

The Corporation of the City of Kawartha Lakes
Minutes
Committee of Adjustment Meeting

COA2026-3
Thursday, March 26, 2026
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Councillor Emmett Yeo
Lloyd Robertson
Stephen Strangway
Betty Archer
Sandra Richardson
Gerald Erickson
Eric Finn

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To see the full proceedings of the public meeting, go to the City of Kawartha Lakes YouTube Channel: www.youtube.com/c/CityofKawarthaLakes.

1. Call to Order

Chair Robertson called the meeting to order at 1:00pm.

Chair Robertson and Members S. Strangway, S. Richardson, B. Archer, G. Erickson and E. Finn were in attendance in person.

Staff, L. Barrie, Director of Development Services, K. Evans, Development Supervisor, A. Shahid, Planner II, S. Okhowat, Planner II, M. Ghafari, Planner II, M. McKinnon, Supervisor of Plans Review and Inspections, M, LaHay, Secretary-Treasurer and C. Crockford, Recording Secretary were in attendance in person.

Absent: Councillor Yeo.

2. Administrative Business

2.1 Adoption of Agenda

2.1.1 COA2026-03

March 26, 2026

Committee of Adjustment Agenda

CA2026-031

Moved By B. Archer

Seconded By S. Richardson

That the agenda for March 26, 2026 be approved.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

2.3.1 COA2026-02

February 26, 2026

Committee of Adjustment Minutes

CA2026-032

Moved By S. Strangway

Seconded By E. Finn

That the minutes of the previous meeting held February 26, 2026 be adopted as printed.

Carried

3. Deferred Applications

3.1 Minor Variances

3.1.1 COA2026-008

Ahmad Shahid, Planner II
File Number: D20-2026-011
Location: 171 McGuire Beach Road
Part Lot 2, Concession 6 (being Lot 7 on Plan 336)
Geographic Township of Carden
Owner/Applicant: Ching Ping Yau

Mr. Shahid summarized Report COA2026-008. Previously deferred. The purpose and effect is to facilitate the construction of a detached garage and recognition of an existing storage container. Relief sought: Section 2.2.c. of the Zoning By-law requires a minimum 7.5 metre front yard setback, the setbacks are 5.02 metres (proposed garage) and 1.67 metres (existing storage container); and, Section 14.1.b. of the Zoning By-law requires accessory structures to be located in a side or rear yard, the proposed garage and existing storage container are located in the front yard.

After the writing of the report agency comments were received from the Building and Septic Division (Building), the Supervisor of Part 8 Sewage Systems and Engineering Corporate Assets Division stating no concerns with the proposal. Kawartha Region Conservation Authority provided that they are in support of the application and that a permit is not required from their office.

The Committee had the following questions and concerns:

- 1) Has there been further discussion with the applicant as to a permitted location within the By-law for the container.
- 2) Member Strangway noted his concerns that he was in favour of the container in the current location behind vegetation as opposed to locating it near the shoreline.
- 3) Perhaps the owner would have the choice to remove the container once the garage is constructed.

Member Strangway was opposed to the decision.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the Staff Report COA2026-008.

CA2026-033

Moved By E. Finn

Seconded By B. Archer

That minor variance application D20-2026-011 be GRANTED pertaining to the proposed detached garage (as shown in Appendix C), as the application meets the tests set out in Section 45(1) of the Planning Act; and,

That minor variance application D20-2026-011 be DENIED pertaining to the existing storage container (as shown in Appendix C), as the application does not meet the tests set out in Section 45(1) of the Planning Act.

Conditions

1. **That** building construction related to this approval for the proposed detached garage shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2026-008, 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 COA2026-008. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.2 COA2026-013

Mobeen Ghafari, Planner II

File Number: D20-2026-014

Location: Vacant Land, Homewood Park Road

Plan 256, Lot 7

Geographic Township of Bexley

Owner/Applicant: Alan James Bonner

Mr. Ghafari summarized Report COA2026-013. The purpose and effect is to facilitate the construction of a single detached dwelling on a vacant lot. Relief

sought: Section 12.2.1.3.c of the Zoning By-law that requires a minimum exterior side yard setback of 7.5 metres; the proposed dwelling has an exterior side yard setback of 1.5 metres.

After the writing of the report, agency comments were received from the Engineering Corporate Assets Division and Building and Septic Division (Building) stating no concerns with the proposal. Kawartha Region Conservation Authority indicated that a permit is required from their office.

Public Comments were received from Ms. Anderson in opposition to the application.

