

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

COA2025-04

Thursday, March 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
Committee of Adjustment
March 27, 2025
 - 2.2 Declaration of Pecuniary Interest
 - 2.3 Adoption of Minutes
Committee of Adjustment
February 27, 2025 Minutes
3. **New Applications**
 - 3.1 Minor Variances
 - 3.1.1 COA2025-024
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-011
Location: 7 Bronte Lane
Part Lot 12 and 13, Concession 6
Geographic Township of Verulam
Owners: Kevin Primmer and Beverly Swan
Applicant: TD Consulting Inc.
 - 3.1.2 COA2025-025
Ahmad Shahid, Planner II
File Number: D20-2025-012
Location: 171 Sunset Beach Road
Part Lot 10, Concession 6 (being Lot 27 of Plan 182)
Geographic Township of Laxton (LDL)
Owners: Valery Grydko and Oksana Gratchev
Applicant: Emmett Yeo

3.1.3 COA2025-026

Katherine Evans, Acting Development Supervisor
File Number: D20-2025-013
Location: 165 McGill Drive
Part Lots 2 and 3, Concession 14 (being Lot 55 on Plan 149)
Geographic Township of Manvers
Owner: Insook Koh
Applicant: Mohsen Kazemi

3.1.4 COA2025-027

Ahmad Shahid, Planner II
File Number: D20-2025-014
Location: 94 Irene Ave
Part Lots 4 and 5, Plan 73 (being Part 1 on Reference Plan 57R7804)
Geographic Township of Sturgeon Point
Owner: Tyler Pinder
Applicant: TD Consulting Inc.

3.1.5 COA2025-028

Katherine Evans, Acting Development Supervisor
File Number: D20-2025-015
Location: 39 Burnett Shore Road
Part lot 16 Front Range
Geographic Township of Somerville
Owners: Carolyn Hui-Yen Koh and Andrew Tan
Applicant: Andrew Tan

3.1.6 COA2025-029

Katherine Evans, Acting Development Supervisor
File Number: D20-2025-016
Location: 55 Ridge Drive
Lots 28 to 29, Plan 185
Geographic Township of Bexley
Owners: Ferdinando and Loraine Macri
Applicant: TD Consulting Inc.

- 3.1.7 COA2025-030
Ahmad Shahid, Planner II
File Number: D20-2025-017
Location: 4 Linden Valley Road
Part Lot 1, Concession 14 (being part 1 on Reference Plan 57R3261)
Geographic Township of Mariposa
Owner/ Applicant: Jeremiah Beaudrow
- 3.1.8 COA2025-031
Ahmad Shahid, Planner II
File Number: D20-2025-018
Location: Vacant Lot Rutherford Road
Part Lot 14, Concession 10 (being Part 1 of Reference Plan 57R-7790)
Geographic Township of Fenelon
Owners/ Applicants: Michael and Vikki Cooper
- 3.1.9 COA2025-032
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-019
Location: 6 Sunrise Crescent
Part Lot 1, Concession 5 (being Lot 26 on Plan 474)
Geographic Township of Fenelon
Owners: Jordan and Michelle Cardozo
Applicant: Jordan Cardozo
- 3.1.10 COA2025-033
Ahmad Shahid, Planner II
File Number: D20-2025-020
Location: 748 County Road 24
Part Lot 12, Concession 5 (being Part 9 of Reference Plan 57R-2227)
Geographic Township to Verulam
Owner/Applicant: Vincent Lau
- 3.1.11 COA2025-034
Katherine Evans, Acting Development Supervisor
File Number: D20-2025-021
Location: 43 Campbell Beach Road
Part Lot 11, Concession 1 (being Lot 11 on Plan 235)
Geographic Township of Carden
Owner/Applicant: Thuan Nguyen

3.1.12 COA2025-035

Ahmad Shahid, Planner II

File Number: D20-2025-022

Location: 23 Duncan Drive, Eldon

Part Lot 27, Concession 1 (being Lot 9 and 9A, Plan 305; Part C, 1918C); as well as
Part Lot 27, Concession 1 (being Lot 8 and 8A, Plan 305; Part C, 1918C)

Geographic Township of Eldon

Owners: Lisa Eagleson-Madden

Applicant: Joseph Madden

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 Wednesday, April 23rd at 1:00pm in Council Chambers, City Hall.

8. Adjournment