

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: August 18, 2025
Subject: Minor Variance Application MV-12-25

Recommendation:

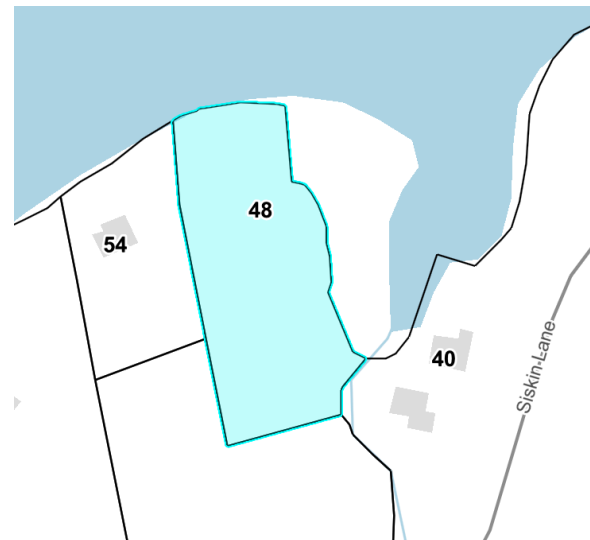
That the Committee of Adjustment **approve** Minor Variance Application MV-12-25 vary Sections 3.18b)iv), 3.30 6.2h) to permit a tear down and rebuild of a dwelling at 19.15m to the high water mark with a 5.2m deck, a height of 7.2m and a minimum side yard setback of 3.8m.

It is further recommended that:

- a) A Stage 1 and Archaeological Study be completed to the satisfaction of the Ministry of Arts and Culture and the Township of North Kawartha.

Background:

This application comes to the Committee for the consideration of a rebuilt cottage with a reduction for the setback to the side lot line of 3.8m, a height of 7.2m and a deck with a depth of 5.2m. The proposed cottage is located at 19.15m from the regular High Water Mark and is an improvement on the setback to the existing cottage. The property itself is long and narrow and has frontage to the north as well as to the east.





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Property Information:

Address: 48 Siskin Lane

Roll No: 1536-010-201-06700

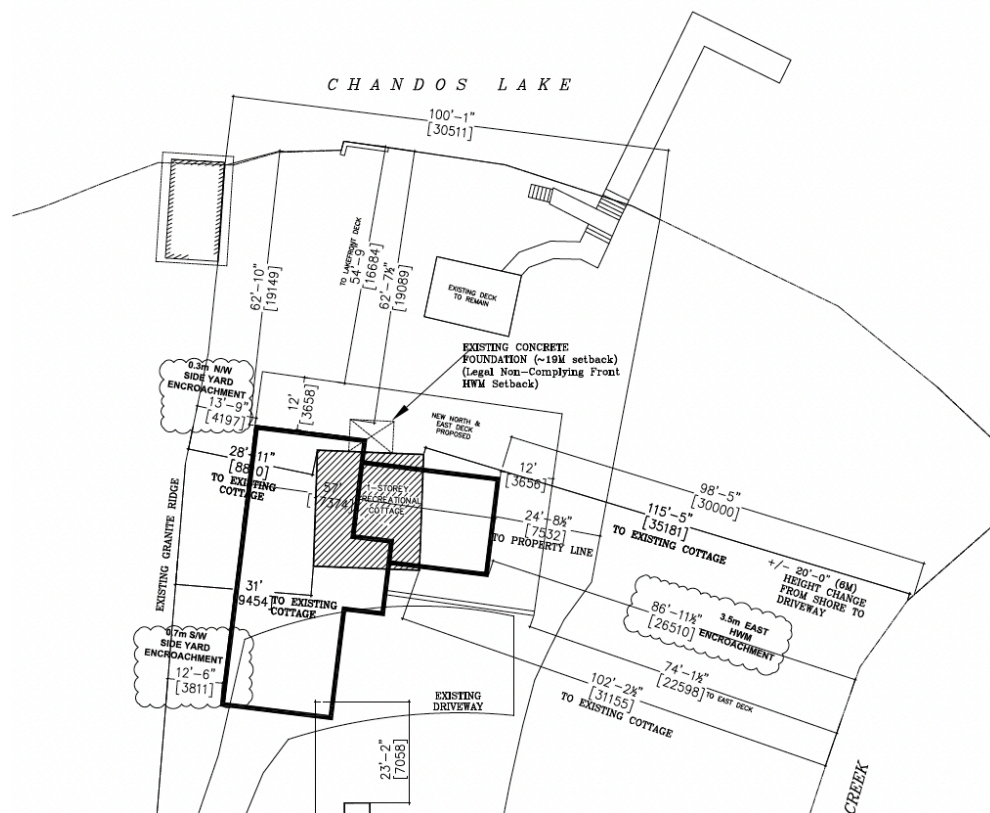
Owners: Dombeck

Zone: Shoreline Residential

Official Plan Designation: Seasonal Residential

This property is located in the Chandos Ward of the Township of North Kawartha with frontage onto Chandos Lake. The property is accessed via Siskin Lane which is accessed by Balmer Road.

The subject property is a recreational residential property with approximately 31 metres of frontage onto Chandos.





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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 has topographical challenges that prohibits the proposed build from occurring further from the High Water Mark. The nature of the property being narrow has the development located 3.8m from the side lot line, in order to be as far from the easterly shoreline as possible. The extension of the deck to 5.2 metres is a low form of development and is considered minor. The proposed height is in keeping with Section 6 of the Zoning By-law.

2. Is the application desirable and appropriate?

Yes. The majority of the redevelopment of this property is located beyond the 30 metre High Water Mark and further, the septic will be located beyond the proposed cottage. The height of the structure is in keeping with the regulations in Section 6 of the Zoning By-law and side yard setback relief is suitable to push development further away from the lake.

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.



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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. Decks are part of the permitted uses associated with a cottage use.

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 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



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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.

Financial Implications:

N/A

Attachments:

Site Plan

Notice