

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 1, 2026
Subject: Minor Variance Application A-19-26

Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-19-26, with the condition that the structure is built to the measurements on the site plan, to Vary Sections 3.18b)ii) to permit an expansion by increase in height to a maximum of 7.6m to an existing structure located 6.7 metres from the high watermark and 0.6m from the side lot line in site specific RR-328 zone as it meets the Four Tests of the Minor Variance and is in keeping with the policy provisions of the Provincial Planning Statement.

Background:

This application comes to the Committee to facilitate the addition of a second storey on an existing recreational dwelling located on Martin Lane.



Property Information:

Address: 15 Martin Lane
Roll No: 1536-010-202-03800
Owners: Schwets
Agent: Jeremy Wilson
Zone: RR-328 (Recreational Residential)
Official Plan Designation: Waterfront Residential

This property is located in the Chandos Ward with frontage onto Chandos Lake.



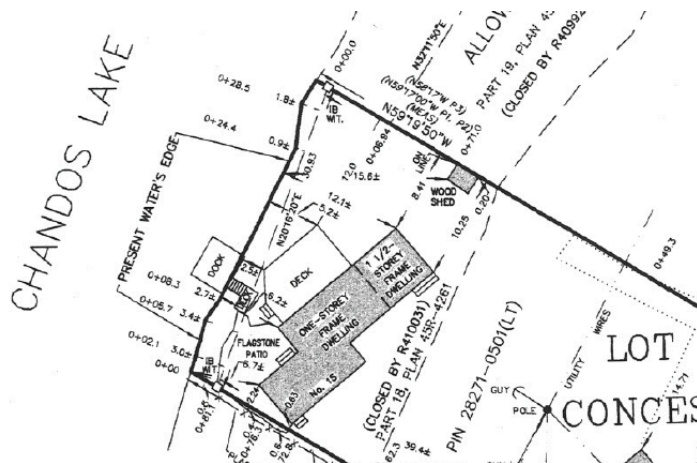
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The proposal is to increase the height of the portion of the dwelling on the right side of the above photograph to be in line with the rest of the existing cottage. There will be no earthworks or major demolition involved. The first storey footprint will remain intact and a second storey will be added to the existing structure.

Below is an excerpt from the property survey showing the location of the dwelling:





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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 minor in nature in that the lot coverage will remain the same. Generally, the existing dwelling is primarily 2 storeys and the increase in height for the single storey portion of the dwelling is minor in nature. There is no further decrease in side yard setback.

2. Is the application desirable and appropriate?

Yes. The existing cottage does not have an altered footprint. The increase in height is only on one portion of the dwelling, which will bring it into conformity with the remainder of the existing recreational dwelling. The dwelling itself is somewhat staggered along the shoreline, giving the impression that the right side of the existing dwelling is further back than existing. Similarly, the side yard setback is not being altered and the proposed height increase does not further encroach towards the neighbouring property.

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 4.1.4.1 (Waterfront Residential) – Permitted Uses

Permitted uses in the Waterfront Residential designation shall include single detached dwellings, as well as low intensity recreational uses...

Section 9.3.3 (Shoreline Development and Setback) – Existing Structures
Expansions to, or replacements of existing structures and/or septic systems that further reduce the existing water setback shall not be permitted. Minor expansions or replacements must meet the requirements of the local Municipal Zoning By-law.

The application meets the intent of the Official Plan in that the recreational dwelling can be expanded on its existing footprint, so long as the structure does not further encroach towards the water.



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

Yes. By-law 2014-0019, which grants the provisions of RR-328, recognizes the uses outlined in Section 6 of the Comprehensive Zoning By-law (Shoreline Residential) and ultimately permitted a lateral expansion in the location of the dwelling that is existing today. The increase in height does not further compromise the provisions of By-law 2014-0019.

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;



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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 with the following condition:

1. That the structures are built to the measurements on the site plan.

Financial Implications:

N/A

Attachments:

Site Plan

Notice