

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Peters and McCallion

Report Number COA2026-037

Public Meeting

Meeting Date: April 23, 2026

Time: 1:00 pm

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

Ward 7 – Geographic Township of Ops

Subject: The purpose and effect is to facilitate the construction of an attached carport.

Relief sought:

1. Section 6.2 of the Zoning By-law requires a minimum side yard setback of 3 metres; the proposed attached carport has a side yard setback of 0.3 metres.

The variance is requested at **234 O'Reilly Lane** (File D20-2026-038).

Author: Mobeen Ghafari, Planner II

Signature: 

Recommendations

That Report COA2026-037 – Peters and McCallion, be received;

That minor variance application D20-2026-038 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 COA2026-037, 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of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.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 COA2026-037. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of an attached carport
Owners:	Heather Peters and Richard McCallion
Applicant:	Josh Henderson – H&H Property Management
Legal Description:	Concession 2 Part Lot 6 (being Lot 20 on Plan 469)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Shoreline Residential (RS) Zone (Township of Ops Zoning By-law 93-30)
Site Size:	1,600 square metres (17,222.26 square feet)
Site Access:	Year-round maintained road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	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 Ops, with access from O'Reilly 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 and agricultural uses. In terms of visual character, the subject property is buffered by vegetation along its front lot line, which is along O'Reilly Lane.

The subject property currently contains a single detached dwelling that was constructed in 1970.

¹ See Schedule 1

² See Schedule 1

The application seeks to facilitate the construction of a new attached carport on the property. The application does not conflict with the surrounding residential and agricultural 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.

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 Shoreline Residential (RS) Zone under the Township of Ops Zoning By-law 93-30. The RS Zone permits various uses, including but not limited to a single detached dwelling and accessory uses. In order for the proposed attached carport to be constructed, relief is required from the minimum side yard setback provision.

Section 6.2 of the Zoning By-law requires a minimum side yard setback of 3 metres; the proposed side yard setback from the attached carport is 0.3 metres. The intent of a side yard setback is to ensure that privacy is maintained, space for maintenance and access is provided, space for lot drainage is provided, and overcrowding is avoided. The proposed attached carport will be located on the western side of the existing single detached dwelling and will be connected to the existing driveway to provide covered parking space for vehicles on the existing driveway.

The proposed attached carport will be open-sided in terms of its design. As the proposed addition is an open-sided attached carport, there will be space provided between the side lot line and the proposed attached carport for access and building maintenance. Furthermore, lot drainage issues are not anticipated as the Ontario Building Code required that buildings shall be located or the building site shall be graded so that water does not accumulate at or near the building and will not adversely affect adjacent properties. Moreover, impacts to privacy are not anticipated as the proposed attached carport is located alongside the driveway of the abutting property rather than the dwelling.

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

Phone: 705-324-9411 extension 1248
E-Mail: mghafari@kawarthalakes.ca
Department Head: Leah Barrie, Director of Development Services
Division File: D20-2026-038

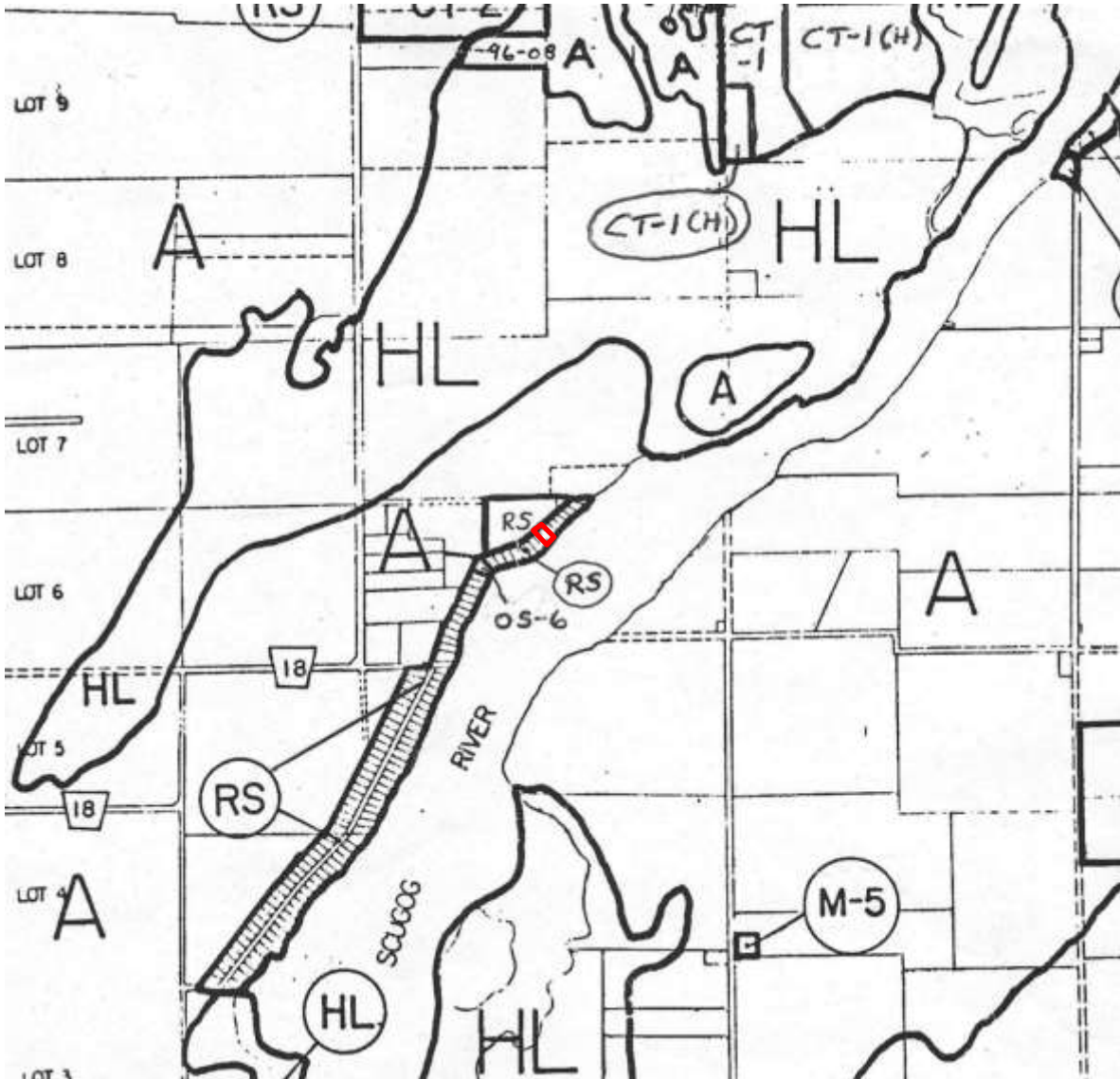
Schedule 1 Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

Township of Ops Zoning By-law 93-30



Section 6. Shoreline Residential (RS) Zone

Location Map

D20-2026-038



Aerial Photo



Applicant's Sketch

