

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
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
 - 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

3.1.3 COA2025-102

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

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

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

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
- 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
- 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
- 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
- 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
- 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
- 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
- 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