

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Coulson

Report Number COA2026-034

Public Meeting

Meeting Date: April 23, 2026

Time: 1:00 pm

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

Ward 2 – Geographic Township of Somerville

Subject: The purpose and effect is to facilitate the recognition of an existing sunroom.

Relief sought:

1. Section 5.2.d of the Zoning By-law requires a minimum rear yard setback of 7.5 metres; the existing sunroom has a rear yard setback of 6.7 metres; and,
2. Section 5.2.f of the Zoning By-law requires a minimum water setback of 15 metres; the existing sunroom has a water setback of 6.7 metres.

The variance is requested at **52 Mason Lane** (File D20-2026-035).

Author: Mobeen Ghafari, Planner II

Signature: 

Recommendations

That Report COA2026-034 – Coulson, be received;

That minor variance application D20-2026-035 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 COA2026-034, 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and this application shall be deemed to have been annulled and rescinded by the Committee.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 COA2026-034. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Recognition of an existing sunroom
Owners:	Lynn Coulson
Applicant:	Same as owner
Legal Description:	Somerville Concession, Front Range (being Part Lot 10 and Registered Plan 57R10632, Part 1)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Somerville Zoning By-law 78-45)
Site Size:	1,319.5 square metres (14,202.97 square feet)
Site Access:	Private Road
Site Servicing:	Lake draw water and private individual 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 subject property is situated in the geographic Township of Somerville, with access from Mason Lane. The lots in the surrounding area vary in size. Based on information from the Municipal Property Assessment Corporation (MPAC), the surrounding area is primarily a mix of low-density residential uses, agricultural uses, and agricultural uses with residences. The subject property is buffered by vegetation along its front lot line.

¹ See Schedule 1

² See Schedule 1

The subject property currently contains a few structures with different periods of construction. More specifically, there is a single detached dwelling that was constructed in 1955, a boathouse that was constructed in 1955, and a detached garage that was constructed in 2018.

The application seeks to facilitate the recognition of an existing sunroom that is attached to the rear (water side) of the existing single detached dwelling. The application does not conflict with the surrounding land uses and built form.

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 existing development does not conflict with the objectives of the designation as it does not change the existing low-density residential land use, and maintains a low profile. Performance and siting criteria is implemented through the Zoning By-Law.

Section 3.11 of the Official Plan sets out water setback policies to ensure sufficient separation between development and the shoreline, protecting against erosion hazards while maintaining the ecological integrity of the waterbody. These setbacks help preserve shoreline vegetation and fish habitat by maintaining a natural buffer between built structures and the water. The proposed development leaves an adequate setback between the sunroom and the waterbody, thereby supporting and maintaining the ecological function of the shoreline.

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 Limited Service Residential (LSR) Zone under the Township of Somerville Zoning By-Law 78-45. The LSR Zone permits various uses, including but not limited to, vacation dwellings, single detached dwellings, and accessory buildings and uses. In order to recognize the existing sunroom, relief is required from the rear yard setback and water setback provisions.

Section 5.2.d of the Zoning By-law requires a rear yard setback of 7.5 metres; the existing sunroom has a rear yard setback of 6.7 metres. The rear yard setback requirement is intended to ensure adequate separation between buildings, provide privacy for neighbouring properties, provide sufficient outdoor amenity space in the rear yard, and maintain open space for air, light, and access. As the proposed rear yard setback is for a waterfront property, it does not significantly impact the neighbouring properties and preserves adequate outdoor space for air, light, access, and amenity use. As a result, the proposed setback of 6.7 metres would allow for the continued functional use of the rear yard.

Section 5.2.f of the Zoning By-law requires a minimum water setback of 15 metres, the water setback from the existing sunroom is 6.7 metres. The intent of the

minimum water setback is to provide a buffer between built form and water to protect built form from natural hazards, protect the ecological state of waterbodies, enhance the ecological function of waterbodies, and preserve shoreline conditions and vegetation. As the property also has a boathouse on the shoreline, the existing sunroom does not introduce built form closer to the shoreline than what currently exists. The sunroom visually integrates with the surrounding built form and provides a safe and functional connection to the waterfront. Sufficient space for vegetation and drainage is also maintained through compliant 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 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.

