

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on October 21, 2025

Hybrid Meeting held in the North Kawartha Council Chambers,

280 Burleigh Street, Apsley

Session No. 2025 – 10 – 21

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
Matt Aldom, Chief Building Official / By-Law Enforcement Off.
Bree Martin, Building and Planning Assistant

Laura Stone, Planning Consultant, One Community Planning

(all attendees participated in-person unless noted electronic)

Call to Order

The meeting was called to order by Chairperson Amyotte at 9:03 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 – 59

Moved by – RuthAnne McIlmoyl

Seconded by – Jim Whelan

That the agenda be approved. 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 of 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 – 18 – 25 (O'Rourke)

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

Submissions

No submissions.

COA – 25 – 60

Moved by – RuthAnne McIlmoyl

Seconded by – Jim Whelan

That the Committee of Adjustment approve Minor Variance Application A-18-25 (O'Rourke) to vary Sections 3.1h) and 6.2d) to permit a two-storey garage with an upper-level bunkhouse use with an area of 59.5 square metres and a side yard setback of 1.2 metres, conditional upon the setback to the side lot line being confirmed by an Ontario Land Surveyor, as the application meets the four tests of the minor variance and is in compliance with the 2024 Provincial Planning Statement. Carried

Minor Variance A – 13 – 23 (Gray)

Laura Stone, Planning Consultant, identified the lands, explained the purpose and effect of the application and recommended approval. The 2023 application is before Committee as there was no decision on two variances in the original application.

Submissions

Richard Taylor, Solicitor for the applicant (electronic), concurred and endorsed the recommendations in the planning report dated October 5, 2025. Approval of both variances is in conformity with all applicable planning policies referenced in the report and is consistent with the July 18th, 2023, approval. The variances are appropriate, represent good planning and are an improvement to the subject definition of the scope of potential development. Based on the criteria in the Planning Act, he asked Committee to approve both variances.

No further submissions.

COA – 25 – 61

Moved by – Jim O'Shea

Seconded by – Colin McLellan

That the Committee of Adjustment approve Minor Variance Application A-13-23 (Gray) to vary Section 3.6 to both recognize the existing footprint of “Building #2” as illustrated on the attached site plan and to permit an increase in the maximum height of Building #2, located within the floodplain, as the application meets the four tests of the minor variance and is in compliance with the 2024 Provincial Planning Statement. Carried.

Chair Amyotte declared the public hearing closed.

Approval of Minutes

COA – 25 – 62

Moved by – Jim Whelan

Seconded by – RuthAnne McIlmoyl

That the minutes of the Committee of Adjustment Meeting held on October 7, 2025, be approved, as presented. Carried

Adjournment

COA – 25 – 63

Moved by – Jim O’Shea

Seconded by – Colin McLellan

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:15 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer