



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 Public Hearing for a Minor Variance Application

Take Notice that the North Kawartha Committee of Adjustment is holding a public hearing to consider an application for a Minor Variance under Section 45 of the Planning Act R.S.O. 1990, Chap. P. 13 as amended.

Date: Committee of Adjustment Regular Meeting September 17, 2024
Time: 8:30 a.m.
Location: Hybrid (In-person at the Council Chambers, 280 Burleigh Street, Apsley and Electronically via Zoom or by phone).

Application # A-17-24 (Adams)
Part of Lot 13, Concession 16, Burleigh Ward
317 Fire Route 89a
Roll # 1536-020-002-33600

Explanation of the Purpose and Effect of the proposed minor variance and a key map showing the location of the lands is on a subsequent page of this notice.

To be Notified of the decision of the Committee on the proposed minor variance, send a written request to: planning@northkawartha.ca or Fax: (705) 656-4446 or by mail or in person: PO Box 550, 280 Burleigh Street, Apsley, Ontario K0L 1A0 (Note: Dropbox to the right of the front door).

For More Information about this application or to inspect the materials, contact the Township's Junior Planner at e.fitzgerald@northkawartha.ca or (705) 656-5183.

Important Information: Meetings are held in a hybrid format and are open to the public. The zoom invitation is available on the current agenda page (link below) for those wishing to attend or participate in the meeting electronically.

View the current agenda: www.northkawartha.ca/currentcouncilagenda
Subscribe to receive all planning notices: www.northkawartha.ca/subscribe

Persons attending the meeting will be provided an opportunity to submit verbal comments in support or in opposition to the application. Written submissions may be made **no later than 4:00 p.m. on the day prior to the meeting** to: planning@northkawartha.ca, or Fax: (705) 656-4446, by mail or in person: PO Box 550, 280 Burleigh Street, Apsley, ON K0L 1A0 (Note: Dropbox located to the right of the front door). Further details and a convenient form are available on the Township website: www.northkawartha.ca/commentsorappeals

Dated at the Township of North Kawartha this 5th day of September, 2024.

Connie Parent, Secretary-Treasurer



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Personal Information is collected under the authority of the *Planning Act* and will become part of the public record and may be made available for public viewing or distribution. Meetings are recorded and posted the Township You Tube Channel for public viewing. Any opinions you express may be made available to the public.

Requests for alternate formats or other accessibility accommodations, can be made to the Clerk at: (705) 656-5187 or by email to c.parent@northkawartha.ca

