



## Report to Committee of Adjustment

To: Members of the Committee of Adjustment  
From: Emily Fitzgerald, BES (Hons.)  
Junior Planner for the Township of North Kawartha  
Date: February 4, 2025  
Subject: Report on Minor Variance Application A-20-24

---

### Recommendation

That subject to any public or agency comments received, the Committee approve Minor Variance application A-20-24, without conditions.

### Subject Property

Municipal (911) Address:	32 Red Start Lane
Roll Number:	1536-010-100-12700
Property Owners:	Gordon and Kimberly Sutherland
Agent:	Cindy Schumann
Lot and Concession:	Part of Lot 11, Concession 10
Ward:	Chandos
Area:	0.19 hectares (0.46 acres)
Frontage:	29.6 metres (97 feet)
Official Plan Designation:	Seasonal Residential
Zoning:	Shoreline Residential-173 (SR-173)
Access:	Red Start Lane (Private Road)

### Background and Development Proposal

Minor Variance application A-20-24 has been submitted by Cindy Schumann on behalf of the property owners, Gordon and Kimberly Sutherland, for the property located in Part of Lot 11, Concession 10, Chandos Ward, municipally known as 32 Red Start Lane.

Based on information provided in the application, the subject property is approximately 0.19 hectares (0.46 acres) in area and has approximately 29.6 metres (97 feet) of shoreline frontage on Chandos Lake. The property is accessed from Red Start Lane,

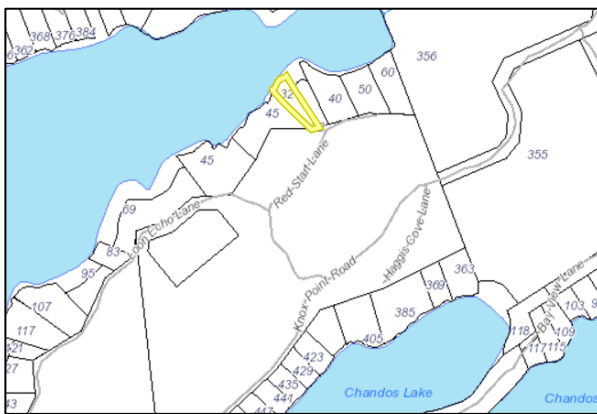


## Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

being a private road, and is serviced by a private individual septic system. Water supply is drawn from Chandos Lake. The property is well-vegetated throughout with clearings to accommodate buildings and a modest shoreline activity area. The property slopes moderately from the rear to the front with steep slopes immediately adjacent the shoreline. Surrounding land uses are largely seasonal residential on lots of various sizes and configurations with larger rural lots beyond.

### Location Map



### 2023 Aerial Imagery



Existing development on the subject property includes a two-storey dwelling, having an area of 120 square metres (1,288 square feet) and a height of 7.6 metres (24.9 feet) together with 71.3 square metres (767 square feet) of attached decks at the front and rear of the dwelling. An existing storage shed with attached decks, having an aggregate area of 14.3 square metres (154 square feet) is proposed to be demolished. Other accessory structures proposed to remain include two small storage sheds to the west of the dwelling and an open detached deck and stairs located at the shoreline.

The application proposes to construct a new one and one-half storey detached garage with bunkhouse above in the same general location as the existing storage shed with attached decks to be demolished. The proposed garage would have an area of 60.4 square metres (650 square feet), a height of 7.25 metres (23.8 feet), and a water setback of 48.8 metres (160 feet). The bunkhouse, which is proposed to be located in the upper storey of the detached garage, would have an area of 40.1 square metres (432 square feet) and would be accessed by internal stairs and a landing.

### Zoning Review

The subject property is zoned 'Shoreline Residential-173' (SR-173) in the Township's Zoning By-law #26-2013, as amended. The application, as submitted, requires the following relief from the Township's Zoning By-law:



1. From Sections 3.1 (d) (i) and 6.2 (f) (i) of the Township's Zoning By-law to permit an accessory lot coverage of 5.3%.
2. From Section 6.2 (d) to permit a bunkhouse to have a maximum area of 40.1 square metres (432 square feet).
3. From Section 3.18 (c) to permit development which requires relief from the Zoning By-law on an existing undersized lot.

### **Planning Analysis**

This application is subject to the four tests of a minor variance, as outlined under Section 45 of the Planning Act. The four tests are as follows:

#### **1. Is the application minor in nature?**

As noted above, the purpose of the application is to facilitate the construction of a new detached garage with bunkhouse above. When determining whether an application is minor, the consideration must relate to the potential impacts of the variances requested. The proposed garage/bunkhouse is not anticipated to result in any adverse visual or environmental impacts. The structure would be located to the rear of the dwelling and would not be visible from the shoreline. Likewise, mature vegetation along the side lot lines would buffer the proposed structure from view from adjacent properties. It is anticipated that minimal site alteration and vegetation removal would be required to accommodate the proposed garage/bunkhouse.

