



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-06-25

Date of Hearing: June 17, 2025

Notice: The Last day to appeal this Decision is June 27, 2025

In The Matter Of Section 45 of The Planning Act, Statutes of Ontario 1990, Chap P.13, and Township of North Kawartha Zoning By-law No. 26-2013, and an application for minor variance thereto;

Property Description/Lands Affected Part of Lot 6, Concession 9, Chandos Ward, 37 Gilmour Lane, Roll # 1536-010-100-00600

Explanation Of The Purpose And Effect Of This Application: of Minor Variance application #A-06-25 is to recognize existing as built deficiencies for the existing cottage dwelling on the property. The subject lands are zoned Shoreline Residential (SR-301), which establishes a site-specific minimum water yard setback of 20.4 m (66.9 ft) for the dwelling. The dwelling requires further relief from the established minimum water yard setback on the property to permit a setback of 19.2 m (62.9 ft) from the high-water mark of Chandos Lake. Additionally, the application proposes to reconstruct and increase the height of the existing boathouse on the subject lands. The application requests permission from Section 3.19 a) of the Zoning By-law to permit the boathouse to increase in height from 4.26 m (14 ft) as existing to 4.87 m (16 ft) as proposed.

Committee Decision - The request for a minor variance is hereby granted with no conditions.

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

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	●	In favour	○	Opposed
Jim Whelan	●	In favour	○	Opposed
RuthAnne McIlmoyl	●	In favour	○	Opposed
Jim O'Shea	●	In favour	○	Opposed
Colin McLellan	●	In favour	○	Opposed



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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
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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, Secretary-Treasurer

June 17, 2025
Date