In opposition to the application, Ms. Anderson, was present via electronic participation. Ms. Anderson is the owner of the lot of land to the south of the proposal and spoke to her concerns that the road is located on to her property and that the cottagers do not have a legal right-of-way across her property. Ms. Anderson noted there are current negotiations with Realty Services, City of Kawartha Lakes to resolve the road location. Details cannot be disclosed as it is confidential. Ms. Anderson also had concerns with the location of the proposed dwelling.

Ms. Evans, Development Supervisor indicated that the proposed location of the dwelling is to maintain privacy from the neighbour to the north. The owner of the subject property proposed to locate the dwelling further to the south for additional privacy. Staff have received confirmation from Realty Services that there is no plan to relocate the road. As this is a confidential matter, further comments are referred to the Manager of Realty Services.

Ms. Carnochan, Manager of Realty Services, was present via electronic participation. Discussions are confidential.

The Committee had the following questions and concerns:

- 1) Member to Ms. Anderson, where is your property located? Ms. Anderson responded.
- 2) Member to Ms. Evans, how long has the public road existed on the private property? Ms. Evans deferred to the Manager of Realty Services. Ms. Carnochan responded that it has been in existence since mid 1950's.

Member Erickson suggested a deferral.

Mr. Ghafari had discussions with Public Works as well as Realty Services that the road remains and, based on information given, no change to the proposal.

- 3) If the Committee were to approve the application how would this affect the neighbour in opposition to the proposal. Ms. Evans deferred to Ms. Carnochan.

Ms. Carnochan responded that unfortunately she cannot give a timeline on the process and also, once a decision has been made, it will then require council approval.

4) If the road allowance is open, how far should the house be from the centre line. Mr. Ghafari responded.

5) Hypothetically, what distance from the proposed location to the centre line would you recommend. Ms. Evans responded.

6) Do all the owners of properties on that road require permission to travel that road from the owner? Ms. Carnochan responded.

The applicant, Mr. Bonner was present via electronic participation. Mr. Bonner spoke to the proposal and was unsure how that would affect the private road which has been accessed since the 1950's. The driveway access on the site plan was applied for to Public Works and a permit was issued.

7) Referring to Appendix C indicates a private drive on Registered Plan 256. The application summary indicates it is a year-round maintained road. Who maintains the road? Mr. Ghafari responded.

8) Member to the owner - The proposed building could be moved to comply with the By-law. Why have you not considered this? Mr. Bonner responded.

9) Mr. Bonner stated he acquired a permit from Public Works for access from the private road.

10) Referring to slide 8 of the presentation shows the access is from Ms. Anderson's property, which is under negotiation. This suggests a deferral would be in order. Ms. Evans indicated that the part of the driveway approved by Public Works would not touch the private traveled portion of road. In terms of moving the dwelling north, it would still require a minor variance for another lot line.

Mr. Bonner stated he would be opposed to moving the dwelling further north. He continued to speak to the history of the property and surrounding area.

Mr. Erickson reiterated that a deferral be made for further discussions as to the location of the driveway and the concerns of the neighbour and Realty Services. Also, whereby the City of Kawartha Lakes can settle an agreement.

Ms. Evans indicated that if the Committee are leaning towards a deferral that it should relate to further discussion with the property owner to improve the setbacks and not to base the deferral with ongoing discussions between the neighbour and Realty services. Staff suggest a deferral of a month. If after one month more time is required, it would be decided at the next meeting.

Mr. Erickson agreed as long as the applicant is not charged a deferral fee. Mr. Erickson also noted that Realty Services should be included in discussions.

A motion was made to defer the application. The timeline was discussed. Ms. Evans deferred to Ms. Barrie if a requirement to recirculate was required. Ms. Barrie responded.

Member Strangway suggested a deferral of one month. Member Finn disagreed and suggested the application be deferred until the road issue has been resolved. Ms. Evans suggested a month to re-evaluate the proposal with the applicant to move the dwelling. The Committee agreed to defer the application for two months on the understanding it could return earlier if ready.

It was noted that Member Richardson was opposed to the deferral.

Chair Robertson suggested to Ms. Anderson to keep in contact with staff in the Planning division.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the Staff Report COA2026-013.

CA2026-034

Moved By G. Erickson

Seconded By S. Strangway

That the application D20-2026-014 be deferred two (2) months to return no later than the May 28, 2026 meeting.

