



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

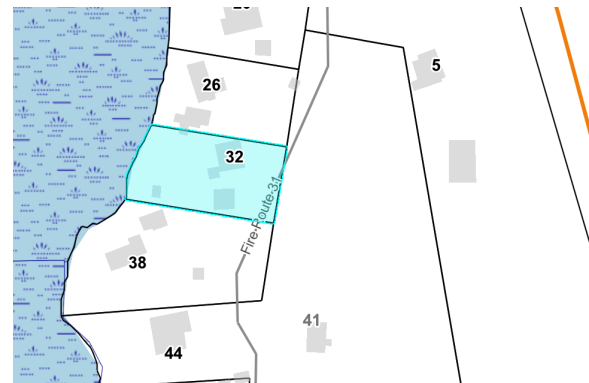
To: Chair and Members of the Committee of Adjustment
From: Laura Stone, Planning Consultant
Date: September 22, 2025
Subject: Minor Variance Application MV-14-25

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-14-25 to vary Section 3.18b)iv) to permit a total height increase of 3 metres, as this 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 a recreational dwelling redevelopment that will result in an increase in height. The redevelopment meets the requirements of Section 3.18 with the exception of height, and thus a variance is being requested. The total height of the redeveloped dwelling is proposed to be 6.7m.



Property Information:

Address: 32 Fire Route 31
Roll No: 1536-020-003-06900
Owners: Treleven
Agent: Dwelling Design Group, Adam Leggett
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential



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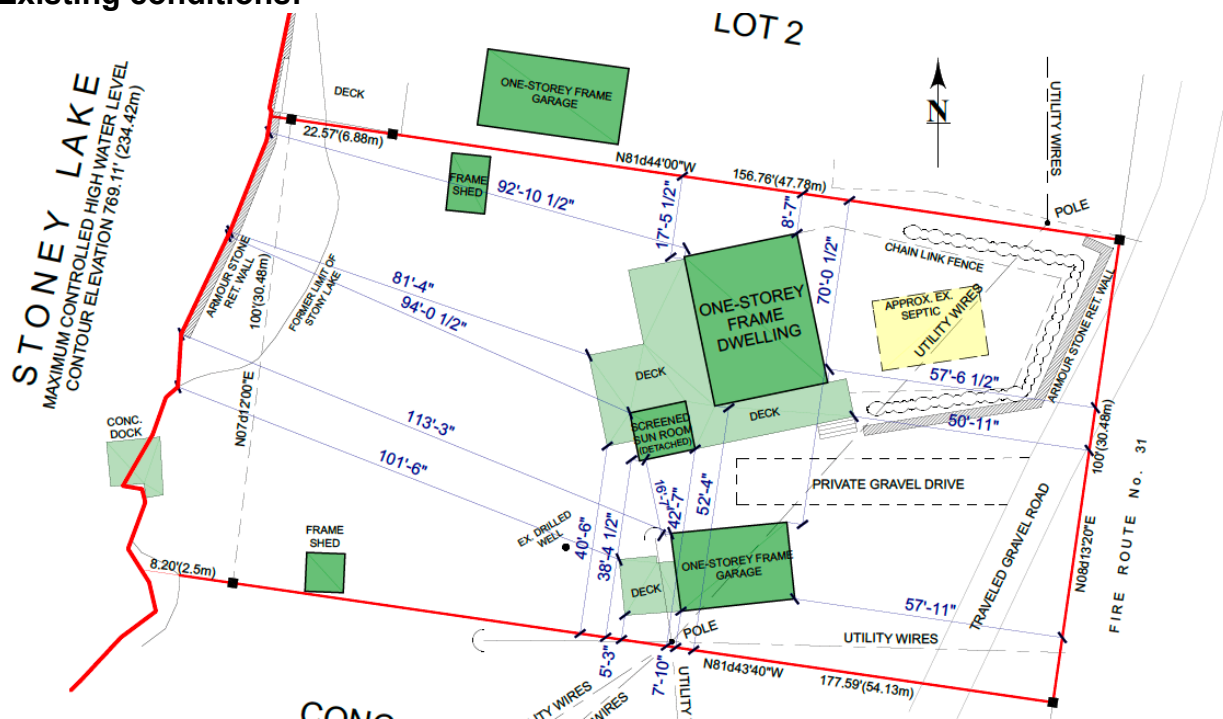
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This property is located in the Burleigh Ward of the Township of North Kawartha with frontage onto Stoney Lake. The property is accessed via County Road 8.

