



Zone Amendment Application

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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

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Application For An Amendment To The Restricted Area (Zoning) By-Law

Pursuant to Section 34 of The Planning Act, Revised Statutes of Ontario, 1990, Chap. P.13, and amendments thereto, I/We submit an application for an amendment to the Restricted Area (Zoning) By-Law in force with respect to the subject lands along with a fee in the amount of \$1,650.00.

Assessment Roll No.

___1536020001562100000___

1. (a) Name of Owner Kim Coffin & Roberto Pellecer E Kimberly Alice Coffin
Robert Carlos Pellecer
Telephone No.
Address 261 Fire Route 36
Woodview, ON
K0L 3E0

(b) Name of Applicant Adam Dragisic
(If other than Owner)
Telephone No.
Address

(c) Name of Agent Same as Applicant
(If other than Owner)
Telephone No.
Address

2. Names and addresses of any mortgage holders, charges or other encumbrances:



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NA

3. Current designation of the subject lands:

(a) County Official Plan designation Waterfront Residential

(b) Township Official Plan designation Shoreline Residential

4. Current Zoning of the subject lands Seasonal Residential

5. Nature and extent of the rezoning requested.

To permit a bathroom/plumbing in a detached garage as per the attached construction drawings.

6. The reason why the rezoning is requested.

A bathroom is considered habitable space and it is not permitted on the main floor of a garage in the current zoning by-law.

7. Description of the subject land (such as municipality, lot and concession, registered plan and lot numbers, reference plan and part numbers, civic address (911 #) or other legal description)

261 Fire Route 36, Township of North Kawartha, Roll #1536020001562100000



8. Dimensions of the subject lands:

Frontage 400'

Depth 700' +/-

Area 4.72 ac +/-

9. Access to the subject land is by:

a provincial highway

municipal road that is maintained all year or seasonally

other public road (ie. County)

private road 36 fire routes

right-of-way water

10. If access to the subject land is by water only, the parking and docking facilities used or to be used and the approximate distance between these facilities from the subject land and the nearest public road.

11. Existing uses of the subject land.

Residential

12. Existing buildings or structures on the subject land.

Primary Dwelling w/ attached garage & deck, Storage Shed, Wood Shed



13. Please describe the type of buildings or structures on the subject land; the setback from the front, rear and side lot lines; height in metres of the buildings or structures; and dimensions or floor area of the buildings or structures

PRIMARY DWELLING w/ ATTACHED GARAGE + DECK - 3020 SF, FRONT 105' +/-, REAR 550' +/-, SIDE 17' 5", HEIGHT (UNKNOWN) SEE 2013 PERMIT APP.; STORAGE SHED 14' x 10' FRONT 31' 1/2, REAR 70' 1/2, SIDE 23' +/-, HEIGHT ≤ 14'; WOOD SHED 8' x 8' FRONT 70' SIDE 55' +/-, REAR 670' +/-

14. Proposed uses of the subject land.

Residential

15. Proposed buildings or structures to be built on the subject land.

Detached Garage w/ bathroom

16. Please describe the type of proposed buildings or structures on the subject land; the proposed setback from the front, rear and side lot lines; proposed height in metres of the buildings or structures; and proposed dimensions or proposed floor area of the buildings or structures

933 square foot garage, front yard 184' +/-, rear yard 450' +/-, side yard 81' +/-, height 18'-9" (5.715m) grade to peak, dimensions 42' x 30' irregular

17. Date the subject land was acquired by the current owner. 2025



18. Date(s) the existing buildings or structures on the subject land were constructed.

2013

19. Length of time the existing uses of the subject land have continued.

Unknown

20. Water supply:

- (a) Private owned and operated individual or communal well

X

- (b) a lake or other water body

- (c) or other means

21. Sewage or individual septic system is provided to the subject land by a private or individual communal septic system, a privy or other means.

Individual Septic System (Sized adequately to accommodate additional bathroom)

Reviewed by North Kawartha Building Department

22. Storm drainage is provided by

Sewers _____ Swales X

Ditches _____ Other means X



23. Is the subject land under application under the Planning Act for approval of a plan of subdivision or a consent.

Yes _____ No **X** _____

24. If yes to above, the file number of the application and the status of the application.

_____ NA _____

25. Whether the subject land has been the subject of an application under Section 34 of the Planning Act.

Yes _____ No **X** _____

If the answer is yes, describe briefly:

26. **It is mandatory that a location plan showing the following accompany this application:**

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front, rear and side yard lot lines.
- (iii) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.



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- (iv) The current uses on land that is adjacent to the subject land.
Shoreline Residential
- (v) The location, width and name of any roads within or abutting the subject land,
- (a) unopened road allowance
 - (b) public travelled road _____
 - (c) private road or right of way _____ Fire_Route 36 _____
- (vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used (an agreement with the registered owner of the property for parking and docking facilities is to be provided).
- (vii) The location and nature of any easement affecting the subject land (ie. Ontario Hydro, Bell Canada access roads or driveways).
27. I hereby give permission for staff and/or Committee Members to visit the site for inspection.
YES X NO
28. I/We enclose the fee of \$1,650.00 which is not refundable and agree to pay such further and other related planning costs and expenses and may be incurred by the Corporation of the Township of North Kawartha in processing my/our request herein and without limiting the foregoing the applicant will be responsible for any costs incurred by the Municipality as a result of an appeal to the Ontario Municipal Board and/or an Ontario Municipal Board hearing. The application fee shall be paid for by cash, debit card or cheque payable to the Township of North Kawartha and must accompany the application.
29. Solemn declaration:
- I / We, ADAM DRAGISIC of the TOWNSHIP
of NORTH KAWARTHA in the COUNTY of PETERBOROUGH

solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act. I agree for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, 1989, to



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authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Declared before me at the Township of North Kawartha
in the County of Peterborough
this 27th day of May A.D. 2025.