Carried

3.2 Consents

4. New Applications

4.1 Minor Variances

4.1.1 COA2026-021

Ahmad Shahid, Planner II

File Number: D20-2026-008

Location: 172 Glenarm Road

West Part Lot 10, Concession 2 (being Part 2 of Reference Plan 57R-9001)

Geographic Township of Eldon

Owner: Ayoob Beebeejaun

Applicant: Convex Consulting Inc.

Mr. Shahid summarized Report COA2026-021. The purpose and effect is to facilitate the construction of a Quonset Hut accessory to an existing garden supply outlet. Relief sought: Section 3.1.3.1 of the Zoning By-law states the lot coverage for accessory buildings and structures shall not exceed 40 percent of the main building gross floor area. With the proposed Quonset Hut, accessory structures are 152% of the existing garden supply outlet gross floor area.

After the writing of the report agency comments were received from Engineering Corporate Assets and the Building and Septic Division (Building) stating no concerns with the application. The Supervisor of Part 8 Sewage Systems has placed a condition as a site visit was not able to be completed.

The Committee had the following questions and concerns:

1) Referred to rationale on page 2 of the report stating the primary uses being a mobile home and an office building. Page 3 of the report, second paragraph under general intent of the Zoning By-law refers to accessory structures are 152% of existing garden supply outlet building gross floor area. Which structure is the primary use? Mr. Shahid responded.

The applicant, Mr. Fegan of Convex Consulting Inc. was available via electronic participation and available for questions and thanked staff.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the Staff Report COA2026-021.

A motion was made to approve the application as amended.

CA2026-035

Moved By S. Strangway

Seconded By S. Richardson

That minor variance application D20-2026-008 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 COA2026-021, which shall be attached to and form part of the Committee's Decision; and,
2. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within a period of eight (8)

months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems; and,

3. **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 COA2026-021. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.2 COA2026-023

Ahmad Shahid, Planner II

File Number: D20-2026-024

Location: 1337 Sturgeon Road

Part Lot 6, Concession 13 (being Parts 1 and 2 of Reference Plan 57R-3145)

Geographic Township of Emily

Owner/Applicant: Kyle Patrick David Hartwell

Mr. Shahid summarized Report COA2026-023. The purpose and effect is to facilitate the construction of a new single detached dwelling, the existing dwelling is to be demolished. Relief sought: Section 3.18.1.1.a. of the Zoning By-law which requires a 15 metre setback from any class of Environmental Protection (EP) Zone, the proposed dwelling is 1.0 metre from the EP Zone.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division, Building and Septic Division (Building) and the Supervisor of Part 8 Sewage Systems stating no concerns with the proposal. Kawartha Region Conservation Authority provided that they are in support of the application and that a permit is required from their office.

The Committee had the following questions:

- 1) Is there currently a septic system on the property? Mr. Shahid responded.

The applicant, Ms. Paddle was present in person and confirmed there is a septic system on the property indicated by an "S" on the site plan but the owner is planning to move the system to the north of the property out of the EP zone.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-023.

CA2026-036

Moved By S. Strangway

Seconded By B. Archer

That minor variance application D20-2026-024 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 COA2026-023, 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 COA2026-023. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.3 COA2026-024

Shayan Okhowat, Planner II

File Number: D20-2026-025

Location: 25 County Road 8

Part Lot 22, Concession 8

Geographic Township of Fenelon

Owners/Applicants: Michael Gottardo and Sheyla Gottardo

Applicant: Michael Gottardo

Mr. Okhowat summarized Report COA2026-024. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 15.2.1.3.e of the Zoning By-law requires a water setback of 15 metres; the proposed

detached garage has a water setback of 11 metres. Section 3.18.1.1 of the Zoning By-law requires a setback of 15 metres from any class of Environmental Protection (EP) Zone; the proposed detached garage has a setback of 1.0 metres from the boundary of the Environmental Protection (EP) Zone.

After the writing of the report agency comments were received from the Engineering and Corporate Assets Division and the Building and Septic Division (Building) indicating they have no concerns with the application. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and that a permit has already been obtained from their office.

There were no questions from the Committee or other persons.

CA2026-037

Moved By E. Finn

Seconded By G. Erickson

That minor variance application D20-2026-025 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 COA2026-024, 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 COA2026-024. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.4 COA2026-025

Mobeen Ghafari, Planner II

File Number: D20-2026-026

Location: 135 Driftwood Village Drive

Part Lot 24, Front Range (being parcel between Lot 9 on Plan 481 and Lot 8 on

Plan 470)
Geographic Township of Somerville
Owners: Donald McDonald and Debbie McDonald
Applicant: TD Consulting Inc.

