

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Cameron

Report Number COA2026-032

Public Meeting

Meeting Date: April 23, 2026

Time: 1:00 pm

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

Ward 8 – Geographic Township of Manvers

Subject: The purpose and effect is to facilitate a lot line adjustment where 200 Lifford Road is the benefitting lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.

Relief sought:

1. Section 10.2.a. of the Zoning By-law requires a minimum lot area of 38 hectares, the proposed lot area is 8.7 hectares; and,
2. Section 10.2.b. of the Zoning By-law requires a minimum lot frontage of 183 metres, the proposed lot frontage is 175 metres.

The variance is requested at **200 Lifford Road** (File D20-2026-033).

Author: Ahmad Shahid, Planner II

Signature:



Recommendations

That Report COA2026-032 – Cameron, be received;

That minor variance application D20-2026-033 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions

- 1) **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2026-032, which shall be attached to and form part of the Committee's Decision; and,
- 2) **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of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.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 COA2026-032. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Facilitate a lot line adjustment where 200 Lifford Road is the benefitting lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.
Owners:	Shawn Cameron
Applicant:	DM Wills Associates Ltd c/o Marnie Saunders
Legal Description:	Part Lot 13, Concession 9 (being Part 2 of Reference Plan 9R-2209)
Official Plan ¹ :	Prime Agricultural, Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Rural General (A1) Zone and Open Space (O1) Zone (Township of Manvers Zoning By-law 87-06)
Site Size:	Currently: 1.26 hectares (3.11 acres) Proposed: 8.7 hectares (21.5 acres)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
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 located in a residential-agricultural area, characterized by low-density residential buildings and various agricultural structures and uses. The property is accessed by a driveway extending from Lifford Road, with trees running along the front lot line, leading to the existing single detached dwelling, detached garage, and shed. The property also contains a pond.

The purpose and effect of the subject minor variance application is to facilitate a lot line adjustment where 200 Lifford Road is the benefitting lot. The minor variance is

¹ See Schedule 1

² See Schedule 1

required as a condition of provisional consent for consent application D03-2025-055.

The applicant has indicated that the purpose of the lot line adjustment is to increase the subject property's area and frontage, and protect/preserve the natural sensitive features on the property.

No new buildings, structures or site alteration is proposed nor required as part of the application. The residential and agricultural uses and current dwellings, driveways and servicing are to remain and function as existing.

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 and Environmental Protection under the City of Kawartha Lakes Official Plan (2012). The majority of the lands to be conveyed are designated Prime Agriculture, and are mostly forested (Natural Heritage features including Significant Woodland, Locally Significant Wetland, and Unevaluated Wetland, as per Schedule B of the Official Plan), and are not currently part of the active farm operation at 176 Lifford Road. Additionally, a portion of the lands to be conveyed are designated Environmental Protection. Policy 17.3.2 prohibits the creation of new lots for the purpose of development within the EP designation, and no new lots would be created as a result of this proposal.

The proposed variance would help preserve ecological integrity as it contains the forested areas within a single lot without disrupting the agriculturally productive fields.

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 Open Space (O1) Zone and Rural General (A1) Zone under the Township of Manvers Zoning By-Law 87-06. The A1 Zone permits various uses, including but not limited to single detached dwellings and related accessory structures. The O1 Zone prohibits the erection of any building or structure. No new buildings, structures or site alteration is proposed nor required as part of the application. The proposal complies with all provisions of the Zoning By-law, with the exception of the minimum lot area and frontage.

Section 10.2.a. of the Zoning By-law requires a minimum lot area of 38 hectares, the proposed lot area is 8.7 hectares; and, Section 10.2.b. of the Zoning By-law requires a minimum lot frontage of 183 metres, the proposed lot frontage is 175 metres. The subject property is currently 1.26 hectares (3.11 acres) in size with 123 metres of frontage. Therefore, the property is currently deficient in both area and frontage.

The intent of the minimum lot frontage and lot area requirements is to ensure lots are appropriately sized to support development, including a compliant building

envelope. These provisions also ensure sufficient space is available for amenity areas, private servicing (e.g., septic systems where required), and stormwater infiltration.

