

The Corporation of the City of Kawartha Lakes

Agenda

Committee of Adjustment Meeting

COA2025-11

Thursday, October 23, 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 Agendaitems@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	
2.1.1	COA2025-11 Committee of Adjustment Agenda October 23, 2025	
2.2	Declaration of Pecuniary Interest	
2.3	Adoption of Minutes	
2.3.1	COA2025-10 Committee of Adjustment Minutes September 25, 2025	7 - 26
3.	New Applications	
3.1	Minor Variances	
3.1.1	COA2025-100 Ahmad Shahid, Planner II File Number: D20-2025-087 Location: 57 Trinity Drive East Part of Lot 15, Concession 4, Part Lot 2 and Part of Right of Way, Plan 208 (being Part 1 of Reference Plan 57R-7311 and Parts 12 and 27 of Reference Plan 57R-9731) Geographic Township of Verulam Owner: Patricia McCain Applicant: Garry Newhook	27 - 36
3.1.2	COA2025-101 Shayan Okhowat, Planner II File Number: D20-2025-088 Location: 23 Sugarbush Trail Part Lot 16, Concession D (being Lot 8 on Plan 252) Geographic Township of Mariposa Owner/Applicant: Yolan Nicoloff	37 - 45

3.1.3	COA2025-102	46 - 54
	Ahmad Shahid, Planner II File Number: D20-2025-089 Location: 12 Sunset Court Lot 6, Plan 295 Former Town of Lindsay Owner: Doug Clarke Applicant: Jake Rutherford	
3.1.4	COA2025-103	55 - 64
	Shayan Okhowat, Planner II File Number: D20-2025-090 Location: 91 Lakeside Drive Part Lot 18, Concession 6 (being Lot 9 on Plan 439) Geographic Township of Somerville Owner: Robert Burton Applicant: Joe McCool	
3.1.5	COA2025-104	65 - 73
	Shayan Okhowat, Planner II File Number: D20-2025-091 Location: 982 Woodville Road Part Lot 16, Concession 15 Geographic Township of Mariposa Owner/Applicant: William Donald Langdon	
3.1.6	COA2025-105	74 - 84
	Ahmad Shahid, Planner II File Number: D20-2025-092 Location: 2907 Highway 35 Part of Lot 14, Concession 5 (being Lot 3 of Registered Compiled Plan 559) Geographic Township of Ops Owner: Scott Wagstaff Applicant: Sarah Wagstaff	

3.1.7	COA2025-106	85 - 95
	Ahmad Shahid, Planner II File Number: D20-2025-093 Location: 44 Francis Street West Part of Market Square, Plan 100, North Francis E. John (being Parts 8 and 9 of Reference Plan 57R-8606) Former Village of Fenelon Falls Owners: City of Kawartha Lakes Applicant: Leah James	
3.1.8	COA2025-107	96 - 104
	Shayan Okhowat, Planner II File Number: D20-2025-094 Location: 257 McGuire Beach Road Part Lot 2, Concession 6 (being Lot 43 on Plan 336 and Lot 43A TCP 2105A) Geographic Township of Carden Owner: John William Smith Applicant: The Biglieri Group Ltd.	
3.1.9	Memorandum - D20-2025-095	105 - 105
	Ahmad Shahid, Planner II File Number: D20-2025-095 Location: 58 Riverwood Park Part of Lot 2, Registered Compiled Plan 560 Geographic Township of Ops Owner/Applicant: Scott Wagstaff	
3.1.10	COA2025-109	106 - 114
	Shayan Okhowat, Planner II File Number: D20-2025-096 Location: 10 Star Road Part Lot 26 to 27, Front Range Geographic Township of Somerville Owner: Shirley Tarek-Szames Applicant: Melissa Markham	

3.1.11	COA2025-110	115 - 125
	Katherine Evans, Development Supervisor File Number: D20-2025-097 Location: 81 Crescent Drive Part Lot 15, Concession 7 (being Lot 2 on Plan 348) Geographic Township of Verulam Owners: Dave and Lori Gurney Applicant: Gerald Hood	
3.1.12	COA2025-111	126 - 134
	Katherine Evans, Development Supervisor File Number: D20-2025-098 Location: 34 Cedar Point Road Part Lot 25, Concession 3 (being Lots 15 to 17 on Plan 121 and Parts 1 and 2 on 57R-7247) Geographic Township of Fenelon Owners: Robert and Paula Kember Applicant: Glenn Wilcox	
3.1.13	COA2025-112	135 - 144
	Katherine Evans, development Supervisor File Number:D20-2025-099 Location: 28 Cedar Point Road Part Lot 25, Concession 3 (being Lot 12 on Plan 171) Geographic Township of Fenelon Owner: Sandra Doran Applicant: Kris Doran	
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 27 at 1:00pm. in Council Chambers, City Hall.

8. Adjournment

The Corporation of the City of Kawartha Lakes

Minutes

Committee of Adjustment Meeting

COA2025-10
Thursday, September 25, 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

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.

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, S. Strangway, S. Richardson, E. Finn and G. Erickson 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. McKinnon, Supervisor, Plans Review and Inspections, M. LaHay, Secretary-Treasurer and C. Crockford, Recording Secretary were in attendance in person.

Absent: Member B. Archer and Councillor Yeo.

2. Administrative Business

2.1 Adoption of Agenda

2.1.1 COA2025-10

Committee of Adjustment Agenda
September 25, 2025

CA2025-138

Moved By S. Richardson

Seconded By G. Erickson

That the agenda for September 25, 2025 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 COA2025-09

Committee of Adjustment Minutes
August 28, 2025

CA2025-139

Moved By E. Finn

Seconded By S. Strangway

That the minutes of the previous meeting held August 28, 2025 be adopted as printed.

Carried

3. New Applications

3.1 Minor Variances

3.1.1 COA2025-090

Shayan Okhowat, Planner II
File Number: D20-2025-076 and D03-2025-049
Location: 7158 Sadowa Road
Part Lot 29, Concession 7
Geographic Township of Dalton
Owner: James Laing
Applicant: Brent Bunker

Mr. Okhowat summarized report COA2025-090. The purpose and effect is to facilitate the lot line adjustment resulting in the reduction of the size of the property. Relief sought: 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 lot area is 15.27 hectares.

After the writing of the report, agency comments were received from the Building and Septic Division (Building) and the Engineering and Corporate Assets Division stating no concerns. Kawartha Region Conservation Authority (KRCA) stated their office is not in support due to wetlands in the area. Mr. Okhowat indicated to the Committee that staff do not feel this is a reason for denial.

The Committee had the following questions:

- 1) What is the size of the existing lot prior to severance and is the existing lot complying with By-law.
- 2) Why is KRCA not in support of the application for a lot line adjustment?

The applicant, Mr. Bunker was present via electronic participation.

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 COA2025-090.

CA2025-140

Moved By S. Strangway

Seconded By E. Finn

That minor variance application D20-2025-076 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions

1. **That** development related to this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-090, 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 COA2025-090. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

CA2025-141

Moved By E. Finn

Seconded By G. Erickson

That consent application **D03-2025-049** be GRANTED, as the application represent good planning, and is in accordance with Section 53(1) of the Planning Act.

CONDITIONS OF PROVISIONAL CONSENT: D03-2025-049

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 (D20-2025-076) 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.

These approvals pertain to the application as described in report COA2025-090. Fulfillment of all conditions is required for the consent to be completed.

Carried

3.1.2 COA2025-091

Shayan Okhowat, Planner II

File Number: D20-2025-077

Location: 67 Queen Street

Part Lots 15-17 on Plan 15P, North of King, South of Queen

Former Town of Lindsay

Owner: Robert Seabrook

Applicant: TD Consulting Inc.

Mr. Okhowat summarized report COA2025-091. The purpose and effect is to facilitate the change of use for the existing building, to be used as a commercial gym. Relief sought: Section 5.12.k.ii of the Zoning By-law requires 1 parking space per 25 square metres of Gross Floor Area for a Personal Service Establishment. Based on the size of the building the required number of parking spaces is 25; the proposed number of parking spaces is 15.

After the writing of the report, agency comments were received from the Building and Septic Division (Building) and the Engineering and Corporate Assets Division stating no concerns. Public comments were received from Mr. Burke, in support of the application.

The applicant, Ms. Archer of TD Consulting Inc. was present in person and available for questions.

Mr. Burke was present in person and spoke to the reasons why he was in support of the proposal.

There were no questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-091.

CA2025-142

Moved By S. Richardson

Seconded By G. Erickson

That minor variance application D20-2025-077 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 COA2025-091, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2025-091. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.3 COA2025-092

Ahmad Shahid, Planner II

File Number: D20-2025-078

Location: 142.5 Birch Point Drive

Part Lot 21, Concession 10

Geographic Township of Emily

Owners: Rhonda Houston and Harry Nickolopoulos

Applicant: TD Consulting Inc.

Mr. Shahid summarized report COA2025-092. The purpose and effect is to facilitate the construction of a lakeside deck. Relief sought: Section 13.2.1.3.b. of

the Zoning By-law requires a minimum interior side yard setback of 3 metres for a building one storey to one and a half storeys. The proposed deck is to be 1 storey in height, and the proposed side yard setback from the deck is 2.8 metres on the east side; and, Section 13.2.1.3.e. of the Zoning By-law requires a minimum water setback of 30 metres, the proposed water setback from the deck is 12 metres.

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

The Committee asked if the existing dwelling required extra reliefs. Staff responded.

The applicant, Ms. Archer of TD Consulting Inc. was present in person and available for questions.

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 COA2025-092.

CA2025-143

Moved By S. Strangway

Seconded By S. Richardson

That minor variance application D20-2025-078 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 COA2025-092, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2025-092. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.4 COA2025-093

Ahmad Shahid, Planner II
File Number: D20-2025-079
Location: 4413 Highway 35
Part W 1/2 Lot 13, Concession 7
Geographic Township of Fenelon
Owner: Nolan Presley
Applicant: Becky O'Connor

Mr. Shahid summarized report COA2025-093. The purpose and effect is to facilitate the registration of an existing dwelling as an Additional Residential Unit (ARU). Relief sought: Section 3.1.2.1. of the Zoning By-law requires accessory structures to be located in the side or rear yard, the existing dwelling to be registered as an ARU is located in the front yard; and, Section 3.1.3.1. of the Zoning By-law permits an accessory structure lot coverage of 8% to a maximum of 225 square metres, the existing lot coverage is 687 square metres (0.2%).

After the writing of the report, agency comments were received from the Building and Septic Division (Building) stating no comments. The Supervisor of Part 8 Sewage Systems had no issue with the proposal and the Engineering and Corporate Assets Division had no objection to application. The Ministry of Transportation (MTO) did not submit comments in time. Condition 2. has been added, "That approvals and /or permits required by the Ministry of Transportation (MTO), are applied for and granted prior to the issuance of a Building Permit".

The Committee had the following questions:

1) How did the application come to the Committee and why is the applicant applying for an ARU?

Staff responded.

The owner, Mr. Presley was present in person and available for questions.

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

A motion was made to approve the decision as amended.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-093.

CA2025-144

Moved By S. Richardson

Seconded By E. Finn

That minor variance application D20-2025-079 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 COA2025-093, which shall be attached to and form part of the Committee's Decision;
2. **That** approvals and/or permits required by the Ministry of Transportation (MTO), are applied for and granted prior to the issuance of a Building Permit; and,
3. **That** 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 COA2025-093. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.5 COA2025-094

Shayan Okhowat, Planner II

File Number: D20-2025-080

Location: 25 Loon Lane

Part Lot 8, Concession 1

Geographic Township of Verulam

Owner: Robert Mossop
Applicant: Peter Pearson

Mr. Okhowat summarized report COA2025-094. The purpose and effect is to facilitate the construction of a detached garage. Relief sought: Section 5.1.5 of the Zoning By-law, which permits accessory structures to have a maximum height of 5 metres; the proposed height is 5.6 metres.

After the writing of the report, agency comments received from the Building and Septic Division (Building) and the Engineering and Corporate Assets Division stating no concerns with the proposal. The Supervisor of Part 8 Sewage Systems requested the addition of Condition 3. "That approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained 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 achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems".

The Committee asked staff is Loon Lane is a private road.
Staff responded.

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

A motion was made to approve the decision as amended.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-094.

CA2025-145

Moved By E. Finn

Seconded By S. Strangway

That minor variance application D20-2025-080 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 and the drawings in Appendix D submitted as part of Report COA2025-094, which shall be attached to and form part of the Committee's Decision; and,

2. **That** 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.
3. **That**, approval under the Ontario Building Code (OBC) pertaining to private sanitary waste disposal be obtained 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 achievement of compliance to the satisfaction of the Supervisor of Part 8 Sewage Systems.

This approval pertains to the application as described in report COA2025-094. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.6 COA2025-095

Shayan Okhowat, Planner II
File Number: D20-2025-081
Location: No Civic Address, Doubletree Road
Part Lot 7, Plan 57M-758
Geographic Township of Ops
Owner: 2023591 Ontario Ltd.
Applicant: M.V. Wilson Engineering Inc.

Mr. Okhowat summarized report COA2025-095. The purpose and effect is to facilitate the construction of a two-storey car dealership. Relief sought: Section 2.17.1 of the Zoning By-law requires a minimum parking space length of 6 metres; the proposed parking spaces are 5.8 metres in length; Section 2.17.8 of the Zoning By-law requires 1 parking space for each 5 square metres of net floor area, which would require this proposal to have 380 parking spaces; the proposed number of parking spaces is 70 parking spaces; Section 2.11.6 of the Zoning By-law requires 2 loading spaces; the proposed number of loading spaces is 1 loading space; and, Section 10.2 of the Zoning By-law requires a minimum front yard setback of 15 metres; the proposed front yard setback is 14.7 metres.

After the writing of the report, agency comments were received from the Building and Septic Division (Building) and the Engineering and Corporate Assets Division stating no concerns with the proposal. As the Ministry of Transportation did not provide comments in time, Condition 3. Was added requiring "That the approvals and/or permits required by the Ministry of Transportation (MTO), are applied for and granted prior to the issuance of a Building Permit".

The Committee had the following questions:

1) Stating the Zoning By-law requirements for parking spaces being 380 spaces to the requested 79 parking spaces; is 380 spaces realistic and have staff compared this to other dealerships in the area.

The applicant, Steve Curtis of M.V. Wilson Engineering Inc. was present in person and spoke to the proposal relating to parking spaces and indicated the owner is currently going through Site-Plan Approval process and requested a further amendment to reduce the spaces from 79 to 70.

Staff responded.

The Committee had the following questions:

1) Appendix C indicates 79 parking spaces, is this accurate.

The applicant responded that while the site plan shows 79 parking spaces, they are seeking relief to permit 70 parking spaces in case something arises during the site plan process that results in a further reduction in parking spaces.

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

The Committee motioned to approve the decision as amended to accept Condition 3. and to accept the further reduced parking spaces from 79 to 70.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-095.

CA2025-146

Moved By S. Strangway

Seconded By G. Erickson

That minor variance application D20-2025-081 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

COA2025-095, which shall be attached to and form part of the Committee's Decision; and,

2. **That** 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.
3. **That** approvals and/or permits required by the Ministry of Transportation (MTO) are applied for and granted prior to the issuance of a Building Permit.

This approval pertains to the application as described in report COA2025-095. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.7 COA2025-096

Katherine Evans, Development Supervisor

File Number: D20-2025-082

Location: 198 Lindsay Street North

Lot 24 and Part Lot 16 on Plan 616 (being Part 2 on 57R-8046)

Former Town of Lindsay

Owner: Andrew Toole

Applicant: Kathryn Tool

Ms. Evans summarized report COA2025-096. The purpose and effect is to recognize the location of an existing shed. Relief sought: Section 5.2 b) i) of the Zoning By-law requires a minimum setback of 1.5 metres for an accessory structure from a main building; the existing setback is 0.2 metres; and, Section 5.2 b) i) of the Zoning By-law requires a minimum setback of 1.25 metres for an accessory structure from an interior side lot line; the existing setback is 0.2 metres.

After the writing of the report, public comments were received from two neighbouring property owners, both in support of the application.

The applicant, Kathryn Toole attended via electronic participation and spoke to the application.

There were no questions from the Committee or other persons.

CA2025-147

Moved By E. Finn

Seconded By G. Erickson

That minor variance application D20-2025-082 be GRANTED, as the application meets the tests set out in Section 45(1) of the Planning Act.

Conditions

1. **That** this approval shall proceed generally in accordance with the sketch in Appendix C submitted as part of Report COA2025-096, 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 this structure will hold a legal non-complying status with respect to interior side yard setback and setback from the main building.

This approval pertains to the application as described in report COA2025-096. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.8 COA2025-097

Ahmad Shahid, Planner II

File Number: D20-2025-083

Location: No Civic Address, St. David Street

Part Lot 8, Block MM, Plan 1 (being Part 1 of Reference Plan 57R-4369)

Former Towns of Lindsay

Owner: ABH Investment Corporation

Applicant: TD Consulting Inc.

Mr. Shahid summarized report COA2025-097. The purpose and effect is to facilitate the construction of a one-storey industrial building. Relief sought:

Section 20.2.c. of the Zoning By-law which requires a minimum front yard setback of 12 metres, the proposed setback is 9.0 metres.

After the writing of the report, agency comments were received from the Building and Septic Division (Building) stating no comments and the Engineering and Corporate Assets Division had no objections to the proposal.

After the writing of the report, public comments were received from Ms. Hayman relating to the proposed use of the building, timeline for construction, precautions taken whilst constructing and type of fencing to be used.

Staff responded.

The Committee has questions relating to the site-plan process and required setbacks.

The applicant Ms. Archer of TD Consulting Inc. was present in person and available for questions.

Opposition to the application, Ms. Hayman, neighbour to the south was present in person. Ms. Hayman spoke to her concerns which were previously circulated to the Committee.

Ms. Liddell, member of the public was present in person and had concerns regarding front yard setbacks and noted it is a busy road mainly with trucks.

Ms. Archer, indicated that they are not the applicants on file for the site-plan approval process.

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 COA2025-097.

CA2025-148

Moved By S. Richardson

Seconded By S. Strangway

That minor variance application D20-2025-083 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

COA2025-097, which shall be attached to and form part of the Committee's Decision; and,

2. **That** 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 COA2025-097. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.9 COA2025-098

Ahmad Shahid, Planner II
File Number: D20-2025-084
Location: 131 Oakdene Crescent
Part of Lot 17, Concession C (being Lot 4 on Plan 354)
Geographic Township of Mariposa
Owner: Penny Knapp
Applicant: Dylan Thomas

Mr. Shahid summarized report COA2025-098. The purpose and effect is to facilitate the construction of an enclosed breezeway between the existing detached garage and dwelling. Relief sought: Section 14.2.1.3.b. of the Zoning By-law requires a side yard setback of 3 metres on one side of the lot and 1.3 metres on the other side for a one storey building plus 1 metre for each additional or partial storey above the first storey. The existing dwelling is two-storeys, with an existing setback of 8.55 metres (south) and 1.07 metres (north); and, Section 14.2.1.4. of the Zoning By-law requires a minimum water setback of 30 metres, the proposed breezeway is to be 27 metres from the shoreline.

After the writing of the report, agency comments were received from the Building and Septic Division (Building) stating no comments. The Supervisor of Part 8 Sewage Systems had no issue with the application. The Engineering and Corporate Assets Division had no objections to the proposal. Kawartha Region

Conservation Authority (KRCA) are in support of the application and provided that a permit is required from their office.

There were no questions from the Committee or other persons.

Detailed responses can be obtained from the YouTube recording and from the staff report COA2025-098.

CA2025-149

Moved By S. Richardson

Seconded By E. Finn

That minor variance application D20-2025-084 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 COA2025-098, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2025-098. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Carried

3.1.10 COA2025-099

Ahmad Shahid, Planner II

File Number: D20-2025-085

Location: 55 Algonquin Road

South of Part Lot 6, Concession 1

Geographic Township of Mariposa

Owners/Applicants: Brandon Bastone and Christina Styles

Mr. Shahid summarized Report COA2025-099. The purpose and effect is to facilitate the construction of an accessory storage building. Relief sought: Section 3.1.3.1. of the Zoning By-law permits a maximum accessory structure lot coverage of 10% of the lot area to a maximum of 150 square metres, the proposed accessory structure lot coverage is 261 square metres (3.2%); and, Section 3.1.3.2. of the Zoning By-law permits a maximum height of 5 metres for accessory structures, the proposed accessory structure height is 5.5 metres.

After the writing of the report, agency comments were received from the Building and Septic Division (Building) stating no comments. The Supervisor of Part 8 Sewage Systems had no issue with the proposal and the Engineering and Corporate Assets Division had no objection with the application.

There were no questions from the Committee or other persons.

CA2025-150

Moved By E. Finn

Seconded By G. Erickson

That minor variance application D20-2025-085 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 COA2025-099, which shall be attached to and form part of the Committee's Decision; and,
2. **That** 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 COA2025-099. 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

Member Strangway had general questions regarding boathouses on Balsam Lake over the water.

The Committee congratulated Ms. Evans on her new position as Development Supervisor.

Detailed responses can be obtained from the YouTube recording.

6. Correspondence

7. Next Meeting

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

8. Adjournment

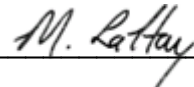
CA2025-151

Moved By E. Finn

Seconded By S. Richardson

That the meeting be adjourned at 2.24pm.

Carried



Mark LaHay, Secretary-Treasurer

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – McCain
Report Number COA2025-100

Public Meeting

Meeting Date: **October 23, 2025**

Time: 1:00 pm

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

Ward 6 – Geographic Township of Verulam

Subject: The purpose and effect is to facilitate the construction of a new cabin, with the removal of an existing cabin.

Relief sought:

1. Section 5.1.5. of the Zoning By-law permits a maximum 5 metre height for accessory structures, the proposed cabin is 7.3 metres in height; and,
2. Section 5.16. of the Zoning By-law states that a cabin having a maximum dwelling unit area of 38 square metres, may be permitted provided the subject lot conforms to the minimum lot area and frontage requirements of the zone. The required minimum lot area and frontage of the applicable zone is 2,050 square metres and 36 metres, respectively. The proposed cabin is 231 square metres in gross floor area, and the subject property is 12,265 square metres (3.0 acres) in size with no official frontage.

The variance is requested at **57 Trinity Drive** (File D20-2025-087).

Author: **Ahmad Shahid, Planner II** **Signature:**



Recommendations

That Report COA2025-100 – McCain, be received;

That minor variance application D20-2025-087 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 COA2025-100, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** 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 COA2025-100. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	The construction of a new cabin, with the removal of an existing cabin.
Owners:	Patricia McCain
Applicant:	Garry Newhook
Legal Description:	East Part of Lot 15, Concession 4, Part Lot 2 and Part of Right of Way, Plan 208 (being Part 1 of Reference Plan 57R-7311 and Parts 12 and 27 of Reference Plan 57R-9731)
Official Plan ¹ :	Rural, Environmental Protection, Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Verulam Zoning By-Law 6-87)
Site Size:	1.6 acres (6,475 square metres)
Site Access:	Private road
Site Servicing:	Private individual well and individual septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

The subject property is situated on the shoreline of Sturgeon Lake with access from Trinity Drive. The area is primarily characterized by single detached dwellings

¹ See Schedule 1

² See Schedule 1

and assorted accessory structures, mainly for seasonal residential use (according to the Municipal Property Assessment Corporation).

The subject property currently contains a two-storey single detached dwelling, detached garage, boathouse, and cabin. The existing cabin is 38 square metres in size and was constructed in 1994. The proposal seeks to facilitate the construction of a new cabin, with the removal of the existing cabin. The applicant has indicated they will try to utilize as much of the existing cabin as possible.

The application does not alter the property's use (residential) or conflict with surrounding land uses and built form. Considering the seasonal nature of the area, the proposed accessory structures are typical and support the reasonable use of the property. On seasonal properties, cabins are commonly used to increase habitable space and accommodate guests.

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 subject property is designated Rural, Environmental Protection, and Waterfront under the City of Kawartha Lakes Official Plan (2012). The proposed cabin is located fully within the Waterfront designation.

The objective of the Waterfront designation is to recognize low density residential development as the primary land use. As such, single detached dwellings and accessory uses are permitted within the designation. Performance and siting criteria are implemented through the Zoning By-law.

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 subject property is zoned Limited Service Residential (LSR) Zone under Township of Verulam Zoning By-Law 6-87. The LSR Zone permits various uses including a cabin as an accessory structure to a permitted dwelling. Relief is required from the maximum permitted height for an accessory structure, maximum permitted size for a cabin, and minimum lot frontage required for the Zone.

Section 5.1.5. of the Zoning By-law permits a maximum 5 metre height for accessory structures, the proposed cabin is 7.3 metres in height. Additionally, Section 5.16. of the Zoning By-law states that a cabin may have a maximum dwelling unit area of 38 square metres. Generally, provisions regarding accessory structures aim to ensure accessory uses remain subordinate to the primary use, avoid overcrowding, and to maintain a cohesive neighbourhood built form character. Both the maximum height provision and floor area provision aim to ensure any cabin remains subordinate to the primary use of the property.

Although oversized, the existing cabin remains the subordinate use on the property as its visual impact is minimal from the public view and located in the side yard. Also, the cabin's proposed gross floor area is more than 60 percent smaller than the existing dwelling, which ensures the primary dwelling remains the predominate

use of the property. The height of the existing dwelling is also approximately the same height of the proposed cabin.

Furthermore, Section 5.16. of the Zoning By-law states that a cabin may be permitted provided the subject lot conforms to the minimum lot area and frontage requirements of the zone. The required minimum lot area and frontage of the applicable zone is 2,050 square metres and 36 metres, respectively. The proposed cabin is 231 square metres in gross floor area, and the subject property is 12,265 square metres (3.0 acres) in size with no official frontage. The intention of this provision is to ensure properties have sufficient space to support an additional accessory structure without causing overcrowding or negatively impacting the surrounding environment.

Due to a technicality in the Zoning By-law's determination of what is considered frontage, the lot's access from Trinity Drive is not recognized as frontage. However, Trinity Drive spans approximately 44 metres across the property's width and is consistent with the surrounding lot fabric. The variance also avoids overcrowding and ensure accessory structure remain the subordinate use as it complies with the total permitted lot coverage and accessory structure lot coverage.

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 private right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives considered.

