

**The Corporation of the City of Kawartha Lakes**  
**Committee of Adjustment Report – Vanuden and Sneyd**

Report Number COA2025-084

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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 4 – Geographic Township of Mariposa**

**Subject:** The purpose and effect is to facilitate the construction of an Additional Residential Unit (ARU).

**Relief sought:**

1. Section 3.1.2.1 of the Zoning By-law, which requires an accessory structure, or building to be located within the rear or interior yard; the proposed structure is to be located in the front yard.

The variance is requested at **19 Pleasant Point Road** (File D20-2025-070).

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**Author:** Shayan Okhowat, Planner II

**Signature:** 

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**Recommendations**

**That** Report COA2025-084 – Vanuden and Sneyd, be received;

**That** minor variance application D20-2025-070 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 COA2025-084, 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 COA2025-084. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	The construction of an Additional Residential Unit (ARU).
Owners:	Jeff Vanuden, Ashley Vanuden, James Sneyd, and Sherry Sneyd
Applicant:	Jeff and Ashley Vanuden
Legal Description:	Lot 1, Plan 553, Part Lot 7, Concession A
Official Plan <sup>1</sup> :	Prime Agricultural (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Agricultural (A1) Zone (Township of Mariposa Zoning By-law 94-07)
Site Size:	20,322.54 Square Metres
Site Access:	Year round municipal road
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Residential and Agricultural

## Rationale

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

The property is situated in the geographic Township of Mariposa near a waterfront community with access from Pleasant Point Road. There are no directly abutting structures from other properties.

The property currently contains a single detached dwelling, a detached garage, and a detached shed. The proposal seeks to facilitate the construction of an Additional Residential Unit (ARU) in the front yard. The additional residential unit

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

respects the existing scale and design of surrounding homes, ensuring an appropriate fit within the community.

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 ARU, this proposal can contribute to meeting the City's housing target through the addition of a new dwelling to the housing inventory.

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 under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings or structures accessory to residential uses are permitted within the designation. Performance and siting criteria is implemented through the Zoning By-law.

In 2020, the Official Plan (2012) was amended to address the requirements of the Planning Act, and conform to Provincial Policies and establish new land use policies for Additional Residential Units (ARU). 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, provided they are in accordance with this policy and the applicable zoning by-law provisions. Furthermore, the proposed ARU is compatible with and maintains the established character of the area.

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 property is zoned Agricultural (A1) within the Township of Mariposa Zoning by-law 94-07. The A1 permits a single detached dwelling and accessory structures. Relief is required for the location of the structure.

Section 3.1.2.1 of Zoning By-law requires any accessory structure or building to be located within the rear or interior side yard. The proposed structure is located in the front yard. The intent of limiting the location of accessory structures to the interior side or rear yard is to ensure accessory uses remain subordinate to the primary use by being located in less visible areas on the property. Locating accessory structures in the interior side or rear yard also ensures there is adequate amenity space in the front yard, and the property is in keeping with the character of the rest of the neighbourhood.

The property contains mature trees and vegetation that provide privacy and visual screening for the proposed structure. Furthermore, the proposed location of the ARU will not be in close proximity to nearby structures and it to have a front yard setback of 30.1 metres. The proposed ARU is consistent with the existing built form, supporting a unified and compatible streetscape.

