



Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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www.northkawartha.ca

Report to Committee of Adjustment

To: Chair and Members of the Committee of Adjustment
From: Laura Stone, Planning Consultant
Date: March 17, 2026
Subject: Minor Variance Application A-03-26

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-03-26 vary Sections 6.2j) of the Comprehensive Zoning By-law to permit the redevelopment of a dwelling with a decreased rear yard setback of 5.6 metres and Section 6.2q) to permit an increase in the depth of the attached deck with a total depth of 4.8 metres as it meets the four tests of the Minor Variance and is in keeping with the Provincial Planning Statement.

Background:

This application comes to the Committee to address minor deficiencies in the site plan for the redevelopment of this waterfront property.



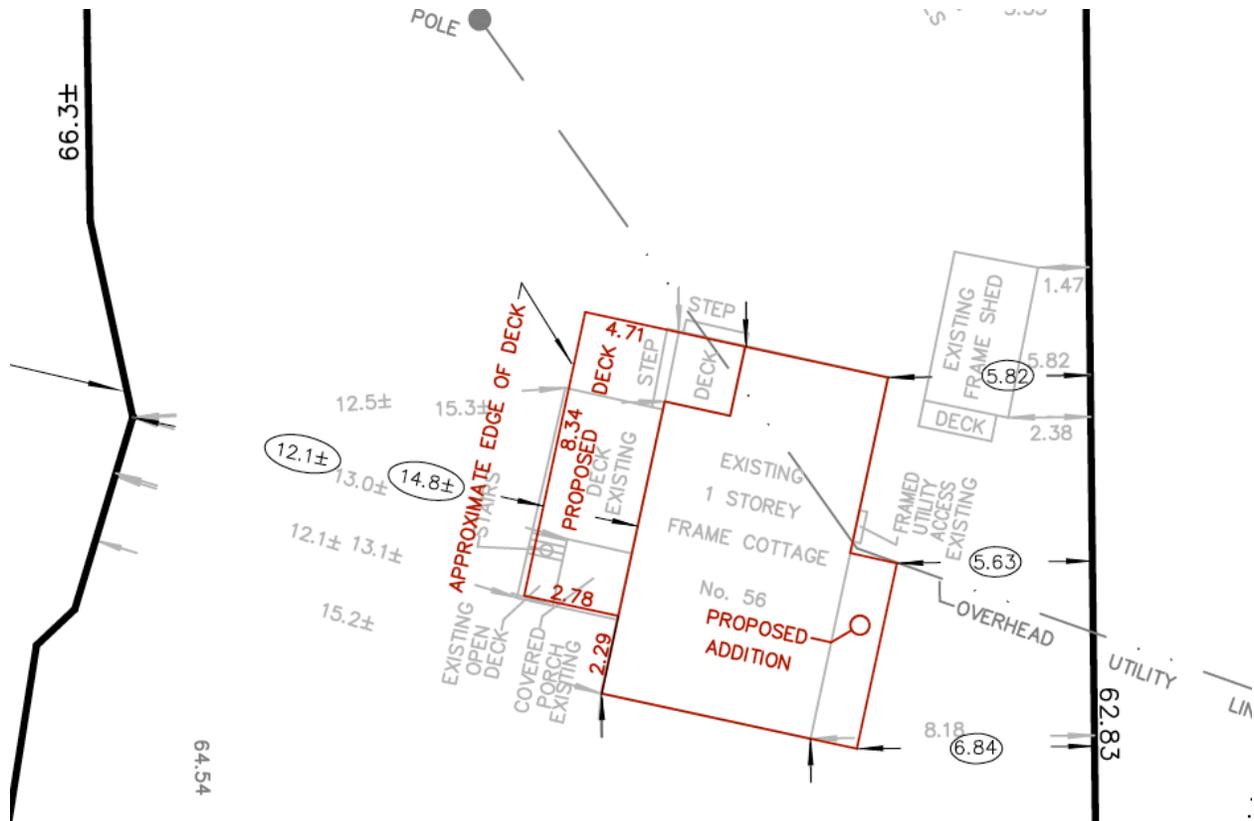
Property Information:

Address: 56 Julian Lake Road
Roll No: 1536-020-001-49900
Owners: Sheehan
Applicant: Black Point Construction (Holly Richards-Conley)
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential

This property is located in the Burleigh Ward of the Township of North Kawartha with frontage onto Julian Lake. As noted in the above map, the property has a significant



amount of frontage with minimal depth. The proposal for this application is to rebuild the deck to wrap around the northerly portion of the cottage and to include an addition to the rear of the dwelling, that brings the rear yard setback to 5.6 metres.



Planning Policy Discussion

The Four Tests of the Minor Variance

The Planning Act dictates that a Minor Variance Application must meet the four tests of the minor variance. The tests are as follows:

1. Is it application minor in nature?

Yes. The requested variance is indeed minor in nature. The depth of the deck is due to the nature of the shape of the dwelling and does not greatly exceed the maximum permitted of 3.7 metres. As noted previously, the property is relatively narrow in depth and the addition is located as far back from the rear lot line as



possible, but is still deficient to the minimum of 9 metres.

2. Is the application desirable and appropriate?

Yes. The existing dwelling is situated in such a way that the deficiencies to the rear yard are already existing and the further reduction for the proposed addition is negligible. The proposed deck depth is complimentary to the existing dwelling and is not further encroaching toward the water than the existing deck.

3. Does the application meet the intent of the Official Plan?

Yes. The following policies from the Official Plan for the County of Peterborough are applicable and support the Minor Variance application:
Section 6.2.5.2 Seasonal Residential – Permitted Uses

The predominant use of land within the Seasonal Residential designation shall be for seasonal cottages.

Section 6.2.5.3 a) The uses permitted in Seasonal Residential areas and regulations for such uses shall be defined in the implementing Zoning By-law. Regard shall be had to the protection of cottages from incompatible uses. Provision will be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances and control over outside storage.

The application meets the intent of the Official Plan in that uses in the Seasonal Residential designation are regulated by the Zoning By-law and that cottage development is protected.

4. Does the application meet the intent of the Comprehensive Zoning By-law?

Yes. Section 6 of the Comprehensive Zoning By-law regulates the requirements for Shoreline Residential properties and a permitted use is a recreational dwelling with deck.

In addition to meeting the Four Tests, this application also meets the intent and spirit of the Provincial Planning Statement.

Provincial Planning Statement

The Provincial government released the Provincial Planning Statement (PPS) in 2024. This policy document is intended to provide planning direction for all of Ontario. The following policies from the PPS are relevant to this application:



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Chapter 2.1 Planning for People and Homes

6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Chapter 2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:
 - a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the redevelopment of brownfield sites;
 - c) accommodating an appropriate range and mix of housing in rural settlement areas;
 - d) using rural infrastructure and public service facilities efficiently;
 - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - g) conserving biodiversity and considering the ecological benefits provided by nature;

Chapter 2.6 Rural Lands in Municipalities

1. On rural lands located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
 - g) other rural land uses.
2. Development that can be sustained by rural service levels should be promoted.
3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

Opinion: The application for the above-noted minor relief is in keeping with the directives of the PPS.



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Conclusion

This Minor Variance Application meets the Four Tests of the Minor Variance and is consistent with the intent of the Provincial Planning Statement. This application is representative of good planning and should be approved.

Financial Implications:

N/A

Attachments:

Site Plan

Notice