Consultation Summary

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

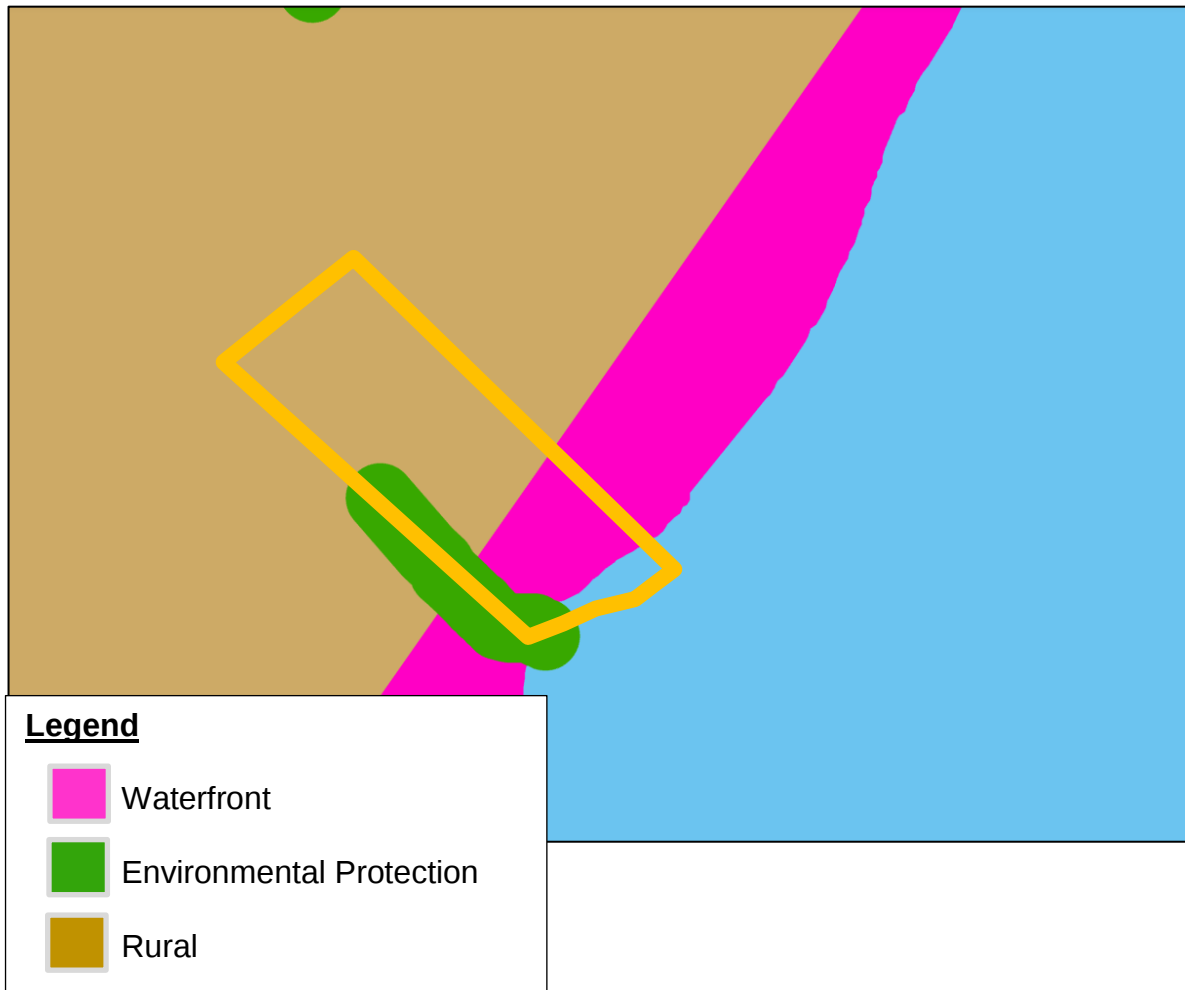
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch

Phone: 705-324-9411 extension 1367
E-Mail: ashahid@kawarthalakes.ca
Department Head: Leah Barrie, Director of Development Services
Division File: D20-2025-087

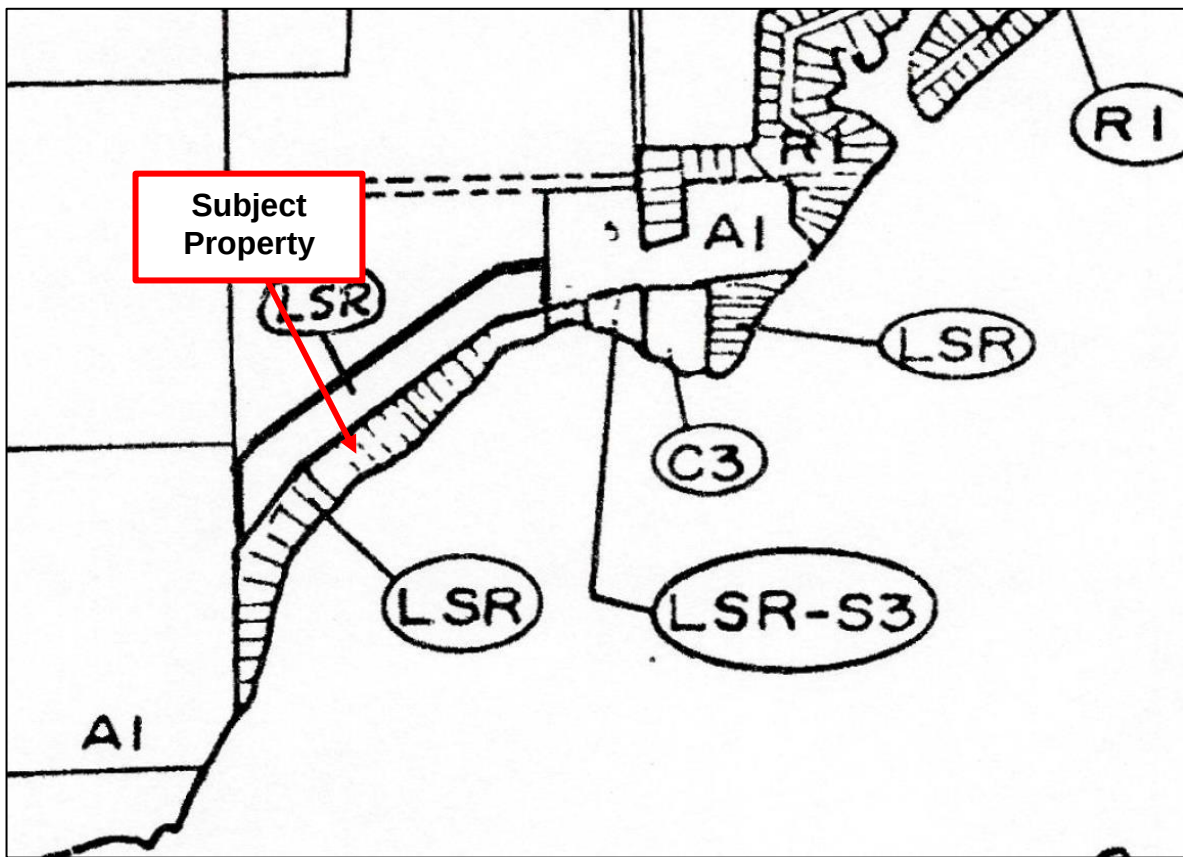
Schedule 1

Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Township of Verulam Zoning By-Law 6-87



Section 5. General Provisions

Section 5.1.5 Height

5.16 Private Cabins

to

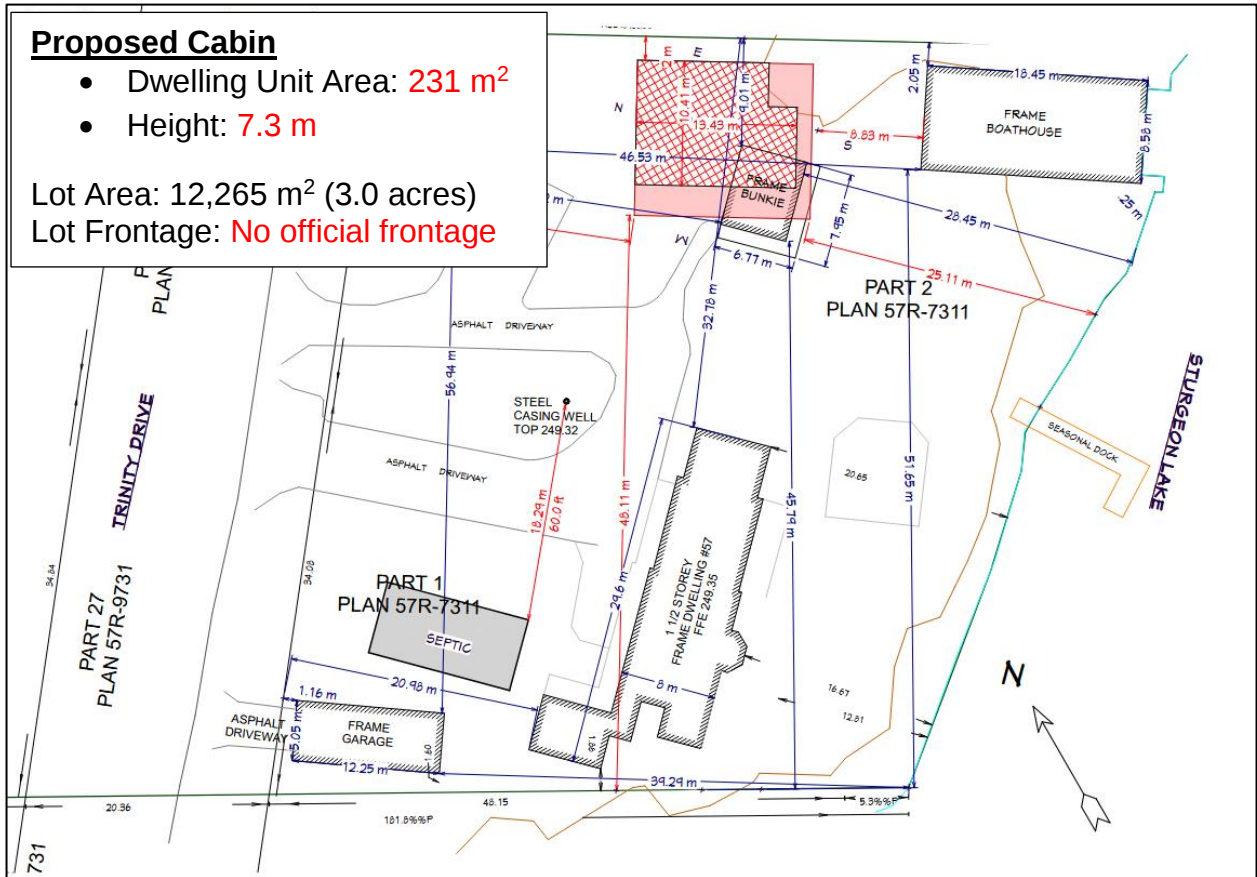
REPORT COA2025-100

FILE NO: D20-2025-087

AERIAL PHOTO (2025)



to

REPORT COA2025-100FILE NO: D20-2025-087**APPLICANT'S SKETCH**

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Nicoloff
Report Number COA2025-101

Public Meeting

Meeting Date: **October 23, 2025**

Time: 1:00 pm

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

Ward 4 – Geographic Township of Mariposa

Subject: The purpose and effect is to facilitate the construction of a single detached dwelling.

Relief sought:

1. Section 14.2.1.4 of the Zoning By-law requires a 30 metre water setback; the proposed dwelling has a water setback of 15 metres.

The variance is requested at **23 Sugarbush Trail** (File D20-2025-088).

Author: **Shayan Okhowat, Planner II** **Signature:** 

Recommendations

That Report COA2025-101 – Nicoloff, be received;

That minor variance application D20-2025-088 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 COA2025-101, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-101. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	To facilitate the construction of a single detached dwelling.
Owners:	Yolan Nicoloff
Applicant:	Same as owner
Legal Description:	Part Lot 16, Concession D (being Lot 8 on Plan 252)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Rural Residential Type Three (RR3) Zone (Township of Mariposa Zoning By-law 94-07)
Site Size:	1,236 Square Metres (13,304 Square Feet)
Site Access:	Municipal Road Year Round
Site Servicing:	Private Individual Well and Septic System (proposed)
Existing Uses:	Vacant Land
Adjacent Uses:	Residential

Rationale

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

The property is situated along Lake Scugog with access from Sugarbush Trail. The property is currently contains a shed. The proposal is for the construction of a single detached dwelling within an established waterfront community. Several neighbouring properties contain dwellings that are located in similar proximity to the water as the proposed dwelling on the subject property. Furthermore, the proposal will enhance the neighbourhood by redeveloping an underutilized lot with a new dwelling that aligns with the established character of the area.

Given the above analysis, the variance is considered desirable and appropriate for the use of land.

¹ See Schedule 1

² See Schedule 1

The variance maintains the general intent and purpose of the Official Plan.

The subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). The purpose of the Waterfront designation is to identify low-density residential development as the primary land use. Therefore, dwellings and accessory uses are permitted within this designation.

Section 3.11 of the Official Plan outlines water setback policies intended to provide adequate separation to protect development from erosion hazards while preserving and enhancing the ecological function of the waterbody. By establishing a water setback, a buffer is maintained between the built form and the waterbody to support vegetation and protect fish habitat. The proposal provides an appropriate buffer between the single detached dwelling and the waterbody that helps ensure the ecological function is maintained.

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 Residential Type Three (RR3) Zone under the Township of Mariposa Zoning By-law 94-07. The RR3 Zone permits a single detached dwelling and accessory buildings and structures. Relief is requested from the minimum water setback.

Section 14.2.1.4 of the Zoning By-law requires a minimum 30 metre water setback; the proposed dwelling has a water setback of 15 metres. The intent of the minimum water setback is to protect built form from natural hazards and to preserve and enhance the ecological function of waterbodies by maintaining a buffer between development and the shoreline for vegetation growth and habitat protection. In this case, the encroachment is modest and does not compromise the stability of the shoreline or the function of the buffer area. Adequate vegetation and natural features will be maintained on the property to continue supporting the ecological integrity of the waterbody. For comparative purposes, many other rural Zoning By-laws in the City of Kawartha Lakes require a minimum water setback of 15 metres.

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

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

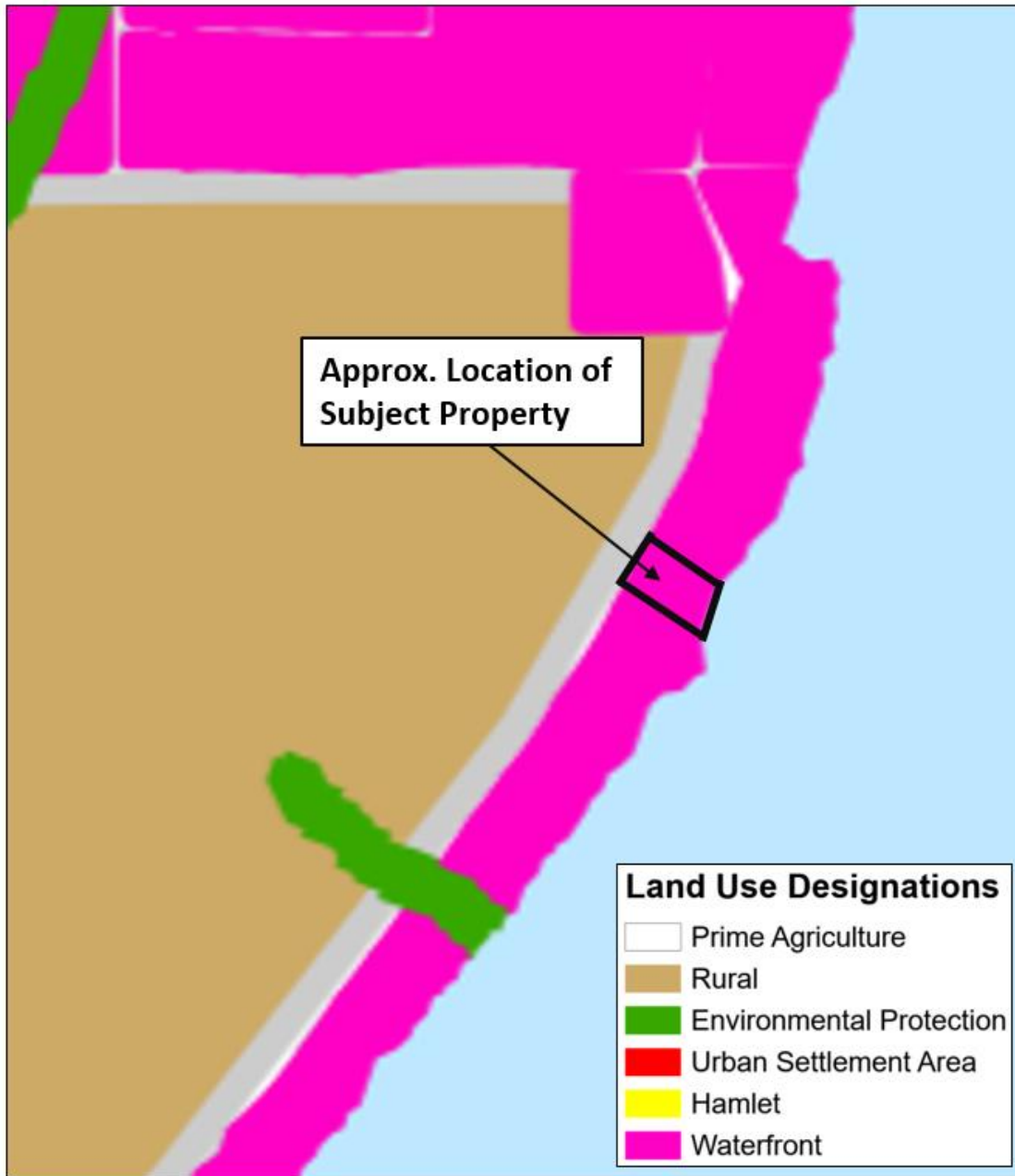
Appendix A – Location Map
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch

Phone:	705-324-9411 extension 2156
E-Mail:	sokhowat@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-088

Schedule 1

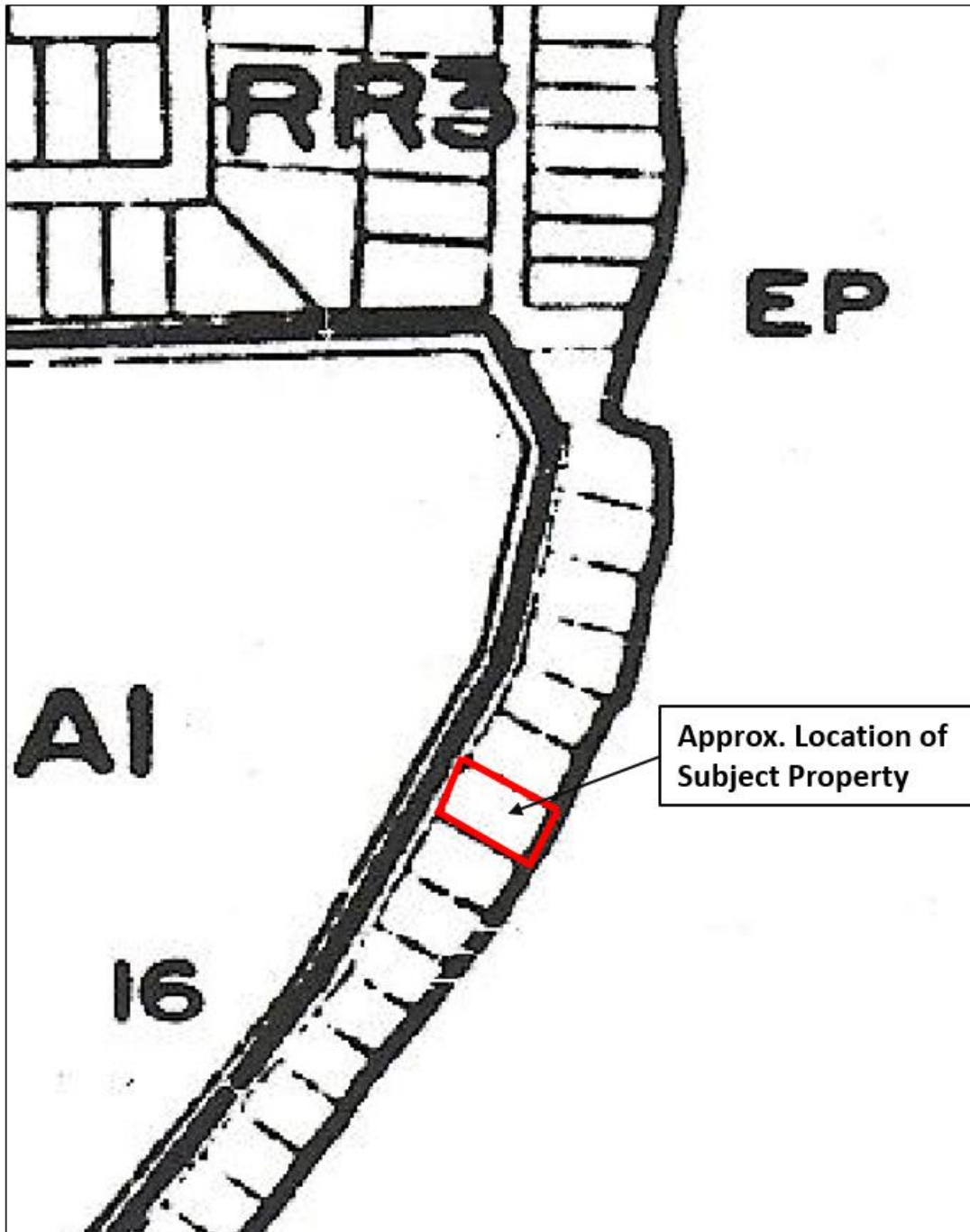
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

Township of Mariposa Zoning By-law 94-07



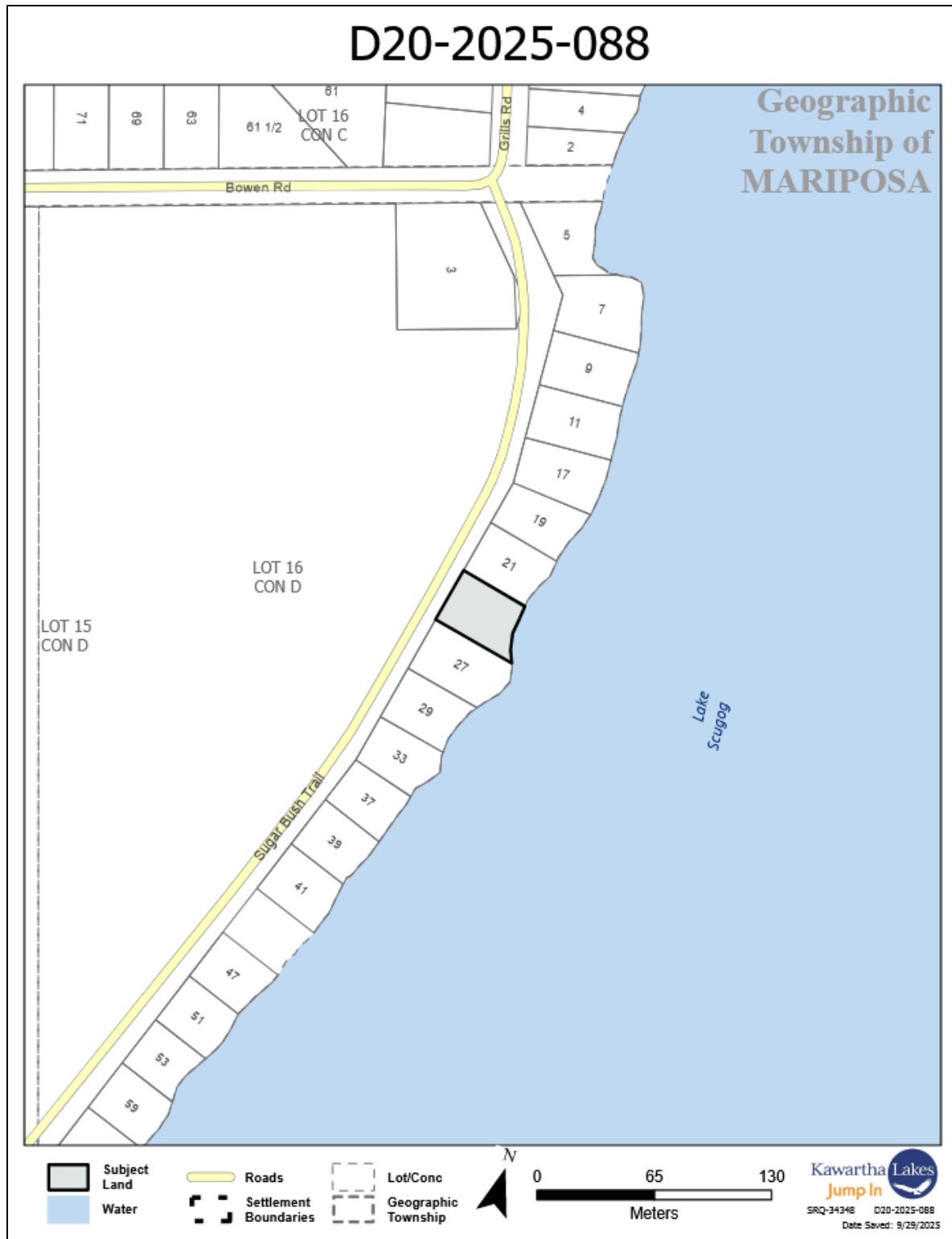
Part 14 – Rural Residential Type Three (RR3) Zone

to

REPORT COA2025-101

FILE NO: D20-2025-088

LOCATION MAP



to

REPORT COA2025-101

FILE NO: D20-2025-088

AERIAL PHOTO

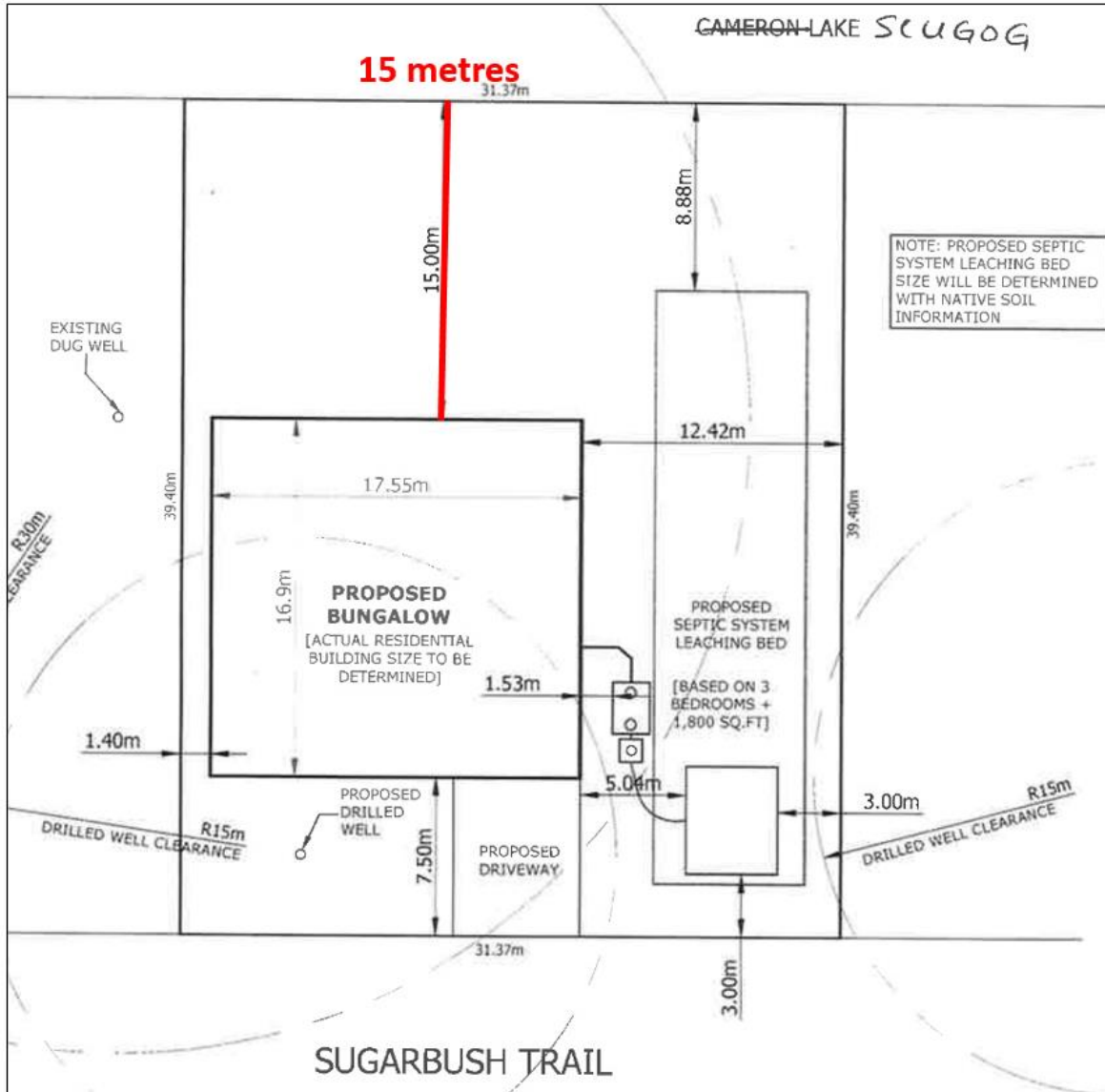


to

APPLICANT'S SKETCH

REPORT COA2025-101

FILE NO: D20-2025-088



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Clarke
Report Number COA2025-102

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 7 – Former Town of Lindsay

Subject: The purpose and effect is to facilitate the construction of a new covered front porch.

