025-057 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 COA2025-071, 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.

3. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within 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 achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems.

This approval pertains to the application as described in report COA2025-071. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.3 COA2025-072

Ahmad Shahid, Planner II

File Number: D20-2025-058

Location: 76 Coldstream Road

Part Lot 32, Concession 8 (Part Park Lot 6 of Plan 115, being Part 1 of Reference Plan 57R-3292)

Geographic Township of Fenelon

Owner: David Beecroft

Applicant: Ryan Hayter

Mr. Shahid summarized Report COA2025-072. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon Zoning By-Law 12-95, as amended. The purpose and effect is to facilitate the construction of a new boathouse and recognizing the relocation of an existing shed. Relief sought: Section 10.2.1.3.c of the Zoning By-law which requires a minimum 7.5 metre exterior side yard setback, the proposed setback of the boathouse is 1.5 metres and the existing setback of the rear shed is 3.4 metres.

Comments were received from DS-Building and Septic Division (Building) and Engineering Corporate Assets stating they have no objections or concerns. Kawartha Region Conservation Authority are in support of the proposal and that a permit will be required from their office.

Committee had the following questions and concerns:

- 1) Location of the second shed.

Mr. Shahid responded that the other existing shed was not the subject of the application.

The applicant, Mr. Hayter was present via electronic participation. Mr. Hayter responded to the Committee's question.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-072.

CA2025-114

Moved By S. Strangway

Seconded By E. Finn

That minor variance application D20-2025-058 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 COA2025-072, 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 COA2025-072. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.4 COA2025-073

Shayan Okhowat, Planner II

File Number: D20-2025-059

Location: 23 Rockside Lane

Part Lot 3, Concession 4

Geographic Township of Carden

Owners: Glen and Kathleen Wells

Applicant: Robert Agivaev

Mr. Okhowat summarized Report COA2025-073. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Carden By-law 79-2, as amended. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 14.1.b of the Zoning By-law provides that an accessory building shall only be erected in a side or rear yard. The proposed garage is located in the front yard.

After the writing of the report, comments were received from the Building and Septic Division (Building) and Engineering Corporate Assets stating no concerns with the proposal. Kawartha Region Conservation Authority indicated they have no concerns however a condition be added to confirm the review fee has been paid (Condition 3).

The Committee had the following questions and concerns:

1) Page 3, of the report, relief is required for the maximum permitted height of an accessory structure.... Why was this not included on Page 1 under reliefs sought?

2) KRCA fee.

Mr. Okhowat responded.

The applicant, Mr. Agivaev was present via electronic participation. Mr. Agivaev confirmed the KRCA fee was e-transferred this morning.

The Committee motioned to approve the application as amended.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-073.

CA2025-115

Moved By S. Richardson

Seconded By E. Finn

That minor variance application D20-2025-059 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 COA2025-073, 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.
3. **That**, prior to the issuance of a Building Permit, the owner provide written confirmation from Kawartha Region Conservation Authority to the Secretary Treasurer and Planning Administration (cofa@kawarthalakes.ca) that the review fee has been paid within a period of one (1) month after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the application as described in report COA2025-073. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.5 COA2025-074

Shayan Okhowat, Planner II
 File Number: D20-2025-060
 Location 121 Robin Road
 Concession 4, Part N 1/2 Lot 6
 Geographic Township of Fenelon
 Owner: Alice Sorensen
 Applicant: John Sage

Mr. Okhowat summarized Report COA2025-074. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon By-law 12-95, as amended. The purpose and effect is to facilitate the construction of a detached two-storey garage. Relief sought: Section 3.1.3.2 of the Zoning By-law requires a maximum height of 5 metres for an accessory structure or building. The proposed height is 6.3 metres.

After the writing of the report, comments were received from Engineering Corporate Assets indicating no concerns with the proposal.

The Committee had the following questions and concerns:

- 1) Are there requirements for submitting a sketch.

Mr. Okhowat responded.

The applicant, Mr. Sage was present via electronic participation.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-074.

