

# The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Martinell and Haze

Report Number COA2026-039

---

## 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 the construction of a detached garage.

### Relief sought:

1. Section 4.2.e of the Zoning By-law requires a minimum flankage yard setback of 15 metres; the proposed detached garage has a flankage yard setback of 3.1 metres.

The variance is requested at **14 Longfield Drive** (File D20-2026-040).

---

**Author:** Mobeen Ghafari, Planner II

**Signature:** 

---

## Recommendations

**That** Report COA2026-039– Martinell and Haze, be received;

**That** minor variance application D20-2026-040 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 COA2026-039, 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of Decision, after which the approval shall lapse, and this application shall be deemed to have been annulled and rescinded by the Committee.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 COA2026-039. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

## Application Summary

Proposal:	Construction of a detached garage
Owners:	Russell Martinell and Jackie Haze
Applicant:	Same as owners
Legal Description:	Concession 8 Part Lot 23 (being Lot 18 on Plan M720)
Official Plan <sup>1</sup> :	Hamlet Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Zone <sup>2</sup> :	Rural Residential Type Two (RR2) Zone (Township of Manvers Zoning By-law 87-06)
Site Size:	2,167 square metres (23,325.39 square feet)
Site Access:	Year-round maintained road
Site Servicing:	City water system and private individual septic system
Existing Uses:	Residential
Adjacent Uses:	Residential, 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 Manvers, with access from Longfield Drive. The lots in the surrounding area of the subject property are similar in size and configuration. 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 with residences. In terms of visual character, the subject property appears consistent with the other properties along Longfield Drive.

The subject property currently contains a single detached dwelling with an attached garage that was constructed in 1985.

---

<sup>1</sup> See Schedule 1

<sup>2</sup> See Schedule 1

The application seeks to facilitate the construction of a new detached garage 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 Hamlet Settlement Area under the City of Kawartha Lakes Official Plan (2012). The Hamlet Settlement Area designation aims to accommodate small-scale residential development and permits low-density residential uses and accessory uses. The proposal 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 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 Rural Residential Type Two (RR2) Zone under the Township of Manvers Zoning By-law 87-06. The RR2 Zone permits various uses, including but not limited to single detached dwellings and accessory buildings and structures. In order to allow the proposed detached garage to be constructed, relief is required from the minimum flankage yard setback provision.

Section 4.2.e of the Zoning By-law requires a minimum flankage yard setback of 15 metres. The proposed detached garage has a flankage yard setback of 3.1 metres. The purpose of a flankage yard is to manage spacing and privacy issues between the lot and the street. With regards to its flankage yard, the property is lined with tall and large cedar trees that extend along the length of the flankage yard lot line. As a result, privacy issues and impacts to traffic are not anticipated.

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:** D20-2026-040

## Schedule 1 Relevant Planning Policies and Provisions

---

### City of Kawartha Lakes Official Plan



Section 19. Hamlet Settlement Designation





**Aerial Photo**



### Applicant's Sketch