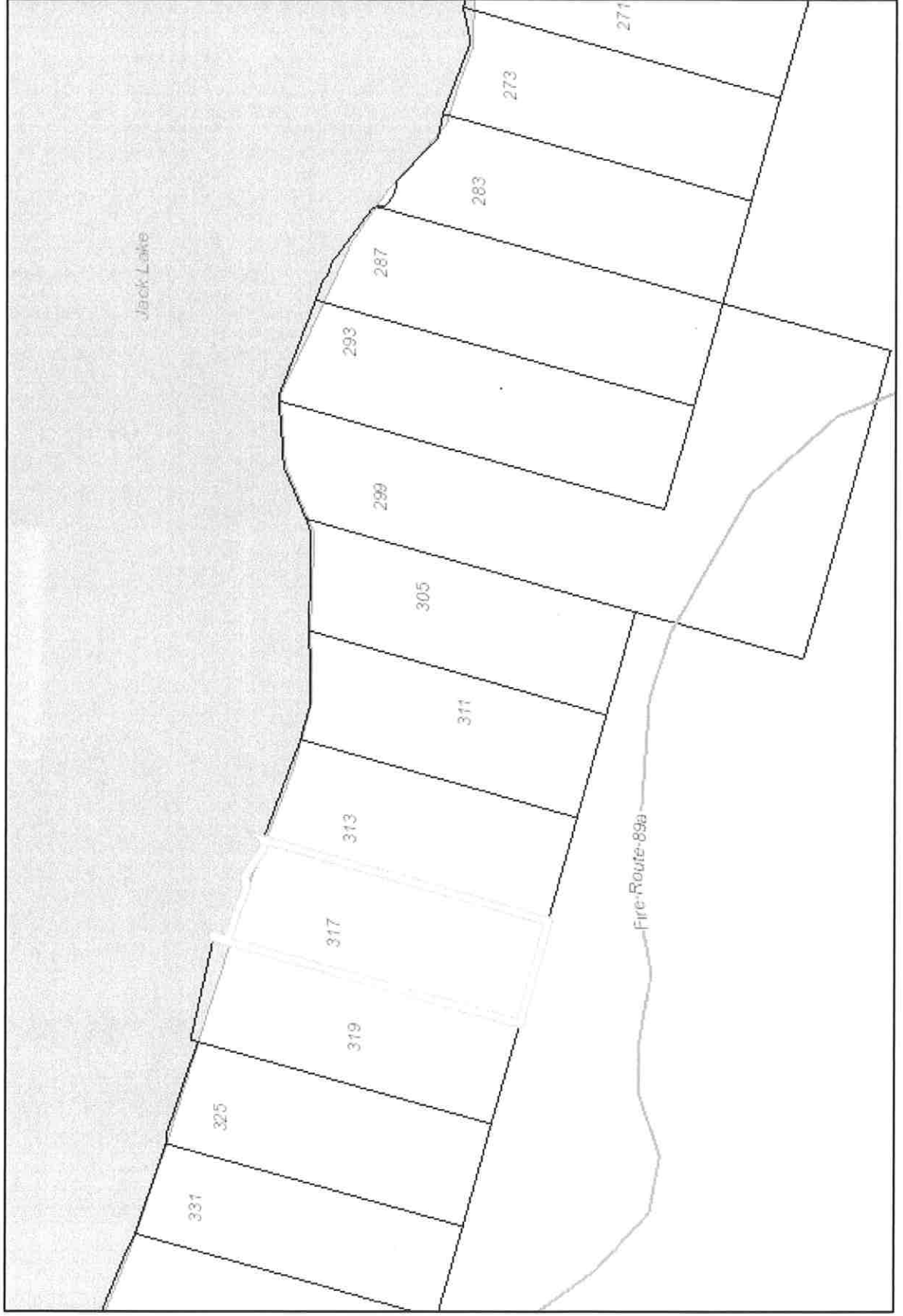
Explanation Of The Purpose and Effect Of This Application

Minor Variance application #A-17-24 will serve to facilitate the construction of a new private detached garage having an area of 107 square metres (1,152 square feet) and a height of 4.9 metres (16 feet). Application #A-17-24 seeks the following relief from the Township's Zoning By-law:

1. From Sections 3.1 (d) (i) and 6.2 (f) (i) to permit a maximum accessory lot coverage of 7.6% of the total lot area whereas maximum accessory lot coverage is otherwise limited to 5% of the total lot area.
2. From Section 3.18 (c) to permit development which contravenes applicable provisions of the Zoning By-law on an existing undersized lot.