CA2025-116

Moved By B. Archer

Seconded By E. Finn

That minor variance application D20-2025-060 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 COA2025-074, 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 COA2025-074. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.6 COA2025-075

Katherine Evans, Acting Development Supervisor

File Number: D20-2025-061

Location: 73 Kenrei Road

Part Lot 1, Concession 4 (being Parts 1 and 2 on 57R-8137)

Geographic Township of Fenelon

Owners: Timothy and Calli McEachen

Application: Timothy McEachen

Ms. Evans summarized Report COA2025-075. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon Zoning By-law 12-95, as amended. The purpose and effect is to facilitate the construction of a detached garage that is to contain an Additional Residential Unit (ARU) in the future. Relief sought: Section 3.1.2.1 of the Zoning By-law permits accessory structures in the interior side or rear yard; the proposed garage/ARU is to be located in the front yard; and, Section 3.1.3.2 of the Zoning By-law permits a maximum height for accessory structures of 5 metres; the proposed height is 5.3 metres.

After the writing of the report, comments were received from the Building and Septic Division (Building) stating no concerns with the proposal and that a building permit is required and that the ARU is registered. The Supervisor of Part 8 Sewage Systems stated no concerns with the proposal as it relates to an on site sewage disposal.

There were no questions from the Committee or other persons.

CA2025-117

Moved By E. Finn

Seconded By G. Erickson

That minor variance application D20-2025-061 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 and the drawings in Appendix D submitted as part of Report COA2025-075, which shall be attached to and form part of the Committee's Decision;
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; and,
3. **That** the shed as shown in Appendix E be removed or relocated to a location on the property that is compliant with the Zoning By-law within a period of twenty-four (24) months after the date of the Notice of Decision. This condition will be considered fulfilled upon the owner providing photographic evidence to the Secretary-Treasurer and Planning

Administration (cofa@kawarthalakes.ca) that the shed has been removed or relocated to a zone compliant location.

This approval pertains to the application as described in report COA2025-075. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.7 COA2025-076

Shayan Okhowat, Planner II
 File Number: D20-2025-062
 Location: 84 Adelaide Street South
 Part Park Lot K, Plan 8P
 Former Town of Lindsay
 Owners: Lindsay Retirement Home GP Limited
 Applicant: Lev Living c/o Samantha Chow

Mr. Okhowat summarized Report COA2025-076. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Town of Lindsay Zoning By-law 2000-75, as amended. The purpose and effect is to facilitate the construction of a solar panel structure. Relief sought: Section 5.2.b.i of the Zoning By-law requires a minimum exterior side yard setback of 4 metres; the proposed setback is 3.17 metres. Section 11.3.11.g of the Zoning By-law requires a maximum lot coverage of 25%; the proposed lot coverage is 27%.

After the writing of the report, comments were received from the Building and Septic Division (Building) and Engineering Corporate Assets indicating no concerns with the proposal.

The Committee had the following questions and concerns:

1. Appendix C, Parking spots lost to solar panels.

Staff responded.

The applicant, Jinny Tran was present via electronic participation.

No further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-076.

CA2025-118**Moved By** B. Archer**Seconded By** S. Strangway

That minor variance application D20-2025-062 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 COA2025-076, 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 COA2025-076. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried**4.1.8 COA2025-077**

Shayan Okhowat, Planner II

File Number: D20-2025-063

Location: 81 Clifford Drive

Part Lot 11, Concession 4

Geographic Township of Verulam

Owners: Jacqueline and Bedros Avedian

Applicant: Garry Newhook

Mr. Okhowat summarized Report COA2025-077. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Verulam By-law 6-87, as amended. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 5.1.3.b of the Zoning By-Law requires any accessory building or structure which is not attached to the main building shall not be erected in any yard other than the interior side yard or

rear yard. The proposed garage is located in the front yard.

After the writing of the report, comments were received from Kawartha Region Conservation Authority, DS-Building and Septic Division (Building) and Engineering Corporate Assets stating no concerns with the proposal.

The applicant, Mr. Newhook was present via electronic participation and available for questions.

There were no questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-077.

CA2025-119

Moved By S. Richardson

Seconded By E. Finn

That minor variance application D20-2025-063 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 COA2025-077, 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 COA2025-077. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.9 COA2025-078

Ahmad Shahid, Planner II

File Number: D20-2025-064

Location: 916 County Road 121

Part Lot 25, Concession 1 East
 Geographic Township of Verulam
 Owner/Applicant: Erin Vanderkley

Mr. Shahid summarized Report COA2025-078. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Verulam Zoning By-Law 6-87, as amended. The purpose and effect is to facilitate the construction of an agricultural building. Relief sought: Section 19.2.e.i of the Zoning By-law, which requires a 30 metre interior side yard setback; the proposed side yard setback of the agricultural building is 10.7 metres.

