

The Corporation of the Township of North Kawartha

Minutes of the Committee of Adjustment Meeting held on June 16, 2026

Hybrid Meeting

Session No. 2026– 06 – 16

Members Present: Carolyn Amyotte, Chair, Colin McLellan, Vice Chair,
Ruth Anne McIlmoyl, Jim Whelan

Members Absent: Jim O'Shea

Staff Present: Kelly Picken, Secretary-Treasurer
Keely-Anne Johnson, Deputy Clerk
Matt Aldom, Chief Building Official / By-Law Enforcement Officer

Laura Stone, Planning Consultant (electronic participation)

(attendees participated electronically and in-person)

Call to Order

The meeting was called to order by Chairperson Amyotte at 9:02 a.m. The public was informed that meetings are recorded and uploaded to the Township YouTube channel for public viewing.

Disclosure of Pecuniary Interest

None declared.

Approval of Agenda

COA – 26 – 20

Moved by – Ruth Anne McIlmoyl

Seconded by – Colin McLellan

That the agenda be approved, as presented. Carried.

Business

Chair Amyotte declared the hearing open and explained that this was an opportunity to provide written or verbal comments on the applications. Recent changes to the Planning Act have removed the right for public appeals on Committee decisions. Only the applicant, public agencies and specified persons may appeal within the 20-day appeal period from the date of the decision.

Minor Variance A – 10 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. 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. Approval of the application was recommended.

Submissions

Comments from Crowe Valley Conservation were received with no objection.

COA – 26 – 21

Moved by – Colin McLellan

Seconded by – Ruth Anne McIlmoyl

That Minor Variance Application A-10-26, (Lot 12, Concession 7, Chandos Ward, 81 Narrows Road / Roll 1536010-201-17400) be approved as it is minor in nature, appropriate and desirable, conforms with the intent of the County of Peterborough Official Plan and Township Zoning By-law 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. Carried.

Minor Variance A – 11 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended as this Minor Variance Application meets the Four Tests of the Minor Variance and is consistent with the intent of the Provincial Planning Statement with the condition that the structures are built to the measurements on the site plan..

Submissions

No submissions were received.

Alex Forsheew was electronically present for any questions that committee may have.

COA – 26 – 22

Moved by – Jim Whelan

Seconded by – Ruth Anne McIlmoyl

That Minor Variance Application A-11-26, (Lot 4, Concession 9, Burleigh Ward, 1864 Northey's Bay Rd, Roll 1536-020-001-84300) be approved as it is minor in nature, appropriate and desirable, conforms with the intent of the County of Peterborough Official Plan and Township Zoning By-law with the condition that the structures are built to the measurements on the site plan. Carried.

Minor Variance A – 19 – 26

Laur Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended. Minor Variance Application A-19-25 vary Section 3.30 to permit an attached deck with a depth of 8.9 metres and the redevelopment of a detached deck with a ground floor area of 21.32 square metres and a height of 3.76 metres, located 4 metres from the high water mark with a side yard setback of 2.5 metres to the stairs for the detached deck, as they meet the Four Tests of the Minor Variance and are in keeping with the policy provisions of the Provincial Planning Statement.

Submissions

Two written submissions were received from Madison O'Dette and her agent Diana Keay, Manager of Planning Services, D.M. Wills Associates Limited.

Mr. Teixeira, the applicant, provided a brief history of the property and was available electronically for any questions of the committee.

Diana Keay, Manager of Planning Services, D.M. Wills Associates Limited, attended the meeting electronically and presented her written submission to committee.

COA – 26 – 23

Moved by – Jim Whelan

Seconded by – Ruth Anne McIlmoyl

That Minor Variance Application A-19-26, (Lot 12, Concession 2, Burleigh Ward, 19 Fire Route 45C, Roll 1536-020-001-18404) be deferred and further that committee perform a site visit. Carried.

Approval of Minutes

COA – 26 – 24

Moved by – Ruth Anne McIlmoyl

Seconded by – Jim Whelan

That the minutes of the Committee of Adjustment Meeting held on May 19, 2026 be approved, as presented. Carried

Adjournment

COA – 26 – 25

Moved by – Ruth Anne McIlmoyl

Seconded by – Colin McLellan

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:38 a.m.

Carolyn Amyotte, Chairperson

Kelly Picken, Secretary-Treasurer