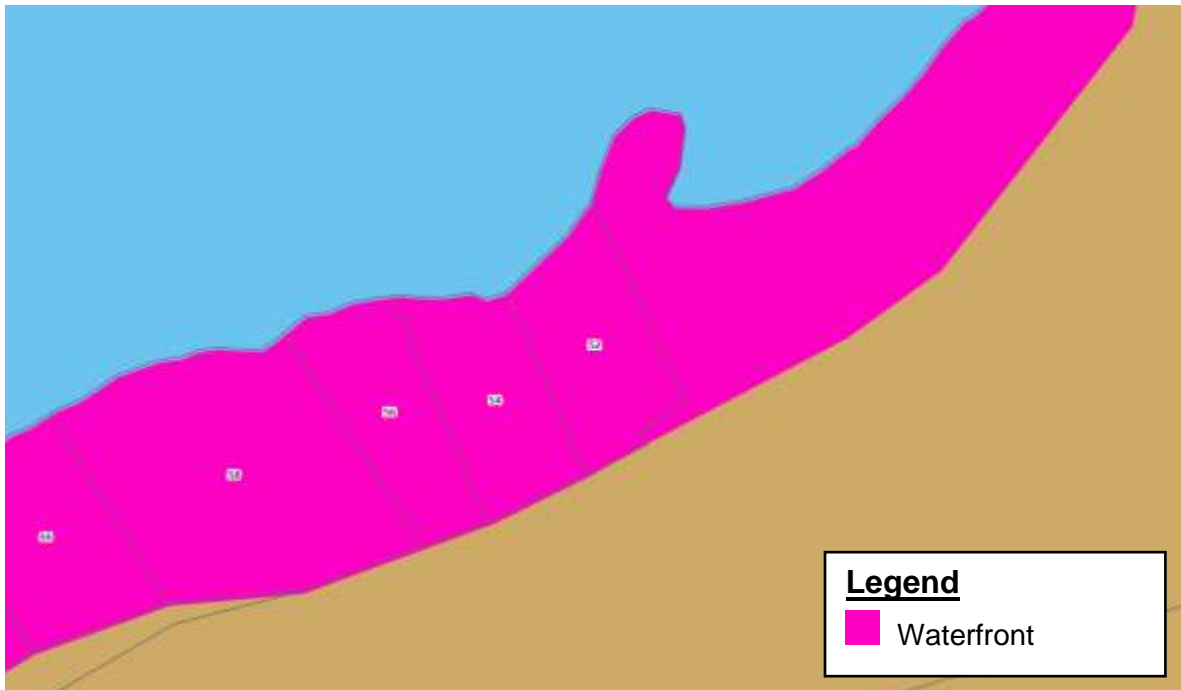
Attachments

- 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: D20-2026-035

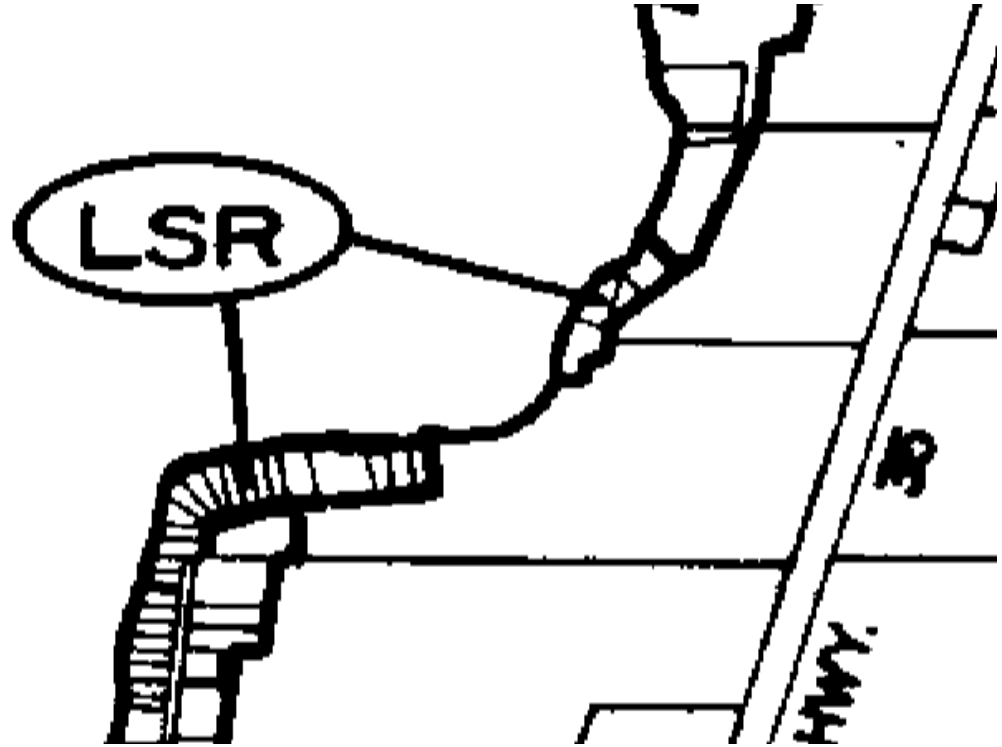
Schedule 1 Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

