

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on June 3, 2025

Hybrid Meeting held in the North Kawartha Council Chambers, 280 Burleigh Street, Apsley

Session No. 2025 – 06 – 03

Members Present: Carolyn Amyotte, Chair, Jim Whelan, Vice Chair,
RuthAnne McIlmoyl, Colin McLellan, Jim O'Shea

Staff Present: Connie Parent, Secretary-Treasurer
Kelly Picken, Deputy Clerk
Bree Martin, Building and Planning Assistant
Edward Hilton, Economic Development Officer

Forbes Symon, Planning Consultant, Jp2g Consultants Inc.
(Electronic)

(all attendees participated in-person unless noted electronic)

Call to Order

The meeting was called to order by Chairperson Amyotte at 8:32 a.m. She informed the public that meetings are recorded and uploaded to the Township YouTube channel for public viewing.

Disclosure of Pecuniary Interest

None declared.

Approval of Agenda

COA – 25 – 27

Moved by – Councillor McIlmoyl

Seconded by – Councillor McLellan

That the agenda be approved, as presented. Carried.

Business

Chair Amyotte declared the hearing open and explained that this was an opportunity for the public to provide written or verbal comments on the applications. The Planning Act has 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 – 08 – 25 (Blimke)

Forbes Symon, Planning Consultant, identified the lands and explained the purpose and effect of the application. Approval of the application, without conditions, was recommended to permit a bunkhouse in the upper story of an existing detached garage, a variance to Section 6.2(j) of the Township's Zoning By-Law to permit a rear yard setback of 2.61 metres (8.56 feet) whereas 9 metres (30 feet) is otherwise required.

Submissions

Holly Richards-Conley (Electronic), Agent for the Owners, was in attendance to answer questions.

COA – 25 – 28

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

That Minor Variance Application A-08-25 (Blimke) being Part of Lot 13, Concession 10, Chandos Ward, 18 Lois Lane, Roll # 1536-010-100-23200 be approved, without conditions, as it meets the four tests of a minor variance and conforms to the applicable policies of the Provincial Policy Statement (PPS). Carried.

Minor Variance A – 09 – 25 (Moroz)

Forbes Symon, Planning Consultant, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended to facilitate the construction of a bunkhouse to the northeast of the existing dwelling, a variance to Section 6.2 (d) to permit the bunkhouse to have a maximum area of 52 square metres (560 square feet) whereas the maximum area for a bunkhouse is otherwise limited to 37 square metres (400 square feet).

Submissions

Holly Richards-Conley (Electronic), Agent for the Owner, advised that the CVCA permit has been submitted.

COA – 25 – 29

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That Minor Variance Application A-09-25 (Moroz) being Part of Lots 17 & 18, Registered Plan 5, Chandos Ward, 494 Renwick Road, Roll # 1536-010-200-32900 be approved, without conditions, as it meets the four tests of a minor variance and conforms to the applicable policies of the Provincial Policy Statement (PPS). Carried.

Approval of Minutes

COA – 25 – 30

Moved by – Councillor McLellan

Seconded by – Councillor O'Shea

That the minutes of the Committee of Adjustment Meeting held on April 15, 2025, be approved, as presented. Carried

Adjournment

COA – 25 – 31

Moved by – Councillor McIlmoyl

Seconded by – Councillor O'Shea

That Committee adjourn proceedings. Carried.

The Committee adjourned at 8:41 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer