

# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Bonner

Report Number COA2026-042

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## Public Meeting

**Meeting Date:** April 23, 2026

**Time:** 1:00 pm

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

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## Ward 1 – Geographic Township of Bexley

**Subject:** The purpose and effect is to facilitate the construction of a single detached dwelling on a vacant lot.

### Relief sought:

1. Section 12.2.1.3.c of the Zoning By-law that requires a minimum exterior side yard setback of 7.5 metres; the proposed dwelling has an exterior side yard setback of 1.5 metres.

The variance is requested at **Vacant Land, Homewood Park Road** (File D20-2026-014).

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**Author:** Mobeen Ghafari, Planner II

**Signature:** 

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## Recommendations

**That** Report COA2026-042 – Bonner, be received;

**That** minor variance application D20-2026-014 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 COA2026-042, which shall be attached to and form part of the Committee's Decision;
- 2) **That** an evaluation to determine the site's ability to be serviced with a Class 4 Septic Tank and Leaching Bed be conducted to ensure the development can be supported with a private on-site sewage disposal system. This

condition will be considered fulfilled upon achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems; and,

- 3) **That** this approval shall be in effect for a period of twenty-four (24) months after the date of the Notice of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.

This approval pertains to the application as described in report COA2026-042. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a single detached dwelling on a vacant lot beyond the required exterior side yard setback
Owner(s):	Alan James Bonner
Applicant:	Same as owner
Legal Description:	Plan 256 Lot 7, Bexley
Official Plan <sup>1</sup> :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Three (RR3) Zone (Township of Bexley Zoning By-law 93-09)
Site Size:	1,208.1 square metres (13,003.88 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Vacant Land
Adjacent Uses:	Agricultural, 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 geographic Township of Bexley, with access from Homewood Park Road through a road allowance. The lots in the surrounding area vary in size and shape, many with irregular configurations. Based on

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses and recreational residential uses. In terms of visual character, some of the lots on Homewood Park Road, such as the subject property, are long and narrow in configuration. The subject property is currently vacant.

The application seeks to facilitate the construction of a new single detached dwelling on the property. The application does not conflict with the surrounding low-density residential land uses and built form.

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 of 6500 new housing units by 2031, and the City has committed to work to achieve this target locally. Through the construction of the new single detached dwelling, this proposal contributes to meeting the City's housing target by adding a dwelling unit to the overall 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 Waterfront under the City of Kawartha Lakes Official Plan (2012). The Waterfront designation permits low-density residential uses and accessory structures. The proposed development does not conflict with the objectives of the designation as it maintains its low-density residential land use, and maintains a low profile.

Performance and siting criteria is implemented through the Zoning By-Law.

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 Rural Residential Type Three (RR3) Zone under the Township of Bexley Zoning By-Law 93-09. The RR3 Zone permits various uses, including but not limited to, single detached dwellings and accessory buildings and uses. In order to allow the proposed single detached dwelling to be constructed, relief is required from the exterior side yard setback provision.

Section 12.2.1.3.c of the Zoning By-law requires a minimum exterior side yard setback of 7.5 metres. The proposed setback is 1.5 metres. The purpose of an exterior side yard is to manage spacing and privacy issues in relation to the adjacency of the lot and the street. With regards to its exterior side yard, the property is bordered by an unopened road allowance that is not travelled and has been left in its natural state, which consists of mature trees and undergrowth that

have existed for around 60 years. As a result, the existing unopened road allowance functions as a buffer to provide the necessary spacing and privacy needs between the lot and the travelled portion of the street.

Overall, the proposed single detached dwelling complements the neighbouring lots and maintains low visibility. The proposed single detached dwelling on the residential lot aligns with the character of the surrounding area.

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:**

This application was originally scheduled for the February 26, 2026 Committee of Adjustment meeting. The application was deferred for one month to provide staff with time to work through comments received. The application returned to the March 26, 2026 Committee of Adjustment meeting, where it was deferred again to provide time for staff and the applicant to address the concerns of the Committee regarding the road.

Planning staff have been corresponding with the applicant and the Realty Services Division on this matter. The Manager of Realty Services has confirmed that Homewood Park Road will not be relocated. Therefore, Planning Staff feel that the proposed setback from the southern lot line is appropriate and supportable. The Manager of Realty Services is in support of this approach.

