

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

Report to Committee of Adjustment

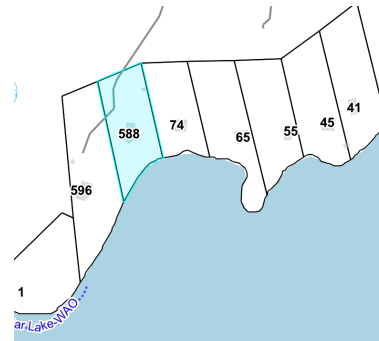
To: Chair and Members of the Committee of Adjustment
From: Laura Stone, Planning Consultant
Date: April 8, 2026
Subject: Minor Variance Application A-05-26

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-05-26 to vary Section 6.2h) to allow for a side yard setback of 1 metre to the stairs, 1.8 metres to the proposed sunroom and 2.3 metres to the rear addition as the application meets the Four Tests of the Minor Variance and is in compliance with the 2024 Provincial Planning Statement.

Background:

This application comes to the Committee for the consideration of an addition of a sunroom on the westerly side of the existing recreational dwelling and a small addition to the rear of the dwelling. A set of stairs to access the structure is also being proposed.



Property Information:

Address: 588 Fire Route 46
Roll No: 1536-020-001-42700
Owners: McCartens
Agent: Kiki Contardo
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential

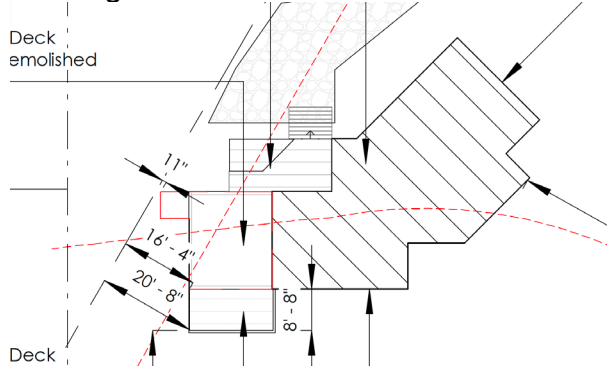


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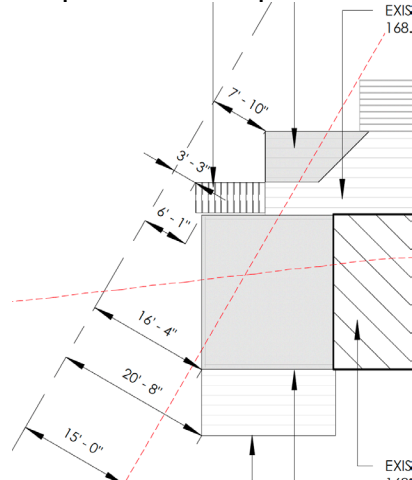
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This property is located in the Burleigh Ward of the Township of North Kawartha with frontage onto Big Cedar Lake. The property is accessed via Fire Route 46 which is accessed by Haultain Road.

Existing Conditions:



Proposed Development



The proposed development does not encroach further towards the side yard than what is existing and does not encroach closer to the high water mark than what is existing (25 metre)

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. A variance is required because the proposed sunroom is to be developed on the footprint of the existing deck, changing the use from deck to habitable space and therefore a variance is required for the side yard setback. The setback is not being further offended than what the existing site is now. The stairs and rear addition setbacks are also considered minor in that they improve upon the existing 0.33 metre setback.



2. Is the application desirable and appropriate?

Yes. The proposed development creates a net benefit for the property in that the side yard setbacks are being improved upon. Further, encroachment towards the water is not occurring and the proposed sunroom maintains the existing high water mark setback of 25 metres.

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. This category includes uses accessory to 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, inclusive of decks, are protected.

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

Yes. Section 6 of the Comprehensive Zoning By-law permits a recreational dwelling.

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:

Chapter 2.1 Planning for People and Homes



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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.

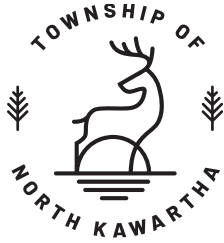
Chapter 2.5 Rural Areas in Municipalities

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 with the following condition:

Financial Implications:

N/A

Attachments:

Site Plan

Notice