Mr. Ghafari summarized Report COA2026-025. The purpose and effect is to facilitate the extension of an existing deck. Relief sought: Section 5.2.f of the Zoning By-law that requires a minimum water setback of 15 metres; the proposed deck extension has a water setback of 7.3 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division, Building and Septic Division (Building) and the Supervisor of Part 8 Sewage Systems indicating they have no concerns with the application. Furthermore, Kawartha Region Conservation Authority stated they are in support of the application and that a permit is required from their office.

The applicant, Mr. deBoer of TD Consulting Inc. was available in person and available for questions.

There were no questions from the Committee or other persons.

CA2026-038

Moved By S. Richardson

Seconded By S. Strangway

That minor variance application D20-2026-026 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 COA2026-025, 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 COA2026-025. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

The Chair suggested and Committee agreed to move forward Sections 4.1.6 and 4.1.8.

4.1.6 COA2026-027

Mobeen Ghafari, Planner II
 File Number: D20-2026-028
 Location: 15 Capstick Road
 Concession 9, Part Lot 24
 Geographic Township of Manvers
 Owners: Walter Katzer and Pam Vamphew-Katzer
 Applicant: TD Consulting Inc.

Mr. Ghafari summarized Report COA2026-027. The purpose and effect is to facilitate the construction of a new dwelling to replace the existing dwelling. Relief sought: Section 3.2.e of the Zoning By-law requires a minimum flankage yard setback of 15 metres; the proposed dwelling has a flankage yard setback of 12.1 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets, Building and Septic Division (Building) and the Supervisor of Part 8 Sewage System indicating no concerns with the application. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and that a permit is required from their office.

The Committee had the following questions and concerns:

1) Referring to Appendices A, B and C of the report provided suggests a new development area. Is this subject to a subdivision plan? Mr. Ghafari and Ms. Evans responded.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-027.

CA2026-039

Moved By S. Richardson

Seconded By B. Archer

That minor variance application D20-2026-028 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 COA2026-027, 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 COA2026-027. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.8 COA2026-029

Shayan Okhowat, Planner II

File Number: D20-2026-030

Location: 404 Balsam Lake Drive

Part Lot 1, Range NWB

Geographic Township of Bexley

Owners: Andrea Browning and Robert Browning

Applicant: Garry Newhook

Mr. Okhowat summarized Report COA2026-029. The purpose and effect is to facilitate the expansion of the single detached dwelling and the addition of an attached garage. Relief sought: Section 12.2.1.3.d of the Zoning By-law requires a rear yard setback of 7.5 metres; the proposed dwelling has a rear yard setback of 7.4 metres; and, Section 12.2.1.3.e of the Zoning By-law requires a water setback of 15 metres; the proposed dwelling addition has a water setback of 7.4 metres and the proposed attached garage has a water setback of 10.1 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division and the Building and Septic Division (Building) indicating no concerns with the application. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and will require a permit from their office. The Supervisor of Part 8

Sewage Systems has requested that a condition be placed pertaining to private sanitary waste disposal be obtained.

The Committee had the following questions and concerns:

1) Referring to Appendix C, please confirm the setback of the existing dwelling?

Mr. Okhowat responded.

The applicant, Mr. Newhook was present in person and confirmed the setback for the existing dwelling. Mr. Newhook spoke to the reasons for installing a new septic system.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-029.

A motion was made to approve the application as amended to add condition 3.

CA2026-040

Moved By S. Strangway

Seconded By G. Erickson

That minor variance application D20-2026-030 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 COA2026-029, 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.
3. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within a period of eight (8) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be considered fulfilled upon achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems.

This approval pertains to the application as described in report COA2026-029. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.5 COA2026-026

Shayan Okhowat, Planner II
File Number: D20-2026-027
Location: 111 Fell's Point Road
Part Lot 31, Concession 11
Geographic Township of Fenelon
Owners/Applicants: Robert Hood and Diana Hood

Mr. Okhowat summarized Report COA2026-026. The purpose and effect is to facilitate the expansion of the existing dwelling. Relief sought: Section 13.2.1.3.e of the Zoning By-law requires a Water Setback of 15 metres; the proposed addition to the dwelling will have a water setback of 8.0 metres.

After the writing of the report agency comments were received from the Engineering and Corporate Assets Division and the Building and Septic Division (Building) indicating they have no concerns with the proposal. Furthermore, Kawartha Region Conservation Authority provided that they are in support of the application and that a permit has already been obtained.