Relief sought:

1. Section 7.2.c. of the Zoning By-law requires a 7.5 metre front yard setback, the proposed setback is 6.22 metres.

The variance is requested at **12 Sunset Court** (File D20-2025-089).

Author: **Ahmad Shahid, Planner II** **Signature:**



Recommendations

That Report COA2025-102 – Clarke, be received;

That minor variance application D20-2025-089 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 COA2025-102, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-102. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of a front covered porch.
Owners:	Doug Clarke
Applicant:	Jake Rutherford
Legal Description:	Lot 6, Plan 295
Official Plan ¹ :	Urban Settlement Area (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan ² :	Residential, Intake Protection Zone (Lindsay Secondary Plan, 2023)
Zone ³ :	Residential Two (R2) Zone (Town of Lindsay Zoning By-Law 2000-75)
Site Size:	485.62 square metres (5,227 square feet)
Site Access:	Year-round maintained
Site Servicing:	Full municipal servicing
Existing Uses:	Residential
Adjacent Uses:	Residential, Institutional (Church)

Rationale

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

The subject property is located in a low-density residential area in the former Town of Lindsay. The surrounding neighbourhood is primarily residential, with built-form consisting of single-detached dwellings with various accessory structures.

The subject property currently contains a single detached dwelling with a detached garage. The proposal seeks to facilitate the construction of a new covered front porch. The proposed porch will have steps extending towards the side lot line. The existing steps and platform to the front entrance of the dwelling will be removed.

¹ See Schedule 1

² See Schedule 1

³ See Schedule 1

The proposed development does not change the use of the lot, nor does it create land use incompatibility with nearby properties or disrupt the character of the area.

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 subject property is designated Urban Settlement Area under the City of Kawartha Lakes Official Plan. The Urban Settlement Area designation aims to provide general broad policies that are applicable to all urban settlements within the City. The Lindsay Secondary Plan provides more specific policies directed towards the former Town of Lindsay. Under the Secondary Plan, the property is designated Residential and Intake Protection Zone. The Residential designation under the Secondary Plan allows for low-density residential uses.

Regarding Intake Protection Zones, the applicant is required to apply for a Section 59 Notice from Kawartha Region Conservation Authority (KRCA) to ensure that proposed land uses and activities within vulnerable areas are reviewed to determine whether they could pose a risk to drinking water sources.

Performance and siting criteria is implemented through the Zoning By-law.

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 subject property is zoned Residential Two (R2) Zone under the Town of Lindsay Zoning By-Law 2000-75. The R2 Zone permits the use of a single detached dwelling and accessory structures. Relief is required from the minimum front yard setback.

Section 7.2.c. of the Zoning By-law requires a 7.5 metre front yard setback, the proposed setback is 6.22 metres. The intent of the minimum front yard setback is to ensure adequate spatial separation between built form and the travelled portion of the road and to maintain features such as the character of the streetscape. The provision aims to ensure the property is cohesive with surrounding properties and area.

The existing dwelling was constructed prior to the existing applicable Zoning By-law. As the entrance to the dwelling is elevated, at minimum steps are required to access the dwelling. The existing steps encroach further into the front yard setback than the proposed porch. The proposed porch includes steps oriented toward the side lot line to prevent additional encroachment into the front yard. Due to the slanted front lot line and the dwelling's existing placement, the porch has a minimum setback of 6.22 metres at its closest point and 6.99 metres at the opposite end.

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

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.

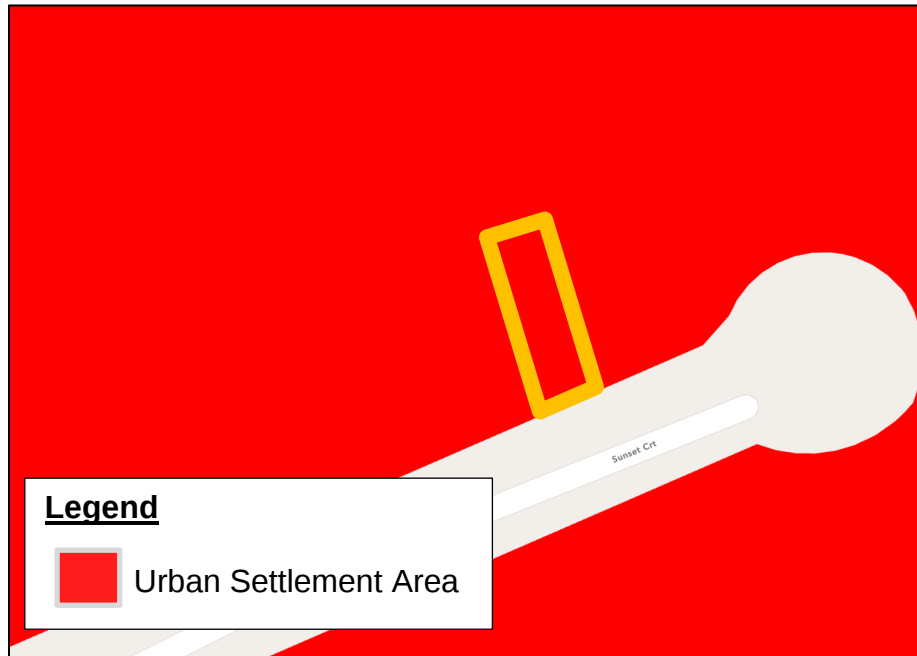
Attachments

Appendix A – Location Map
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch

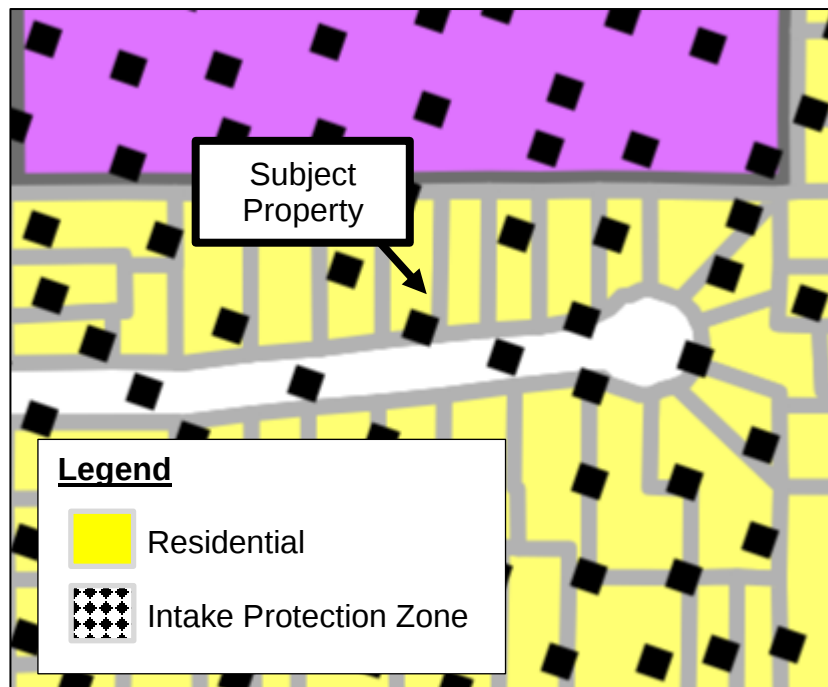
Phone:	705-324-9411 extension 1367
E-Mail:	ashahid@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-089

Schedule 1 Relevant Planning Policies and Provisions

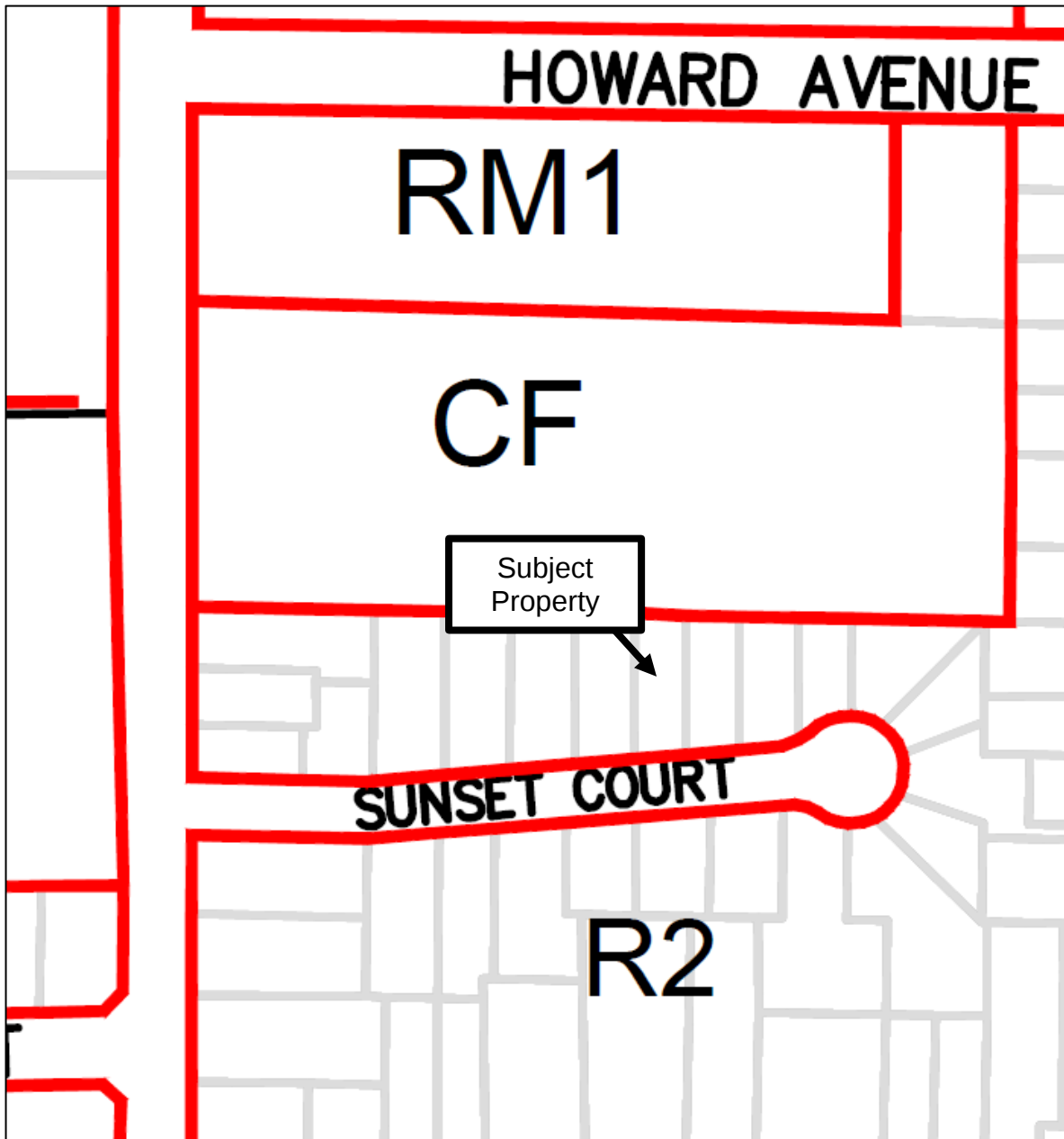
City of Kawartha Lakes Official Plan



Lindsay Secondary Plan



Town of Lindsay Zoning By-Law 2000-75



Section 7. Residential Two (R2) Zone

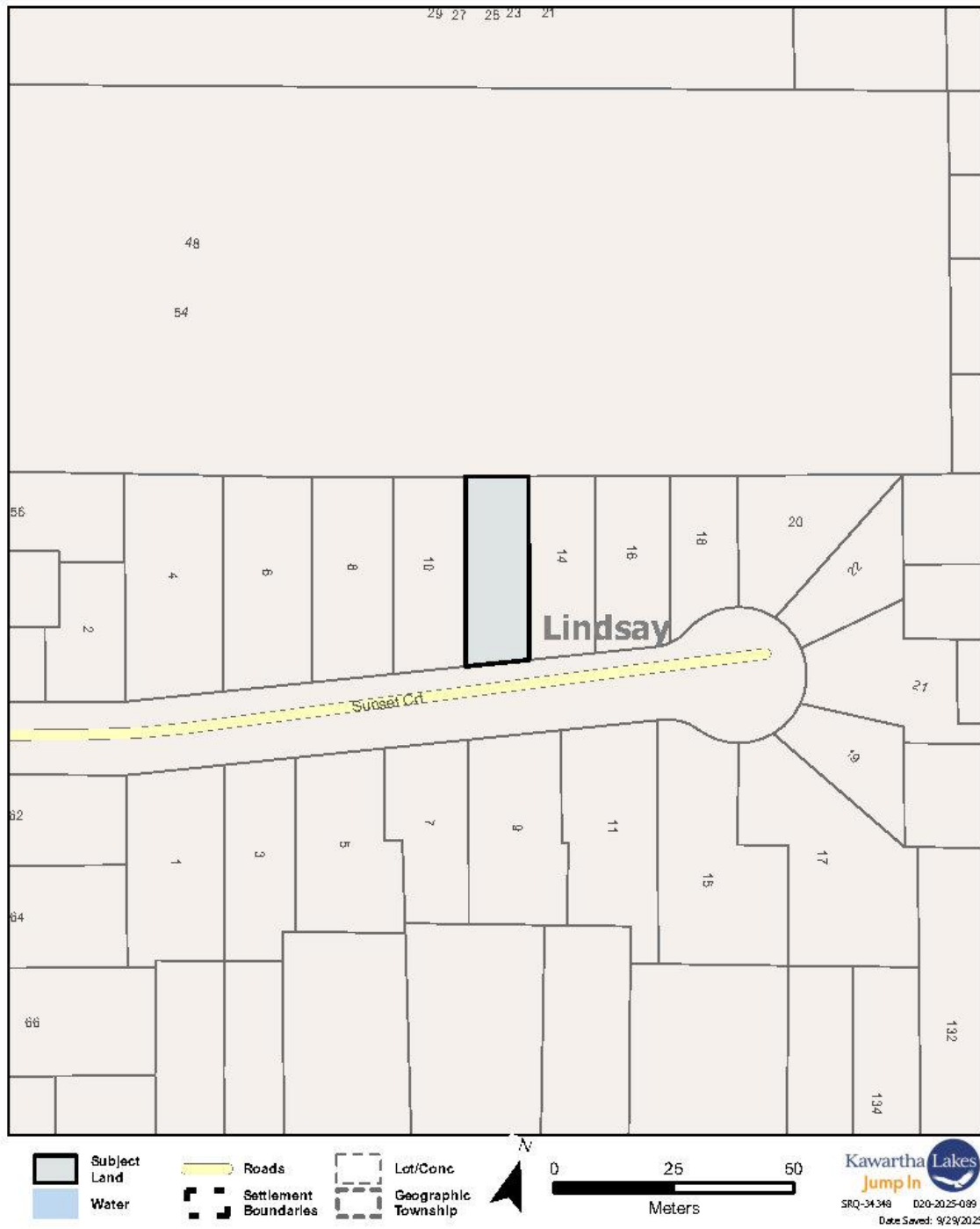
to

REPORT COA2025-102

FILE NO: D20-2025-089

LOCATION MAP

D20-2025-089



to

REPORT COA2025-102

FILE NO: D20-2025-089

AERIAL PHOTO (2023)

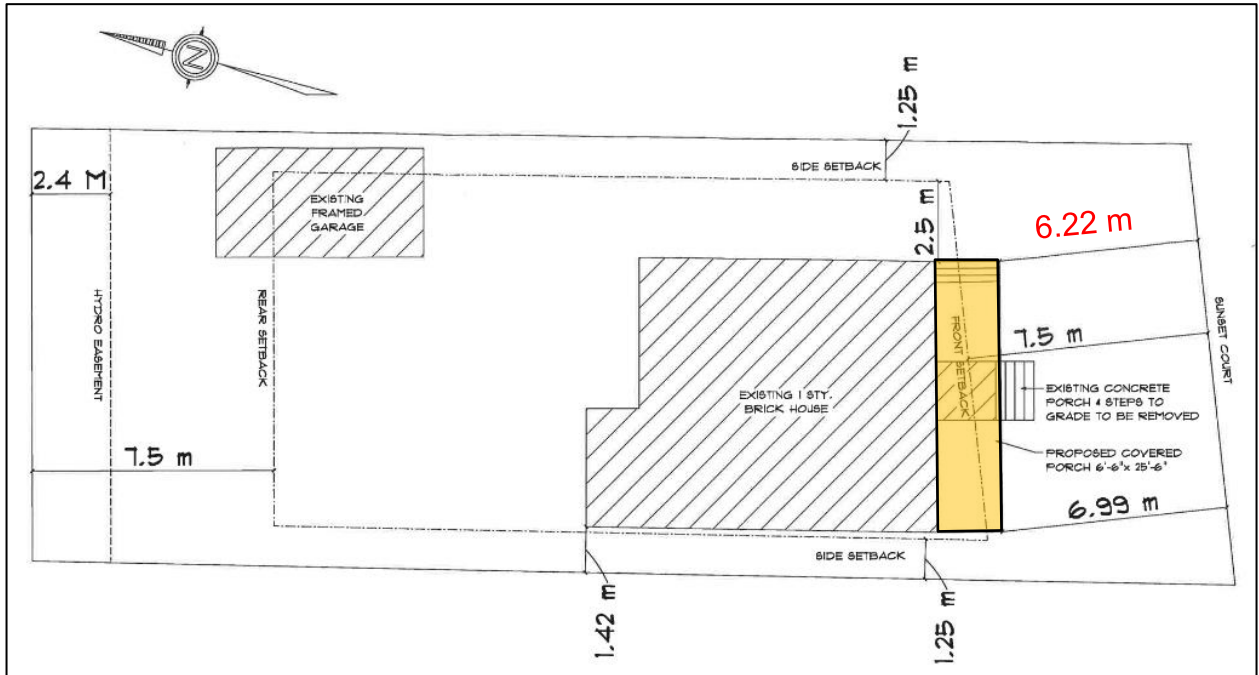


to

REPORT COA2025-102

FILE NO: D20-2025-089

APPLICANT'S SKETCH



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Burton
Report Number COA2025-103

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 2 – Geographic Township of Somerville

Subject: The purpose and effect is to facilitate the construction of a detached garage.

Relief sought:

1. Section 18.1.3.b of the Zoning By-law permits a maximum height of 5 metres for accessory structures; the proposed detached garage has a height of 6.3 metres.

The variance is requested at **91 Lakeside Drive** (File D20-2025-090).

Author: **Shayan Okhowat, Planner II** **Signature:** 

Recommendations

That Report COA2025-103 – Burton, be received;

That minor variance application D20-2025-090 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 and the drawings in Appendix D submitted as part of Report COA2025-103, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-103. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	The construction of a detached garage.
Owners:	Robert Burton
Applicant:	Joe McCool
Legal Description:	Part Lot 18, Concession 6 (being Lot 9 on Plan 439)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Somerville Zoning By-law 78-45)
Site Size:	2,444.76 Square Metres (26,315 Square Feet)
Site Access:	Private Road
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

The property is situated along Four Mile Lake with access from the private road, Lakeside Drive. The property currently contains a cottage, a detached garage, and a storage shed. The existing garage will be replaced with the construction of a new detached garage.

Relief is requested from the maximum permitted height for accessory structures. The proposed detached garage is in keeping with the character of the surrounding area, where several nearby properties contain accessory buildings of similar scale. The increased height will provide practical storage and utility space as well as space for vehicle parking. The proposed garage is anticipated to maintain the visual character of the waterfront by remaining in keeping with the existing built form in the area.

¹ See Schedule 1

² See Schedule 1

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 Waterfront under the City of Kawartha Lakes Official Plan (2012). Residential uses and accessory structures are anticipated within the Waterfront designation. The proposed height maintains a low profile as it is located away from the water and is designed to blend in with neighbouring properties as well as the surrounding environment.

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 Limited Service Residential (LSR) Zone under the Township of Somerville Zoning By-law 78-45. The LSR Zone permits a single detached dwelling and accessory structures. Relief is required from the maximum permitted height of an accessory structure.

Section 18.1.3.b of the Zoning By-law permits a maximum height of 5 metres for accessory structures in a residential zone or accessory to a residential zone. The proposed height of the detached garage is 6.3 metres. The purpose of this provision is to control the height of accessory structures, ensuring the visual character of the area is maintained and that neighbouring properties are not overshadowed.

The proposed height is designed to support the functional layout of the garage, providing sufficient space for vehicle accommodation and storage. While the garage will be taller than the cottage, the intent of the Zoning By-law to regulate building massing and preserve neighbourhood character is upheld, as the structure is comparable to other taller accessory buildings in the area. The proposed garage is not expected to create any adverse impacts on neighbouring properties and continues to comply with the maximum permitted lot coverage for accessory structures.

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 right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives considered.

Consultation Summary

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

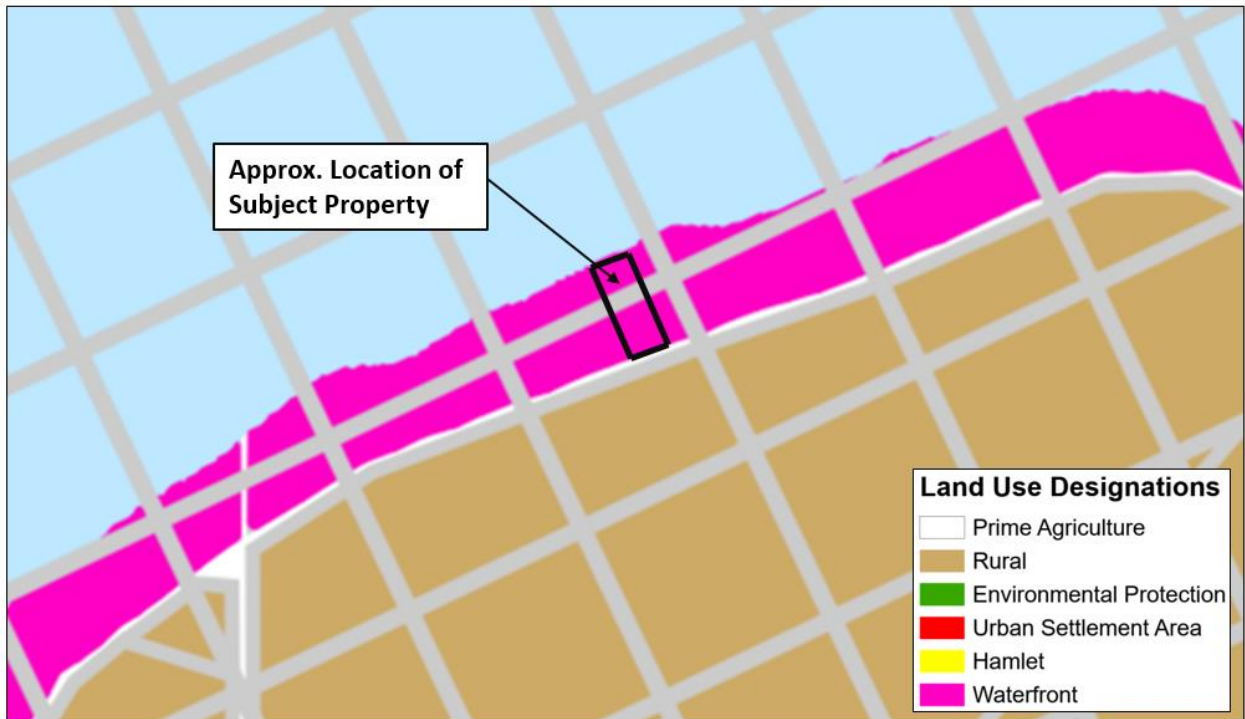
Appendix A – Location Map
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch
Appendix D – Construction Drawings

Phone:	705-324-9411 extension 2156
E-Mail:	sokhowat@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-090

Schedule 1

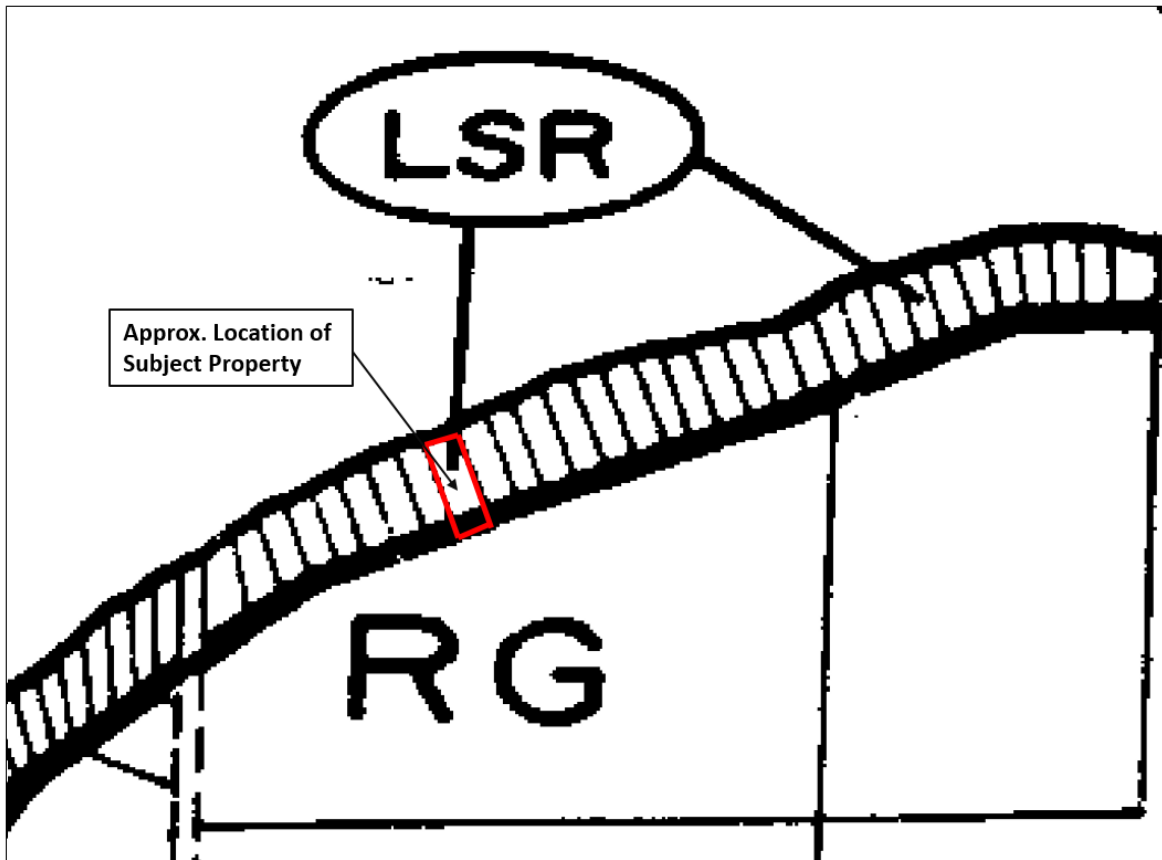
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



