



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-04-26

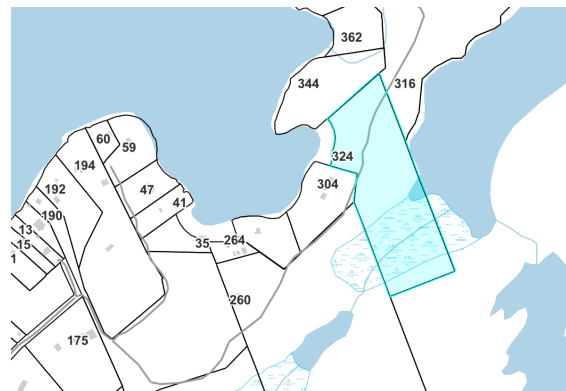
Recommendation:

That the Committee of Adjustment **approve** Minor Variance Application A-04-26, with the condition that the structure is built to the measurements on the site plan and that the application complies with the requirements of the Criteria for Evaluating Archaeological Potential, to vary Section 17.2f) to permit a side yard setback of 4.5 metres in the Rural 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 construction of an addition to an existing dwelling located 4.5 metres from the side

property line. The regulated side yard setback for the Rural (RU) zone is 15m.



Property Information:

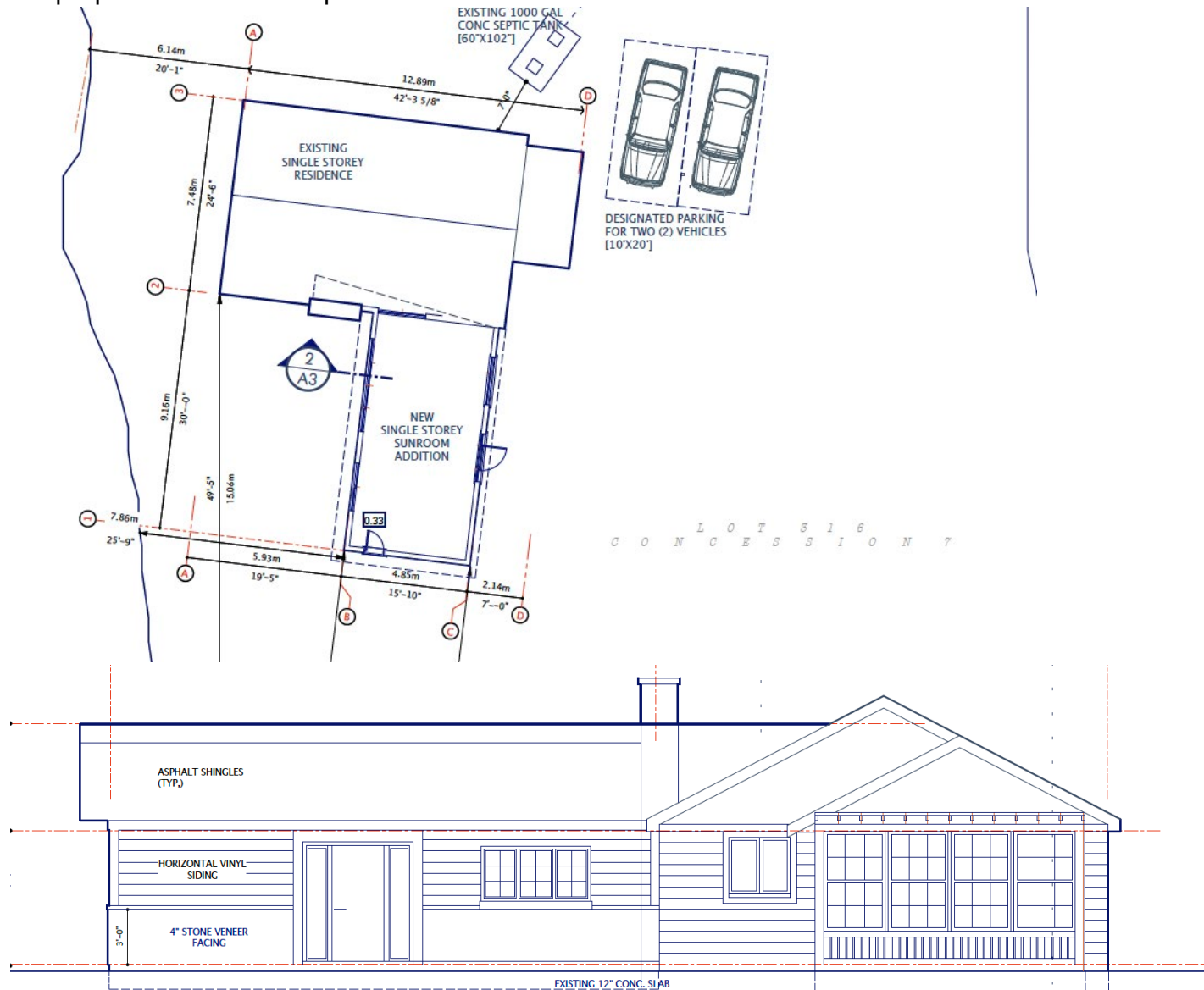
Address: 324 Couches Road
Roll No: 1536-010-201-10925
Owners: Liivia Siiman
Agent: Peter Rankis
Zone: Rural and Environmental Constraint
Official Plan Designation: Environmental Constraint, Rural, Waterfront Residential

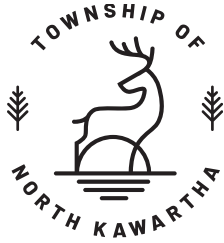


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This property is located in the Chandos Ward with frontage onto Chandos Lake. The excerpts below outline the location of the proposed addition as well as a front view of the proposed screened in porch:





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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 location of the proposed addition maintains a setback otherwise used in Shoreline Residential zones (4.5m) and maintains a reasonable distance between the development and the neighboring property.

2. Is the application desirable and appropriate?

Yes. Section 17 of the Comprehensive Zoning By-law (Rural) requires a side yard setback of 15 metres to the principal dwelling. This property is unique in that it is zoned Rural but is surrounded by neighbouring properties with a Shoreline Residential zone. The proposed addition to the existing dwelling is suitable for the character of the neighbourhood.

3. Does the application meet the intent of the Official Plan?

Yes. The following policies from the new Official Plan for the County of Peterborough are applicable and support the Minor Variance application:

Section 4.4.3 - Permitted uses in the Waterfront Residential designation shall include single detached dwellings, as well as low intensity recreational uses.

The application meets the intent of the Official Plan in that uses in the Waterfront Residential designation are regulated by the Zoning By-law and that cottage development, inclusive of accessory structure, are protected. The portion of the Rural property that the development is proposed is designated Waterfront Residential.

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

Yes. Section 17 of the Comprehensive Zoning By-law permits dwellings.

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



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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

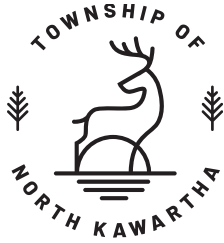
6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated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

1. That the structures are built to the measurements on the site plan; and
2. The application complies with the requirements of the Criteria for Evaluating Archaeological Potential,

Financial Implications:

N/A

Attachments:

Site Plan

Notice