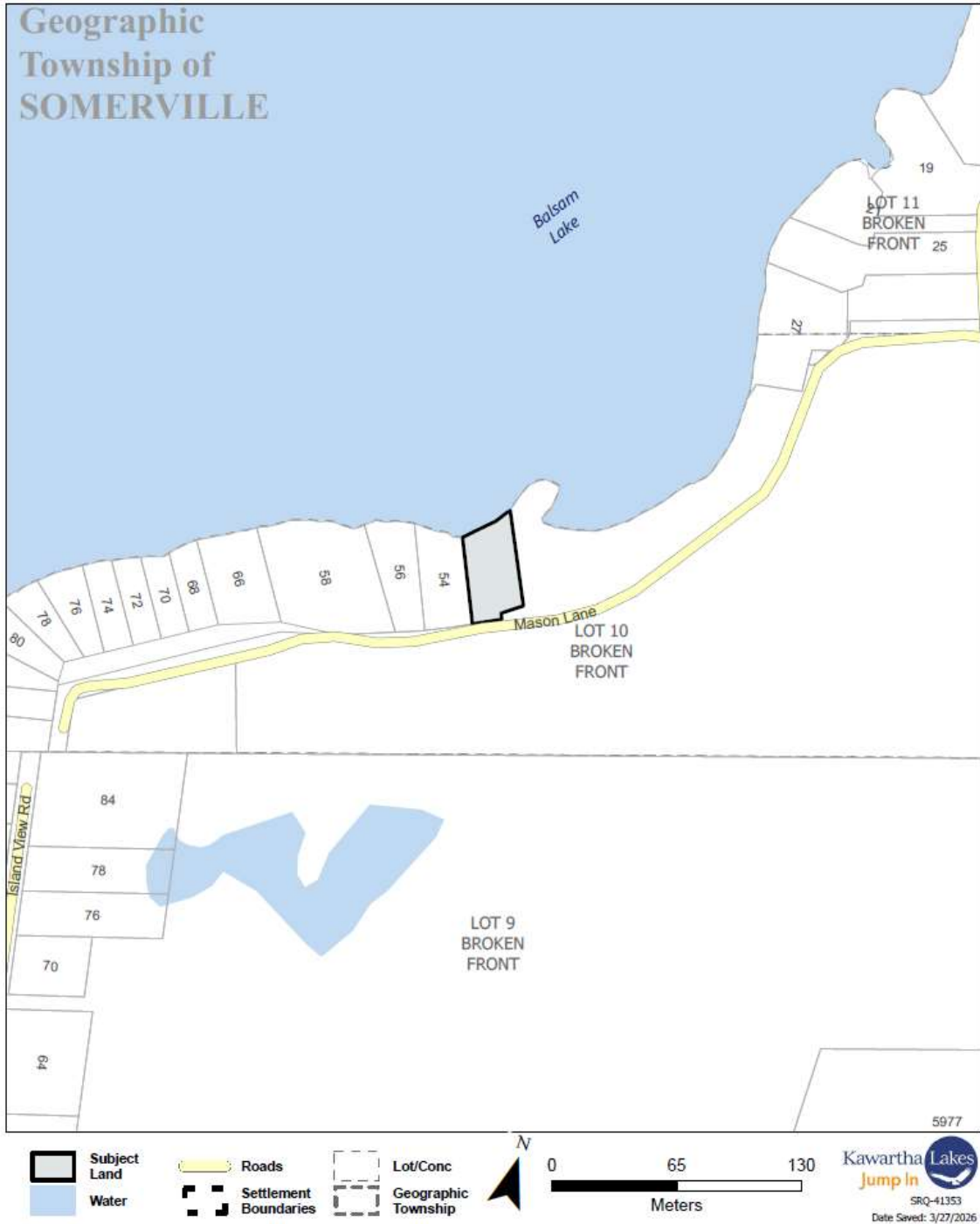
Township of Somerville Zoning By-law 78-45



Section 5. Limited Service Residential (LSR) Zone

Location Map

D20-2026-035



Aerial Photo



Applicant's Sketch