The applicant, Mr. Hood was available via electronic participation and thanked staff.

There were no questions from the Committee or other persons.

CA2026-041

Moved By S. Richardson

Seconded By E. Finn

That minor variance application D20-2026-027 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 COA2026-026, 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 COA2026-026. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.7 COA2026-028

Shayan Okhowat, Planner II
 File Number: D20-2026-029
 Location: 14 Country Place
 Lot 13, Plan 57M810
 Geographic Township of Manvers
 Owners/Applicants: Anthony Milne and Julia Covassi

Mr. Okhowat spoke to the Planning Act requirements for advertising, indicating that the applicant posted the sign 9 days before the meeting instead of the 10-day requirement. It was staff's opinion that the application could proceed but turned it over to the Committee for their decision. Committee agreed to proceed.

Mr. Okhowat summarized Report COA2026-028. The purpose and effect is to facilitate the recognition of an existing detached garage and shed. Relief sought: Section 20.1.b of the Zoning By-law requires accessory structures to be located in a side or rear yard; the existing shed is located in the front yard; and, Section 20.1.b.i of the Zoning By-law requires a side yard setback for accessory structures of 1.3 metres; the existing detached garage and shed have a side yard setback of 0.71 metres.

After the writing of the report agency comments were received from the Engineering Corporate Assets Division and the Building and Septic Division (Building) indicating no concerns with the application.

The applicant, Mr. Milne and Ms. Covassi was present via electronic participation and spoke to the proposal.

The Committee had the following questions and concerns:

- 1) Member to applicant, is the garage used for vehicles or yard maintenance?
 Mr. Mile responded.

There were no further questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and the Staff Report COA2026-028.

CA2026-042

Moved By S. Strangway

Seconded By G. Erickson

That minor variance application D20-2026-029 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 COA2026-028, 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 COA2026-028. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.1.9 COA2026-030

Mobeen Ghafari, Planner II

File Number: D20-2026-031

Location: 34 Sugarbush Trail

Part Lot 26, Concession 10 (being Lot 9 and Part Lot 8 on Plan 165 and Parts 2 and 3 on 57R-9333)

Geographic Township of Fenelon

Owner: Marie-Cristine Scott

Applicant: Ryan Hayter

Mr. Ghafari spoke to the Planning Act requirements for advertising, indicating that the applicant posted the sign 9 days before the meeting instead of the 10-

day requirement. It was staff's opinion that the application could proceed but turned it over to the Committee for their decision. Committee agreed to proceed.

Mr. Ghafari summarized Report COA2026-030. The purpose and effect is to facilitate the construction of an addition to the existing dwelling. Relief sought: Section 15.2.1.3.b of the Zoning By-law requires a minimum interior side yard setback of 3 metres on one side and 2.3 m on the opposite side; the proposed interior side yard setback of the addition is 1.7 metres; and, Section 15.2.1.3.e of the Zoning By-law requires a minimum water setback of 15 metres; the proposed water setback is 13.3 metres.

After the writing of the report agency comments were received from the Engineering and Corporate Assets Division and the Building and Septic Division (Building) indicating they have no concerns with the application. The Supervisor of Part 8 Sewage Systems requested a condition be placed. Furthermore, Kawartha Region Conservation Authority indicated they are in support of the application and that a permit is required from their office.

The applicant, Mr. Hayter was present via electronic participation and thanked staff.

A motion was made as amended to add Condition 2 pertaining to private sanitary waste disposal be obtained.

There were no questions from the Committee or other persons.

CA2026-043

Moved By S. Strangway

Seconded By S. Richardson

That minor variance application D20-2026-031 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 COA2026-030, which shall be attached to and form part of the Committee's Decision;
2. **That** approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained within a period of eight (8) months after the date of the Notice of Decision, failing which this application shall be deemed to be refused. This condition will be

considered fulfilled upon achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems; and,

3. **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 COA2026-030. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

4.2 Consents

5. Other Business

The Chair asked the Committee if they are comfortable with moving forward applications when applicants are in person at the meetings.

The Chair thanked staff for their continual support during the meetings.

6. Correspondence

7. Next Meeting

The next meeting will be Thursday, April 23rd at 1:00pm. in Council Chambers, City Hall.

8. Adjournment

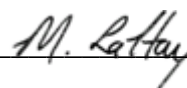
CA2026-044

Moved By S. Richardson

Seconded By B. Archer

That the meeting be adjourned at 2:43pm.

Carried



Mark LaHay, Secretary-Treasurer