

The Corporation of the City of Kawartha Lakes

Committee of Adjustment Report – Laing

Report Number COA2026-041

Public Meeting

Meeting Date: April 23, 2026

Time: 1:00 pm

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

Ward 1 – Geographic Township of Dalton

Subject: The purpose and effect is to facilitate a lot line adjustment resulting in the reduction of the size of the property.

Relief sought:

1. Section 8.2.a of the Zoning By-law requires a minimum lot area of 36 hectares in the Rural General (RG) Zone; the proposed retained lot area is 14.3 hectares.

The variance is requested at **7158 Sadowa Road** (File D20-2026-042).

Author: Ahmad Shahid, Planner II

Signature:



Recommendations

That Report COA2026-041 – Laing, be received;

That minor variance application D20-2026-042 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

That consent application D03-2026-009 be GRANTED, as the application represent good planning, and is in accordance with Section 53(1) of the Planning Act.

Conditions of Approval for Minor Variance

- 1) **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2026-041, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** development related to this approval shall be completed within a period of twenty-four (24) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused.

This approval pertains to the minor variance application as described in report COA2026-041. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Conditions of Provisional Consent

Refer to Appendix D for Conditions of Provisional Consent.

These approvals pertain to the application as described in report COA2026-041. Fulfillment of all conditions is required for the consent to be completed.

Application Summary

Proposal:	A lot line adjustment resulting in the reduction of the size of the subject property.
Owners:	James Laing
Applicant:	Brent Bunker
Legal Description:	Part Lot 29, Concession 7
Official Plan ¹ :	Rural (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Rural General (RG) and Environmental Protection (Township of Dalton Zoning By-law 10-77)
Site Size:	19.3 hectares (47.81 acres)
Site Access:	Private Road, Fully Maintained
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Agricultural and Residential

Rationale

Provincial Planning Statement 2024

As the subject property is not within a rural settlement area, the Provincial Planning Statement, 2024, identifies the subject property as a rural area comprised of natural heritage features and areas and rural lands.

¹ See Schedule 1

² See Schedule 1

For the rural areas, Section 2.5.1 states that healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets as well as conserving biodiversity and considering the ecological benefits provided by nature. Section 2.5.2 states in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

In regards to the natural heritage features and areas, Section 4.1.1 states that these shall be protected for the long term. Furthermore, Section 4.1.9 states nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.

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

The property is situated in a rural area with access from Sadowa Road. The property is surrounded by agricultural and residential uses and currently contains two single detached dwellings. The proposal is to facilitate a lot line adjustment between two abutting properties. Land is to be severed from the subject property, being 7158 Sadowa Road, and added to the benefitting property, being 7246 Sadowa Road. As a result, the lot area of 7158 Sadowa Road will decrease, and the lot area of 7246 Sadowa Road will increase.

The area that will be severed is covered in trees and vegetation and is intended to be used for agricultural purposes. The adjustment promotes a more logical and efficient use of the land by supporting agricultural uses. It is compatible with the surrounding rural character and ensures that residential uses remain situated on the retained parcel.

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 property is designated as Rural under the City of Kawartha Lakes Official Plan. Low-density residential uses and buildings or structures accessory to residential uses are permitted within the rural designation. Performance and siting criteria is implemented through the Zoning By-law.

Section 16.3.9 states that a severance for a minor lot line adjustment may be permitted provided it does not create a separate building lot that would otherwise require an amendment to this plan. The lot line adjustment is minor in nature, consolidating land with the adjacent farmed lands that already contain a single detached dwelling. No new lot is being created as a result of the proposed lot line adjustment.

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 property is zoned Rural General (RG) zone and Environmental Protection (EP) Zone under the Township of Dalton Zoning By-law 10-77. The RG zone permits a single detached dwelling and accessory uses. Relief is required from the Rural General (RG) Zone provision for the required minimum lot area. The Environmental Protection (EP) Zone does not contain a minimum lot area provision.