After the writing of the report, comments were received from Engineering Corporate Assets stating no objections. The Building and Septic Division (Building) stated no concerns and that the spatial separation will be addressed at building permit stage. Agricultural Development Officer of Economic Development is in support of the proposal.

The Committee had the following questions and concerns:

- 1) Large property, could the owner relocate the building to comply with the Zoning-By-law?
 - 2) Building comments "spatial separation addressed at the Building permit stage". What is the building close too?
- Staff responded.

The applicant, Ms. Vanderkley was present via electronic participation and addressed the Committee.

No further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-078.

CA2025-120

Moved By S. Richardson

Seconded By G. Erickson

That minor variance application D20-2025-064 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

COA2025-078, 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 COA2025-078. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.10 Memo - D20-2025-065

Ahmad Shahid, Planner II

File Number: D20-2025-065

Location: Part Lot 21, Concession 4 (formerly Ops) being Part of Part 1 of Reference Plan 57R-4940

Former Town of Lindsay

Owners: Easton's Muffler Centres c/o Don MacPherson

Applicant: EcoVue Consulting Services Inc. c/o Kent Randall

Mr. Shahid summarized the memo previously circulated to the Committee. It was determined eight days prior to the Committee hearing that the location map used to generate the circulation list was inaccurate. As a result, the required notice was not provided to neighbouring properties in accordance with the provisions of the Planning Act. The application has been deferred to allow for proper circulation and compliance with statutory notice requirements.

The Committee motioned to defer the application to return at the August 28th meeting.

There were no questions from the Committee or other persons.

CA2025-121

Moved By B. Archer

Seconded By E. Finn

That Application D20-2025-065 be deferred for a period of not more than one (1) month, returning to the August 28, 2025 meeting.

Carried

4.1.11 COA2025-080

Ahmad Shahid, Planner II

File Number: D20-2025-066

Location: Part Lot 25, Concession 3, Lots 18 to 20 of Plan 171

Geographic Township of Fenelon

Owner/Applicant: Paula Kember

Mr. Shahid summarized Report COA2025-080. To consider relief under Section 45(1) of the Planning Act., R. S. O., as amended, from the Township of Fenelon Zoning By-law 12-95, as amended. The purpose and effect is to facilitate the recognition of a detached garage currently under construction. Relief sought: Section 3.1.3.2 of the Zoning By-law which permits a maximum 5 metre height for accessory structures, the height of the existing detached garage is 7.47 metres.

After the writing of the report, comments were received from the Building and Septic Division (Building) indicating an active building permit for the construction of a single detached building. No concerns. Engineering Corporate Assets stating no concerns and Kawartha Region Conservation Authority stating they are in support of the proposal and that a permit has already been issued for the garage.

The Committee had the following questions and concerns:

1) 2 lots consolidated, will the detached garage be in the front yard of the lot, and any concerns.

The owners, Mr. and Mrs. Kember were present in person, the applicant, Mr. Wilcox was present via electronic participation and available should there be any questions.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-080.

CA2025-122

Moved By S. Strangway

Seconded By S. Richardson

That minor variance application D20-2025-066 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 COA2025-080, which shall be attached to and form part of the Committee's Decision;
2. **That** prior to the issuance of a building permit for the intended use being a detached garage, the applicant submit an application for approval of a Deeming By-law to ensure the consolidation of the properties identified as PIN 631650428 and PIN 631650430; 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 COA2025-080. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.2 Consents

5. Other Business

Ms. Barrie introduced one of Planning's summer students, Cathy Lu who will be presenting at the next meeting and Susan Rosales, new Manager of Planning with 30 years of strategic planning.

The Chair thanked Mr. Okhowat for his presentations.

6. Correspondence

7. Next Meeting

The next meeting will be Thursday, August 28 at 1:00pm in Council Chambers, City Hall.

8. Adjournment

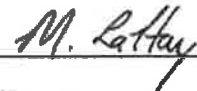
CA2025-123

Moved By S. Strangway

Seconded By S. Richardson

That the meeting be adjourned at 2:24pm.

Carried

A handwritten signature in cursive script, appearing to read "M. LaHay", is written over a horizontal line.

Mark LaHay, Secretary-Treasurer