

# The Corporation of the City of Kawartha Lakes

## Committee of Adjustment Report – Price

Report Number COA2026-033

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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 8 – Geographic Township of Manvers

**Subject:** The purpose and effect is to facilitate a lot line adjustment where 176 Lifford Road is the retained 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 23 hectares.

The variance is requested at **176 Lifford Road** (File D20-2026-034).

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**Author:** Ahmad Shahid, Planner II

**Signature:**



### Recommendations

**That** Report COA2026-033 – Price, be received;

**That** minor variance application D20-2026-034 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 COA2026-033, 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of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.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 176 Lifford Road is the retained lot. The minor variance is required as a condition of provisional consent for consent application D03-2025-055.
Owners:	Judy Price
Applicant:	DM Wills Associates Ltd c/o Michelle Duong
Legal Description:	Part Lot 13, Concession 9
Official Plan <sup>1</sup> :	Prime Agricultural, Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural General (A1) Zone and Open Space (O1) Zone (Township of Manvers Zoning By-law 87-06)
Site Size:	Currently: 30.7 hectares (75.9 acres) Proposed: 23 hectares (57.4 acres)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential, Agricultural
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 with attached garage, workshop, and barn. The property also contains a pond.

The purpose and effect of the subject minor variance application is to facilitate a lot line adjustment where 176 Lifford Road is the retained lot. The minor variance is required as a condition of consent for consent application D03-2025-055.

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<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The applicant has indicated that the purpose of the lot line adjustment is to increase the 200 Lifford Road's area and frontage, and protect/preserve the natural sensitive features on the property through consolidation.

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), not currently part of the active farm operation at 176 Lifford Road. Policy 15.3.7. states that a severance for a minor lot line adjustment may be permitted provided it does not create a separate building lot. 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 by consolidating environmentally sensitive features 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.

Section 10.2.a. of the Zoning By-law which requires a minimum lot area of 38 hectares, the proposed lot area is 23 hectares. The subject property is currently approximately 30.7 hectares in size with 318 metres of frontage. Therefore, the property is currently deficient in lot area and the minor variance is required to increase this deficiency.

The intent of the minimum lot area requirement is to ensure lots are appropriately sized to accommodate development while ensuring there is adequate space for amenity uses, private services (e.g., septic system if required), and stormwater infiltration.

Although land is being removed from the subject property, these are lands that are primarily within the O1 Zone. As such, the majority of the lands being conveyed are not developable. Furthermore, lands used for the existing agricultural operation are to remain fully contained within the subject property. 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

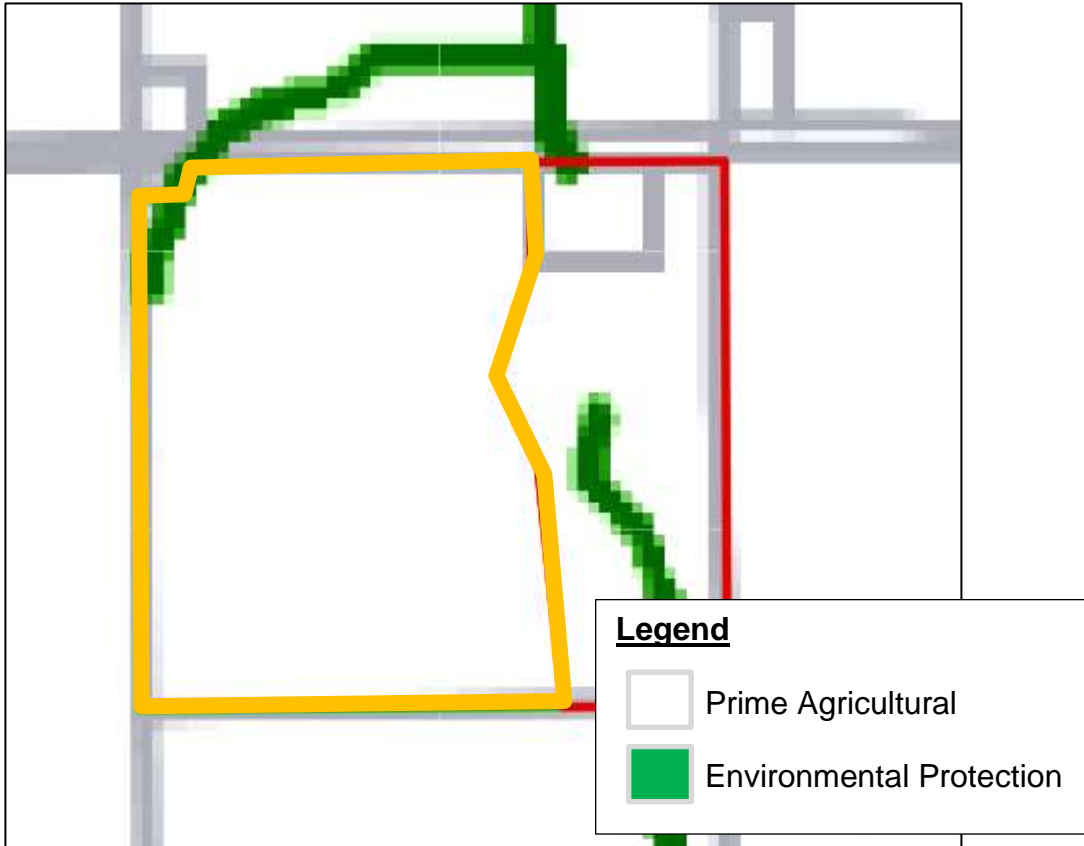
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**Department Head:** Leah Barrie, Director of Development Services  
**Division File:** D20-2026-034

