

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Kawartha Neighbourhood Housing Inc.

Report Number COA2026-035

Public Meeting

Meeting Date: April 23, 2026

Time: 1:00 pm

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

Ward 2 – Former Village of Bobcaygeon

Subject: The purpose and effect is to facilitate the construction of a multi-unit residential building.

Relief sought:

1. Section 7a.3.1.iii of the Zoning By-law requires a minimum front yard setback of 4 metres; the proposed residential building has a front yard setback of 1 metre;
2. Section 7a.3.1.vi of the Zoning By-law requires a minimum rear yard setback of 15.26 metres; the proposed residential building has a rear yard setback of 12 metres;
3. Section 7a.3.1.v of the Zoning By-law requires a minimum side yard (east) setback of 12.95 metres; the proposed residential building has a side yard (east) setback of 12 metres; and,
4. Section 7a.3.1.i of the Zoning By-law requires a density of 1 dwelling unit per 183 m² of lot area; the proposed residential building has a density of 1 dwelling unit per 176.65 m² of lot area.

The variance is requested at **Vacant Land, Duke Street** (File D20-2026-036).

Author: Mobeen Ghafari, Planner II

Signature: 

Recommendations

That Report COA2026-035 – Kawartha Neighbourhood Housing Inc., be received;

That minor variance application D20-2026-036 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 COA2026-035, 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 thirty-six (36) 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of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.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 COA2026-035. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of a multi-unit residential building
Owners:	Kawartha Neighbourhood Housing Inc.
Applicant:	M. V. Wilson Engineering Inc.
Legal Description:	Plan 70 Lots 17 & 18, Bobcaygeon
Official Plan ¹ :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012) Residential (Bobcaygeon Secondary Plan, 2024)
Zone ² :	Urban Residential Type Four Exception Twelve (R4-S12) Zone (Village of Bobcaygeon Zoning By-law 16-78)
Site Size:	4,063 square metres (43,733.76 square feet)
Site Access:	Public Road – Fully Maintained
Site Servicing:	City water system and sanitary sewer system
Existing Uses:	Vacant Land
Adjacent Uses:	Residential, Commercial, Industrial, and Recreational

¹ See Schedule 1

² See Schedule 1

Rationale

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

The subject property is situated in the former Village of Bobcaygeon, with access from Duke Street. 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, commercial uses, industrial uses, and recreational uses.

The subject property is currently vacant land and does not contain any structures.

The application seeks to facilitate the construction of a residential building with 23 units and an accessory building on the property. The application does not conflict with the surrounding 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 proposed multi-unit building, this proposal can contribute to meeting the City's housing target.

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 Urban Settlement Area under the City of Kawartha Lakes Official Plan (2012). The Urban Settlement Area designation aims to foster healthy communities, provide new employment and educational opportunities to its residents, preserve the natural environment and cultural heritage, develop affordable and adequate housing for the changing population, and provide healthy, active recreational opportunities for local residents and tourists. With regards to developing affordable and adequate housing, the Urban Settlement Area designation seeks to provide housing opportunities that offer a range of dwelling types, densities, tenure, accessibility options and cost to meet the diverse needs of people from various social, cultural, and economic backgrounds, including persons with disabilities. When considering the range of dwelling types, the Urban Settlement Area designation has the following goals: 75% of new units will be detached/semi-detached (low density), 19% will be townhouse units, row houses, walk-up apartment and similar housing forms (mid density) and 6% will be apartment units (high density).

The Bobcaygeon Secondary Plan provides more specific policies directed towards the former Village of Bobcaygeon. Under the Bobcaygeon Secondary Plan, the property is designated Residential. The Residential designation states that the

predominant use of land under the designation should be a variety of dwelling types under two densities of residential development, low density residential uses and medium density residential uses.