20. Waterfront Designation

Township of Somerville Zoning By-law 78-45



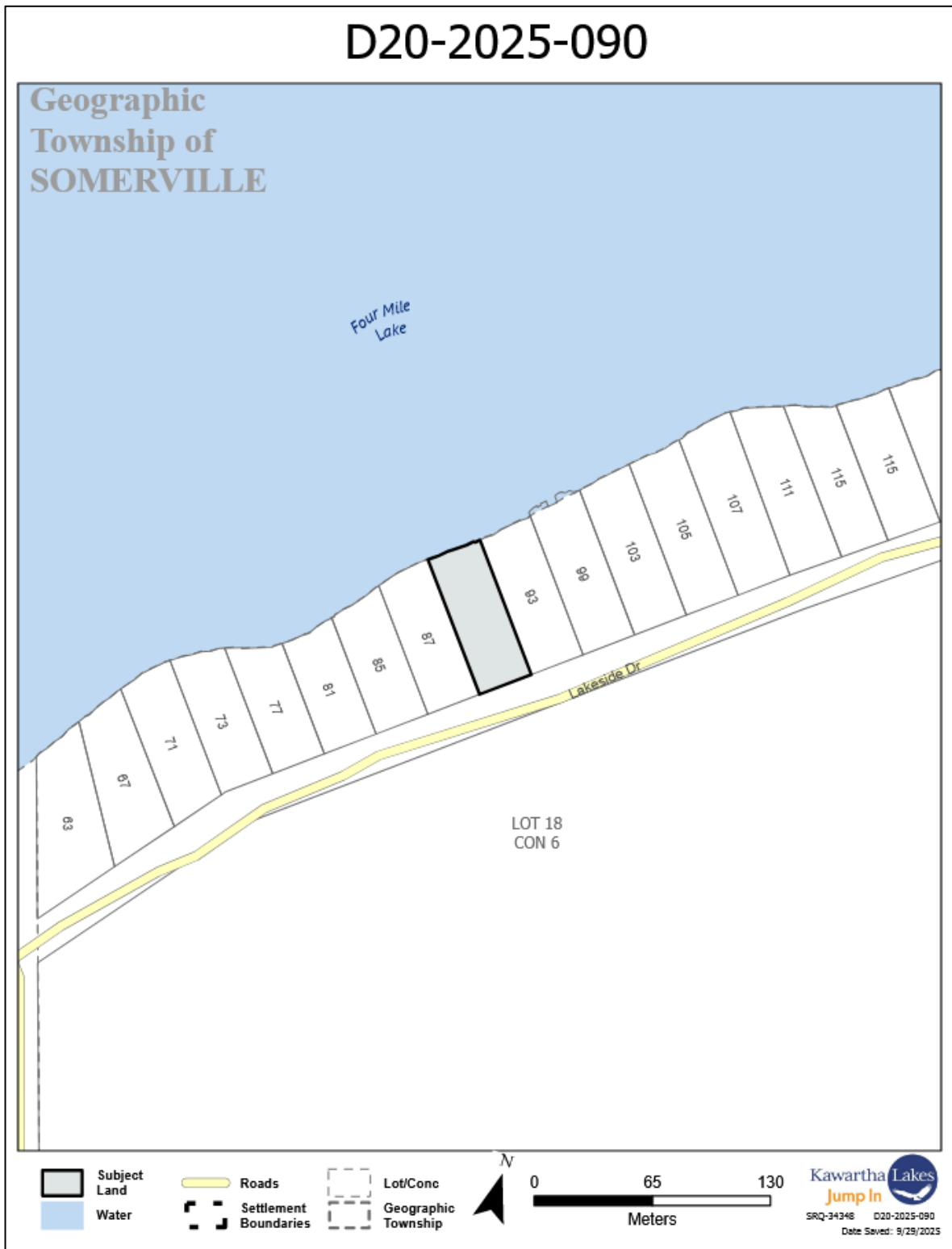
Section 5 – Limited Service Residential (LSR) Zone

to

REPORT COA2025-103

FILE NO: D20-2025-090

LOCATION MAP



to

REPORT COA2025-103

FILE NO: D20-2025-090

AERIAL PHOTO

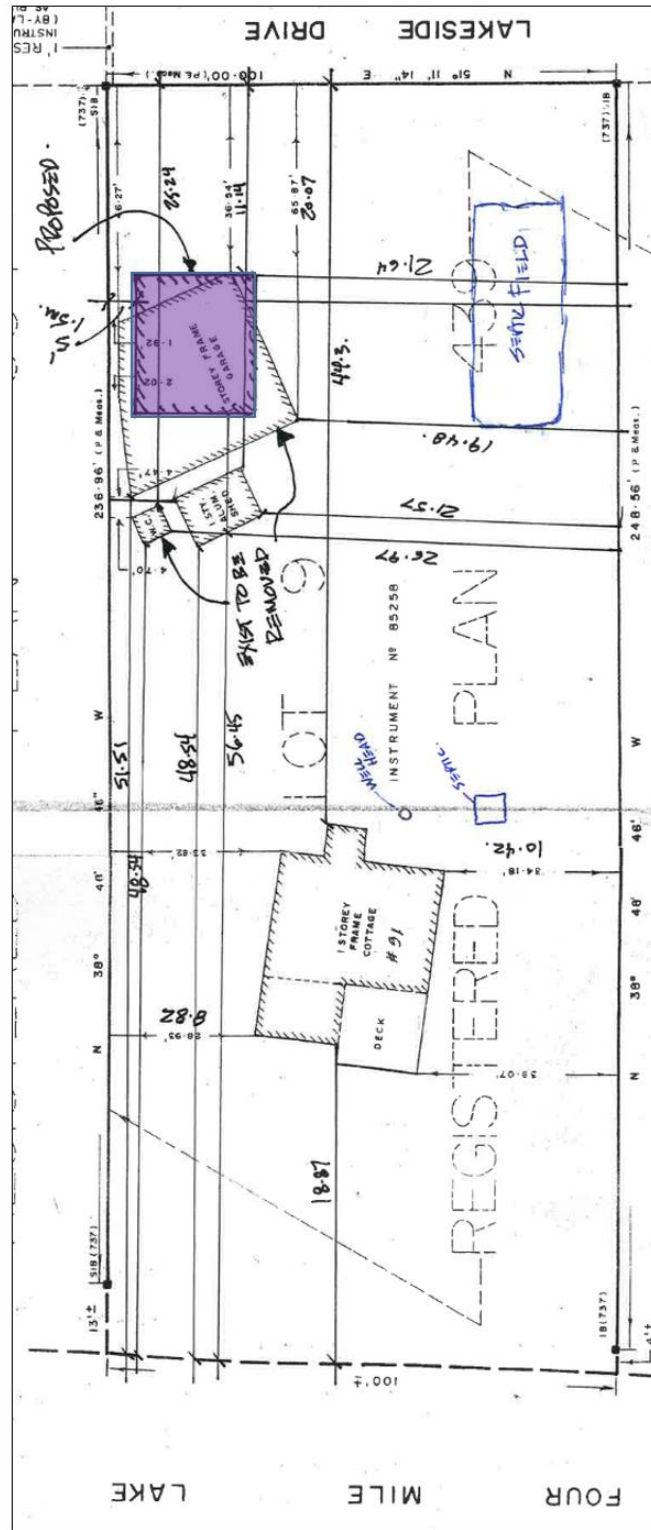


to

REPORT COA2025-103

FILE NO: D20-2025-090

APPLICANT'S SKETCH



CONSTRUCTION DRAWINGS

APPENDIX " D "

to

REPORT COA2025-103

FILE NO: D20-2025-090



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Langdon
Report Number COA2025-104

Public Meeting

Meeting Date: **October 23, 2025**

Time: 1:00 pm

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

Ward 4 – Geographic Township of Mariposa

Subject: The purpose and effect is to facilitate the construction of a detached garage.

Relief sought:

1. Section 3.1.2.1 of the Zoning By-law permits accessory structures to be located in the rear or side yard; the proposed detached garage is to be in the front yard; and,
2. Section 3.1.3.1.c of the Zoning By-law permits a maximum lot coverage of 10% of the lot area to a maximum of 150 square metres for buildings and structures accessory to a dwelling unit in the A1 Zone; the proposed accessory structure lot coverage is 160 square metres.

The variance is requested at **982 Woodville Road** (File D20-2025-091).

Author: **Shayan Okhowat, Planner II** **Signature:** 

Recommendations

That Report COA2025-104 – Langdon, be received;

That minor variance application D20-2025-091 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 COA2025-104, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-104. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	The construction of a detached garage.
Owners:	William Donald Langdon
Applicant:	Same as owner
Legal Description:	Part Lot 16, Concession 15
Official Plan ¹ :	Prime Agricultural (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Agricultural (A1) Zone (Township of Mariposa Zoning By-law 94-07)
Site Size:	4,227 Square Metres (0.42 Hectares)
Site Access:	Year Round Maintenance Municipal Road
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Residential and Agricultural

Rationale

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

The property is located in the geographic Township of Mariposa with access from Woodville Road. The property currently contains a single detached dwelling and a garden shed, and the proposal is to construct a detached garage in the front yard.

Placing the garage in the front yard will make it more accessible and functional for vehicle storage. Given the property's agricultural setting, it is common for accessory structures such as garages to be located in front yards to provide convenient access. Furthermore, this layout is consistent with the rural character of

¹ See Schedule 1

² See Schedule 1

the area, where multiple accessory structures dispersed throughout a property is typical.

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 subject property is designated Prime Agricultural under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings or structures accessory to residential uses are permitted within the designation. Performance and siting criteria is implemented through the Zoning By-law.

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 Agricultural (A1) Zone under the Township of Mariposa Zoning By-law 94-07. However, the size of the property is less than 1 hectare and as per Section 8.2.1.7 of the By-law, the provisions of the Rural Residential Type Three (RR1) zone will apply to the property. Relief is requested for the location of the detached garage being in the front yard and from the total lot coverage of accessory structures.

Section 3.1.2.1 of the Zoning By-law permits accessory structures to be located in the rear or side yard; the proposed detached garage is to be in the front yard. The intent of limiting accessory structures to side or rear yards is to reduce visual impact and maintain a consistent property layout. However, in rural and agricultural areas, it is common for garages and other outbuildings to be located in front yards for convenient access from the road. The proposed garage reflects this typical rural pattern and fits well with the surrounding properties.

Section 3.1.3.1.c of the Zoning By-law permits a maximum lot coverage of 10% of the lot area to a maximum of 150 square metres for buildings and structures accessory to a dwelling unit in the A1 Zone; the proposed accessory structure lot coverage is 160 square metres. The intent of this provision is to ensure that accessory structures remain subordinate to the primary dwelling and that sufficient open space is maintained on the property for drainage, landscaping, and rural character. The proposed increase in lot coverage is minor in nature and does not compromise the balance between built and open space on the lot. The structure remains clearly secondary to the dwelling and is consistent with the scale and function of accessory buildings commonly found in rural areas.

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

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

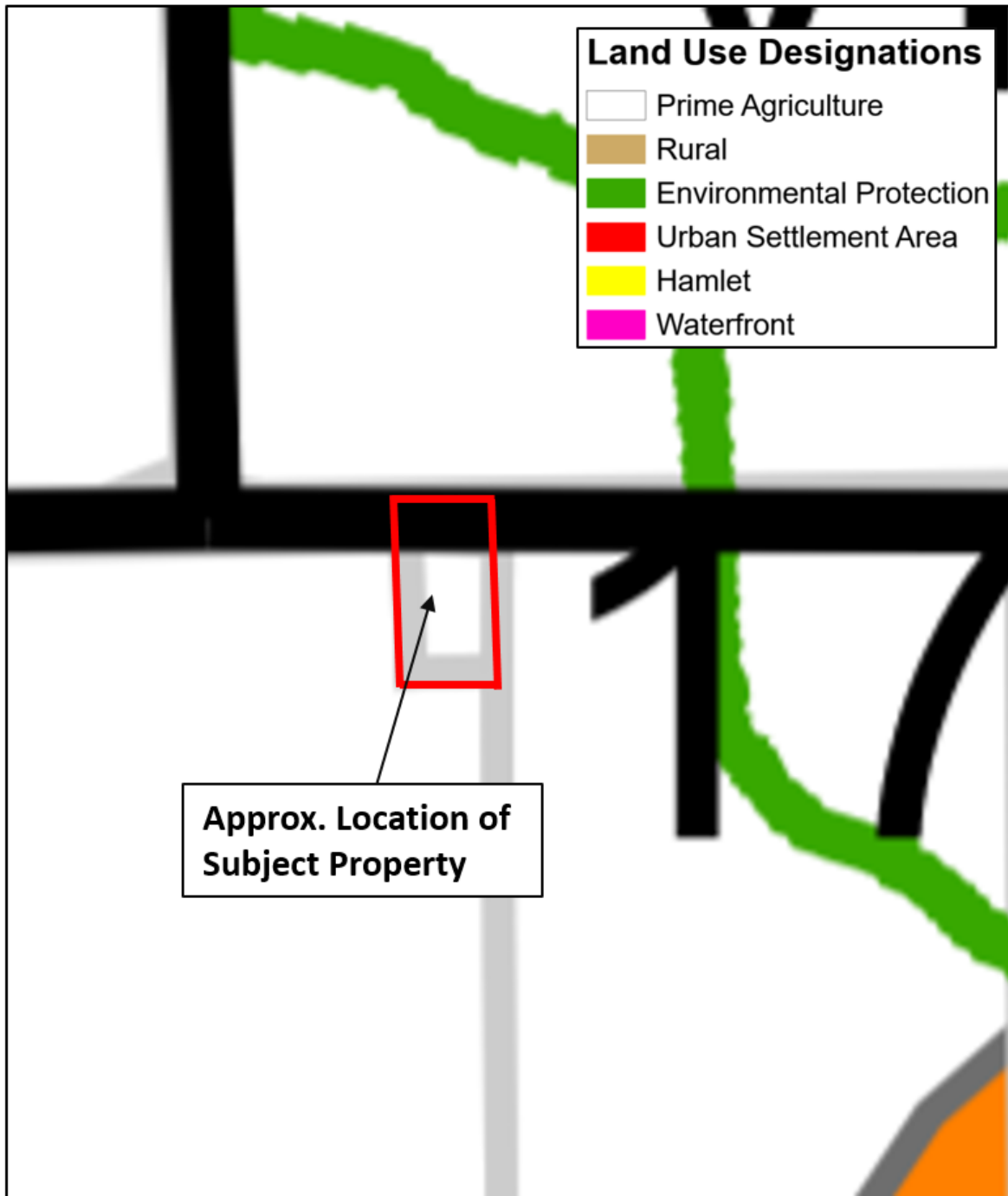
Appendix A – Location Map
Appendix B – Aerial Photo
Appendix C – Applicant's Sketch

Phone:	705-324-9411 extension 2156
E-Mail:	sokhowat@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-091

Schedule 1

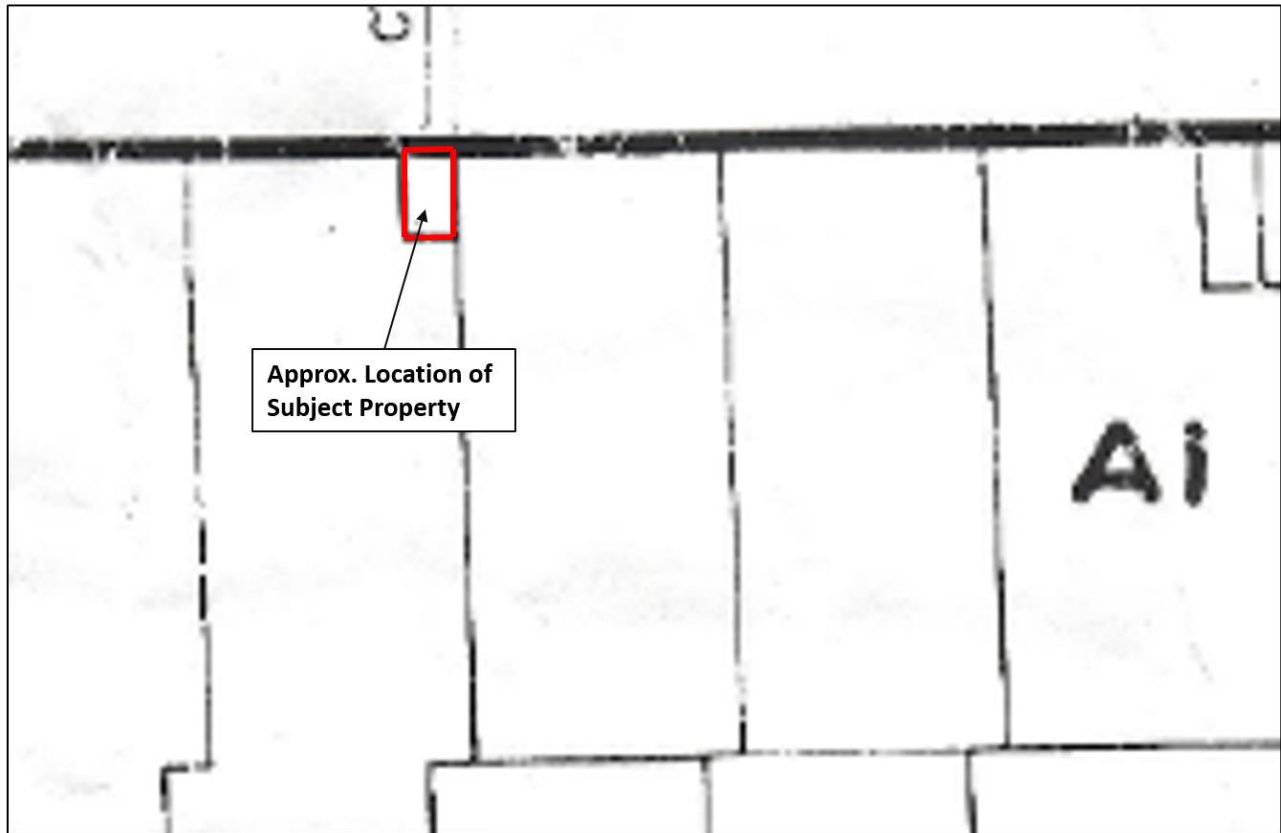
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 15. Prime Agricultural Designation

Township of Mariposa Zoning By-law 94-07



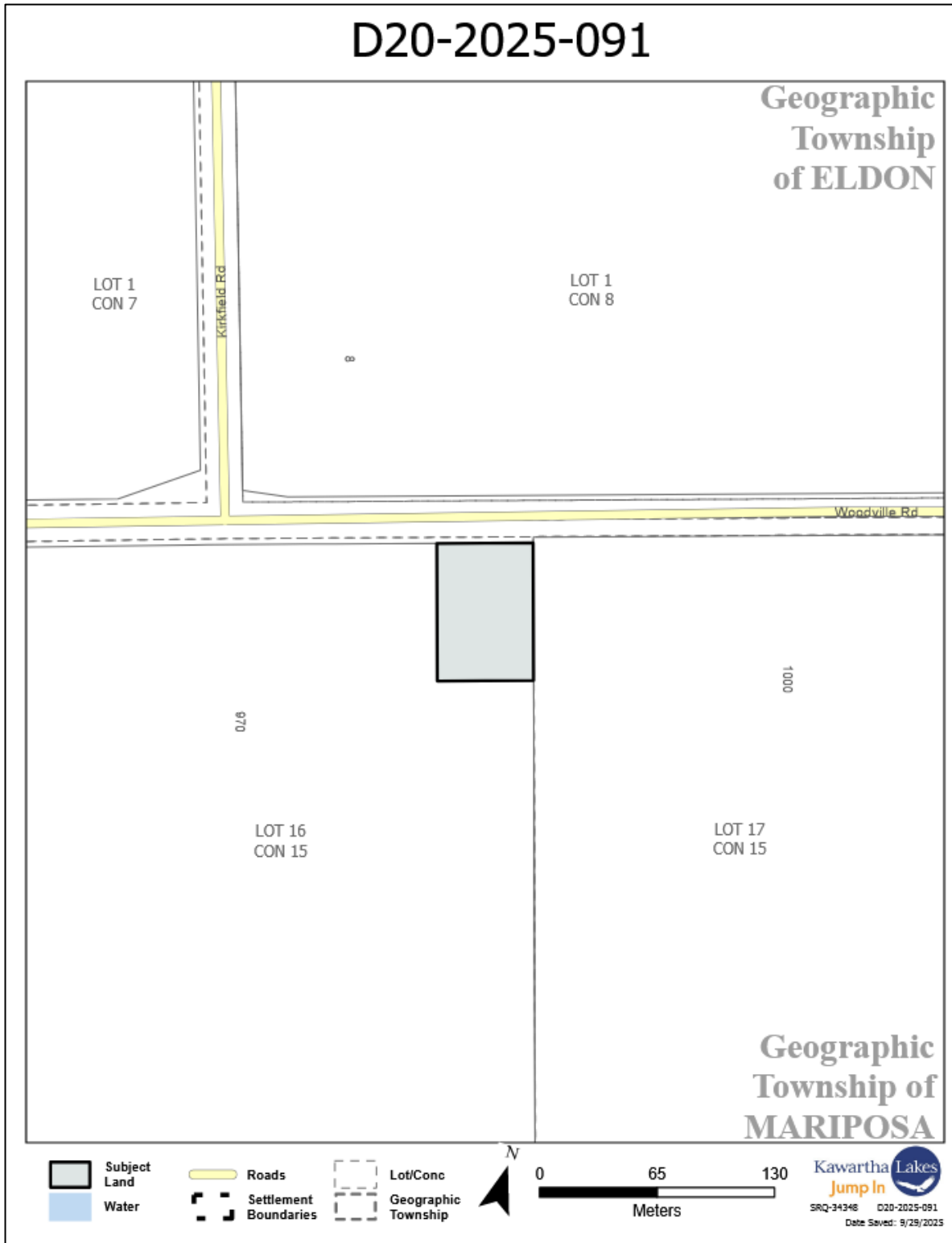
Section 8 – Agricultural (A1) Zone

to

REPORT COA2025-104

FILE NO: D20-2025-091

LOCATION MAP



to

REPORT COA2025-104

FILE NO: D20-2025-091

AERIAL PHOTO

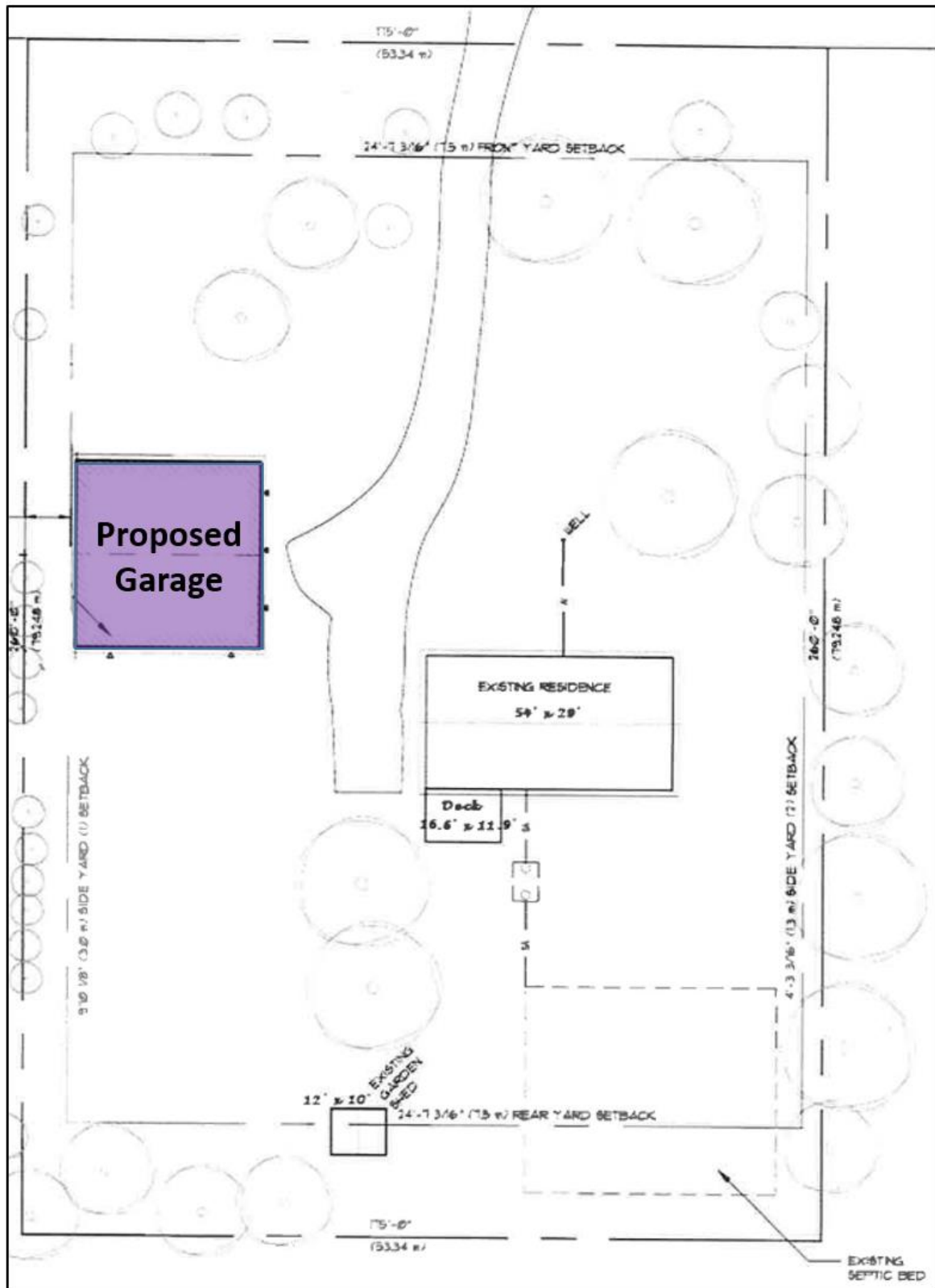


to

REPORT COA2025-104

FILE NO: D20-2025-091

APPLICANT'S SKETCH



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Wagstaff
Report Number COA2025-105

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 7 – Geographic Township of Ops

Subject: The purpose and effect is to facilitate the registration of an existing single detached dwelling (the subject dwelling) as an Additional Residential Unit (ARU). The subject dwelling (circa 1954) holds a legal non-conforming status whereby the structure predates the Zoning By-law adopted in 1993, that zones the portion of the property the subject dwelling is located in as Highway Commercial (CH) Zone where a dwelling is not otherwise permitted. The second single detached dwelling on the property is within the Agricultural (A) Zone, and will be considered the Primary Dwelling.

Relief sought:

1. Section 2.79.iv. of the Zoning By-law requires ARU's located in accessory structure to have a minimum side yard setback of 1.2 metres, the existing northern side yard setback of the dwelling to be registered as an ARU is 0.75 metres.

The variance is requested at **2907 Highway 35** (File D20-2025-092).

Author: **Ahmad Shahid, Planner II** **Signature:**



Recommendations

That Report COA2025-105 – Wagstaff, be received;

That minor variance application D20-2025-092 be GRANTED, as the application meets the tests set out in Section 45(1) and 45(2) 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 COA2025-105, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** 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 COA2025-105. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Registration of an existing single detached dwelling (the subject dwelling) as an Additional Residential Unit (ARU). The second single detached dwelling on the property is within the Agricultural (A) Zone, and will be considered the Primary Dwelling.
Owners:	Scott Wagstaff
Applicant:	Sarah Wagstaff
Legal Description:	Part of Lot 14, Concession 5 (being Lot 3 of Registered Compiled Plan 559)
Official Plan ¹ :	Highway Commercial and Rural (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Highway Commercial (CH) Zone and Agricultural (A) Zone (Township of Ops Zoning By-Law 93-30)
Site Size:	1.99 acres (8,051.97 square metres)
Site Access:	Provincial highway
Site Servicing:	Private communal well and individual septic system
Existing Uses:	Residential
Adjacent Uses:	Residential, Agricultural, and Commercial

Rationale

Legal non-conforming rights

Section 34 of the Planning Act authorizes municipalities to pass zoning by-laws to regulate buildings, structures and land use. Section 34(9) of the Act prevents the

¹ See Schedule 1

² See Schedule 1

retroactive use of a zoning by-law. This section sets out the principle prohibiting zoning by-laws from interfering with the ability to prevent the continued use of lands. These land uses are referred to as legal non-conforming.

This section states:

34(9) No by-law passed under this section applies,

(a) to prevent the use of any land, building or structure for any purpose prohibited by the by-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the by-law, so long as it continues to be used for that purpose.