Section 8.2.a of the Zoning By-law that requires a minimum lot area of 36 hectares in the Rural General (RG) Zone; the proposed retained lot area is 14.3 hectares. The general intent and purpose of requiring a large minimum lot size in the Rural General Zone is to protect the long-term viability of farmland and maintaining the rural character of the area.

The primary use of the subject property, 7158 Sadowa Road, will remain residential, and the reduced lot size will not affect this use. The severed land will be added to existing farming operations on the adjacent property, 7246 Sadowa Road. By consolidating the severed parcel with an existing farm, the proposal avoids fragmentation of agricultural land. The retained residential lot remains appropriately sized to support a dwelling while preserving open space. Although the retained lot is smaller than the minimum requirement, it remains sufficient to accommodate the existing residential use and does not prevent the lot from being used for agricultural purposes in the future if the desired use of the property was to change. The reduced size does not undermine rural character, and it allows the severed land to be efficiently used for farming as it will be added to an existing agricultural operation.

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

An application for the subject property was approved in September 25th, 2025 for a lot line adjustment and minor variance application. Upon completing a survey of the subject property, it was found that lot area of the proposed retained lot did not align with and was further deficient that the relief granted. As a result, the subject application was submitted to formally address that deficiency.

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

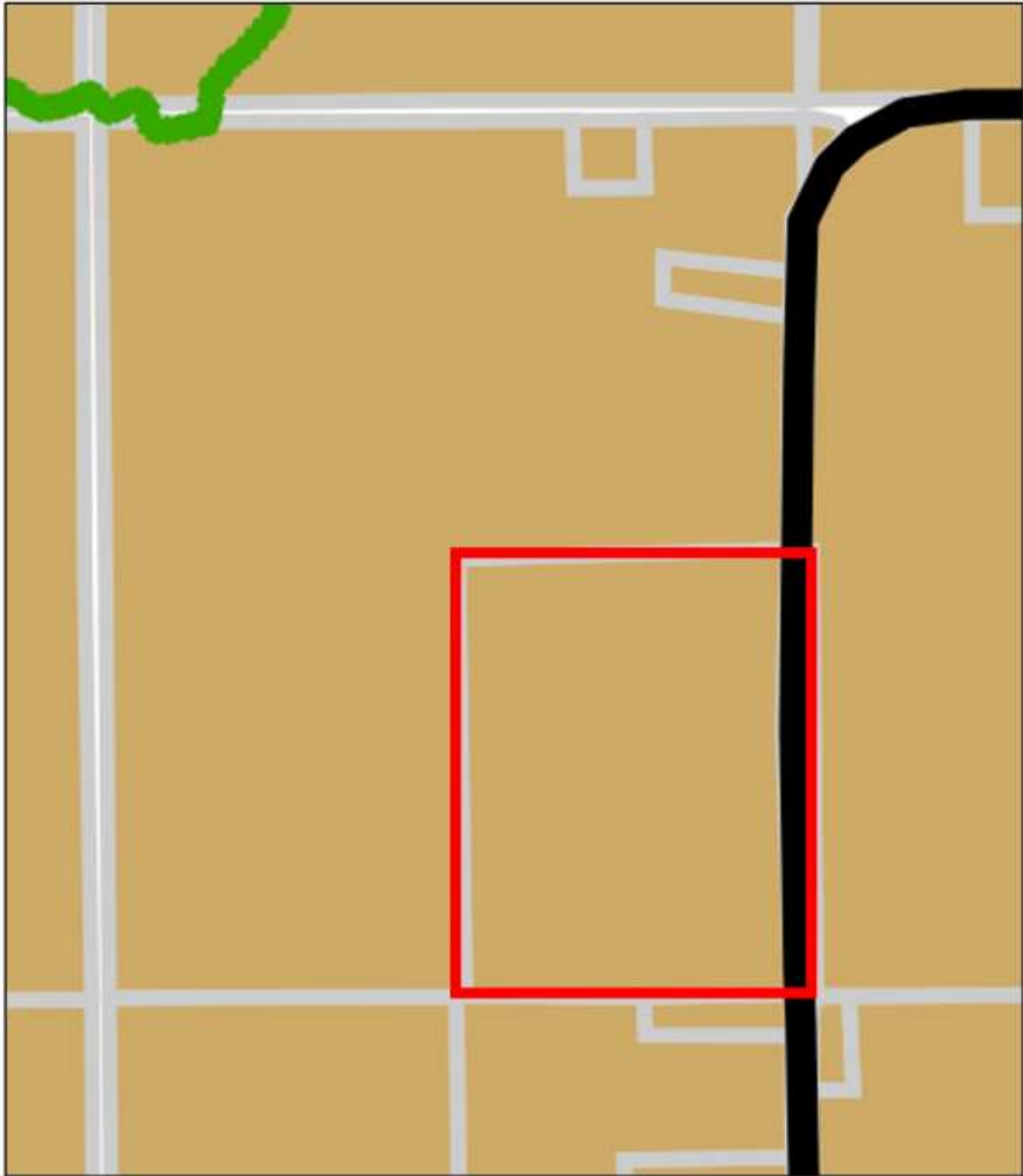
Appendix C – Applicant’s Sketch

Appendix D – Proposed Conditions of Provisional Consent

Phone: 705-324-9411 extension 1367
E-Mail: ashahid@kawarthalakes.ca
Department Head: Leah Barrie, Director of Development Services
Division File: D20-2026-042
D03-2026-009

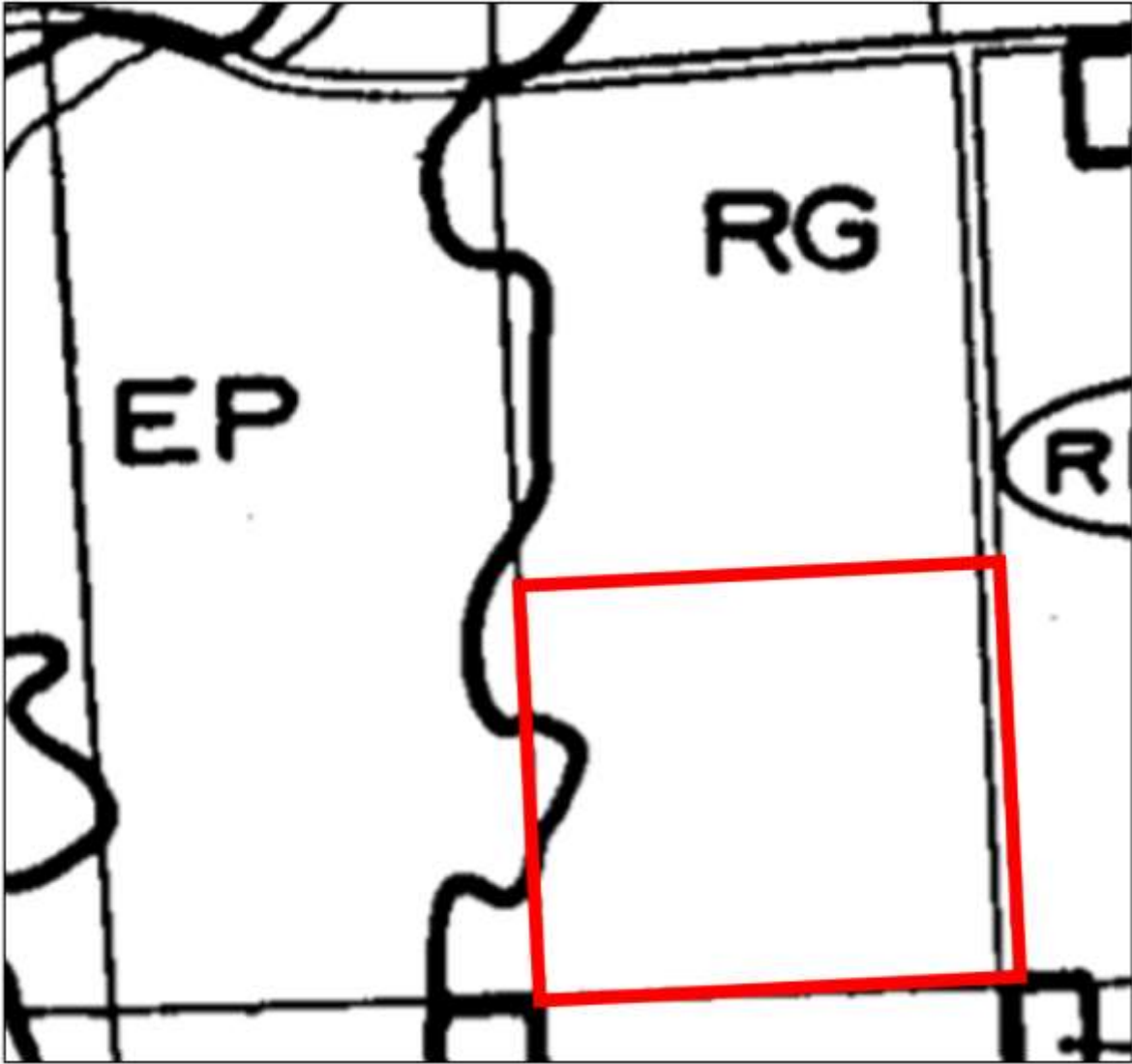
Schedule 1 Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 16. Rural Designation

