



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

**Committee of Adjustment
 Decision**

Application No. A-27-23 (Tessier-Thomas)
 Date of Hearing: December 19, 2023
Notice: The Last day to appeal this Decision is January 8, 2024

In The Matter Of Section 45 of The Planning Act, Statues of Ontario 1990, Chap P.13, and Township of North Kawartha Zoning By-law No. 2013-26, and an application for minor variance thereto;

Property Description/Lands Affected

Concession 5, Part Lot 20, Chandos Ward
 580 Renwick Road
 Roll #010-200-33800

Explanation Of The Purpose And Effect Of This Application:

According to the information submitted with the application, a 53.5 square metre (576.8 square foot) Cabana-structure was constructed 25 metres (82 feet) from the high-water mark of Chandos Lake. There is an approximately 14.8 square metre (160 square foot) section of the Cabana that is enclosed while the rest of the structure is open at the sides, inclusive of a roof that has been constructed over a cement pad.

The cabana-structure, as proposed, is requesting relief from the following sections of the Township's Zoning By-law:

To permit new development, specifically being an accessory structure, within 30 metres (100 feet) of Chandos Lake. This is a variance to section 3.30 a) and 6.2 k) which requires new development to have a water setback of at least 30 metres (100 feet) from the high water mark of a waterbody.

To allow construction on an existing lot with deficient lot frontage and area. This is a variance to Section 3.18 (c) which permits construction on existing undersized lots provided that it does not contravene any other provisions of the By-law.

Committee Decision:

The request for a minor variance is hereby () refused or (x) granted or () adjourned subject to the following conditions:

Reasons for Decision

- | | | |
|--|-----|----|
| The relief granted maintains the general intent of the Official Plan | Yes | No |
| The relief granted maintains the general intent of the Zoning By-law | Yes | No |
| The relief granted is appropriate and desirable | Yes | No |
| The relief granted is minor in nature | Yes | No |



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Reasons/Conditions for Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Committee Decision and Signatures of Members Concurring in the Decision:

Carolyn Amyotte	<input type="radio"/>	In favour	<input checked="" type="radio"/>	Opposed	<u>Carolyn Amyotte</u>
Jim Whelan	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	<u>Jim Whelan</u>
RuthAnne McIlmoyl	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	<u>RuthAnne McIlmoyl</u>
Jim O'Shea	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	<u>Jim O'Shea</u>
Colin McLellan	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	<u>Colin McLellan</u>

Note: The Planning Act provides for appeals to be filed by the applicant, the Minister or a specified person or public body. Third party individuals are no longer entitled to appeal decisions of the Committee of Adjustment.

Appeals must be accompanied by a certified cheque or money order in Canadian Funds payable to the Minister of Finance in the amount of \$1,100.00 which represents the Tribunal's fee.

Committee of Adjustment
Township of North Kawartha
P.O. Box 550
Apsley Ontario K0L 1A0

(705) 656-4445 or 1-800-755-6931
(705) 656-4446 Fax

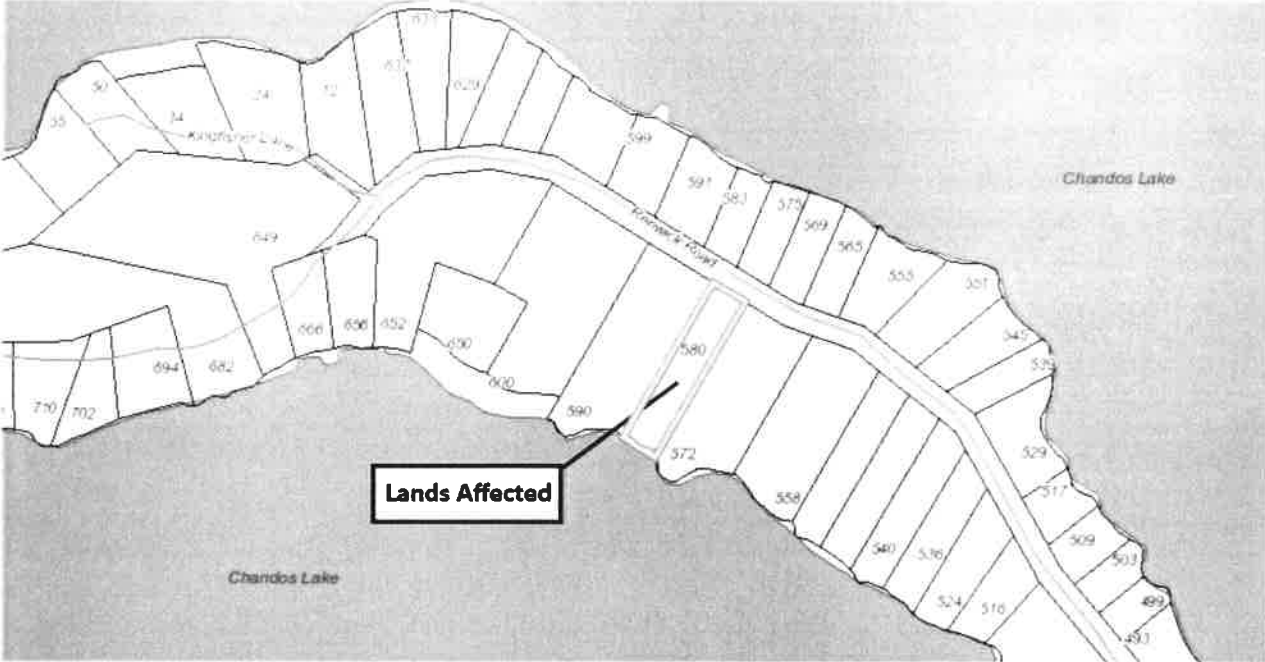
I, Connie Parent, Secretary-Treasurer for the Committee of Adjustment for the Corporation of the Township of North Kawartha hereby certify the foregoing to be a true copy of the original.

Connie Parent
Connie Parent, Secretary-Treasurer

December 19, 2023
Date

Key Map

Application A-27-23
Part Lot 20, Concession 5, Chandos Ward
580 Renwick Road
Roll #:010-200-33800



Purpose and Effect of the Application

According to the information submitted with the application, a 53.5 square metre (576.8 square foot) Cabana-structure was constructed 25 metres (82 feet) from the high-water mark of Chandos Lake. There is a 14.8 square metre (160 square foot) section of the Cabana that is enclosed while the rest of the structure is open at the sides and a roof constructed over a 29.7 square metre (320 square foot) cement pad. The main recreation dwelling (cottage) on the subject lands is located more than 30 metres (100 feet) to the high-water mark of Chandos Lake. The cabana-structure, as proposed, is requesting relief from the following sections of the Township’s Zoning By-law:

To permit new development, specifically being an accessory structure, within 30 metres (100 feet) of Chandos Lake. This is a variance to section 3.30 a) and 6.2 k) which requires new development to have a water setback of at least 30 metres (100 feet) from the high water mark of a waterbody.

To allow construction on an existing lot with deficient lot frontage and area. This is a variance to Section 3.18 (c) which permits construction on existing undersized lots provided that it does not contravene any other provisions of the By-law.