The extension and/or enlargement of a legal non-conforming use requires an application under Section 45(2) of the Act. Section 45(2)(a)(ii) grants power to Committee to permit a legal non-conforming property to be used for a purpose similar to or more compatible with the current zoning than its original use. This section states:

45(2) In addition to its powers under subsection (1), the committee, upon any such application,

(a) where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,

(ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the committee continued until the date of the application to the committee.

The Township of Ops Zoning By-Law 93-30 was passed in the year 1993. The applicant has indicated that the use of the property for residential has been continuously existing since 1968. The predating use has also been substantiated by data from the Municipal Property Assessment Corporation (MPAC). The subject dwelling (circa 1954, MPAC) holds a legal non-conforming status, as it predates the Zoning By-law that designates the portion of the property on which it is located as a Highway Commercial (CH) Zone, where dwellings are otherwise not permitted.

Evaluation of Impact

The subject property is situated on the western side of Highway 35. North of the subject property is primarily comprised of various commercial lands, and south of the subject property is a mix of commercial, residential, and agricultural lands. The subject property contains two existing single detached dwellings, one constructed in 1954 and a newer dwelling constructed in 2025. The application seeks the registration of an existing single detached dwelling (the subject dwelling) as an

Additional Residential Unit (ARU). The second single detached dwelling on the property is within the Agricultural (A) Zone, and will be considered the Primary Dwelling. The subject dwelling is one-and-a-half stories tall and has a gross floor area of 167 square metres.

The location of the existing will remain unchanged and compliant with a majority of Zone provisions including but not limited to distance from the main dwelling, maximum height, and yard provisions excluding the northern side yard setback. As a result, the continuation of the subject dwelling as an Additional Residential Unit (ARU) is not anticipated to impact the abutting neighbouring properties or surrounding area.

The City of Kawartha Lakes Official Plan states that nothing in the Plan shall prevent any use that was lawfully existing on the date the plan was passed. The use of the property has been established prior to the adoption of the Official Plan in 2012. The Official Plan states that in considering applications for enlargements or extensions, the compatibility with surrounding land uses must be examined. The established residential use of the property, and the registration of the subject dwelling as an ARU aligns with the character of the area, and does not disturb any of the existing uses.

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

The application seeks facilitate the registration of the existing dwelling (1954) as an ARU (subject dwelling), while deeming the newly constructed dwelling from 2025 as the Primary Dwelling. The application does not alter the property's use or conflict with surrounding land uses and built form.

The Province of Ontario has launched the 'More Homes, More Choice: Ontario's Housing Supply Action Plan' (2019), the goal of which is to build 1.5 million homes by 2031 to address the housing supply crisis in Ontario and to encourage the development of housing that meets the needs and budgets of all Ontarians. As per the Municipal Housing Pledge, the Province has established a housing target in the City of Kawartha Lakes of 6500 new housing units by 2031, and the City has committed to work to achieve this target locally. Through the construction of the new dwelling and the registration of the other dwelling as an ARU, this proposal contributes to meeting the City's housing target by adding a dwelling unit to the overall inventory.

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 subject property is designated Rural and Highway Commercial under the City of Kawartha Lakes Official Plan (2012). The ARU is located wholly within the Highway Commercial designation. The Highway Commercial designation does not permit low density residential uses.

Section 34.1. of the Official Plan states nothing in this Plan applies to prevent the conversion of a legally existing use to a similar use; and that, such extensions may be dealt with by an approval by the Committee of Adjustment.

In 2020, the Official Plan (2012) was amended to address the requirements of the Planning Act, and conform to Provincial Policies and establish new land use policies for Additional Residential Units (ARU). An ARU is permitted as-of-right, in addition to the primary residential unit, in single detached, semi-detached or townhouse dwellings as well as in accessory buildings or structures on lots associated with these dwelling types, provided they are in accordance with this policy and the applicable zoning by-law provisions. The proposed ARU (subject dwelling) does not alter the character of the area and the variance maintains the general intent and purpose of the Official Plan.

Performance and siting criteria is implemented through the Zoning By-Law.

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 subject property is zoned Highway Commercial (CH) Zone and Agricultural (A) Zone under the Township of Ops Zoning By-Law 93-30. The subject dwelling is situated wholly within the CH Zone. The CH Zone permits various non-residential uses, and the only residential use permitted is an accessory dwelling unit within a non-residential building. A single detached dwelling is not permitted within the CH Zone. Relief is required from the existing interior side yard setback.

Section 2.79.iv. of the Zoning By-law requires ARU's located in accessory structure to have a minimum side yard setback of 1.2 metres, the existing northern side yard setback of the subject dwelling to be registered as an ARU is 0.75 metres. The intention of a side yard setback is to ensure there is sufficient space between neighbouring properties, avoiding overcrowding, maintaining privacy, and a space for maintenance and access. The existing side yard setback from the subject dwelling is being maintained. The side yard setback is solely being recognized due to the technical change of the subject dwelling being registered as an ARU. The abutting northern property contains a service station, with the nearest structure appearing to be more than 90 metres from the existing dwelling. Furthermore, the erection of any structure on the northern abutting lot would require a minimum 10.5 metre setback from the side lot line of the subject property.

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 provincial right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives considered.

Consultation Summary

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

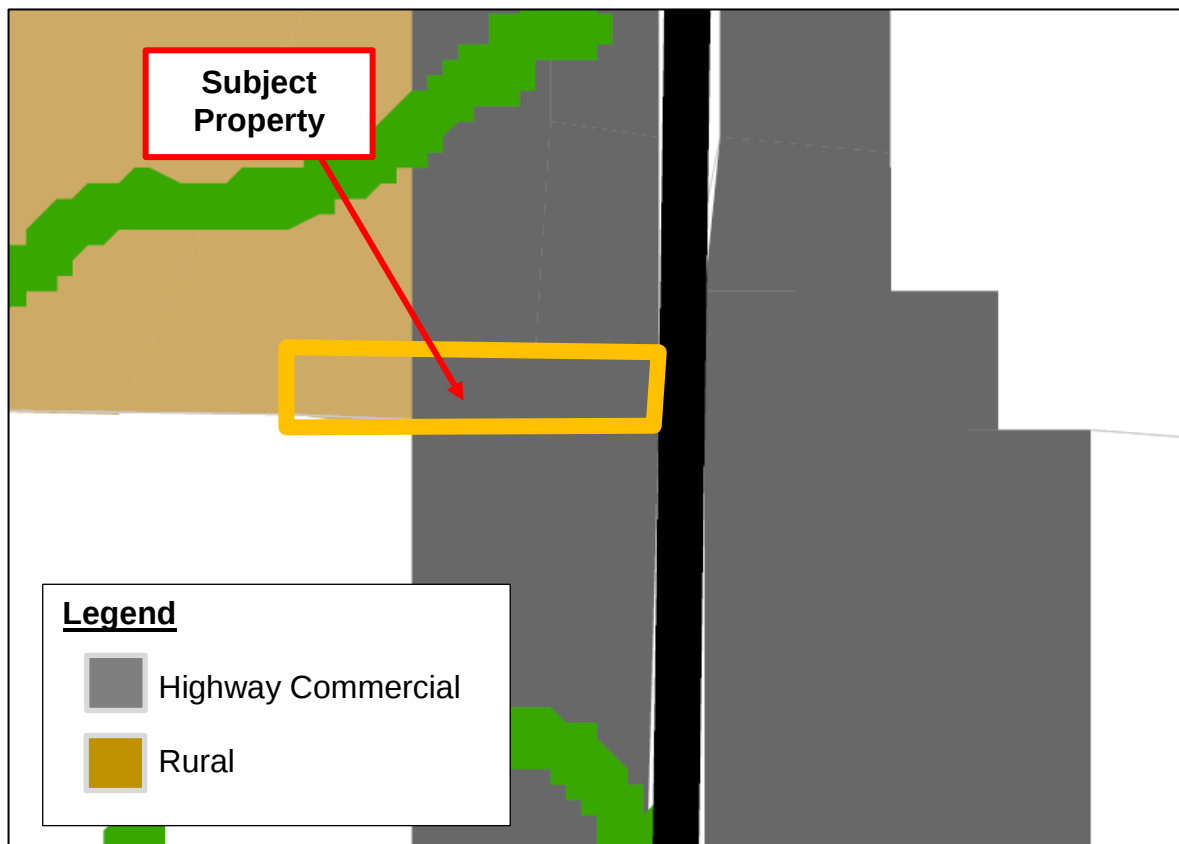
Appendix C – Applicant's Sketch

Phone:	705-324-9411 extension 1367
E-Mail:	ashahid@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-092

Schedule 1

Relevant Planning Policies and Provisions

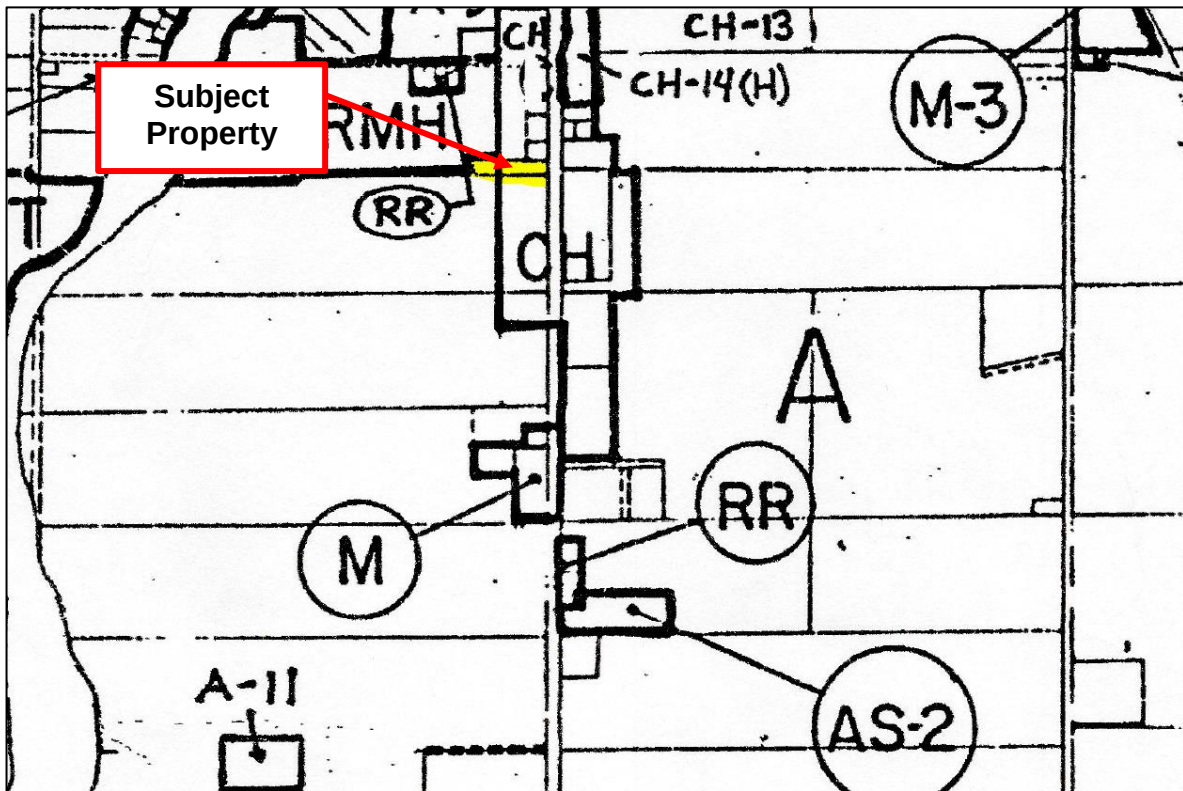
City of Kawartha Lakes Official Plan



Section 16. Rural Designation

Section 21. Highway Commercial Designation

Township of Ops Zoning By-Law 93-30



Section 10. Highway Commercial (CH) Zone

Section 10.2 Zone Provisions

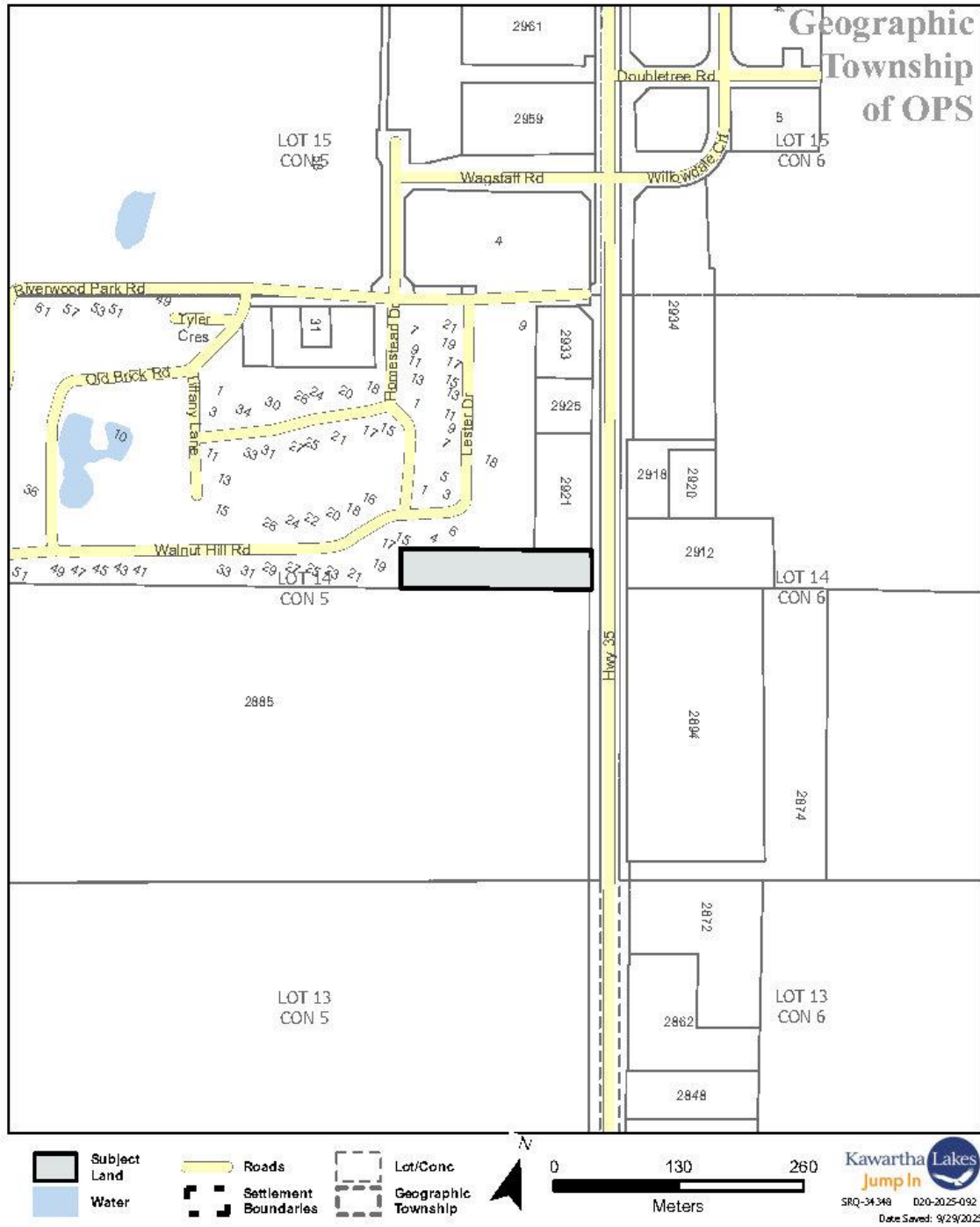
to

REPORT COA2025-105

FILE NO: D20-2025-092

LOCATION MAP

D20-2025-092



to

REPORT COA2025-105

FILE NO: D20-2025-092

AERIAL PHOTO (2023)

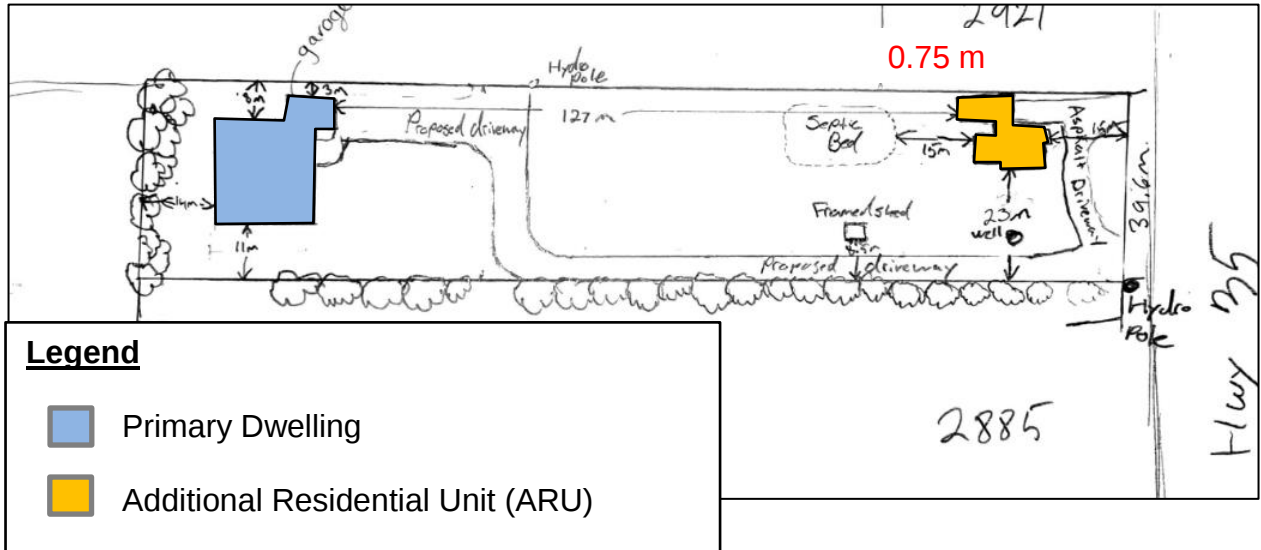


to

REPORT COA2025-105

FILE NO: D20-2025-092

APPLICANT'S SKETCH



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – City of Kawartha Lakes
Report Number COA2025-106

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 3 – Former Village of Fenelon Falls

Subject: The purpose and effect is to facilitate an addition to the existing fire hall. The existing Quonset building is to be removed.

Relief sought:

1. Section 4.8.3.c.ii. of the Zoning By-law requires a 10 metre exterior side yard setback, the proposed building maintains the existing exterior side yard setback of 0.43 metres;
2. Section 4.8.3.c.iv. of the Zoning By-law requires a 10 metre rear yard setback, the proposed building maintains the existing rear yard setback of 4.97 metres;
3. Section 4.8.3.d. of the Zoning By-law permits a maximum lot coverage of 40% of the lot area, the proposed lot coverage is 42%; and,
4. Section 4.8.3.e. of the Zoning By-law requires a minimum 20 metre street centerline setback, the proposed building maintains the existing centerline setback of 10.43 metres.

The variance is requested at **44 Francis Street West** (File D20-2025-093).

Author: Ahmad Shahid, Planner II **Signature:**



Recommendations

That Report COA2025-106 – City of Kawartha Lakes, be received;

That minor variance application D20-2025-093 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

COA2025-106, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** 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 COA2025-106. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of an addition to the existing fire hall. The existing Quonset building is to be removed.
Owners:	City of Kawartha Lakes
Applicant:	Leah James
Legal Description:	Part of Market Square, Plan 100, North Francis E. John (being Parts 8 and 9 of Reference Plan 57R-8606)
Official Plan ¹ :	Urban Settlement Area, Environmental Protection (City of Kawartha Lakes Official Plan, 2012)
Secondary Plan ² :	Environmental Protection, Intake Protection Zone, Special Policy Area #1 (Fenelon Creek Floodplain Area) (Fenelon Falls Secondary Plan, 2015)
Zone ³ :	Community Facility (CF) Zone (Village of Fenelon Falls Zoning By-Law 89-25)
Site Size:	1,618.74 square metres (0.4 acres)
Site Access:	Year-round maintained road
Site Servicing:	Full-municipal servicing
Existing Uses:	Institutional (Fire Hall)
Adjacent Uses:	Commercial, Institutional, Residential

¹ See Schedule 1

² See Schedule 1

³ See Schedule 1

Rationale

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

The subject property is situated in the northern centre of the former Village of Fenelon Falls, in a well-established neighbourhood with access from both Francis Street West and John Street. The neighbourhood is comprised of a mix of low-density residential uses, institutional uses and various commercial lands.

The property currently contains a fire hall and Quonset building. The proposal seeks to facilitate the construction of an addition to the existing fire hall. The existing Quonset building is to be removed. The proposed addition is intended to provide an upgraded sheltered space for storage, connected to the existing fire hall, replacing the existing Quonset. The existing Quonset is approximately 207 square metres while the proposed addition is approximately 247 square metres.

The proposed development does not change the use of the lot, nor does it create incompatibility in terms of land use with nearby properties or disrupt the character of the area.

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 subject property is designated Urban Settlement Area and Environmental Protection under the City of Kawartha Lakes Official Plan. The Urban Settlement Area designation aims to provide general broad policies that are applicable to all urban settlements within the City. The Environmental Protection designation appears to follow a ditch running along the interior side lot of the property and in the centre of the block of lots. As per policy 34.1., nothing in the Official Plan or the implementing Zoning By-law prevent the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on the date this Plan was adopted by Council. The City may recognize the existing use of land in an implementing zoning by law. The property is zoned to permit community facility uses and accessory structures, and this zoning has been in place since at least 1989.

The Fenelon Falls Secondary Plan provides more specific policies for the former Village of Fenelon Falls. Under the Secondary Plan, the property is designated Environmental Protection, Intake Protection Zone, and Special Policy Area #1 (Fenelon Creek Floodplain Area).

Under multiple policies of the Secondary Plan, such as policies 31.4.2.6.1., 31.4.2.6.8., 31.4.2.6.9, the Secondary Plan emphasizes the role of the Conservation Authority and states that development may occur in Environmental Constraint Areas (including Special Policy Area #1) depending on various criteria including but not limited to, vehicles and people have safe access way for entering and exiting the property during flooding, new hazards are not created, and the Conservation Authority is satisfied. A permit has already been issued by the

Kawartha Region Conservation Authority (KRCA), which takes into consideration site contamination, erosion controls, protection of nearby watercourses, as well as flood and structural safety.

Policy 31.4.3.9.9. of the Secondary Plan states regarding the Environmental Protection designation that an existing non-conforming building or structure may be altered, enlarged, or expanded dependant on certain criteria similar to what has been mentioned above.

Regarding Intake Protection Zones, the applicant is required to apply for a Section 59 Notice from KRCA to ensure that proposed land uses and activities within vulnerable areas are reviewed to determine whether they could pose a risk to drinking water sources.

Performance and siting criteria are implemented through the Zoning By-law.

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 subject property is zoned Community Facility (CF) Zone under the Village of Fenelon Falls Zoning By-Law 89-25. The CF Zone permits a fire hall and accessory uses/structures. Relief is requested from the exterior side yard setback, rear yard setback, maximum permitted lot coverage, and street centreline setback.

Section 4.8.3.c.ii. of the Zoning By-law requires a 10 metre exterior side yard setback, the proposed building maintains the existing exterior side yard setback of 0.43 metres. The intention of the exterior side yard setback requirement is to regulate the distance between a building or structure and the property line abutting a street, maintaining the existing streetscape, preventing overshadowing issues and creating a buffer between the street and built form to avoid land use conflicts. The existing exterior side yard setback is being maintained and the proposed addition is designed to connect with the existing fire hall with the same height, mitigating concerns regarding impacts to the streetscape or overshadowing. Attempting to shift the addition further away from the exterior side lot line would cause the addition to be closer to the existing ditch on the opposite side.

Section 4.8.3.e. of the Zoning By-law requires a minimum 20 metre street centerline setback, the proposed building maintains the existing centerline setback of 10.43 metres. The intent of the street centreline setback is to ensure that built form will be adequately set back from it in the event the municipality decided to take a road widening. The road allowance for John Street is currently approximately 20 metres wide. A road widening is highly unlikely, as it would require the removal of existing buildings situated along John Street.

Section 4.8.3.c.iv. of the Zoning By-law requires a 10 metre rear yard setback, the proposed building maintains the existing rear yard setback of 4.97 metres. The intention of a rear yard setback is to ensure adequate amenity space and adequate buffering from abutting residential uses to avoid land use and privacy conflicts with abutting rear yards. The existing rear yard setback is to be maintained, and the rear abutting property is vacant, mitigating concerns with privacy.

Section 4.8.3.d. of the Zoning By-law permits a maximum lot coverage of 40% of the lot area, the proposed lot coverage is 42%. The intention of regulating lot coverage is to maintain a balance between built form and open space, ensuring there is area for greenspace, landscaping, and other open space amenities. Furthermore, limiting lot coverage prevents overcrowding, contributing to a more aesthetically pleasing environment. Overcrowding is avoided as there is still ample amenity space available in the front yard and the existing Quonset will be removed from the rear yard. The proposed addition is not anticipated to negatively impact the aesthetic from the public view as it aligns with the built form character of the existing fire hall.