Township of Dalton Zoning By-law 10-77



Section 6 – Environmental Protection (EP) Zone

Section 8 – Rural General (RG) Zone

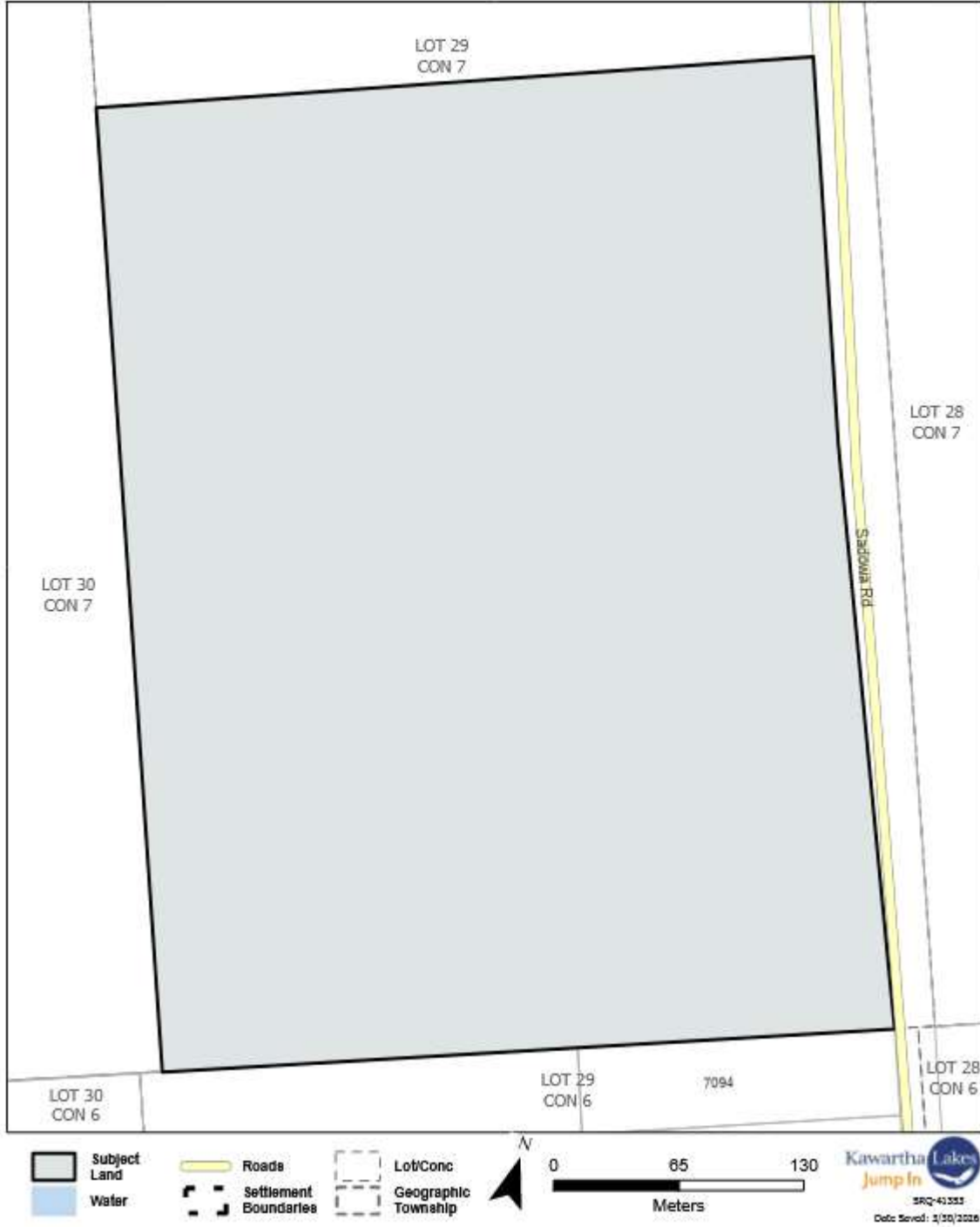
to

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LOCATION MAP

D20-2026-042



APPENDIX " B "