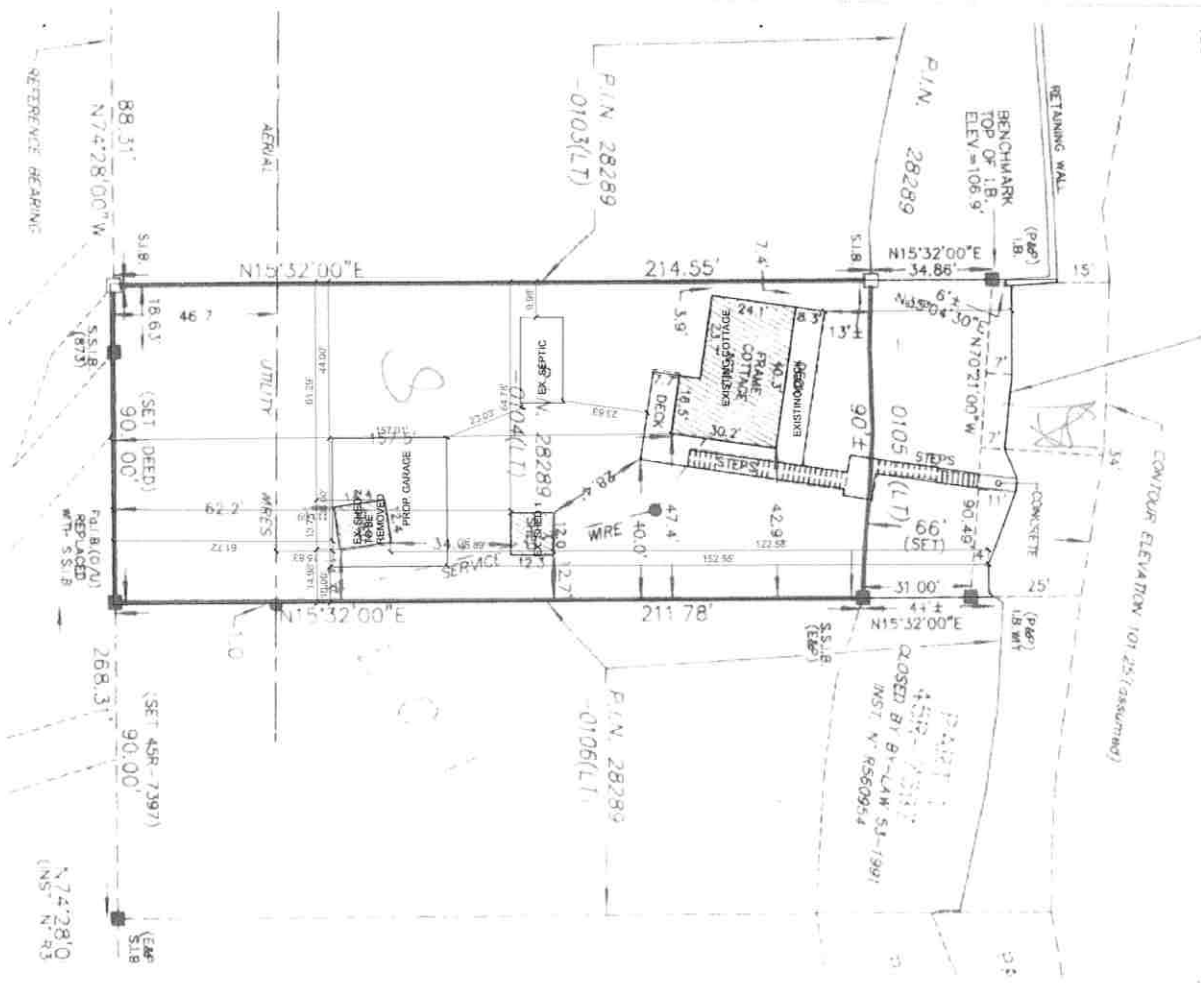
Key Map

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Part of Lot 13, Concession 16, Burleigh Ward
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GEORGE GARAGE JACKS LAKE	
SITE PLAN	
DATE	08.26.24
JOB NUMBER	XX-01
SCALE	1/4"=1'-0"
PREPARED BY	REM
REVIEWED BY	4

COVERAGE	
50 ZONING	2293 sq.ft.
LOT AREA	15 %
ALLOWABLE COVERAGE	
EXISTING STRUCTURES	
DWELLING	1059 sq.ft.
ATTACHED DECK	679 sq.ft.
SHED 1	140 sq.ft.
SHED 2	172.3 sq.ft.
STAIRS TO WATER	416 sq.ft.
TOTAL EXISTING	2463 sq.ft.
PROPOSED STRUCTURES	
DWELLING	1059 sq.ft.
ATTACHED DECK	679 sq.ft.
SHED 1	140 sq.ft.
GARAGE	152 sq.ft.
STAIRS TO WATER	416 sq.ft.
TOTAL PROPOSED	3442.7 sq.ft.
TOTAL EXISTING	10.9 %
TOTAL PROPOSED	19.5 %
TOTAL PROPOSED ACC.	7.6%



JACKS LAKE

1
1

SITE PLAN
1"=25'-0"