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

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

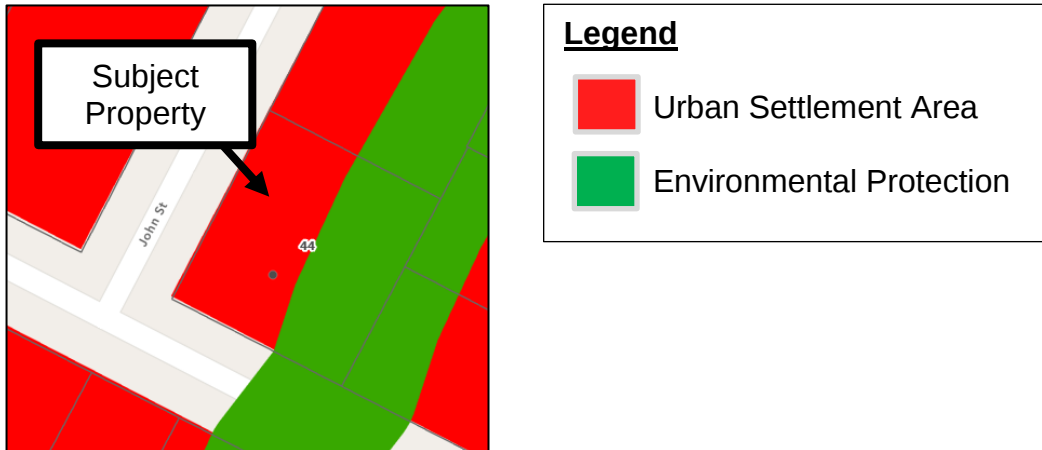
Phone: 705-324-9411 extension 1367
E-Mail: ashahid@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services
Division File: D20-2025-093

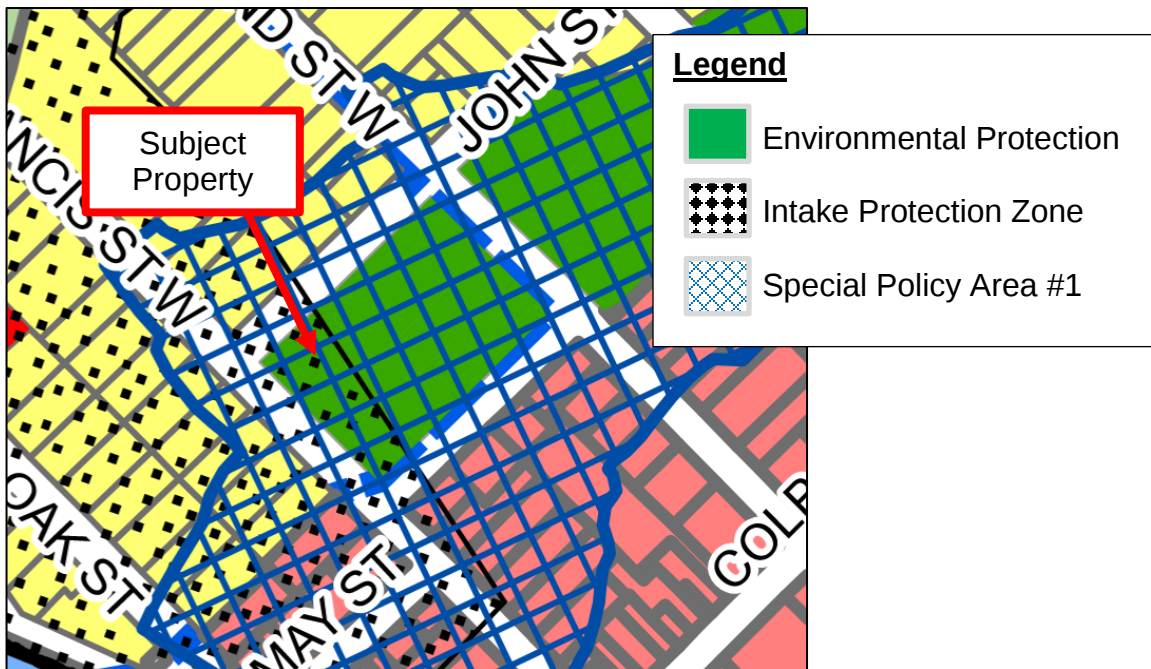
Schedule 1

Relevant Planning Policies and Provisions

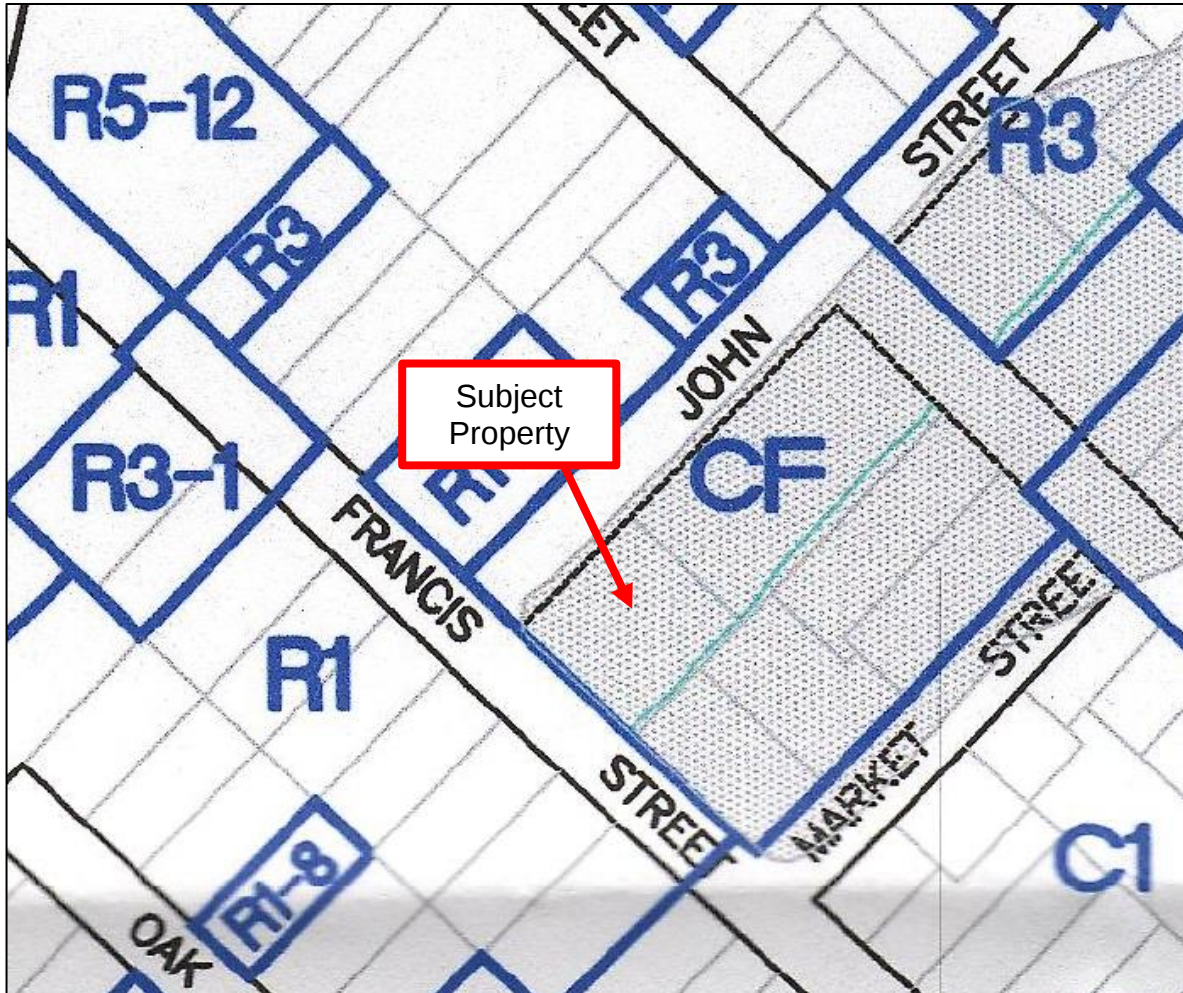
City of Kawartha Lakes Official Plan



Fenelon Falls Secondary Plan



Village of Fenelon Falls Zoning By-Law 89-25



to

LOCATION MAP

REPORT COA2025-106FILE NO: D20-2025-093

D20-2025-093



to

REPORT COA2025-106

FILE NO: D20-2025-093

AERIAL PHOTO (2023)



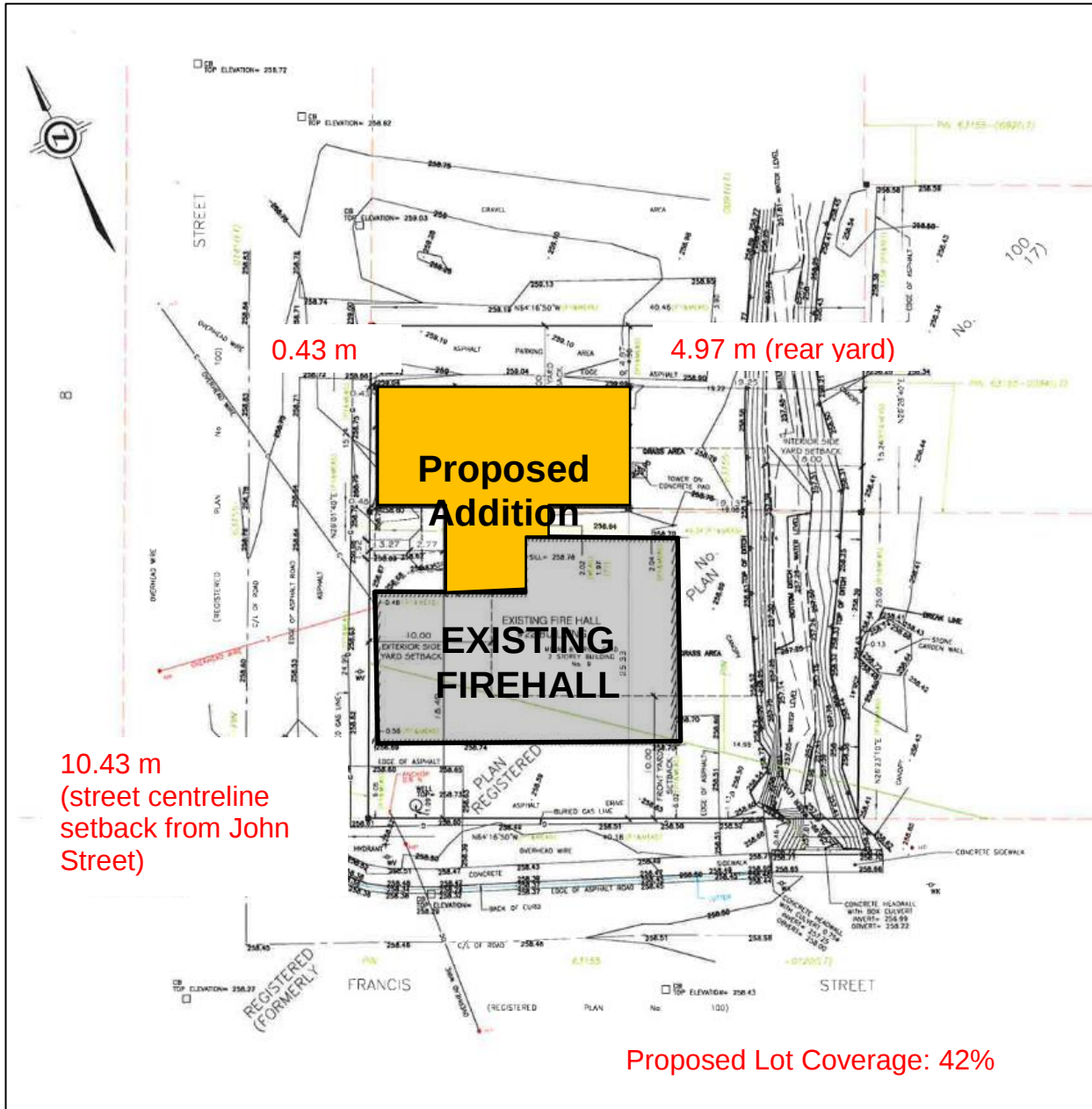
to

APPLICANT'S SKETCH

REPORT COA2025-106

FILE NO: D20-2025-093

44 Francis Street West, Fenelon Falls



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Smith
Report Number COA2025-107

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 1 – Geographic Township of Carden

Subject: The purpose and effect is to facilitate the construction of a detached garage.

Relief sought:

1. Section 14.b of the Zoning By-law that permits accessory structures to be located in the rear or side yard; the proposed detached garage is located in the front yard.

The variance is requested at **257 McGuire Beach Road** (File D20-2025-094).

Author: **Shayan Okhowat, Planner II** **Signature:** 

Recommendations

That Report COA2025-107 – Smith, be received;

That minor variance application D20-2025-094 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 COA2025-107, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-107. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	The construction of a detached garage.
Owners:	John William Smith
Applicant:	The Biglieri Group Ltd.
Legal Description:	Part Lot 2, Concession 6 (being Lot 43 on Plan 336 and Lot 43A TCP 2105A)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Carden Zoning By-law 79-2)
Site Size:	1,457.04 Square Metres (15,683 Square Feet)
Site Access:	Unassumed road owned by the Municipality
Site Servicing:	Private Individual Septic System and Lake draw water
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

The property is situated on the shoreline of Canal Lake with access from McGuire Beach Road. The property is within an established residential neighbourhood and the lot currently contains a single detached dwelling. A detached garage to be located in the front yard is proposed.

A garage in the front yard will allow for the structure to be more accessible and practical for vehicle storage. This placement also helps preserve the buffer from the water and remains consistent with the character of the surrounding neighbourhood, as several properties in the immediate vicinity have detached garages in the front yard.

¹ See Schedule 1

² See Schedule 1

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 subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings and structures accessory to residential uses are permitted in the Waterfront designation. Performance and siting criteria is implemented through the Zoning By-Law.

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 subject property is zoned Limited Service Residential (LSR) Zone under the Township of Carden Zoning By-law 79-2. The LSR Zone permits a single detached dwelling as well as accessory uses. The proposal complies with all provisions of the Zoning By-law with the exception of the permitted location for accessory buildings and structures.

Section 14.b of the Zoning By-law that permits accessory structures to be located in the rear or side yard; the proposed detached garage is located in the front yard. The purpose of limiting accessory structures to side or rear yards is to reduce their visual impact, preserve usable front yard space, and maintain a consistent streetscape that reflects the character of surrounding properties. In many waterfront communities, it is common for accessory structures intended for vehicle storage to be located in the front yard to allow for direct driveway access. In this instance, several neighbouring properties also have front yard structures, ensuring that the proposed garage is compatible with the existing streetscape and supports a cohesive visual environment.

For comparative purposes, most of the City's other rural zoning by-laws permit detached garages in the front yard on properties that front a navigable waterway. Additionally, although not yet in effect, the new Rural Zoning By-law will also allow garages in the front yard on waterfront properties.

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

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

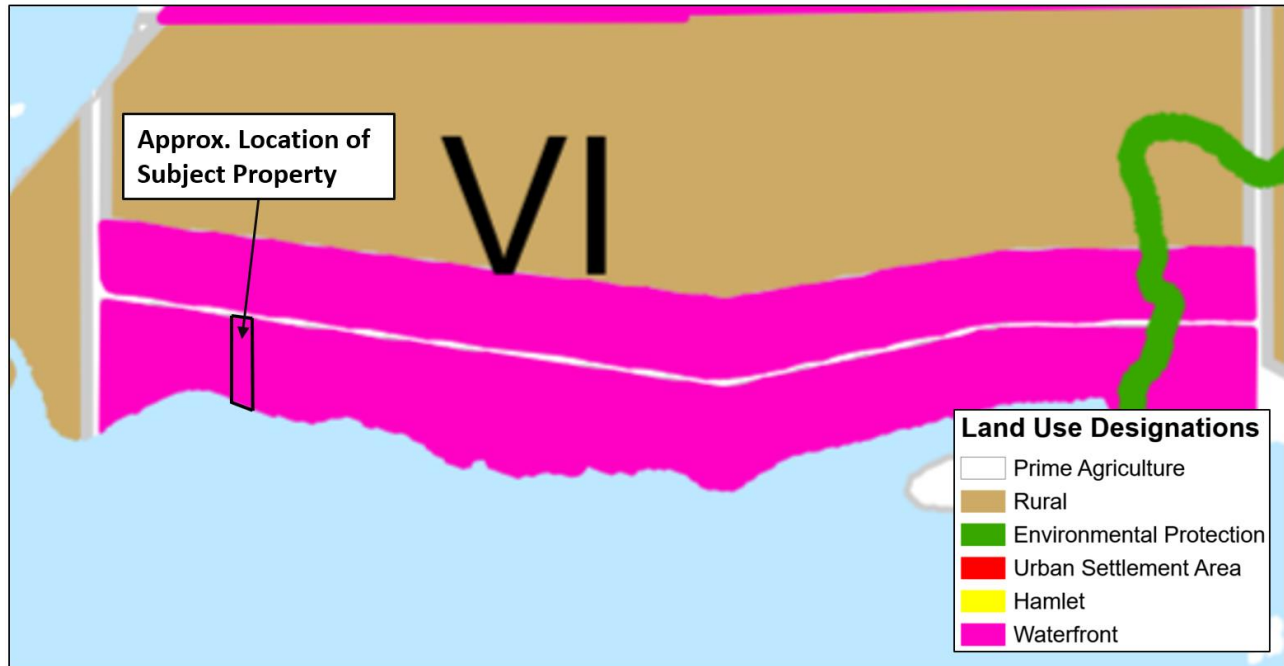
Appendix C – Applicant's Sketch

Phone:	705-324-9411 extension 2156
E-Mail:	sokhowat@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-094

Schedule 1

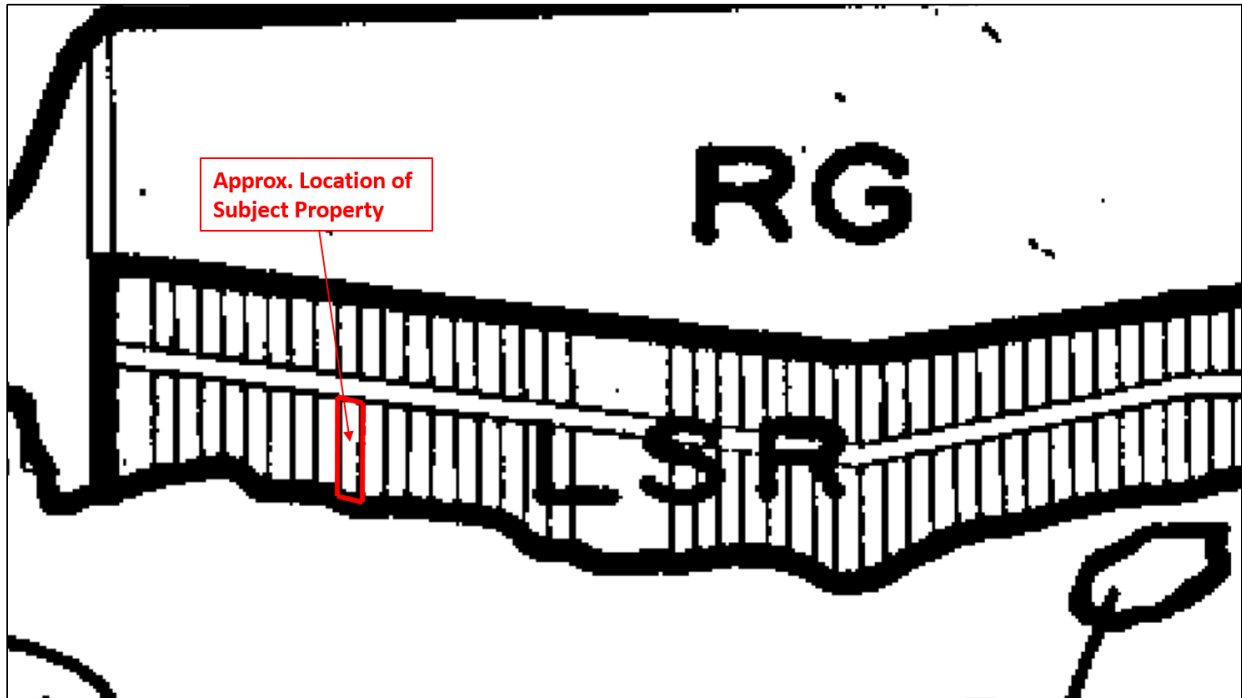
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



20. Waterfront Designation

Township of Carden Zoning By-law 79-2



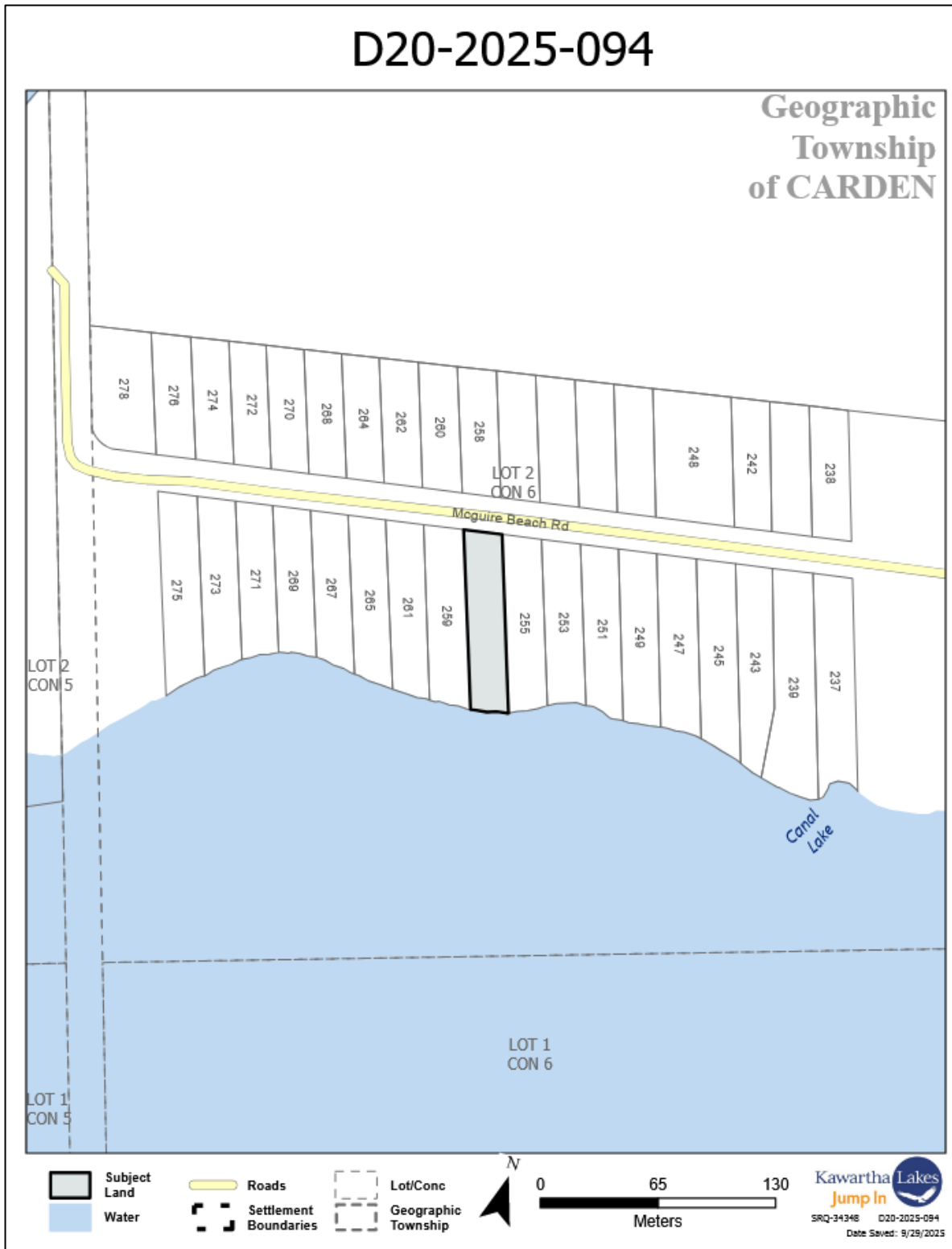
Section 2 – Limited Service Residential (LSR) Zone

to

REPORT COA2025-107

FILE NO: D20-2025-094

LOCATION MAP



to

REPORT COA2025-107

FILE NO: D20-2025-094

AERIAL PHOTO

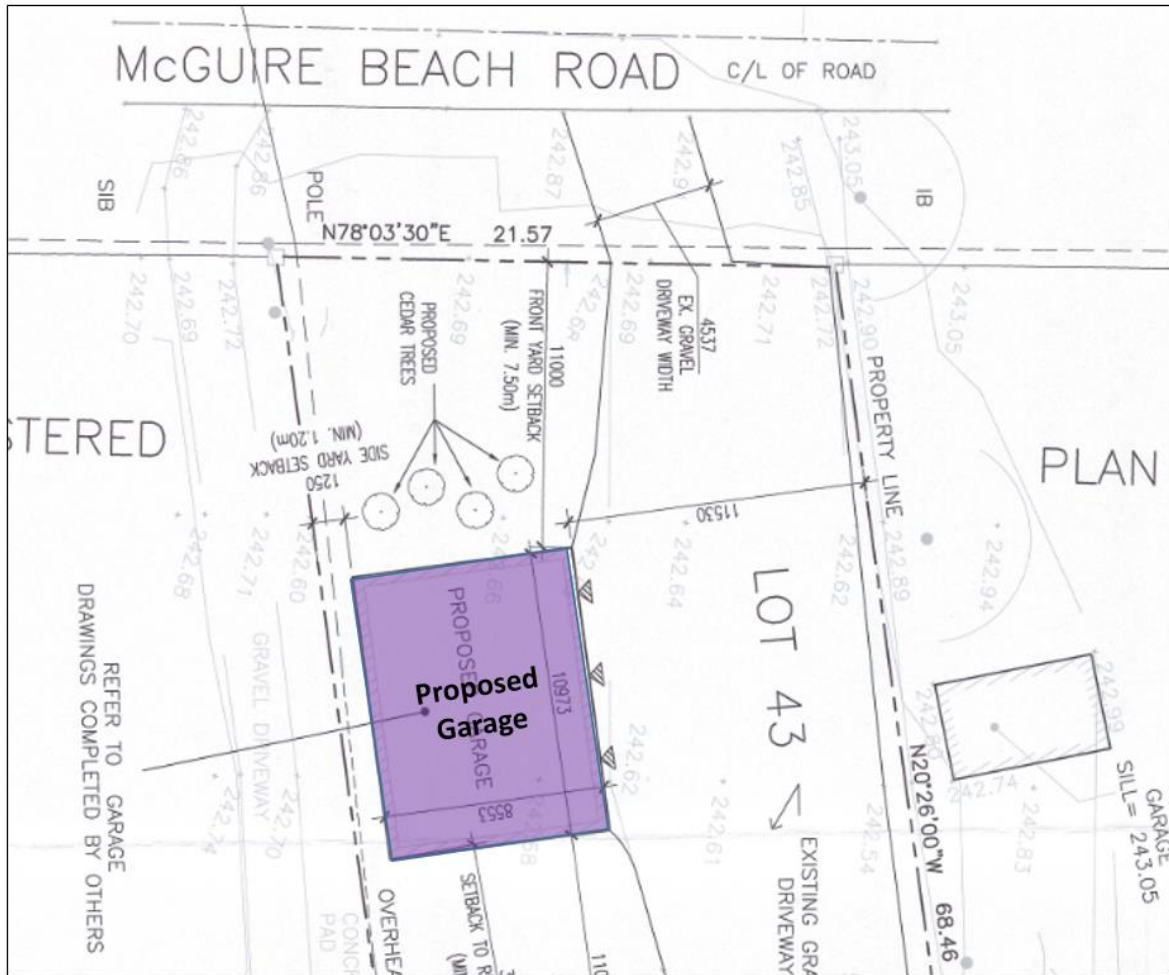


to

REPORT COA2025-107

FILE NO: D20-2025-094

APPLICANT'S SKETCH



Memorandum

Date: October 23, 2025
To: Chair L. Robertson and Members of Committee of Adjustment
From: A. Shahid, Planner II
Re: **Minor Variance Application File No. D20-2025-095**
Scott Wagstaff
58 Riverwood Park
Part of Lot 2, Registered Compiled Plan 560
Geographic Township of Ops

Notice of this application was circulated in accordance with the requirements of the Planning Act. The purpose and effect is to request permission to extend a legal non-conforming use (personal storage) through the construction of a second storage building. According to the applicant, the use of the property for personal storage has been present since 1982, which predates the Zoning By-law adopted in 1993.

Recommendation:

Further clarification is required regarding the existing and proposed non-conforming uses relevant to the application. It is recommended that the application be deferred for a period of no more than three (3) months to allow time for the applicant sufficient time to work with Staff in resolving the outstanding matters related to the application.



Ahmad Shahid
Planner II

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Tarek-Szames
Report Number COA2025-109

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 2 – Geographic Township of Somerville

Subject: The purpose and effect is to facilitate the construction of a single detached dwelling.

Relief sought:

1. Section 5.2.c of the Zoning By-law requires a front yard setback of 7.5 metres; the proposed single detached dwelling has a front yard setback of 1.8 metres; and,
2. Section 5.2.d of the Zoning By-law requires a rear yard setback of 7.5 metres; the proposed single detached dwelling has a rear yard setback of 3 metres.

The variance is requested at **10 Star Road** (File D20-2025-096).

Author: **Shayan Okhowat, Planner II** **Signature:** 

Recommendations

That Report COA2025-109 – Tarek-Szames, be received;

That minor variance application D20-2025-096 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 COA2025-109, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-109. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	The construction of a single detached dwelling.
Owners:	Shirley Tarek-Szames
Applicant:	Melissa Markham
Legal Description:	Part Lot 26 to 27, Front Range
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Somerville Zoning By-law 78-45)
Site Size:	1,939 Square Metres (20,871 Square Feet)
Site Access:	Municipal Road Year-Round Maintenance
Site Servicing:	Private Individual Well and Septic System
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

The property is situated along Balsam Lake with access from Star Road. The property currently contains a single detached dwelling and two sheds. The proposal seeks to replace the current dwelling with a new single detached dwelling. The existing dwelling was built in 1988, based on data from the Municipal Property Assessment Corporation (MPAC). Therefore, it can be expected that property owners may wish to redevelop the structures in order to achieve the best quality and use for the lot. Furthermore, the proposal aligns with the surrounding area, where neighbouring properties feature dwellings built on more narrow lots.

¹ See Schedule 1

² See Schedule 1

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 subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings and structures accessory to residential uses are permitted in the Waterfront designation. Performance and siting criteria is implemented through the Zoning By-Law.