**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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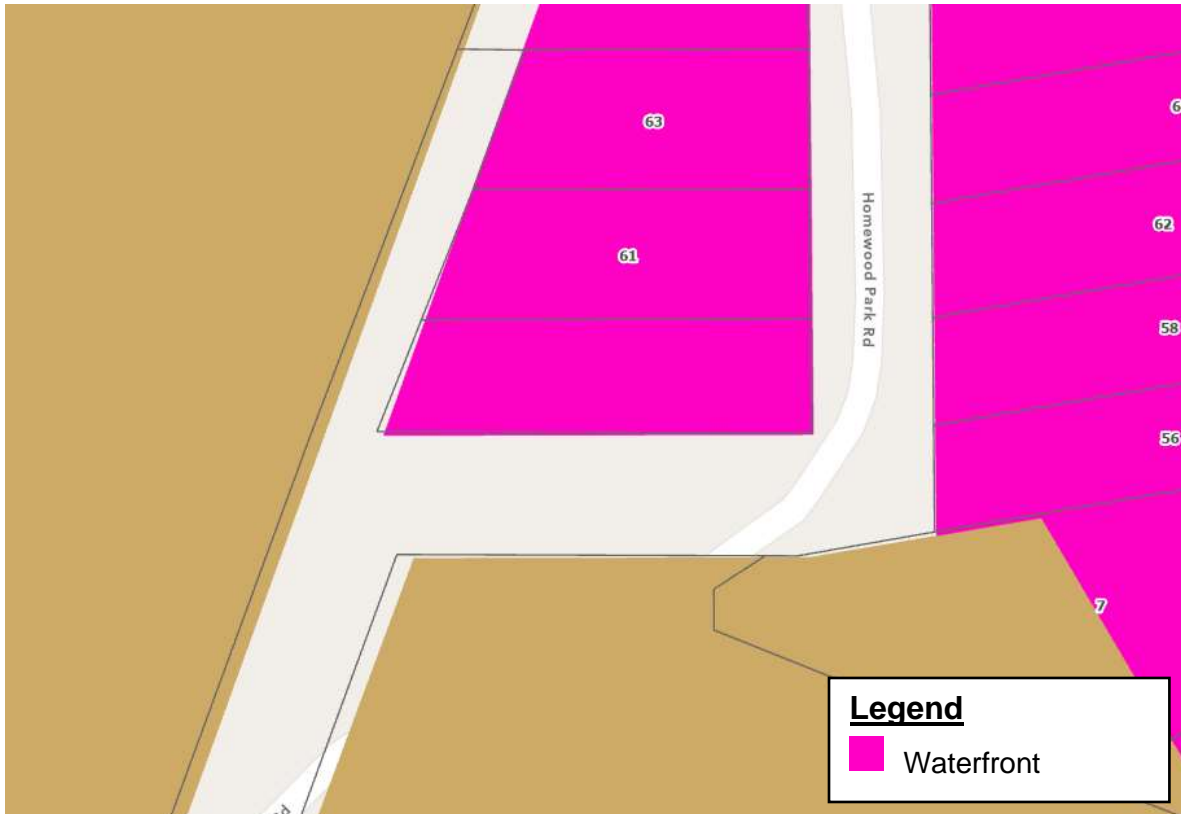
**Phone:** 705-324-9411 extension 1248  
**E-Mail:** [mghafari@kawarthalakes.ca](mailto:mghafari@kawarthalakes.ca)  
**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-014

# Schedule 1

## Relevant Planning Policies and Provisions

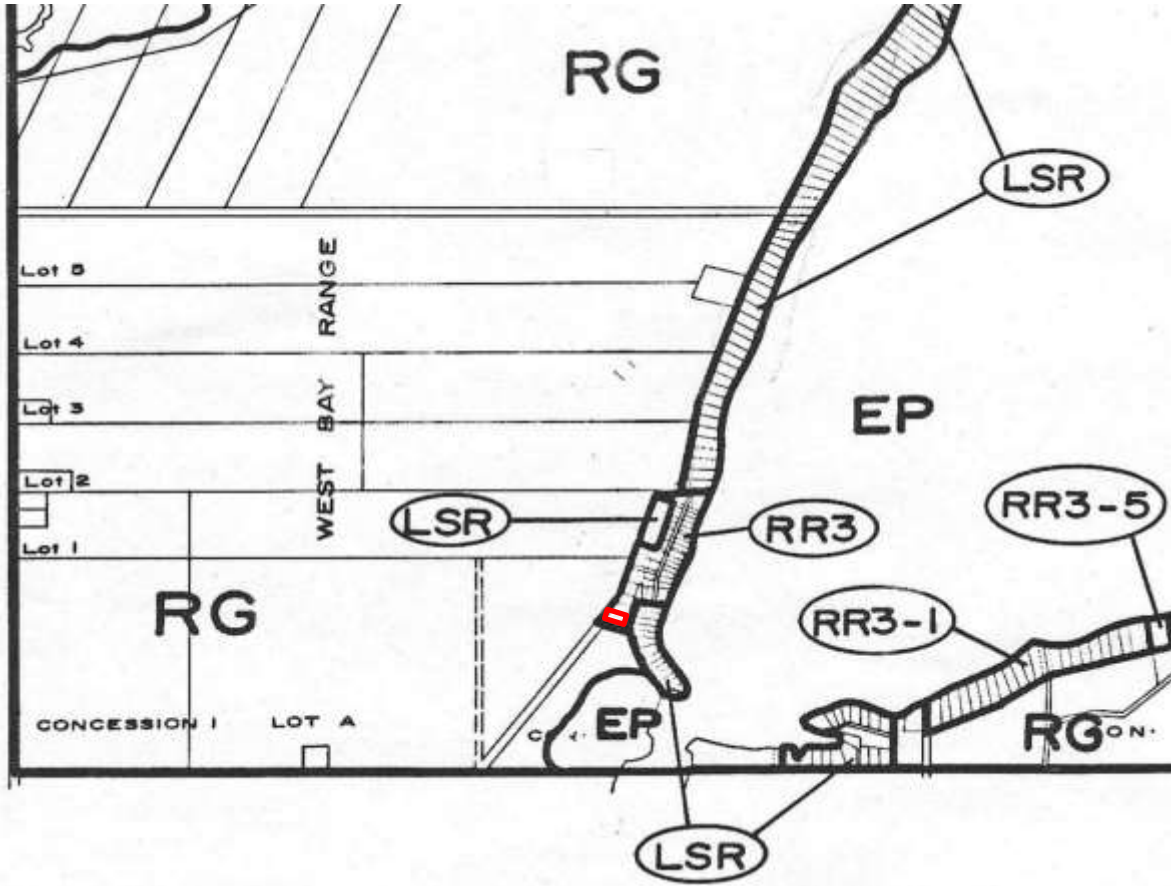
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### City of Kawartha Lakes Official Plan



### Section 20. Waterfront Designation

Township of Bexley Zoning By-law 93-09



Part 12. Rural Residential Type Three (RR3) Zone

# Location Map

## D20-2026-014



**Aerial Photo**



### Applicant's Sketch