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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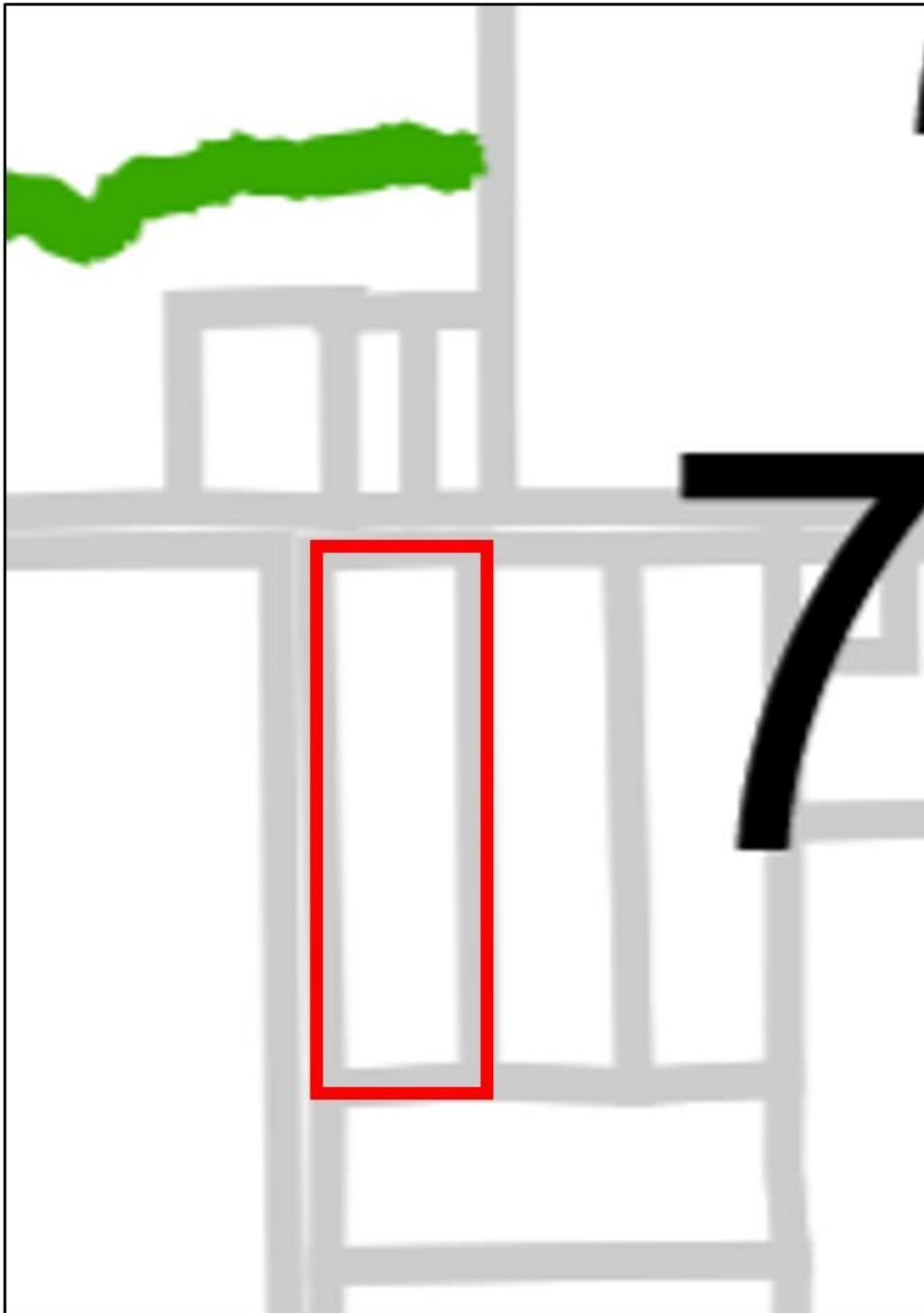
<b>Phone:</b>	705-324-9411 extension 2156
<b>E-Mail:</b>	sokhowat@kawarthalakes.ca
<b>Department Head:</b>	Leah Barrie, Director of Development Services
<b>Division File:</b>	D20-2025-070

## **Schedule 1**

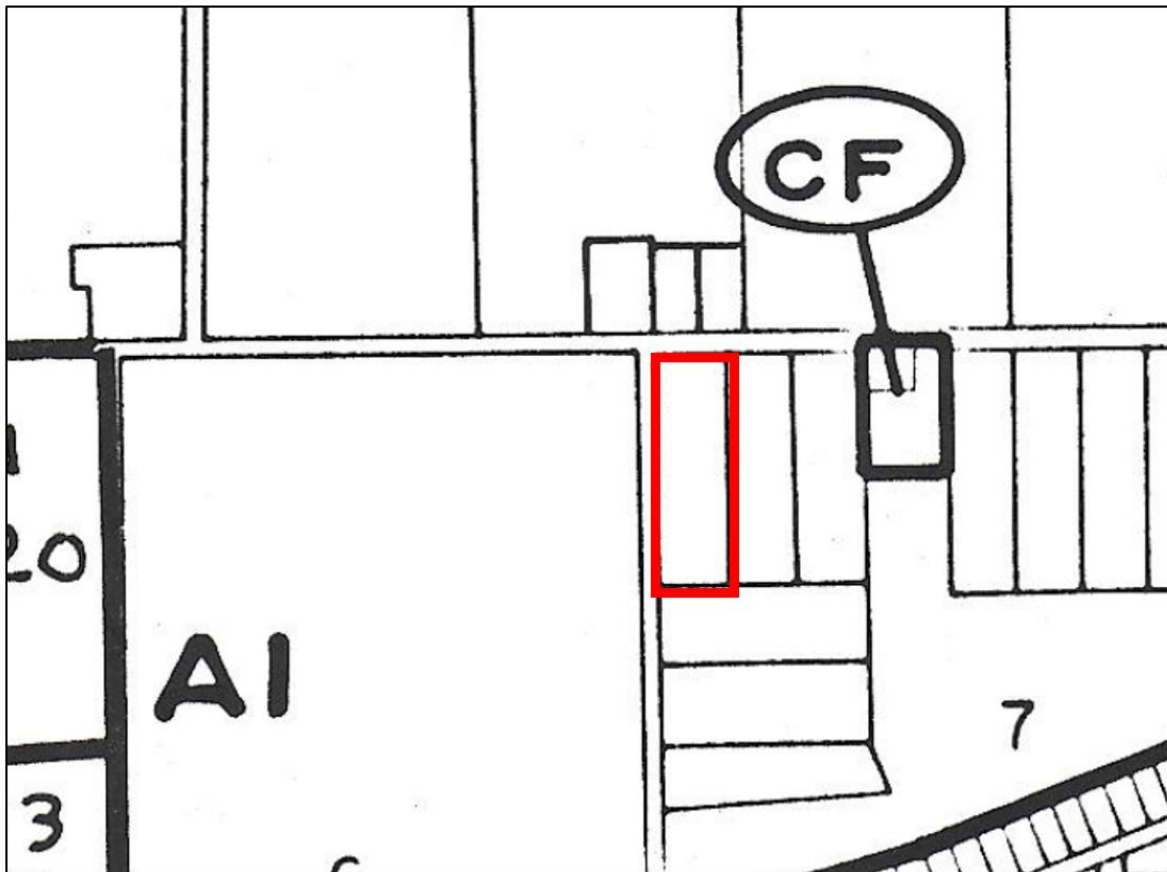
### **Relevant Planning Policies and Provisions**