Although undersized, the proposal is an increase both the size and frontage of the subject property, bringing the property closer into conformity with the Zoning By-law. Even though the lot is increasing in size, as a change in the lot configuration is occurring the change must be addressed. The proposal is also keeping consistent with the surrounding lot fabric while being attentive to ensure the portions within the O1 Zone are contained within a single lot. The change in lot size and frontage will not result in any deficiencies with existing building setbacks and/or lot coverage.

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:	D20-2026-033

Schedule 1 Relevant Planning Policies and Provisions

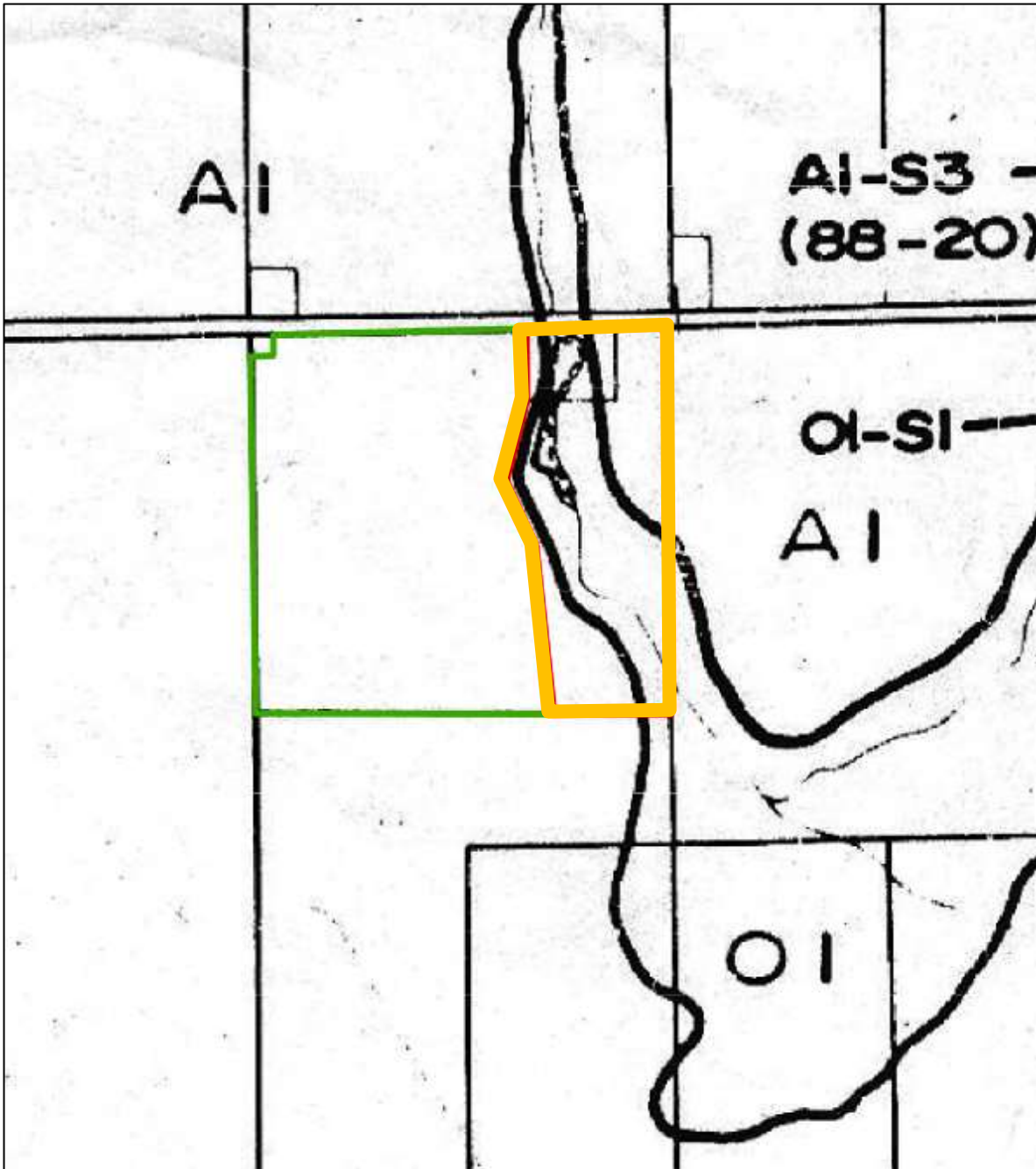
City of Kawartha Lakes Official Plan



Section 15. Prime Agricultural Designation

Section 17. Environmental Protection Designation

Township of Fenelon Zoning By-law 12-95

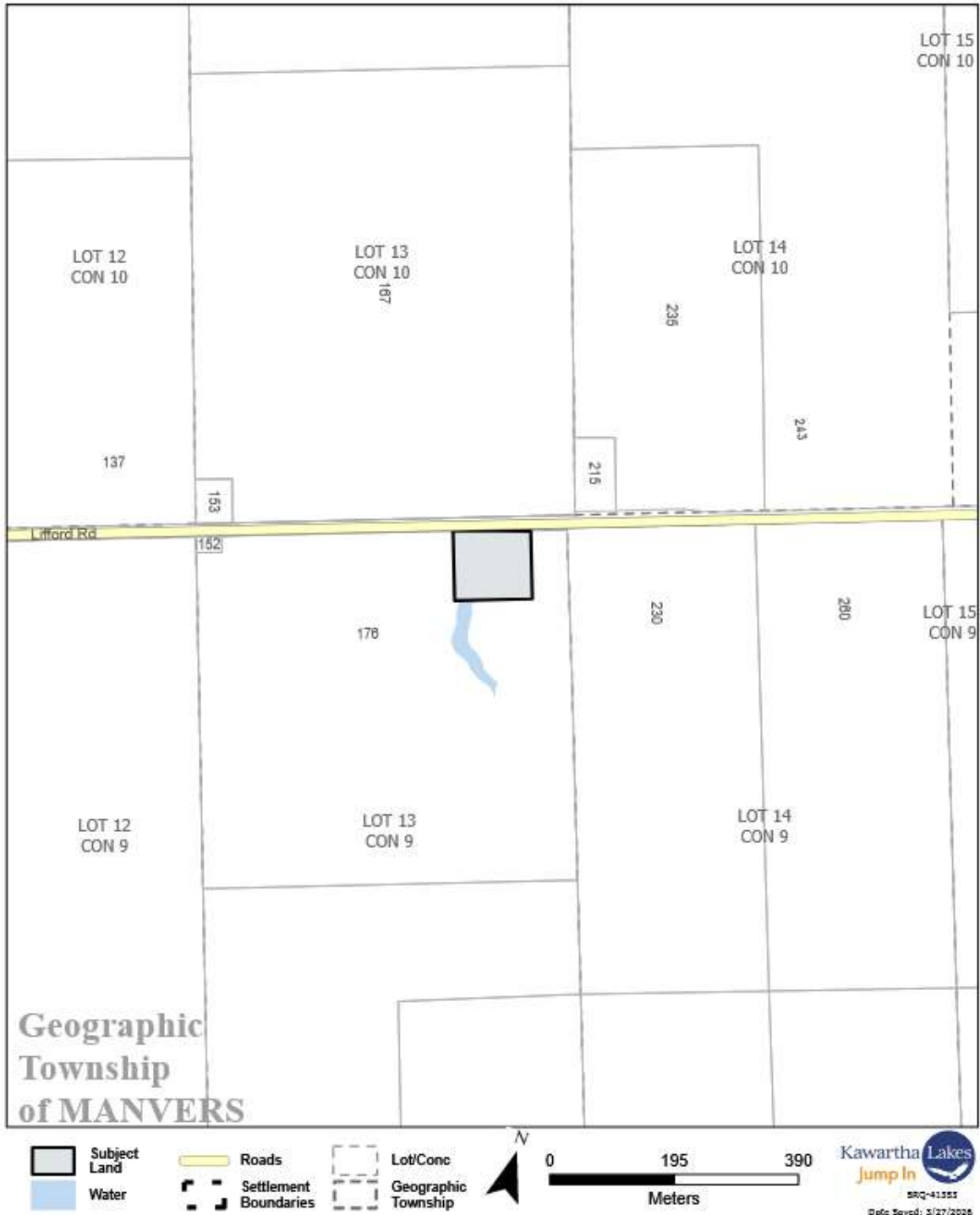


Section 9. Open Space (O1) Zone

Section 10. Rural General (A1) Zone

Location Map

D20-2026-033



Aerial Photo (2023)



Applicant's Sketch