A Commissioner, etc.

Applicant

Personal information is collected under the authority of the Planning Act, RSO, 1990, Chap P.13 and Regulations thereunder and will be used for the verification of property ownership and circulation purposes.

Janet Mary Woodbeck, a Commissioner, etc.,
Province of Ontario
For the Corporation of the Township
of North Kawartha
Expires, February 17, 2027



Client Authorization Form

Shield Construction Management Ltd.
17 Ida Ho Lane RR#3
Bancroft, ON K0L 1C0
(289) 925-2226
adam@shieldcm.ca

I/We Kim Coffin & Roberto Pellecer have authorized Shield Construction Management Ltd. (Adam Dragisic) to act on my/our behalf to submit consult with local municipal authorities, submit zoning applications and/or obtain permits pertaining to my property located at:

Street Address: 261 Fire Route 36,

City: Woodview Postal Code: K0L 3E0

For the purpose of: Garage (Bathroom) Zoning By-Law Amendment.

I/we also give permission for the above mentioned agents and representatives to use photos of the above mentioned projects for marketing/media purposes.

☐ Yes, we give permission for photos to be used

☐ No, we do not give permission for photos to be used

If you checked "No" above, please note that photos of your property may still be taken by Shield Construction Management Ltd. Some planning and permit issuing agencies require on-site photos as part of your planning application and/or other permit submissions. If you checked 'Yes' above, at no time will the exact location/address be shared on any media/marketing platforms.

Authorized signature(s):

If there are multiple names listed on the tax bill as owners, a signature must be provided for each name listed.

Date: May 26, 2025

Shield Construction Management Ltd.
(289) 925-2226
www.shieldcm.ca



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**Please Note:
Information to Applicants**

It is required that all applicants make an appointment with the Building Department when submitting an Application for an Amendment to the Restricted Area (Zoning By-law) or an Application for a Minor Variance. This is required so that all submissions can be reviewed to ensure they are complete. **Incomplete applications will not be accepted.**

Applications must be completely filled in using dark blue or black ink only or typed – **do not use pencil**. The original copy of the application must be submitted to the Township. **A complete site (location) plan must be included with your application.** Requirements for the site (location) plan are included within the application. Please also note that should the Zoning By-law Amendment Application be approved by Council, the Township's Building Department may request confirmation of the building location from an Ontario Land Surveyor (OLS).

Once the application has been deemed complete, the application can be accepted and commissioned as required.

To arrange an appointment, please contact the Planning Department at Extension 264.
Thanking you in advance for your co-operation.

Please note: If your property is located in the Chandos ward and is within the jurisdiction of the Crowe Valley Conservation Authority (CVCA), notice of your application will be forwarded to their office for their review and comments. They charge a fee for reviewing planning applications and they will collect it directly from you by mailing you an invoice. For further details, they can be contacted at: 70 Hughes Lane, Marmora, ON, K0K 2M0, www.crowvalley.com, Phone: 613-472-3137, Fax: 613-472-5516

Archaeological Assessments

Please note that through recent consultation with Curve Lake First Nation (CLFN), it has been suggested that archaeological assessments may be required for development on waterfront properties. You will need to complete the attached checklist from the Province for evaluating archaeological potential to determine whether an archaeological assessment is required. This checklist needs to be submitted with any application submitted. Should you determine that an archaeological assessment is required, we would encourage follow up discussion with the Township and Curve Lake to confirm specific requirements.

<https://forms.mgcs.gov.on.ca/en/dataset/021-0478>



Please find following Instructions for completing an Amendment to the Restricted Area (Zoning By-law):

1. It is required that a completed copy of this application and sketches be filed with the Clerk of the Corporation of the Township of North Kawartha, together with the sketch referred to in Question 26, accompanied by a fee of \$1,650.00 in cash, debit card or by cheque made payable to the Township of North Kawartha or by credit card at this link; <https://ipn.paymentus.com/rotp/nkon>
2. This application must be accompanied by a plan showing the dimensions of the subject land and of all abutting land and showing the location, size and type of all buildings and structures on the subject and abutting land as required within Question 26 of the application. The Planning Advisory Committee may require that the plan be signed by an Ontario Land Surveyor.
3. Questions about the application and collection of personal information should be directed to:

The Corporation of the Township of North Kawartha

Attention: Clerk

P. O. Box 550, 280 Burleigh Street, Apsley, ON K0L 1A0

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

(705) 656-4446 (Fax)

email: c.parent@northkawartha.on.ca

Applicant's interest in land (must be owner, authorized agent or prospective buyer). If prospective buyer or agent for buyer, a verified copy of Offer to Purchase must be submitted with letter of authorization from registered owner. An accompanying letter of authorization from property owner for agent/applicant to act on behalf of owner is required.

The undersigned hereby applies to the Council for the Corporation of the Township of North Kawartha under section 34 of the Planning Act, as amended, for relief from the applicable zoning by-law as amended.

- Please be advised that the applicant is responsible for any additional fees that may be required by any other agency for the review of planning and development proposals and/or any additional applications for providing related approvals and services.
- Any information which is submitted in support of this application, either at the time of submitting the application or at the Public Hearing, must remain as part of the file and will not be returned to the Applicant or his Agent.