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 subject property is zoned as Limited Service Residential (LSR) Zone under the Township of Somerville Zoning By-Law 78-45. The LSR Zone permits a single detached dwelling as well as accessory structures. Relief is required from the front yard setback and rear yard setback.

Section 5.2.c of the Zoning By-law requires a minimum front yard setback of 7.5 metres; the proposed front yard setback is 1.8 metres. The front yard setback provision is intended to ensure sufficient space between buildings and the roadway for safety, visibility, and to maintain an orderly streetscape. The property is surrounded by tall hedges that function as a natural fence, providing visual separation from the road. The placement of the dwelling will not obstruct sightlines or interfere with traffic movement, and the existing landscaping helps preserve the visual character of the area. As such, the intent of the front yard setback requirement is effectively maintained.

Section 5.2.d of the Zoning By-law requires a rear yard setback of 7.5 metres; the proposed single detached dwelling has a rear yard setback of 3 metres. The rear yard setback requirement is intended to ensure adequate separation between buildings, provide privacy for neighbouring properties, and maintain open space for light, air, and access. The proposed reduced setback is minor and does not significantly impact the neighbouring properties, as adequate spacing and sightlines are preserved. Furthermore, the proposed setback of 3 metres still allows for continued and functional use of the rear yard. Due to the triangular shape of the property, the area defined as the rear yard under the Zoning By-law functions more like an interior side yard. As such, a 3-metre setback provides a substantial degree of separation.

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

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

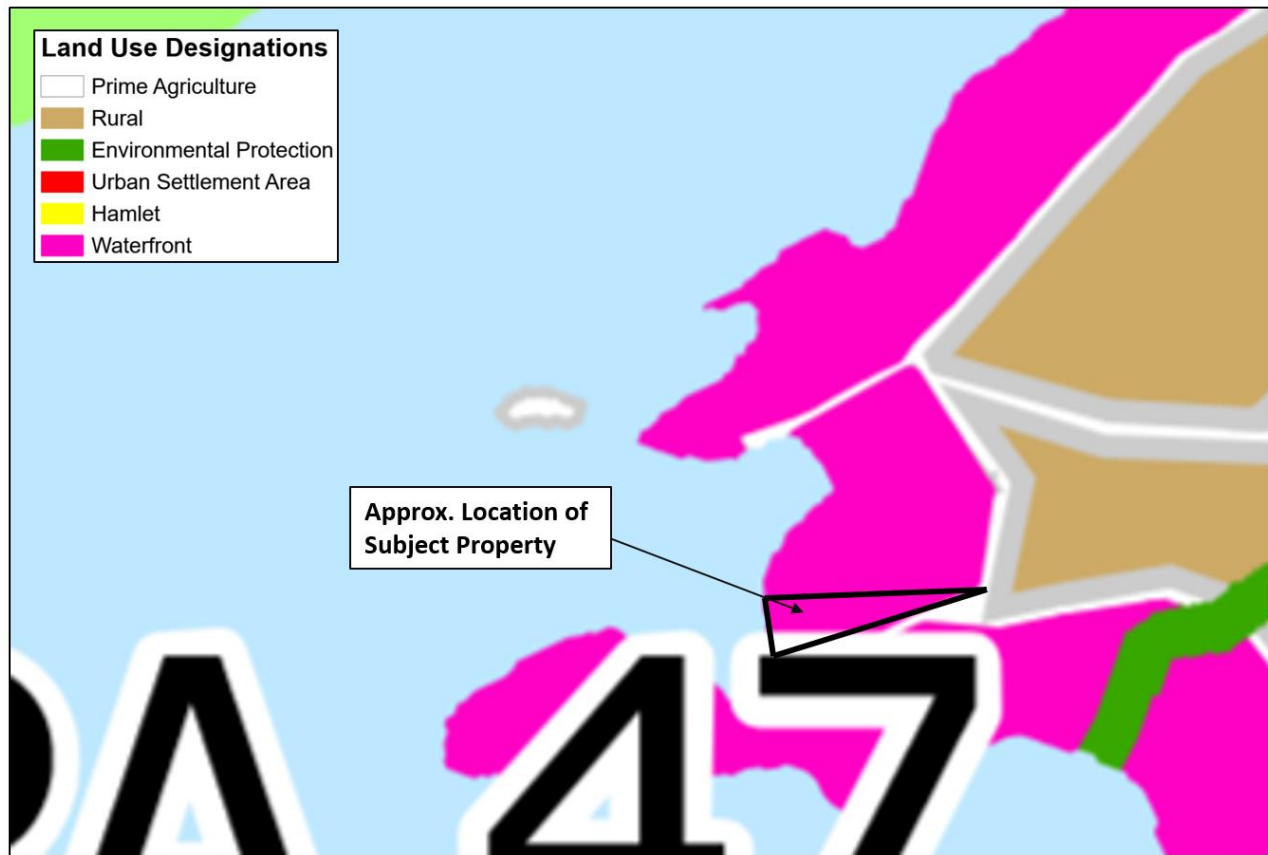
Appendix C – Applicant's Sketch

Phone:	705-324-9411 extension 2156
E-Mail:	sokhowat@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-096

Schedule 1

Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



Section 20. Waterfront Designation

Township of Somerville Zoning By-law 78-45



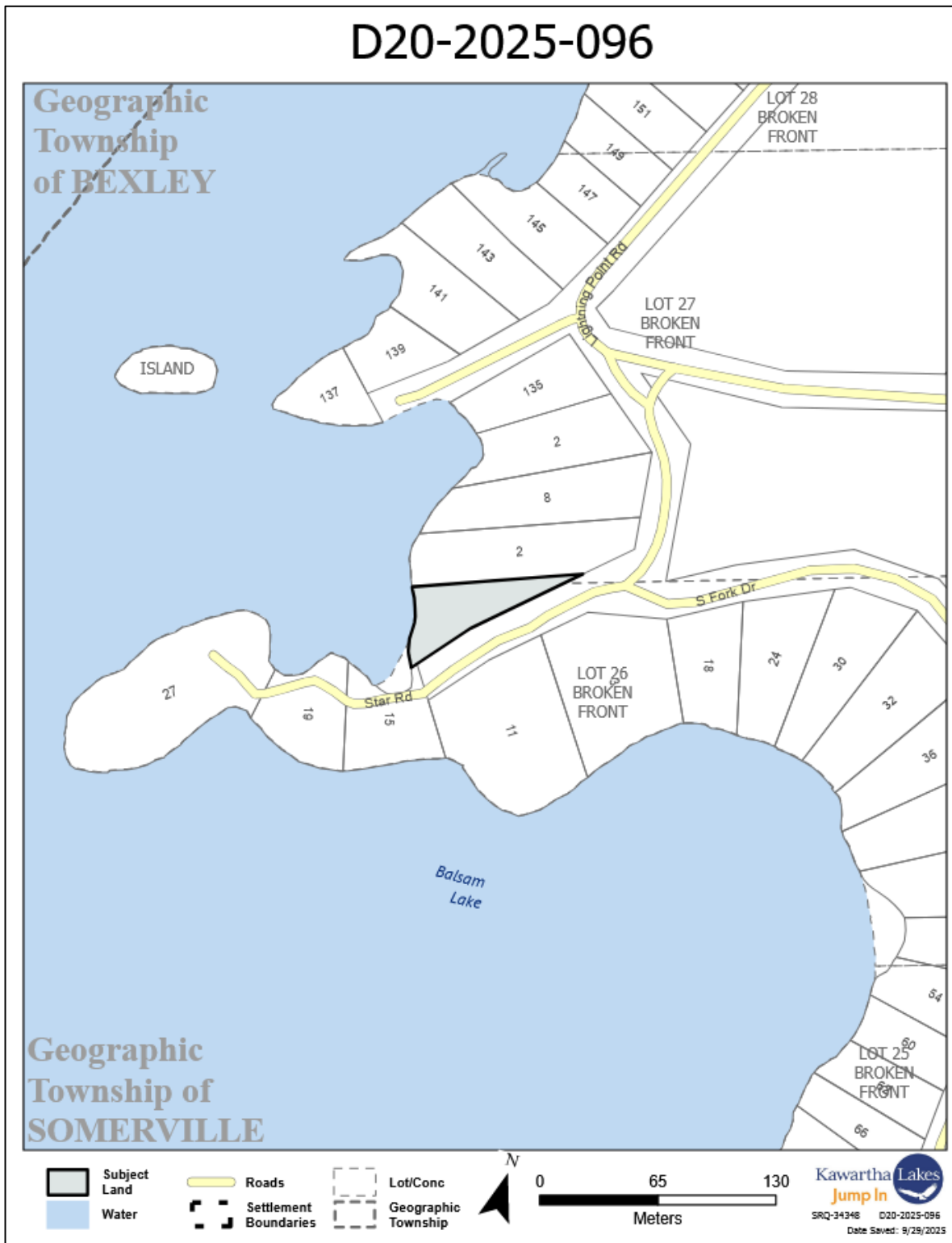
Section 5 – Limited Service Residential (LSR) Zone

to

REPORT COA2025-109

FILE NO: D20-2025-096

LOCATION MAP



to

REPORT COA2025-109

FILE NO: D20-2025-096

AERIAL PHOTO



to

REPORT COA2025-109

FILE NO: D20-2025-096

APPLICANT'S SKETCH



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Gurney
Report Number COA2025-110

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 2 – Geographic Township of Verulam

Subject: The purpose and effect is to facilitate the relocation and alteration of an existing detached garage.

Relief sought:

1. Section 5.1.3 of the Zoning By-law permits an accessory structure to be located in the interior side or rear yard; the garage is to be relocated to a new location in the front yard; and,
2. Section 5.1.5 of the Zoning By-law permits a maximum height for accessory structures of 5 metres; the existing garage is to be altered resulting in a height of 6.1 metres.

The variance is requested at **81 Crescent Drive** (File D20-2025-097).

Author: Katherine Evans, Development Supervisor

Signature: 

Recommendations

That Report COA2025-110 – Gurney, be received;

That minor variance application D20-2025-097 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 and the drawings in Appendix D submitted as part of Report COA2025-110, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** 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 COA2025-110. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Relocation and alteration of an existing detached garage.
Owners:	Dave and Lori Gurney
Applicant:	Gerald Hood
Legal Description:	Part Lot 15, Concession 7 (being Lot 2 on Plan 348)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Verulam Zoning By-law 6-87)
Site Size:	1,537 sq. m. (16,544 sq. ft.)
Site Access:	Unmaintained road owned by the Municipality
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential (single detached dwelling also proposed)
Adjacent Uses:	Residential and agricultural

Rationale

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

The subject property is located in an established residential neighbourhood located on the northern shore of Sturgeon Lake. It is rectangular in shape and has frontage on the water. The property currently contains a boathouse and a detached garage. A single detached dwelling is proposed, while not subject to this Minor Variance.

¹ See Schedule 1

² See Schedule 1

The proposal is to relocate the existing detached garage and renovate it to increase the height and headspace in the second storey with the addition of dormers. The garage is to be relocated so the proposed septic system can be established in the current location of the garage.

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 subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings and structures accessory to residential uses are permitted in the Waterfront designation. Performance and siting criteria is implemented through the Zoning By-Law.

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 subject property is zoned Limited Service Residential (LSR) Zone under the Township of Verulam Zoning By-law 6-87. A single detached dwelling and accessory buildings and structures are permitted in this zone. The proposal complies with all provisions of the Zoning By-law with the exception of the permitted location for accessory structures and the maximum height for accessory structures.

Section 5.1.3 of the Zoning By-law permits an accessory structure to be located in the interior side or rear yard. The garage is to be relocated to a new location in the front yard. The intent of limiting the location of accessory structures to the interior side or rear yard is to ensure accessory uses remain subordinate to the primary use by being located in less visible areas on the property. Locating accessory structures in the interior side or rear yard also ensures there is adequate amenity space in the front yard, and the property is in keeping with the character of the rest of the neighbourhood.

The proposed location of the garage complies with the minimum front yard setback, and further back from the front lot line than what exists today. Ample amenity space will remain in the front yard. The garage is currently located in the front yard, and is just proposed in a new location, so the change in location has minimal impact. There are several properties in the immediate vicinity with garages in the front yard, so the proposal is in keeping with the existing built form in the area.

Section 5.1.5 of the Zoning By-law permits a maximum height for accessory structures of 5 metres. The existing garage is to be altered resulting in a height of 6.1 metres. The purpose of establishing a maximum height for accessory structures in a residential zone is to ensure the accessory use is visually subordinate to the primary (residential) use and to maintain the residential character of an area.

The garage is to be altered through the addition of dormers. Therefore, the total overall height of the garage is not changing. As the Zoning By-law defines height as being the mean level between the eaves and ridge of the roof, the addition of dormers changes where the eaves are, therefore changing how height is measured. The proposed height is not anticipated to alter the character of the property or the area, or make the proposed residential dwelling appear subordinate.

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

Notice of this application was circulated in accordance with the requirements of the Planning Act.

Agency Comments:

Kawartha Region Conservation Authority (KRCA): “Kawartha Conservation is in support of the approval of Minor Variance Application D20-2025-097 to facilitate the relocation and alteration of an existing detached garage. A permit under Ontario Regulation 41/24 has already been issued (Permit Number: 2024-249) by Kawartha Conservation for the proposed work.”

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 – Construction Drawings

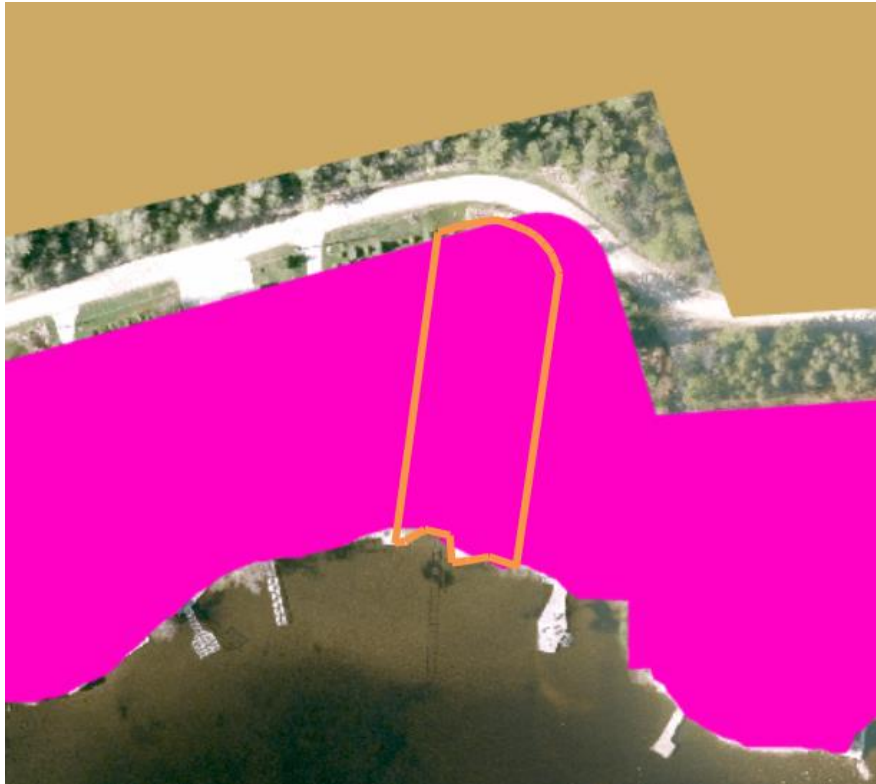
Phone: 705-324-9411 extension 1883

E-Mail: kevans@kawarthalakes.ca
Department Head: Leah Barrie, Director of Development Services
Division File: D20-2025-097

Schedule 1

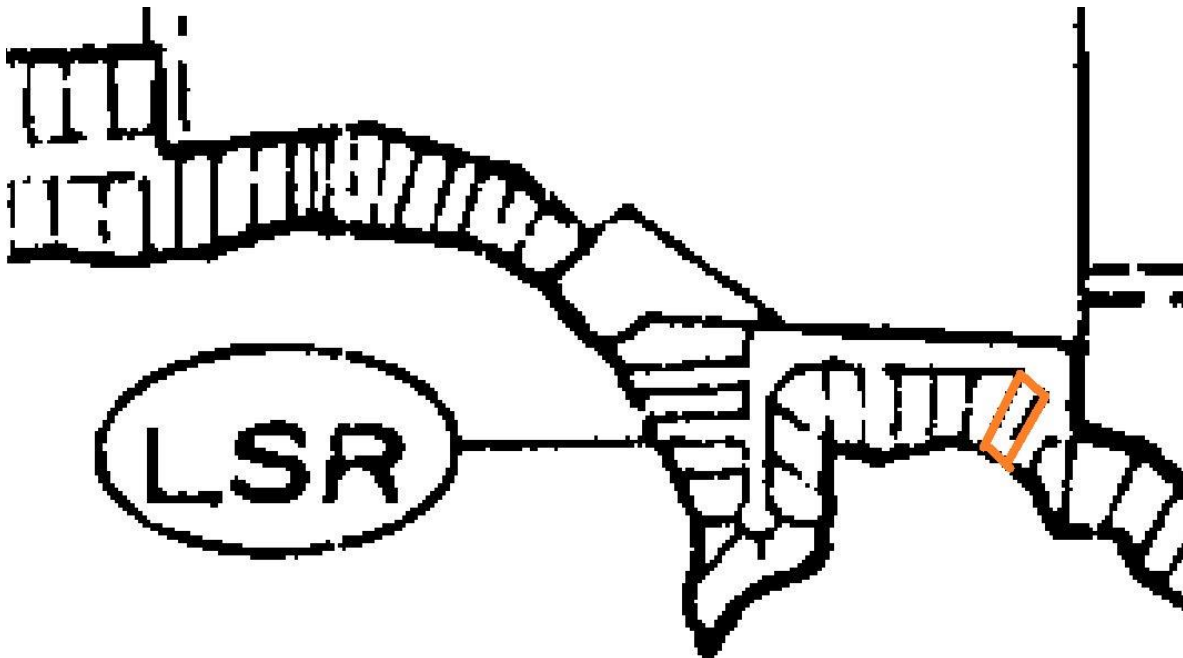
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



20. Waterfront Designation

Township of Verulam Zoning By-law 6-87



Section 5 General Provisions

5.1 Accessory Uses

5.1.3 Location

b) Except as otherwise provided herein, in a Residential Zone, any accessory building or structure which is not attached to the main building shall not be erected in any yard other than the interior side yard or rear yard.

5.1.5 Height

The height of an accessory building or structure, in a residential zone or to a residential use, shall not exceed 5 metres (16.4 ft.). Further, the height of such accessory building or structure shall be measured as the mean level between eaves and ridge of a gabled, hip, gambrel or mansard roof, or other type of pitched roof.

Section 10 Limited Service Residential (LSR) Zone

10.1 LSR Uses Permitted

10.2 LSR Zone Provisions

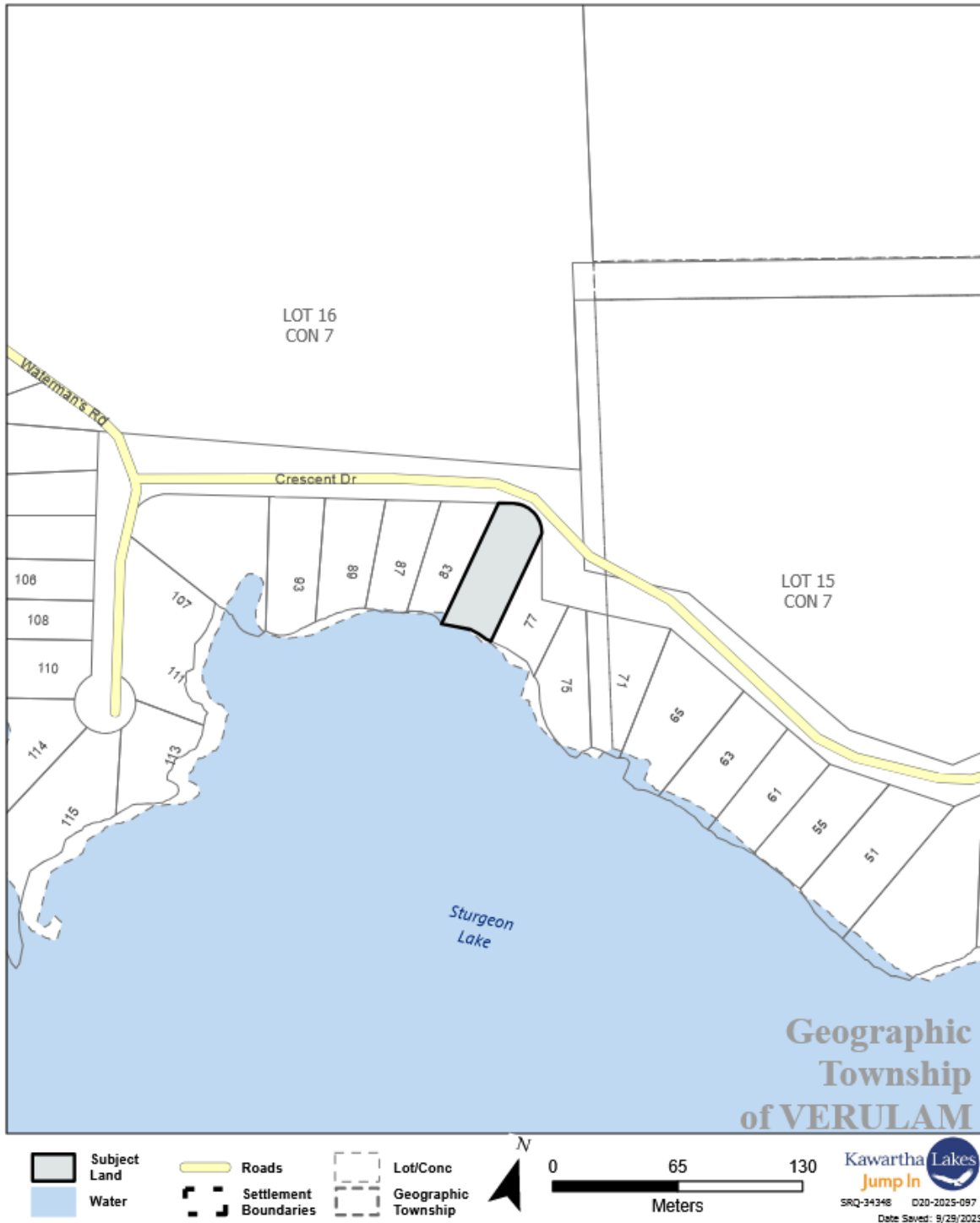
to

REPORT COA2025-110

FILE NO: D20-2025-097

LOCATION MAP

D20-2025-097



to

REPORT COA2025-110

FILE NO: D20-2025-097

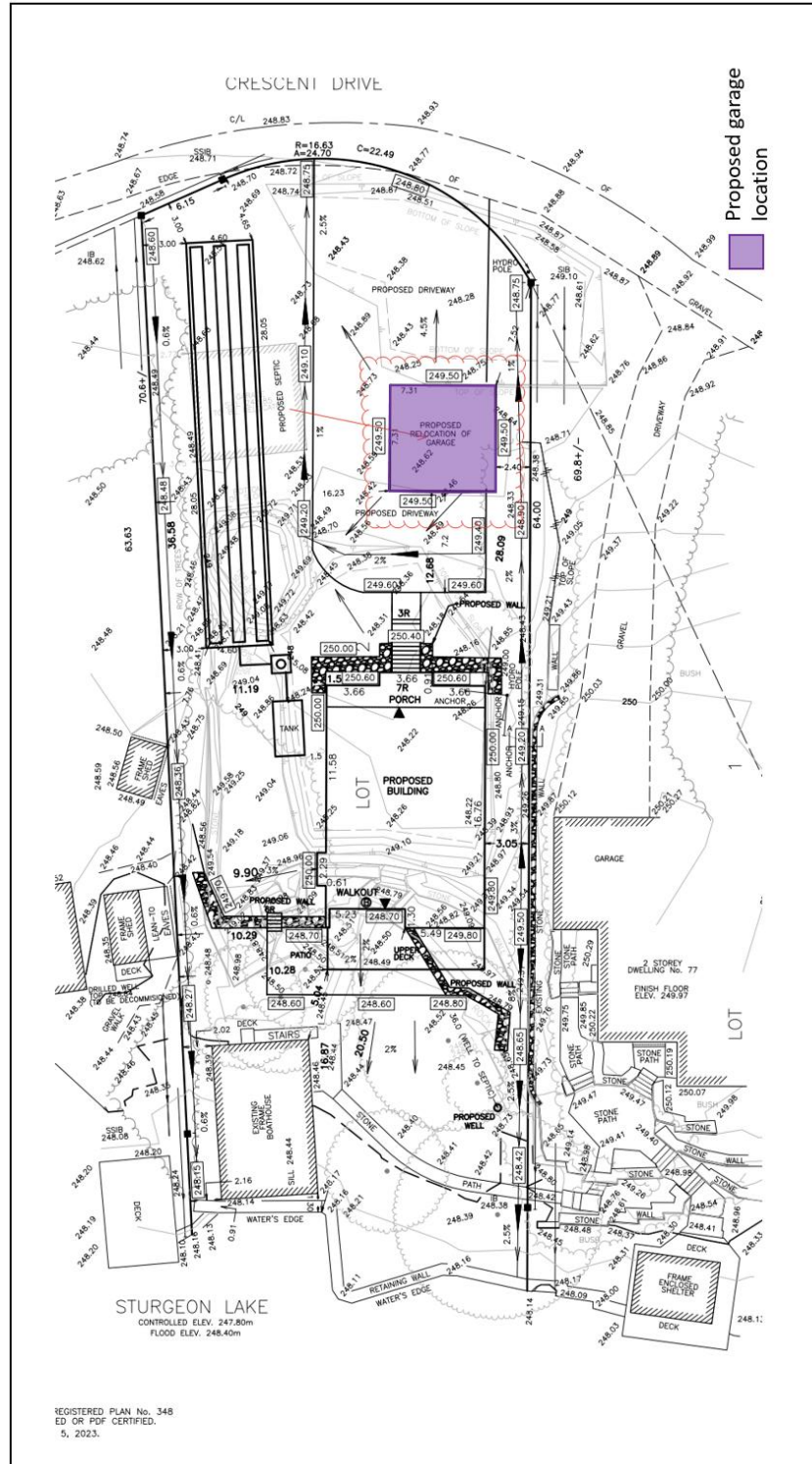
AERIAL PHOTO



to

REPORT COA2025-110FILE NO: D20-2025-097

APPLICANT'S SKETCH



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Kember
Report Number COA2025-111

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 3 – Geographic Township of Fenelon

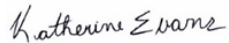
Subject: The purpose and effect is to facilitate the construction of an addition onto the existing single detached dwelling.

Relief sought:

1. Section 15.2.1.3 e) of the Zoning By-law requires a minimum water setback of 15 metres; the proposed setback is 9.4 metres.

The variance is requested at **34 Cedar Point Road** (File D20-2025-098).

Author: **Katherine Evans, Development Supervisor**

Signature: 

Recommendations

That Report COA2025-111 – Kember, be received;

That minor variance application D20-2025-098 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 COA2025-111, which shall be attached to and form part of the Committee's Decision; and,
- 2) **That** 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 COA2025-111. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	Construction of an addition onto the existing single detached dwelling
Owners:	Robert and Paula Kember
Applicant:	Glenn Wilcox
Legal Description:	Part Lot 25, Concession 3 (being Lots 15 to 17 on Plan 121 and Parts 1 and 2 on 57R-7247)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Fenelon Zoning By-law 12-95)
Site Size:	2,212 sq. m. (23,809.77 sq. ft.)
Site Access:	Private road
Site Servicing:	Private individual well and septic system
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

The subject property is within an established residential neighbourhood located on the eastern shore of Balsam Lake. The property is irregular in shape and has frontage on the water. The property currently contains a single detached dwelling constructed in 1990 (according to Municipal Property Assessment Corporation), a boathouse, and a shed. A detached garage associated with this property was recently the subject of a Minor Variance (D20-2025-066).

