

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on June 17, 2025

Hybrid Meeting held in the North Kawartha Council Chambers

Session No. 2025 – 06 – 17

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
Matt Aldom, Chief Building Official / By-Law Enforcement Officer

Forbes Symon, Planning Consultant, Jp2g Consultants Inc.

(Mr. Symon participated electronically)

Laura Stone, Planning Consultant, One Community Planning

(all attendees participated in-person unless noted electronically)

Call to Order

The meeting was called to order by Chairperson Amyotte at 8:30 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 – 32

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

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 – 06 – 25 (Kalas)

Forbes Symon, Planning Consultant, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended, without conditions. The application is to recognize a deficiency in the minimum water yard setback permitted through zone amendment application ZA-03-22 to permit the as-built dwelling to remain in its present location with a water yard setback of 62.9 feet based on an OLS report. The application also requests to reconstruct and expand the height of the existing boathouse to 4.87 metres (16 feet).

Submissions

There were no submissions.

COA – 25 – 33

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That Minor Variance Application A-06-25 (Kalas), Part of Lot 6, Concession 9, Chandos Ward, 370 Gilmour Lane, Roll # 1536-010-100-00600-0000 be approved, without conditions, including approval of a height increase of 16 feet for the boathouse as the application meets the four tests of a minor variance. Carried.

Approval of Minutes

COA – 25 – 34

Moved by – Councillor McLellan

Seconded by – Councillor McIlmoyl

That the minutes of the Committee of Adjustment Meeting held on June 3, 2025, be approved, as presented. Carried.

Adjournment

COA – 25 – 35

Moved by – Councillor McIlmoyl

Seconded by – Deputy Mayor Whelan

That Committee adjourn proceedings. Carried.

The Committee adjourned at 8:38 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer