



Township of North Kawartha
280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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Report to Committee of Adjustment

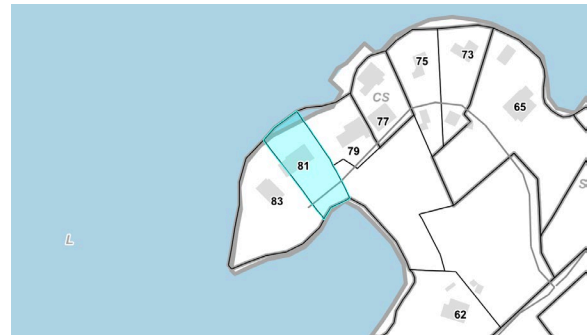
To: Chair and Members of the Committee of Adjustment
From: Laura Stone, Planning Consultant
Date: June 2, 2026
Subject: Minor Variance Application A-10-26

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-10-26 to vary Sections 3.1h)i) and 3.30a) to permit the redevelopment of an accessory structure (shed) located 1.5 metres from the side lot line and 19 metres from the high water mark as they meet the Four Tests of the Minor Variance and are in keeping with the policy provisions of the Provincial Planning Statement.

Background:

This application comes to the Committee for the consideration of the removal of an existing shed, located on an attached deck, and a redevelopment of a shed located on the lawn 1.5 metres from the side lot line and 19 metres from the high water mark.



Property Information:

Address: 81 Narrows Road
Roll No: 1536-010-201-17400
Owners: Rich
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.



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There are two existing sheds on the attached deck. The proposal is to demolish one of the sheds and rebuild a shed 1.5 metres from the deck and 1.5 metres from the side lot line.

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 minor in nature in that the existing shed is located 10.6 metres from the high water mark and the proposed shed is 19 metres from the high water mark. There is a cedar hedge that runs along the property line with the westerly adjacent neighbour and the reduced side yard setback will not have a visual impact to the neighbours.

2. Is the application desirable and appropriate?

Yes. There is a net benefit to the property in moving the shed from the deck, and in view from the lake, to the rear of the deck where there is a 9 metre improvement in the setback to the high water mark.

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 accessory structure, are protected.

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

Yes. Section 3.1 of the Comprehensive Zoning By-law permits accessory structures on Shoreline Residential lots.

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

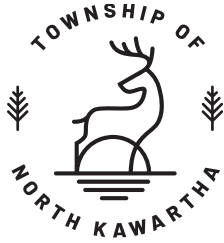
6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated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



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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 structures are built to the measurements on the site plan.
2. The existing northerly shed, located on the attached deck, is removed prior to the construction of the proposed shed.

Financial Implications:

N/A

Attachments:

Site Plan
Notice