



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: August 18, 2025
Subject: Minor Variance Application MV-13-25

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application MV-13-25 to permit the increase in lot coverage for 13.2% for the principal dwelling.

Background:

This application comes to the Committee for the consideration of a rebuilt cottage located at 27.96 metres from the high water mark. The Township recognizes that the side yard setback of the existing cottage is 3.72m and will not be further reduced with the rebuild.

Section 6.2f)i) of the Comprehensive Zoning By-law sets the maximum lot coverage for the primary dwelling to be 10%. An increase in lot coverage to accommodate an additional 3.2% will be compared against the Four Tests of the Minor Variance, as well as the Provincial Planning Statement.

Property Information:

Address: 285 Cheboutequion Drive
Roll No: 1536-020-003-03800
Owners: Abbott
Applicant: Timberline Construction
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential
Area: 2,188 sq m

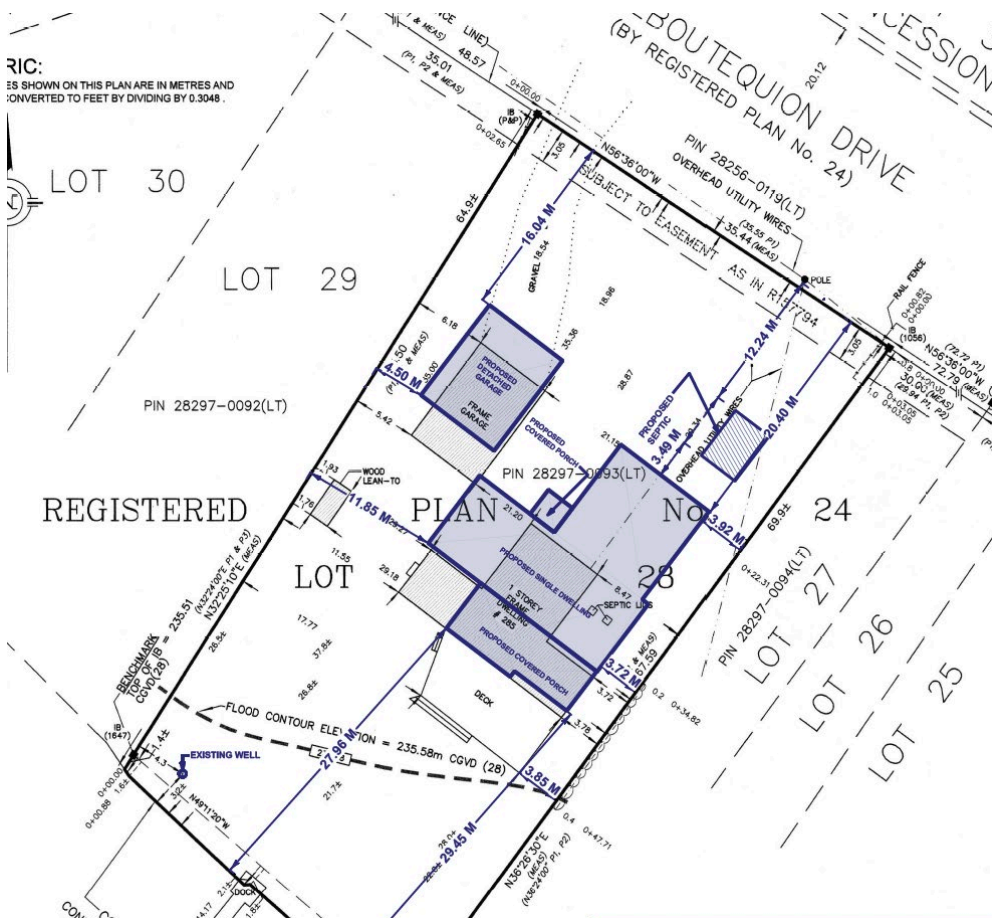
This property is located in the Burleigh Ward of the Township of North Kawartha with frontage onto Stoney Lake. The property is accessed via Cheboutequion Road, via Northey's Bay Road.

The subject property is a recreational residential property with approximately 31 metres of frontage onto Stoney Lake. The proposed redevelopment of this property includes a detached garage in addition to the subject redeveloped cottage.



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Excerpt from JBF Surveyors

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 subject property is undersized, being slightly over half of an acre. A redevelopment that increases the lot coverage is not unexpected with the deficient size of the lot. Given that the majority of the development is located beyond 30 metres from the high water mark, the increase in lot coverage is indeed minor in nature.

2. Is the application desirable and appropriate?

Yes. The majority of the redevelopment of this property is located beyond the 30 metre High



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Water Mark and further, the septic will be located beyond the proposed cottage. The proposed lot coverage is appropriate given the size of the lot and the proposed cottage location, further back from the water, is desirable.

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 may include retail and service commercial uses of limited extent which provide primarily for the day-to-day commercial needs of cottage residents.

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 permits a cottage use to be located within the Shoreline Residential Zone. Apart from the lot coverage deficiency, the proposed redevelopment meets the requirement of the 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 to a cottage property with a minor increase in lot coverage 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.

Financial Implications:



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N/A

Attachments:

Site Plan

Notice