The application is considered minor in nature.

#### **2. Is the application desirable for the appropriate development or use of the land, building, or structure?**

The proposed garage/bunkhouse would enhance the functionality of the property for continuing the existing permitted recreational residential use and would appear to be in keeping with development on other properties in the area. It is noted that the proposed garage/bunkhouse would represent an efficient use of the subject property, given that it would be located on a portion of the property already developed in the way of an existing shed with attached decks.

The application is considered desirable for the appropriate development and use of the property.

#### **3. Does the application uphold the general intent and purpose of the Official Plan?**



The subject property is designated as 'Shoreland Areas and the Waterfront' in the County of Peterborough Official Plan and 'Seasonal Residential' under the Local Component for the Township of North Kawartha. A detached private garage and a bunkhouse are considered permitted accessory buildings to recreational residential uses. The proposed garage/bunkhouse will exceed the required 30-metre high-water mark setback for new development established by the Official Plan.

As proposed, the structure would be located to the rear of the existing dwelling and is buffered from view by vegetation along the lot lines and within the shoreline area. The construction of the proposed garage/bunkhouse is therefore not anticipated to result in the appearance of overdevelopment of the property.

The application is considered to uphold the general intent and purpose of the Official Plan.

#### **4. Does the application uphold the general intent and purpose of the Zoning By-law?**

The subject property is zoned 'Shoreline Residential-173' (SR-173) in the Township's Zoning By-law. The SR-173 zone was applied to the property following the approval of Zoning By-law Amendment application ZA-19-18. Application ZA-19-18 served to permit the enlargement of the deck attached to the dwelling and has no direct impact on the subject application.

The proposed garage/bunkhouse would result in an accessory lot coverage of 5.3% whereas the maximum permitted accessory lot coverage is 5% otherwise. The proposed accessory lot coverage is comprised of the proposed garage/bunkhouse (3.2%), the existing detached deck and stairs at the shoreline (1.8%), and two existing sheds to remain (0.3%).

While the construction of the proposed garage/bunkhouse would result in a minor exceedance (0.3%) of the permitted accessory lot coverage, the structure would not exceed the maximum permitted lot coverage for an individual accessory structure, being 5%. The proposed garage/bunkhouse would result in an overall lot coverage of 15.6% which exceeds the maximum 15% otherwise contemplated for the SR zone. This exceedance is likewise considered minimal and the scale of the existing and proposed development on the property is considered appropriate.

The application proposes a bunkhouse of 40.1 square metres (432 square feet) within the upper storey of the garage structure, whereas the Zoning By-law limits the maximum area of a bunkhouse to 37 square metres (400 square feet). It is worth noting that the exceedance of the permitted maximum area for a bunkhouse results from a



**Township of North Kawartha**  
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

landing providing access between the stairs and the bunkhouse which does not functionally contribute to the proportion of habitable space within the bunkhouse.

The application is considered to uphold the general intent and purpose of the Zoning By-law.

### **Provincial Planning Statement, 2024**

Under the policies of the Provincial Planning Statement (PPS), the subject property is considered rural lands. The PPS directs that resource-based recreational uses, including recreational dwellings for seasonal accommodation together with related accessory uses and buildings, are permitted on rural lands. Development is to be sustained by rural service levels and appropriate to existing or planned infrastructure. The application is considered consistent with the PPS.

### **Public and Agency Comments**

Notice of application A-20-24 was circulated to neighbouring property owners and commenting agencies in accordance with the statutory requirements of the Planning Act on January 23, 2025. A notice was posted on the property the day prior.

At the time of writing this report, no public or agency comments have been received. Any public or agency comments received will be provided to the Committee prior to or during the public hearing.

### **Financial Implications**

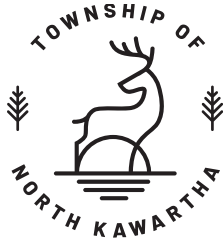
No financial implications are anticipated as a result of approval of application A-20-24.

### **Concluding Comments**

Given that the application meets the four tests of a minor variance and conforms to the applicable policies of the PPS, it is recommended that application A-20-24 be approved without conditions.

Respectfully submitted,

Emily Fitzgerald, BES (Hons.)  
Junior Planner  
Township of North Kawartha



**Township of North Kawartha**

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0  
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446  
[www.northkawartha.ca](http://www.northkawartha.ca)

**Attachments**

Attachment #1 – Notice of Public Meeting

Attachment #2 – Site Plan

Attachment #3 – Photographic Log