to

REPORT COA2026-041

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D03-2026-009

AERIAL PHOTO



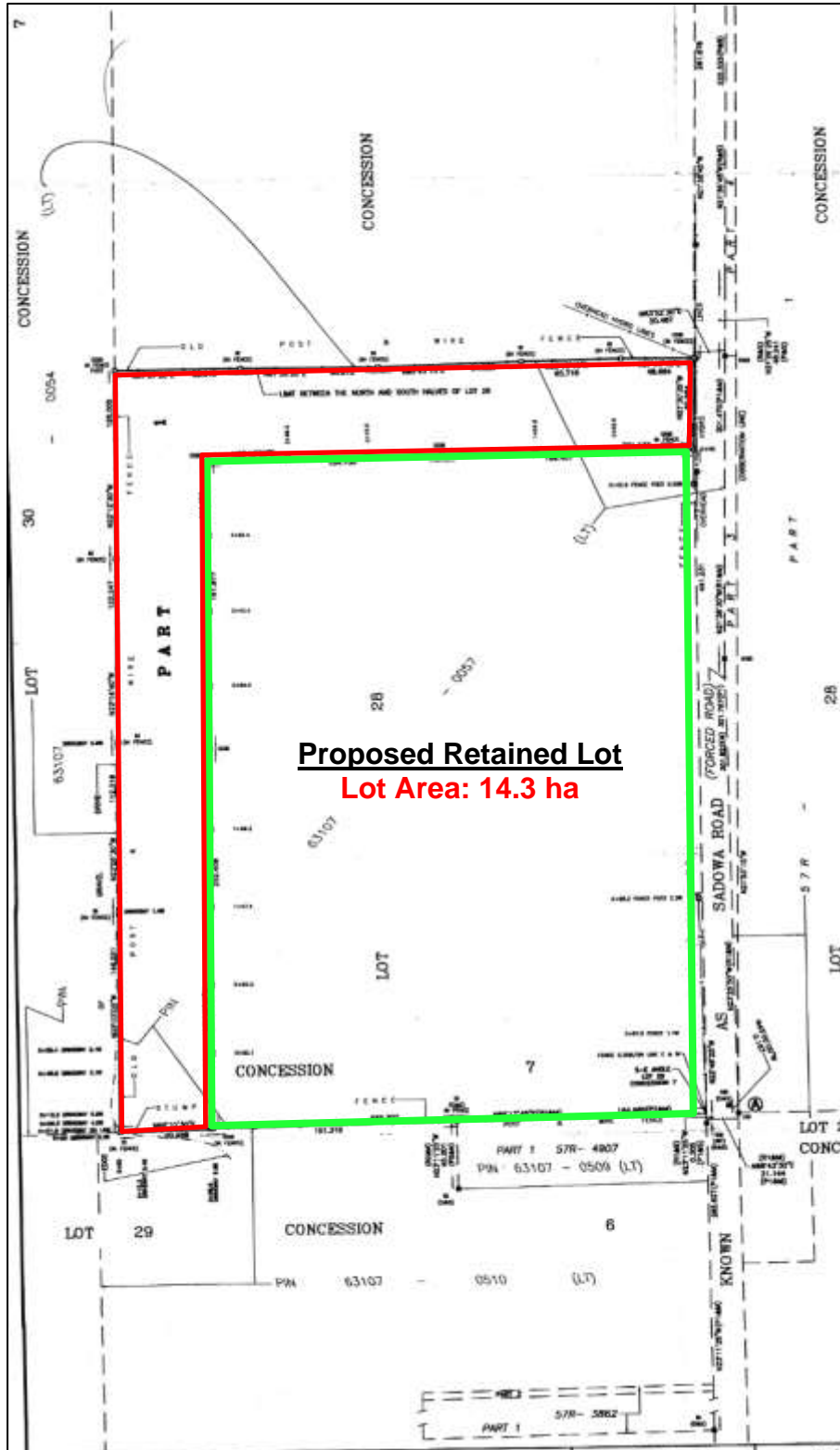
to

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FILE NO: D20-2026-042

D03-2026-009

APPLICANT'S SKETCH



to

REPORT COA2026-041 FILE NO: D20-2026-042 D03-2026-009 **PROPOSED CONDITIONS OF PROVISIONAL CONSENT**

1. Submit to the Secretary-Treasurer one (1) copy of the preliminary reference plan of survey of the parcel to be severed for review and endorsement and the subsequent registered reference plan of survey; or, alternatively, the applicant's solicitor or an Ontario Land Surveyor shall provide a legal description that can be tendered for registration and meets the intent of the consent as applied for.
2. That the minor variance (D20-2026-042) be in force and in effect.
3. The owner shall apply for and pay the prescribed fee to obtain an Entrance Review Approval Letter for all existing and proposed entrances and submit it to the Planning Administration (planningadmin@kawarthalakes.ca) and including the Secretary-Treasurer as written confirmation from the Public Works Roads Division City's Manager of Roads Operations (or his/her designate) that the entrance(s) comply with By-Law 2017-151 or that an entrance compliant with the same would be possible if one does not currently exist. Entrance applications can be completed and submitted through Permit Central from the following page on the City's website:<https://www.kawarthalakes.ca/en/living-here/entrance-permits.aspx>.