The appropriate density is based on the availability of services, compatibility with surrounding uses, and locational factors. The proposal for the construction of the 23-unit residential building would be considered medium density residential development as the category includes dwelling types such as triplex dwellings, fourplex dwellings, row or block townhouse dwellings, stacked townhouses, converted dwellings containing more than three dwelling units, and mid-rise apartment housing not exceeding four storeys in height. Moreover, the Bobcaygeon Secondary Plan states that medium density residential areas shall be developed from a minimum density of 30 units per net hectare of land to a maximum density of 60 dwelling units per net hectare of land. The construction of the proposed 23-unit residential building will result in a density that is approximately 56 units per net hectare of land, which would result in the subject property achieving conformity with the density requirement for medium density residential development under the Bobcaygeon Secondary Plan. In its current state, the subject property is vacant land that does not contribute to the density requirement of the medium density residential development category.

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 Urban Residential Type Four Exception Twelve (R4-S12) Zone under the Village of Bobcaygeon Zoning By-law 16-78. The R4 (R4-S12) Zone permits various uses, including but not limited to, apartment dwellings, condominium dwellings, fourplex dwellings, and accessory buildings and uses. In order to allow the proposed residential building to be constructed, relief is required from the front yard setback, rear yard setback, side yard (east) setback, and density provisions.

Section 7a.3.1.iii of the Zoning By-law requires a minimum front yard setback of 4 metres; the proposed residential building has a front yard setback of 1 metre. The intent of the minimum front yard setback is to ensure adequate spatial separation between the built form and the travelled portion of the street. In addition, the front yard setback also aims to maintain features such as sight lines and the character of the streetscape.

Due to the proposed shape of the building, the front wall of the building is narrow. Therefore, the portion of the proposed building that encroaches into the front yard setback is minimal. The necessity for the location of the residential building to encroach into the 4 metre front yard setback is because of a requirement from the City for a 3 metre road widening, which was identified through the Site Plan Approval process. As the portion of the building that encroaches into the front yard setback is narrow, it is not anticipated to impact the character of the streetscape. Moreover, there is also a sidewalk between the road and the front lot line, which provides a physical buffer between vehicles travelling on the street and the

residential building. As a result, there are no anticipated impacts to sight lines or the flow of traffic.

Section 7a.3.1.vi of the Zoning By-law requires a minimum rear yard setback of 15.26 metres; the proposed residential building has a rear yard setback of 12 metres. The rear yard setback requirement is intended to ensure adequate separation between buildings, provide privacy for neighbouring properties, provide outdoor amenity space, and maintain open space for air, light, and access. The neighbouring property to the east is irregular in shape and includes an approximately 12-metre-wide strip of land which abuts the rear lot line of the subject property. This portion of the neighbouring property does not contain any buildings or structures. Therefore, the proposed reduced rear yard setback does not significantly impact the neighbouring properties and preserves adequate space for air, light, and access. The proposed rear yard setback of 12 metres would allow for the functional use of the rear yard for parking spaces.

Section 7a.3.1.v of the Zoning By-law requires a minimum side yard (east) setback of 12.95 metres; the proposed residential building has a side yard (east) setback of 12 metres. The intent of a side yard setback is to ensure that privacy is maintained, space for maintenance and access is provided, and overcrowding is avoided. The proposed residential building is to be mostly located in the western portion of the lot, with only a narrow portion extending towards the eastern lot line. There is adequate space provided between the subject property and the neighbouring property and privacy is maintained. Moreover, there are several properties in the area that appear to have structures in much closer proximity to interior side lot lines than the proposal for the subject property.

Section 7a.3.1.i of the Zoning By-law requires a density of 1 dwelling unit per 183 m² of lot area; the proposed residential building has a density of 1 dwelling unit per 176.65 m² of lot area. The intent of a density requirement is to ensure that development is intentional, overcrowding is avoided, and open space is preserved. As the proposed development is a residential building rather than separate detached dwellings, the units will be contained within one continuous building that will use space efficiently while providing a considerable number of units for residential use. As a result, the development is intentional to provide an increase in residential units for the local population. Moreover, as the units are contained within one building, overcrowding is avoided and open space is preserved.

