

The Corporation of the City of Kawartha Lakes

Minutes

Committee of Adjustment Meeting

COA2020-011
Thursday, November 5, 2020
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Councillor Emmett Yeo
David Marsh
Andre O'Bumsawin
Sandra Richardson
Lloyd Robertson
Betty Archer
Stephen Strangway

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.

1. Call to Order

Acting Chair Marsh called the meeting to order at 1:01pm. Members A. O'Bumsawin, S. Richardson and S. Strangway were in attendance.
Acting Secretary-Treasurer - M. LaHay .
Recording Secretary - C. Crockford-Toomey.
Absent - L. Robertson, Councillor Yeo and B. Archer.

2. Administrative Business

2.1 Adoption of Agenda

2.1.1 COA2020-11.2.1.1

November 5, 2020

Committee of Adjustment Agenda

CA2020-061

Moved By S. Richardson

Seconded By S. Strangway

That the agenda for November 5, 2020 meeting 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 COA2020-10.2.3.1

October 15, 2020

Committee of Adjustment Minutes

CA2020-062

Moved By S. Strangway

Seconded By A. O'Bumsawin

That the minutes of the previous meeting held October 15, 2020 be adopted.

Carried

3. New Applications

3.1 Minor Variances

3.1.1 COA2020-040

David Harding, Planner II, RPP, MCIP

File Number: D20-2020-010

Location: 87 Marsh Creek Road

Part Lot 22, Concession C

Geographic Township of Mariposa
Owner: Heather Curtis
Applicant: Doug Norton - Measurite

Mr. Harding summarized Report COA2020-040, to request relief to reduce the minimum water setback to permit an addition to and reconstruction/renovation of the existing dwelling and permit an unenclosed deck with stairs.

Staff respectfully recommended the application be granted approval subject to the conditions identified in the report.

Applicant, Doug Norton of Measurite was present and thanked Staff and the Committee. He continued to say that the proposed construction will improve the appearance of the property and fit in well with existing projects in the neighbourhood.

There were no questions from the Committee or other persons.

CA2020-063

Moved By S. Richardson

Seconded By A. O'Bumsawin

That minor variance application D20-2020-010 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction for the deck and addition related to this approval shall proceed substantially in accordance with the sketch in Appendix C and generally in accordance with the elevations in Appendix D submitted as part of Report COA2020-040, which shall be attached to and form part of the Committee's Decision;
2. **That** prior to the issuance of a building permit the owner shall apply for a demolition permit for the building identified as Old Shed in Appendix C to Report COA2020-040 and the Secretary-Treasurer shall receive written confirmation from the Chief Building Official that the building has been satisfactorily removed from the property; and
3. **That** the building construction related to the minor variance 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 condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2020-040. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.2 COA2020-042

Kent Stainton, Planner II
File Number: D20-2020-035
Location: 57 Weldon Road
Part Lot 21, Concession 7, Part Lot 61, Plan 44
Geographic Township of Ops
Owners: Murray and Carol Sweet
Applicant: Murray Sweet

Mr. Stainton summarized Report COA2020-042, to request relief to permit the construction of a new 185.78 square metre (2000 square foot) detached garage. There is no habitable space proposed within the detached garage.

Agency comments were received from Engineering and Corporate Assets Department and Building Division with no concerns. Comments received after the writing of the report were received from Part 8 Sewage Systems Supervisor stating they are satisfied that a reserve area is available in the northeast portion of the backyard. As such, Part 8 Sewage System has no concerns.

Staff respectfully recommended the application be granted approval subject to the conditions identified in the report.

There were no questions from the Committee or other persons.

CA2020-064

Moved By S. Strangway

Seconded By A. O'Bumsawin

That minor variance application D20-2020-035 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketches in Appendices C & D submitted as part of Report COA2020-042, which shall be attached to and form part of the Committee's Decision;
2. **That** within 24 months after the date of the Notice of Decision the owners shall submit to the Secretary-Treasurer photographic evidence confirming that the building identified on Appendix C to Report COA2020-042 as 'helicopter storage tent' has been removed;
3. **That** within 24 months after the date of the Notice of Decision the owners shall submit to the Secretary-Treasurer photographic evidence confirming that the small garden shed located immediately adjacent to the eastern side of the dwelling and north of the attached garage has been removed, and;
4. **That** the building construction related to the minor variances 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 condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2020-042. Fulfillment of all conditions is required for the Minor Variances to be considered final and binding.

Carried

3.1.3 COA2020-043

David Harding, Planner II, RPP, MCIP
 File Number: D20-2020-036
 Location: 55 Sugar Bush Trail
 Part Lot 26, Concession 10
 Geographic Township of Fenelon
 Owners: Rob and Lois Louttit
 Applicant: Rob Louttit

Mr. Harding summarized Report COA2020-043, to request relief to reduce the minimum interior side yard setback to permit the construction of a dwelling.

Since the writing of the report, comments were received from the Kawartha Region Conservation Authority noting no concerns, and Bill Wignall of 51 Sugar Bush Trail, who had expressed concern. Staff noted that the portion of Mr. Wignall's dwelling bordering the mutual lot line contained an attached garage with no windows facing said lot line. Staff stated that they had an extensive conversation with Mr. Wignall prior to the meeting to better understand his concerns, and his comments did not change their recommendation.

Staff respectfully recommended the application be granted approval subject to the conditions identified in the report.

The Committee asked if the applicant is aware of the Kawartha Region Conservation Authority's (KRCA) comments. Staff replied they were not as the comments were received recently. The Committee suggested a condition added referring to page 2 of the KRCA letter. Staff replied that it is not necessary as the information on page 2 is standard wording and KRCA did not request a condition be added. If approvals from KRCA are required, it would be dealt with before the building permit is issued. The Committee suggested again that a condition be added to bring to the attention of the Building Division the comments in the KRCA letter. Staff responded by saying that it is not necessary; the letter is identifying what works require permission within KRCA's Regulated Area. The Building Division will either determine works are proposed within the regulated area and permission from KRCA is required before a building permit is issued or the works are outside the regulated area and the building permit process can proceed. This is standard phrasing KRCA use to advise a person that if it is in the regulated area, these are some items that need to be addressed during the permitting process.

Applicant, Tracey Louttit was present and spoke to the Committee. She confirmed that Mr. Harding had explained everything and that she had communicated to the neighbours to the north and that she will do everything possible to make everyone happy.

No further questions from the Committee or other persons.

CA2020-065

Moved By S. Strangway

Seconded By A. O'Bumsawin

That minor variance application D20-2020-036 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions:

1. **That** the building construction related to this approval shall proceed substantially in accordance with the sketch in Appendix C and elevations in Appendix D submitted as part of Report COA2020-043, which shall be attached to and form part of the Committee's Decision; and
2. **That** the building construction related to the minor variances 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 condition will be considered fulfilled upon completion of the first Building Inspection.

This approval pertains to the application as described in report COA2020-043. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.2 Consents

4. Deferred Applications

4.1 Minor Variances

4.2 Consents

5. Other Business

6. Correspondence

7. Next Meeting

The next meeting will be Thursday, November 26, 2020 at 1:00pm in Council Chambers, City Hall.

8. Adjournment

CA2020-066

Moved By S. Strangway

Seconded By S. Richardson

That the meeting be adjourned at 1:33pm.

Carried

Mark LaHay, Acting Secretary-Treasurer