4. Subsection 50(3) or 50(5) of the Planning Act shall apply to ensure the consolidation of the severed parcel with the abutting lot. The applicants' solicitor shall certify that the land owners registered on title of the severed parcel will be identical to the land owners registered on title of the land with which the severed parcel is being consolidated, namely Part Lot 29 and Lot 30-32, Concession 7, 7246 Sadowa Road, Dalton.
5. Submit to the Secretary-Treasurer payment of all past due taxes and charges added to the tax roll, if any, at such time as the deeds are stamped.
6. The owner shall submit payment to the Secretary-Treasurer the stamping fee prevailing at the time the Transfers/deeds are stamped for the review and clearance of these conditions. The current fee is \$500.00 per lot or parcel. Payment shall be by certified cheque, money order, or from a lawyer's trust account.
7. The owner's solicitor shall submit to the Secretary-Treasurer a transfer/deeds in triplicate for endorsement with the certificate of consent which deed shall contain a registerable description of the parcel(s) of land described in the decision.
8. The owner's solicitor shall provide a written undertaking to the Secretary-Treasurer confirming, pursuant to Subsection 53(43) of the Planning Act, that the deed in respect of this transaction shall be registered in the proper land registry office within six months from the date that the Secretary-Treasurer's certificate is stamped on the deed, failing which the consent shall lapse.

9. The owner's solicitor shall also undertake to provide a copy of the registered Transfer to the Secretary-Treasurer as conclusive evidence of the fulfillment of the above-noted undertaking.
10. All of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision, failing which, pursuant to Subsection 53(41) of the Planning Act, this consent shall be deemed to be refused.