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:	D20-2026-036

Schedule 1 Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



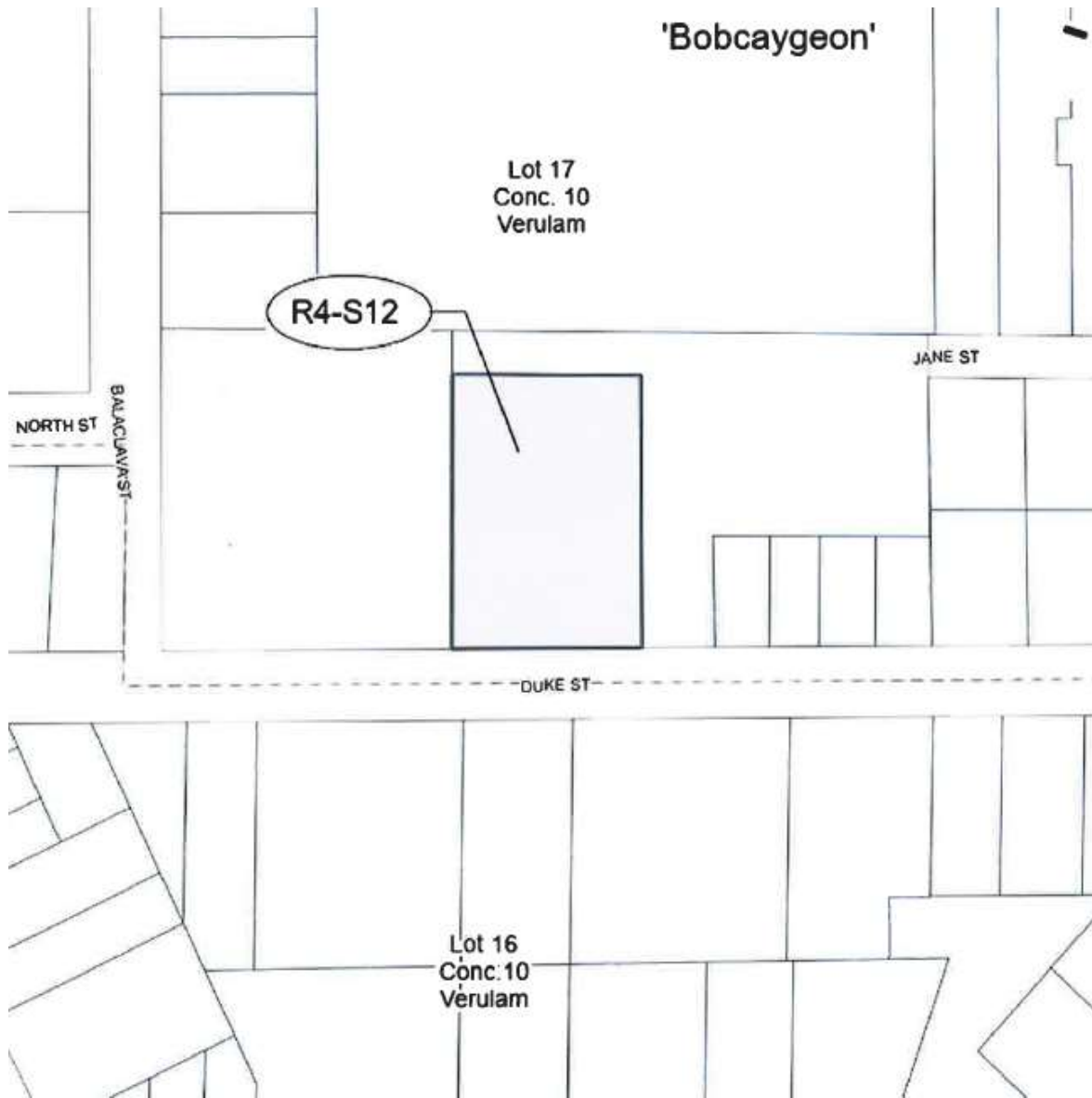
Section 18. Urban Settlement Designation

Bobcaygeon Secondary Plan



Section 31.3.3.1. Residential

Village of Bobcaygeon Zoning By-law 16-78



By-Law 2024 – 122


Location Map

D20-2026-036



 Subject Land	 Roads	 Lot/Conc
 Water	 Settlement Boundaries	 Geographic Township

N



0 65 130
Meters



SRQ-41353
Date Saved: 3/27/2026

Aerial Photo



