

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

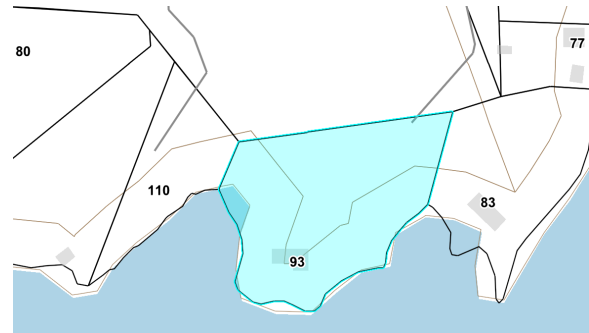
To: Chair and Members of the Committee of Adjustment
From: Laura Stone, Planning Consultant
Date: July 23, 2026
Subject: Minor Variance Application A-15-26

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-15-26, with the condition that the building be constructed with the setbacks and dimensions provided on the site plan, to vary Sections 3.1h)iii) and 3.1h)v) to permit an accessory structure (garage) with a rear yard setback of 0.2 metres to the right-of-way and a 0.25 metre rear yard setback. 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 variances to orient an accessory structure (garage) on the subject property so that the building meets the required 30 metre setback to the water and also adheres to the hydro line setback in place on the lot.



Property Information:

Address: 93 Dove Lane
Roll No: 1536-010-003-22700
Owners: Deman
Agent: Black Point Construction, Holly Richards-Conley
Zone: Shoreline Residential
Official Plan Designation: Seasonal Residential

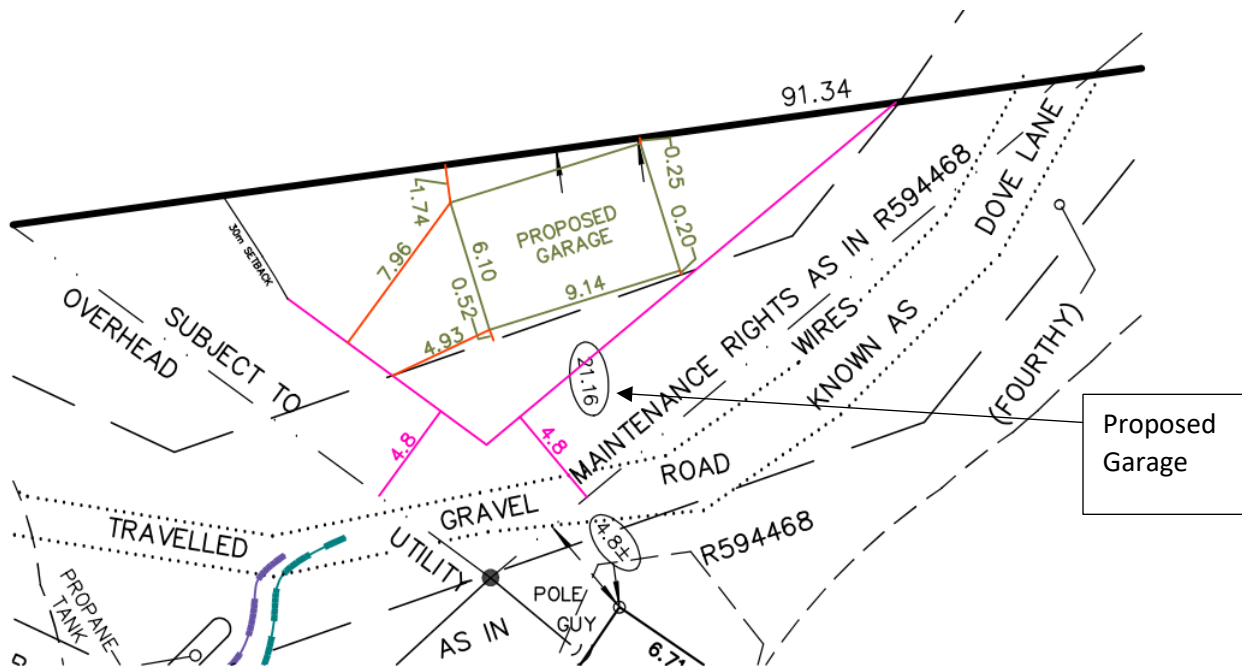


Township of North Kawartha

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

This property is located in the Chandos Ward of the Township of North Kawartha with frontage onto Chandos Lake. The property is accessed via Fitch Lane Road to Dove Lane.

The subject property is a recreational residential property with approximately 52 metres of frontage onto Chandos Lake. The surrounding land uses are primarily Shoreline Residential. This property was also subject to a Minor Variance (A-16-25) in 2025 to permit a two storey garage and setbacks to the Right-of-Way.



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 decrease in setback to the Right-of-Way is minor in that the ROW terminates on this property. The setback to the ROW has no impact on the travelled portion of the roadway. The rear yard setback permits a garage structure while complying to municipal and



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

hydro setbacks.

2. Is the application desirable and appropriate?

Yes. The garage is located 30 metres from the high water mark and to the rear of the existing cottage. Given the extensive setback from the water, there will be minimal visual impact from the lake. Further, the setback to the ROW does not impact flow of traffic and is therefore desirable and appropriate for the site. The property to the rear of the proposed garage is treed with no development.

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.

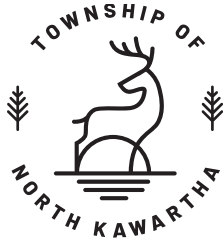
Section 6.2.5.3 a) The uses permitted in Seasonal Residential areas and regulations for such uses shall be defined in the implementing Zoning By-law. Regard shall be had to the protection of cottages from incompatible uses. Provision will be made for adequate setbacks from property lines, for lands to 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 6 of the Comprehensive Zoning By-law permits a bunkhouse use to be located within the Shoreline Residential Zone and Section 3.1d) regulates the requirements for garages within the Township of North Kawartha.

In addition to meeting the Four Tests, this application also meets the intent and spirit of the Provincial Planning Statement.



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

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

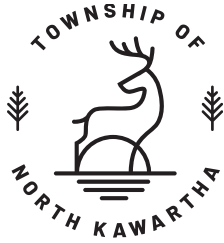
6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated 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 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.



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

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 with the following condition:

1. That the building be constructed with the setbacks and dimensions provided on the site plan.

Financial Implications:

N/A

Attachments:

Site Plan
Notice