## Schedule 1 Relevant Planning Policies and Provisions

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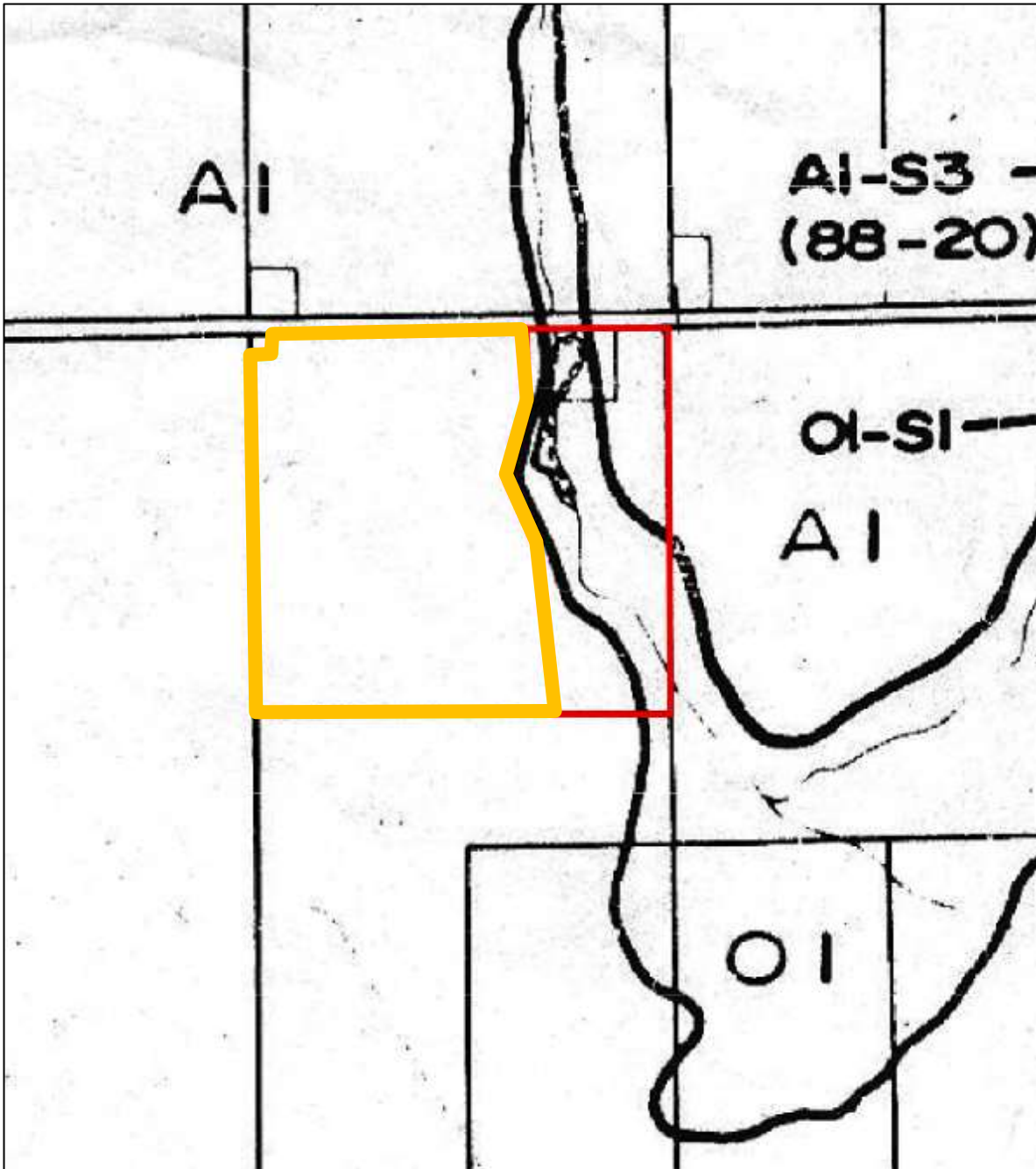
### City of Kawartha Lakes Official Plan



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

## D20-2026-034



**Aerial Photo (2023)**



### Applicant's Sketch