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#### **City of Kawartha Lakes Official Plan**



**Township of Mariposa Zoning By-law 94-07**

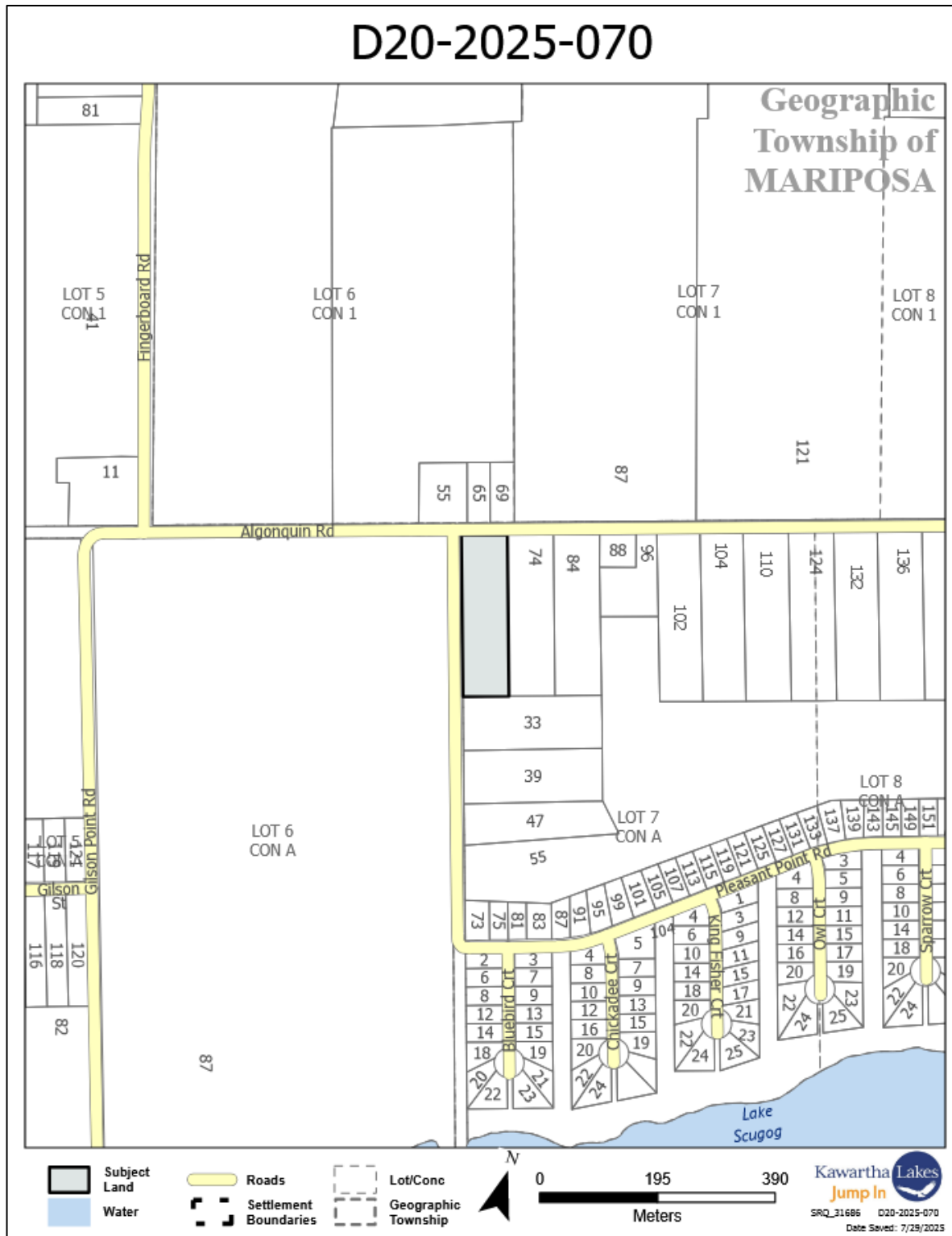


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## LOCATION MAP

