

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

COA2025-03

Thursday, February 27, 2025

1:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Councillor Emmett Yeo

Betty Archer

Gerald Erickson

Eric Finn

Sandra Richardson

Lloyd Robertson

Stephen Strangway

This Public Meeting will be held both in person and virtually with electronic public participation. To request to speak to public meeting reports on this agenda please email cofa@kawarthalakes.ca and reference the report number in your email.

The general public and the media can view the Committee of Adjustment webcast through the City of Kawartha Lakes livestream at: www.youtube.com/c/CityofKawarthaLakes.

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

Video and/or audio recording is not permitted during Council or Committee of Council meetings, pursuant to Trespass to Property Act, R.S.O. 1990, c. T.21.

1. **Call to Order**
2. **Administrative Business**
 - 2.1 Adoption of Agenda
February 27, 2025
Committee of Adjustment Agenda
 - 2.2 Declaration of Pecuniary Interest
 - 2.3 Adoption of Minutes
January 30, 2025
Committee of Adjustment Minutes
3. **New Applications**
 - 3.1 Minor Variances
 - 3.1.1 COA2025-013
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-001
Location: 1 Macal Drive (Subject Site: 5 Homewood Avenue)
East Part Lot 1, Concession 3 (being Part 1 on Reference Plan 57R679)
Geographic Township of Fenelon
Owners: Yukon Prop Co. LP c/o Jeffrey Somerville
Applicant: Jim Wilson
 - 3.1.2 COA2025-014
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-002
Location: 55 Hazel Street
Part Lot 10, Concession 2 (being lots 89 and 90 on Plan 128)
Geographic Township of Verulam
Owner/Applicant: Doris Kelly Ewing

3.1.3 COA2025-015

Katherine Evans, Acting Development Supervisor
File Number: D20-2022-057
Location: 1023 Little Britain Road
Part Lot 6, Plan 79
Geographic Township of Mariposa
Owner: Raymond and Ruby Zinsmeister
Applicant: Raymond Zinsmeister

3.1.4 COA2025-016

Ahmad Shahid, Planner II
File Number: D20-2025-003
Location: 3706 Monck Road
Part Lot 75 Part Road Allowance, Concession Front Range (being Part 4, RP 57R-10330)
Geographic Township of Somerville
Owners/Applicants: Phil and Maria Dobbs

3.1.5 COA2025-017

Katherine Evans, Acting Development Supervisor
File Number: D20-2025-004
Location: 23 Fair Avenue
Part Lot 13, Plan 75
Former Town of Lindsay
Owners: Colleen and Arthur Bell
Applicant: Josh Mainguy

3.1.6 COA2025-018

Ahmad Shahid, Planner II
File Number: D20-2025-005
Location: 42 Pavillion Road
Part Lot 10, Concession 2 (being Part of Lots 89 and 90, Plan 128)
Geographic Township of Verulam
Owners: Lorenzo and Maria D'Alessandro
Applicant: Lorenzo D'Alessandro

- 3.1.7 COA2025-019
Ahmad Shahid, Planner II
File Number: D20-2025-006
Location: Cockburn Street
Lot 35, Plan 30
Geographic Township of Laxton
Owner/Applicant: Larry B. Carpentier
- 3.1.8 COA2025-020
Ahmad Shahid, Planner II
File Number: D20-2025-007
Location: 254 Port Hoover Road
Part Lots 12 and 13, Concession A, Part Road Allowance
Geographic Township of Mariposa
Owners/Applicants: Ryan Kane
- 3.1.9 COA2025-021
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-008
Location: 4 Cadillac Boulevard
Part Lot 22, Concession 5 (being Block 1 on Plan 450, less Part 1 on Reference Plan 57R893)
Geographic Township of Emily
Owners: Tina and Ronald Russell
Applicant: Tina Russell
- 3.1.10 COA2025-022
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-009
Location: 1027 Highway 7
South Part Lot 17, Concession 9 (being Part 2 on Reference Plan 57R3878)
Geographic Township of Mariposa
Owners: Megan and Daniel Golde
Applicant: Megan Golde

3.1.11 COA2025-023

Ahmad Shahid, Planner II

File Number: Minor Variance D20-2025-010 and Consent D03-2025-008

Location: 48 Prince Street East

Part Lot 9 West of Anne Street, Plan 70

Former Village of Bobcaygeon

Owner: Nick Holmes

Applicant: TD Consulting Inc.

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, March 27th at 1:00pm in Council Chambers, City Hall.

8. Adjournment