



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-25-23 (White)
 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 7, Part Lot 6, Chandos Ward
 221 Songsparrow Lane
 Roll #010-201-04400

Explanation Of The Purpose And Effect Of This Application:

A Minor Variance to allow for a 52.9 square metre (570 square foot) addition, together with a 4.4 square metre (48 square foot) porch, to the rear of an existing non-complying recreation dwelling. Specifically, the variance will have the following effects:

To allow for a reduced exterior side yard setback of 1.37 metres (4.5 feet). This is a variance to Section 6.2 (i) which requires a minimum exterior side yard setback of 9 metres (30 feet).

To allow for a height of 6.4 metres (21 feet) for the main recreation dwelling, whereas a height of 4.2 metres (14 feet) is otherwise existing. This is a variance to Section 3.18 b) iii) which stipulates that increase in height for non-complying recreation dwellings located between 9-15 metres (30-50 feet) of the high-water mark shall be limited to a maximum of 1.2 metres (4 feet).

Committee Decision:

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

1. That the sewage system review currently in progress be completed to the satisfaction of the Township’s Building Department prior to the issuance of an Ontario Building Permit.

Reasons for Decision

- The relief granted maintains the general intent of the Official Plan
- The relief granted maintains the general intent of the Zoning By-law
- The relief granted is appropriate and desirable
- The relief granted is minor in nature

Yes	No
Yes	No
Yes	No
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 checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	_____Carolyn Amyotte_____
Jim Whelan	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	_____Jim Whelan_____
RuthAnne McIlmoyl	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	_____RuthAnne McIlmoyl_____
Jim O'Shea	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	_____Jim O'Shea_____
Colin McLellan	<input checked="" type="radio"/>	In favour	<input type="radio"/>	Opposed	_____Colin McLellan_____

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

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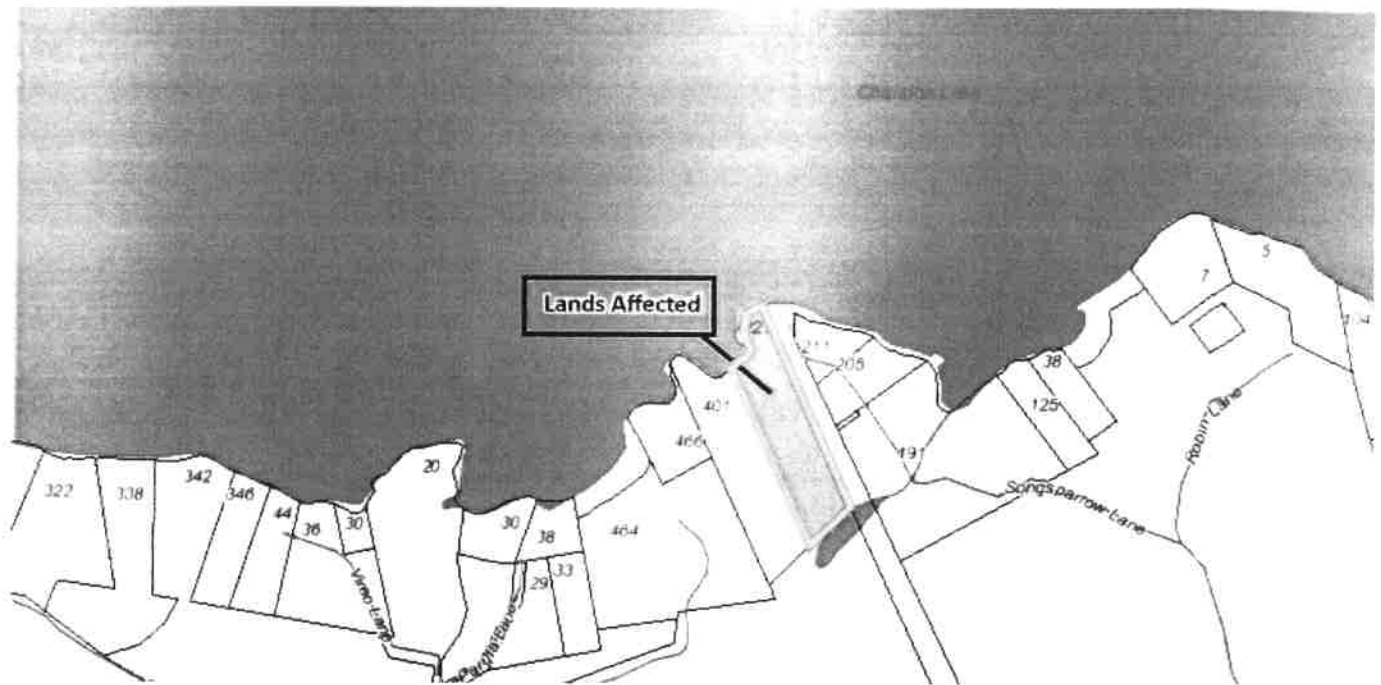
I, Connie Parent, Secretary-Treasurer for the Committee of Adjustment for the Corporation of the Township of North Kawartha hereby certify the foregoing to be a true copy of the original.

_____Connie Parent_____
Connie Parent, Secretary-Treasurer

_____December 19, 2023_____
Date

Key Map

Application #A-25-23
Concession 7, Part Lot 6, Chandos Ward
221 Songsparrow Lane
Roll #010-201-04400



Purpose and Effect of the Application

A Minor Variance to allow for a 52.9 square metre (570 square foot) addition to the rear of an existing non-complying recreation dwelling. Specifically, the variance will have the following effects:

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