REPORT COA2025-084

FILE NO: D20-2025-070



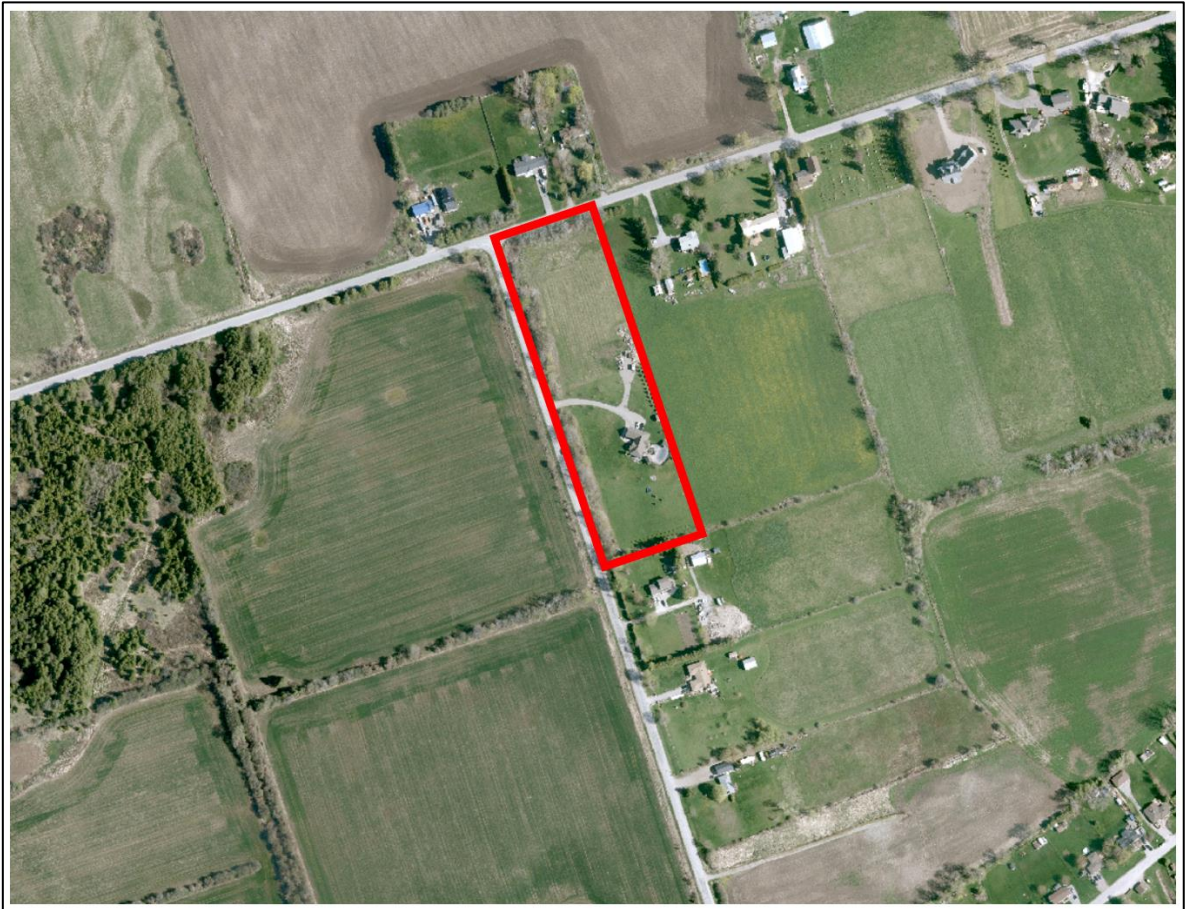
APPENDIX " B "

to

REPORT COA2025-084

FILE NO: D20-2025-070

## AERIAL PHOTO





to

# APPLICANT'S SKETCH

REPORT COA2025-084

FILE NO: D20-2025-070