The subject property is a recreational residential property with approximately 30 metres of frontage onto Stoney Lake. The surrounding land uses are primarily Shoreline Residential. The lot itself is typical of the easterly side of the lake, being relatively narrow and short, creating limited area for redevelopment.

Below is a concept plan showing the existing (first image) and proposed (second image) development:

Existing conditions:





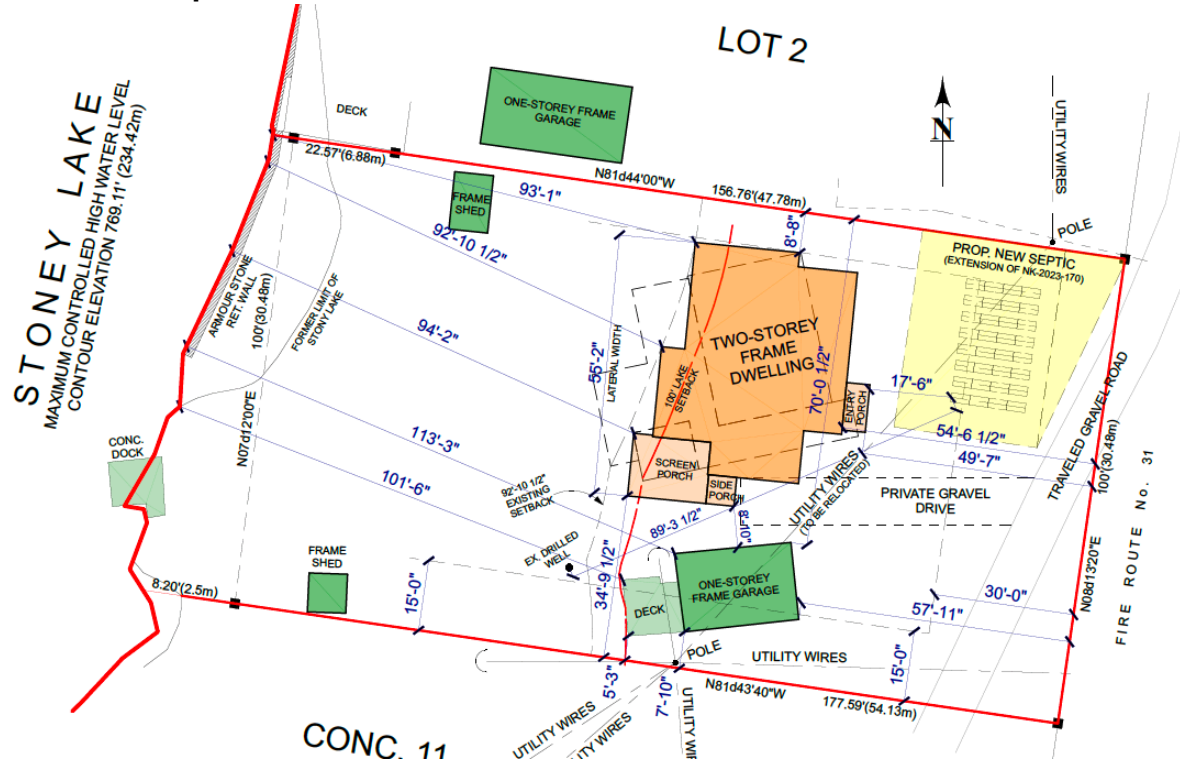
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Proposed Concept Plan



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 increase in height from the maximum permitted through Section 3.18b)iv) is 2.4 metres, being the increase over and above the existing height condition. The request is for an increase to 3 metres is minor and will have little impact on the property.

2. Is the application desirable and appropriate?

Yes. The proposed redevelopment takes place at a High Water Mark setback of 28 metres. The majority of the dwelling is located beyond the minimum 30 metre setback to the HWM and thus the visual impact from the water will be negligible and the property cannot be considered overdeveloped. All other requirements of the Shoreline Residential zone are adhered to.



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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 is protected.

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

Yes. Section 3.18 of the Comprehensive Zoning By-law permits the redevelopment of waterfront properties zoned Shoreline Residential, while providing specific regulations to meet. The proposed redevelopment is permitted and the application meets the intent of the Comprehensive Zoning By-law.

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

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



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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.

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.



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Financial Implications:

N/A

Attachments:

Site Plan

Notice