¹ See Schedule 1

² See Schedule 1

The purpose of the application is to facilitate the construction of a one storey addition onto the existing single detached dwelling. The property owners intend to eventually live at the subject property full time. The proposed addition is to contain a bedroom on the main level for accessibility purposes.

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 subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings and structures accessory to residential uses are permitted in the Waterfront designation. Performance and siting criteria is implemented through the Zoning By-Law.

As per policy 3.11, the intent of the Official Plan is that development maintains a minimum setback of 15 metres from the shoreline in order to avoid natural hazards which may result in loss of life and/or loss of property, and provide environmental buffers in order to maintain and improve water quality and habitat. It is not anticipated that the proposed water setback will result in negative impacts to life, property, or water quality and habitat.

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 subject property is zoned Limited Service Residential (LSR) Zone under the Township of Fenelon Zoning By-law 12-95. A single detached dwelling as well as accessory buildings and structures are permitted within this zone. The proposal complies with all provisions of the Zoning By-law with the exception of the minimum water setback.

Section 15.2.1.3 e) of the Zoning By-law requires a minimum water setback of 15 metres. The proposed setback is 9.4 metres. The intent of a minimum water setback is to protect built form from natural hazards, provide sufficient space to establish vegetation to improve waterbody health, and to provide sufficient space for the infiltration of stormwater runoff.

The shoreline of the subject property has been altered to include a boat slip, and as such the water setback is measured from here, being the closest point to the proposed addition. With the exception of the boat slip, the proposed addition complies with the minimum water setback when measured from the rest of the shoreline. The addition is not anticipated to alter the existing shoreline conditions. The location of the proposed addition is not anticipated to increase the risk associated with natural hazards or impact infiltration.

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 right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives considered.

Consultation Summary

Notice of this application was circulated in accordance with the requirements of the Planning Act.

Agency Comments:

Kawartha Region Conservation Authority (KRCA): “Kawartha Conservation is in support of the approval of Minor Variance Application D20-2025-098 to facilitate an addition to the existing single detached dwelling A permit under Ontario Regulation 41/24 has already been issued (Permit Number: 2025-043) by Kawartha Conservation for the proposed work.”

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

Phone:	705-324-9411 extension 1883
E-Mail:	kevans@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-098

Schedule 1

Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan

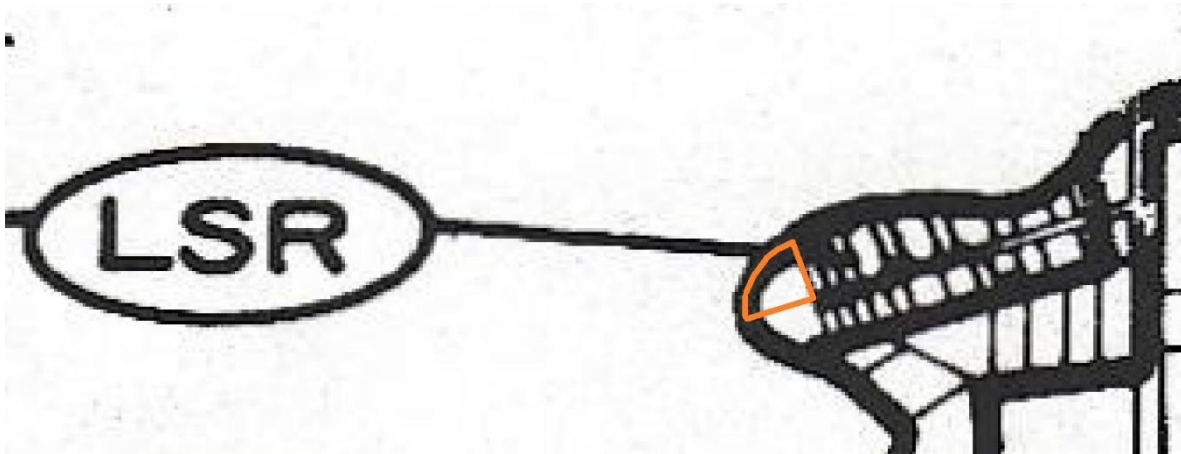


3.11. Water Setback and Accessory Uses

- 3.11.1. All buildings, structures and septic systems shall be located a minimum of 30 metres from the high water mark and this setback shall be maintained in its natural state with no disturbance of the vegetation and soils (except for at capacity lake trout lakes where the setback will be 300 metres from the shoreline of the lake, or such that drainage from the tile fields would flow at least 300 metres before reaching the lake or the tile field on each new lot is located such that it would drain into the drainage basin of another waterbody, which is not at capacity). Within the 30-metre water setback, a boathouse and dock will be permitted.

20. Waterfront Designation

Township of Fenelon Zoning By-law 12-95



Part 15 Limited Service Residential (LSR) Zone

15.1 Permitted Uses

15.2 Zone Provisions

15.2.1.3 Yard Requirements (min.)

15.2.1.3 e) water setback 15 m

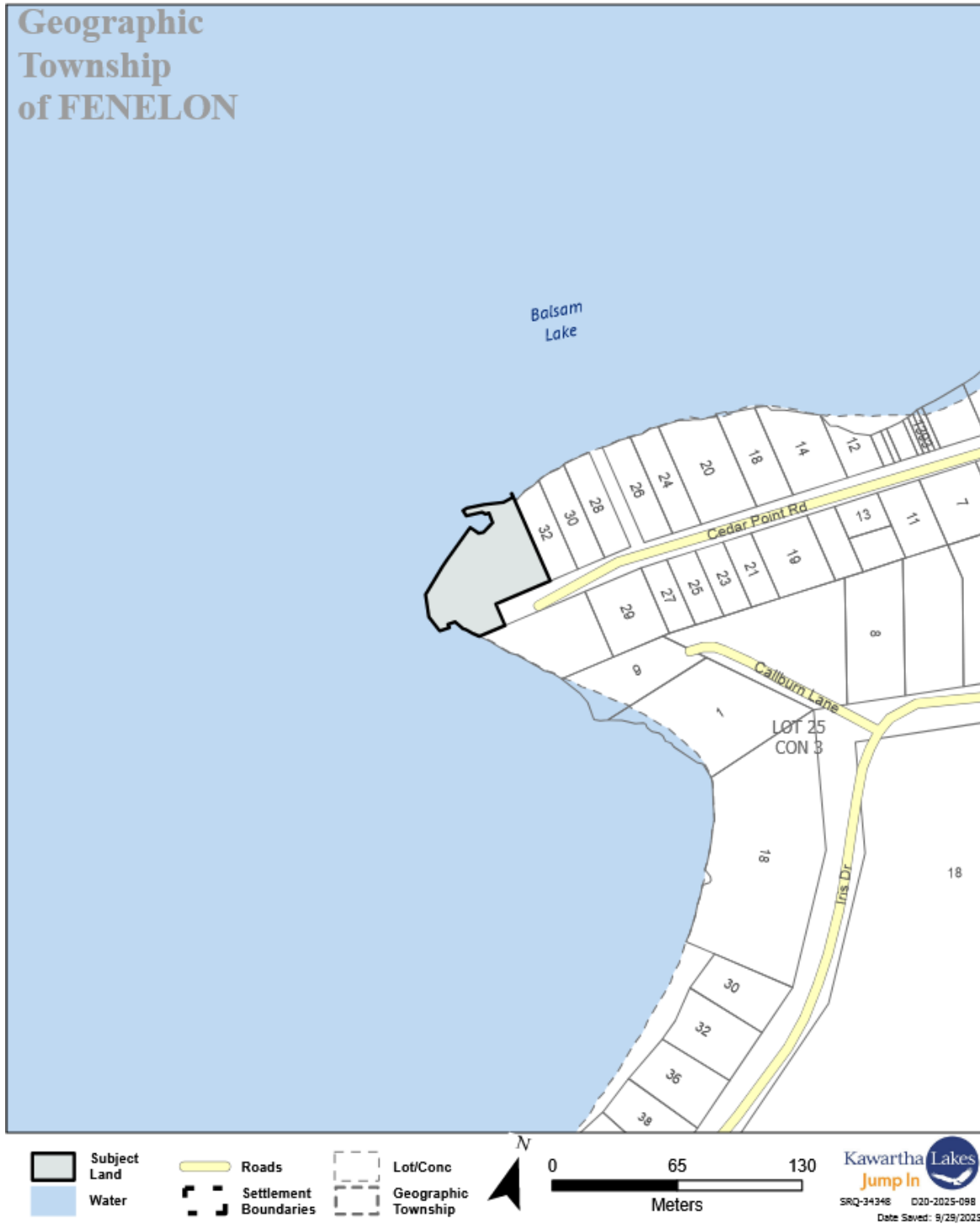
to

REPORT COA2025-111

FILE NO: D20-2025-098

LOCATION MAP

D20-2025-098



to

REPORT COA2025-111

FILE NO: D20-2025-098

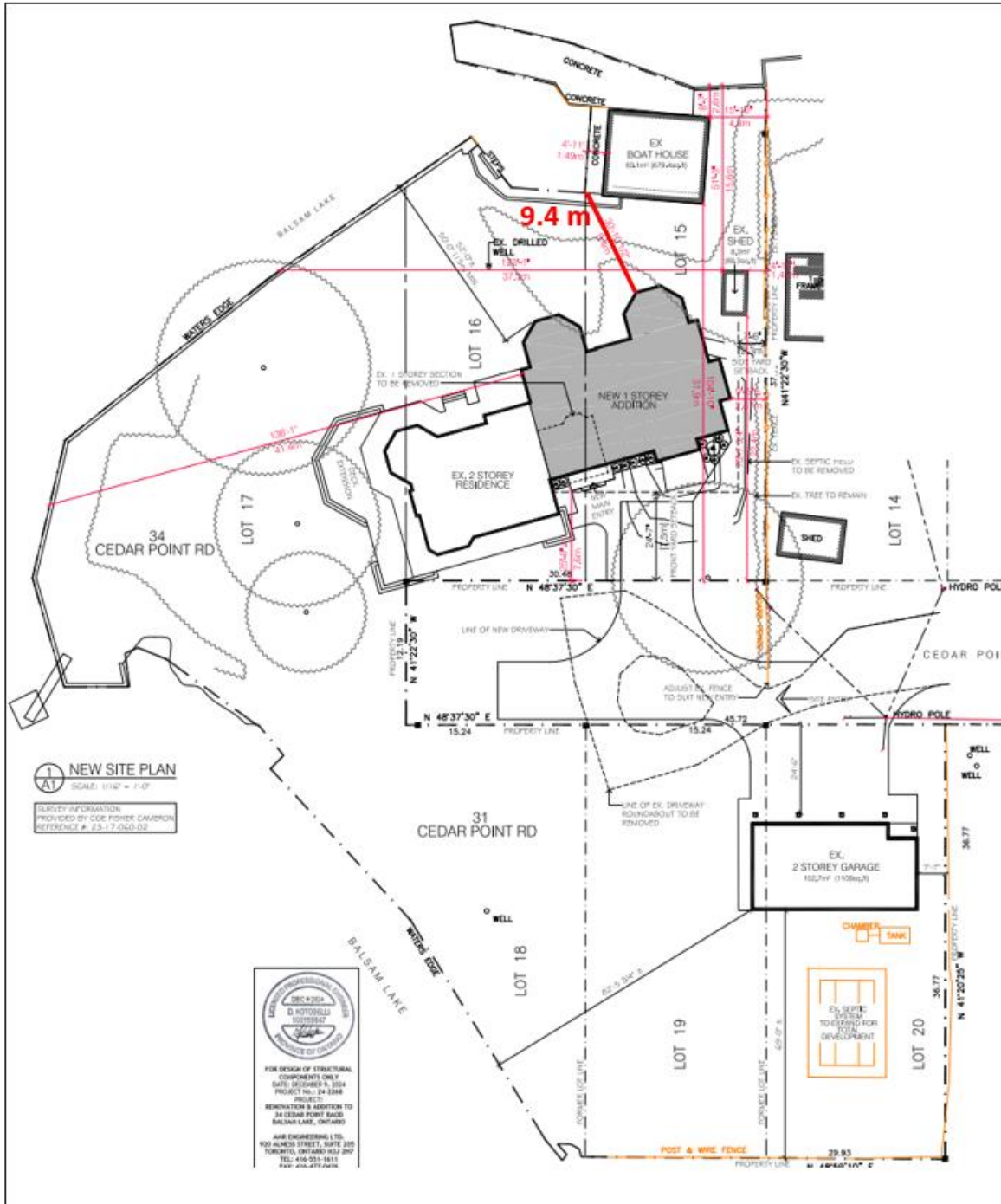
AERIAL PHOTO



to

REPORT COA2025-111FILE NO: D20-2025-098

APPLICANT'S SKETCH



The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Doran
Report Number COA2025-112

Public Meeting

Meeting Date: **October 23, 2025**
Time: 1:00 pm
Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward 3 – Geographic Township of Fenelon

Subject: The purpose and effect is to facilitate the construction of a detached garage.

Relief sought:

1. Section 3.1.2.1 of the Zoning By-law requires a minimum side yard setback for accessory structures of 1.2 metres; the proposed setback from the northern side lot line is 0.89 from the northwest corner and 1.1 metres from the northeast corner; and,
2. Section 3.1.3.1 of the Zoning By-law permits a maximum lot coverage for accessory structures of 8% of the lot area to a maximum of 225 square metres; the proposed lot coverage is 12% of the lot area or 92 square metres.

The variance is requested at **28 Cedar Point Road** (File D20-2025-099).

Author: **Katherine Evans, Development Supervisor**

Signature: 

Recommendations

That Report COA2025-112 – Doran, be received;

That minor variance application D20-2025-099 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

COA2025-112, which shall be attached to and form part of the Committee's Decision; and,

- 2) **That** 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 COA2025-112. Fulfillment of all conditions is required for the Minor Variance to be considered final and binding.

Application Summary

Proposal:	The construction of a detached garage
Owners:	Sandra Doran
Applicant:	Kris Doran
Legal Description:	Part Lot 25, Concession 3 (being Lot 12 on Plan 171)
Official Plan ¹ :	Waterfront (City of Kawartha Lakes Official Plan, 2012)
Zone ² :	Limited Service Residential (LSR) Zone (Township of Fenelon Zoning By-law 12-95)
Site Size:	773 sq. m. (8,320.5 sq. ft.)
Site Access:	Private road
Site Servicing:	Private individual well and holding tank
Existing Uses:	Residential
Adjacent Uses:	Residential

Rationale

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

The subject property is within an established residential neighbourhood located on the eastern shore of Balsam Lake. The property is rectangular in shape and has frontage on the water. It currently contains a single detached dwelling constructed in 1950 (according to Municipal Property Assessment Corporation), a boathouse,

¹ See Schedule 1

² See Schedule 1

and a shed. The proposal is to construct a detached garage. The garage will provide additional storage space as well as enclosed parking for vehicles.

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 subject property is designated Waterfront under the City of Kawartha Lakes Official Plan (2012). Low-density residential uses and buildings and structures accessory to residential uses are permitted in the Waterfront designation. Performance and siting criteria is implemented through the Zoning By-Law.

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 subject property is zoned Limited Service Residential (LSR) Zone under the Township of Fenelon Zoning By-law 12-95. A single detached dwelling as well as accessory buildings and structures are permitted within this zone. The proposal complies with all provisions of the Zoning By-law with the exception of the minimum interior side yard setback for accessory structures and the maximum lot coverage for accessory structures.

Section 3.1.2.1 of the Zoning By-law requires a minimum side yard setback for accessory structures of 1.2 metres. The proposed setback from the northern side lot line is 0.89 from the northwest corner and 1.1 metres from the northeast corner. The purpose of an interior side yard is to manage massing and privacy issues, and to provide sufficient space for lot drainage, access between the front and rear yards, and building maintenance.

The proposed garage complies with the maximum height for accessory structures, as such massing impacts are not anticipated. The garage is to abut a currently vacant lot and is not to be used for residential purposes, so privacy issues are not anticipated. The interior lot line is heavily vegetated with mature trees and a thick hedge, providing a visual and physical buffer between the proposed garage and the neighbouring property. Impacts to drainage are not anticipated. The proposed interior setback allows for access between the front and rear yard to continue unimpeded and allows for adequate space for building maintenance.

Section 3.1.3.1 of the Zoning By-law permits a maximum lot coverage for accessory structures of 8% of the lot area to a maximum of 225 square metres. The proposed lot coverage is 12% of the lot area or 92 square metres. The intent of establishing a maximum lot coverage for accessory structures is to maintain the residential character of the property and to ensure that accessory uses remain subordinate to the primary (residential) use.

The proposal exceeds the maximum percentage for lot coverage for accessory structures, but does not exceed the maximum number of square metres. The

existing and proposed accessory structures, being the boathouse, shed, and proposed detached garage are dispersed throughout the property so it does not appear overbuilt. The proposed garage is smaller than the dwelling and complies with the maximum height for accessory structures, so the presence of the garage will not result in the primary (residential) use becoming subordinate.

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 right-of-way with respect to access, drainage, or streetscaping and maintenance.

Other Alternatives Considered:

No alternatives considered.

Consultation Summary

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

Phone:	705-324-9411 extension 1883
E-Mail:	kevans@kawarthalakes.ca
Department Head:	Leah Barrie, Director of Development Services
Division File:	D20-2025-099

Schedule 1

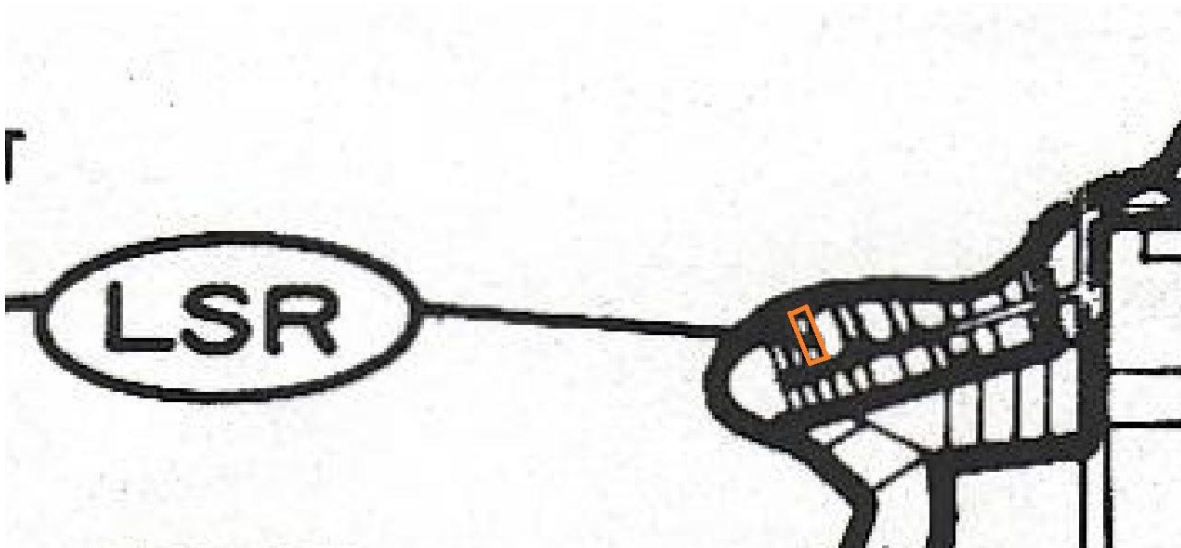
Relevant Planning Policies and Provisions

City of Kawartha Lakes Official Plan



20. Waterfront Designation

Township of Fenelon Zoning By-law 12-95



Part 3 General Provisions

3.1 Accessory Buildings, Structures and Uses

3.1.2 Location

3.1.2.2 An accessory building may be erected not closer than 1.2 metres from a rear lot line and 1.2 metres from the side lot line nor closer to a street than the required front yard setback for the zone in which it is located and shall not be closer than 1.2 metres to a residential building located on the same lot.

3.1.3 Lot Coverage and Height

3.1.3.1 Except as otherwise provided for herein, the total lot coverage of all accessory buildings and structures, excluding private garages attached to the main building and outdoor swimming pools, shall not exceed 8 percent of the lot area to a maximum of 225 square metres.

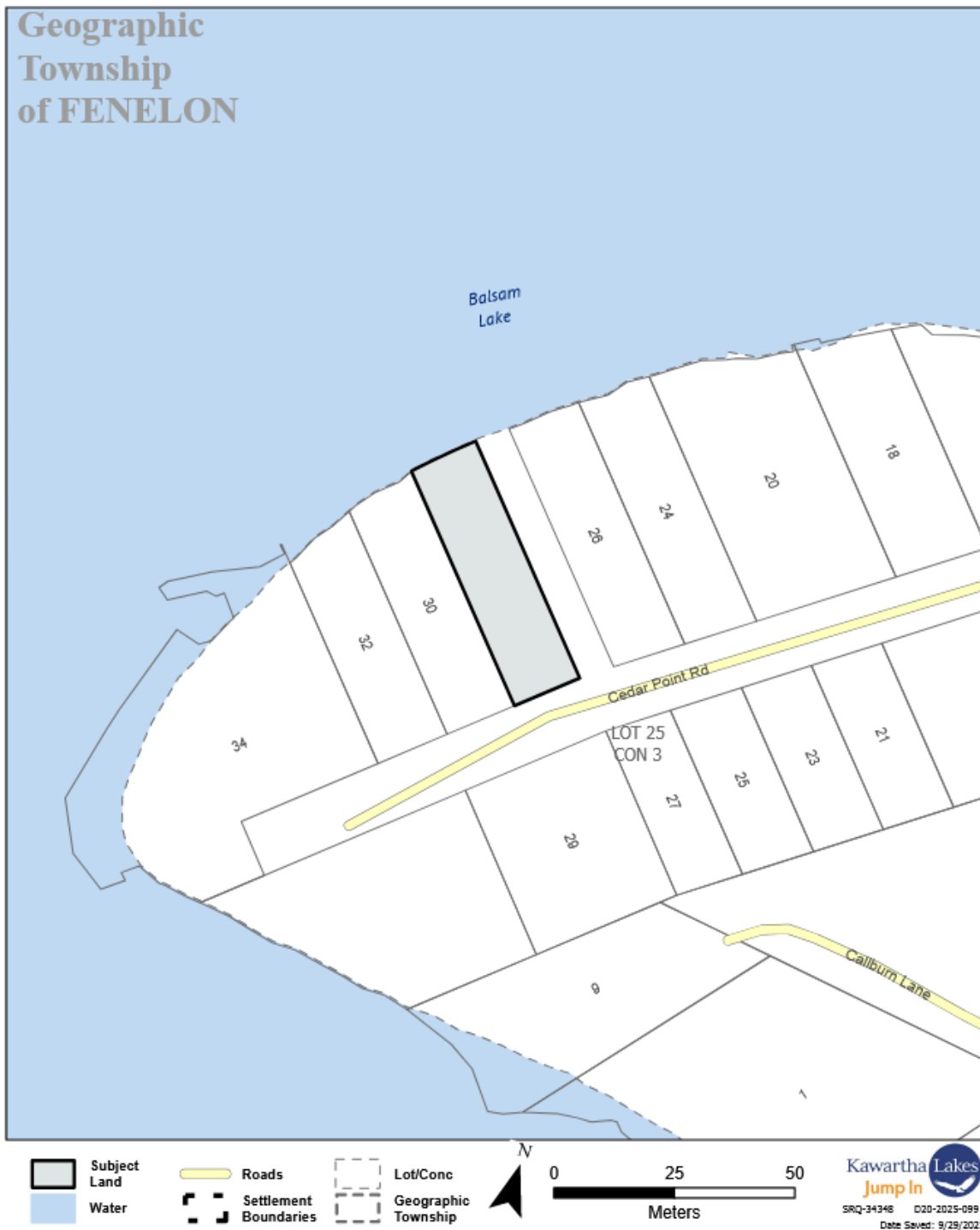
to

REPORT COA2025-112

FILE NO: D20-2025-099

LOCATION MAP

D20-2025-099



to

REPORT COA2025-112

FILE NO: D20-2025-099

AERIAL PHOTO

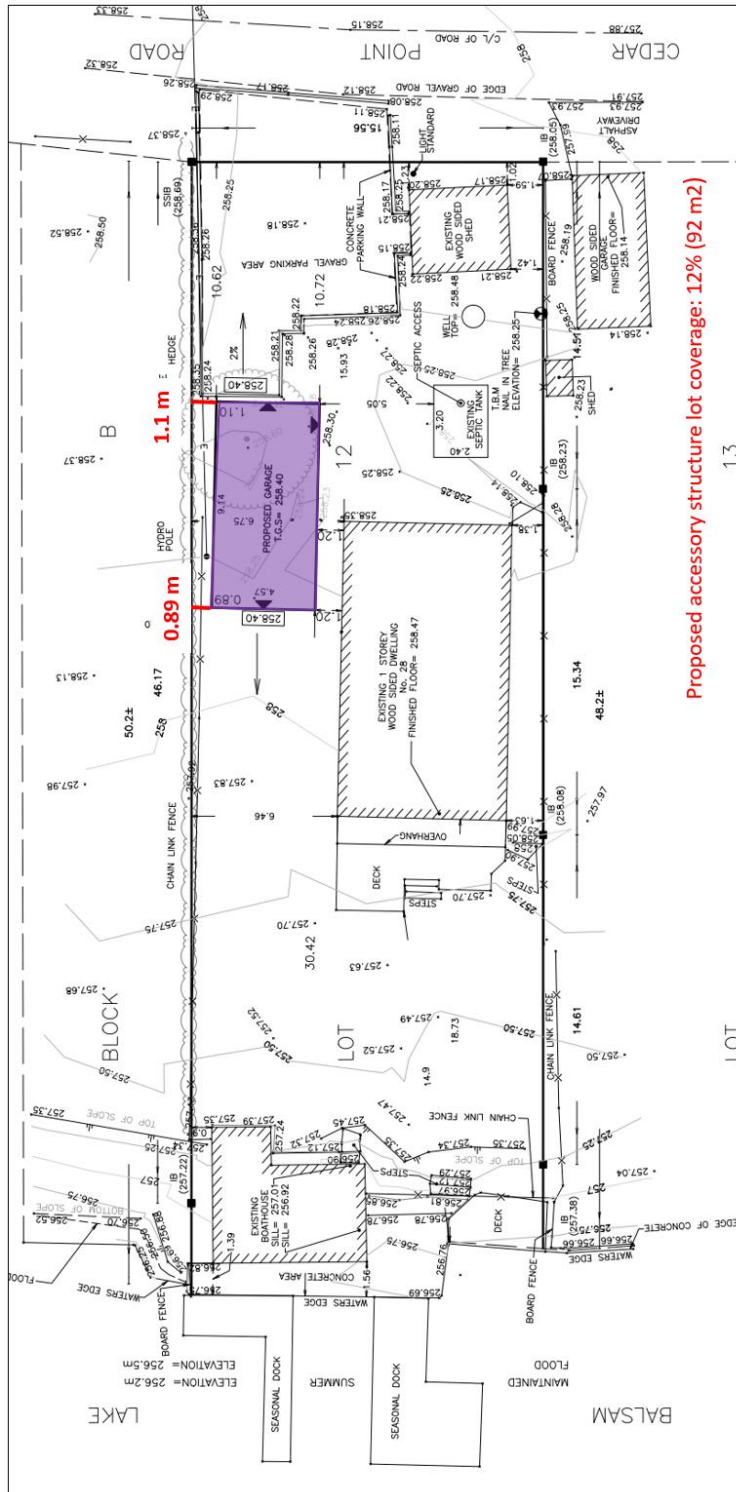


to

REPORT COA2025-112

FILE NO: D20-2025-099

APPLICANT'S SKETCH



to

REPORT COA2025-112FILE NO: D20-2025-099**CONSTRUCTION DRAWINGS**