

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on December 2, 2025

Hybrid Meeting held in the North Kawartha Council Chambers,

280 Burleigh Street, Apsley

Session No. 2025 – 12 – 02

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
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 9:00 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 – 64

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 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 – 20 – 25 (Repath)

Laura Stone, Planning Consultant, recommended approval of the application to permit a highwater mark setback of 17 metres for a proposed dwelling. Ms. Stone provided a history regarding the subject property and previous applications for a minor variance and zone amendment. This application is before Committee to correct an error in the setback from 19.67 meters to 17 metres.

Submissions

Rick Wannop, Agent, (electronic) provided an explanation for the minor variance indicating that the architect sent the wrong digital site plan and the error in the setback was missed resulting in this variance being needed to correct the error.

Matt Aldom informed Committee that a paper copy of the site plan, dropped off at the office with the zoning by-law amendment application, also indicated a 19.67 metre setback.

Crowe Valley Conservation Authority - No objection.

COA – 25 – 65

Moved by – RuthAnne McIlmoyl

Seconded by – Colin McLellan

That the Committee of Adjustment approve Minor Variance Application A-20-25 (Repath), Part Lot 19, Concession 7, Chandos Ward, 294 Maple Lane, Roll # 1536-010-202-0590 to vary By-law 2024-0043, which created the site-specific zone of Shoreline Residential 335 (SR-335), to permit a high water mark setback of 17 metres to the proposed dwelling, as this application meets the four tests of the Minor Variance and is in keeping with the Provincial Planning Statement. Carried.

Rick Wannop requested consideration for the application fee based on an error.

Moved by – Colin McLellan

Seconded by – Jim O'Shea

That Committee request Council to consider the request from Rick Wannop related to the fee for Minor Variance Application A-20-25 (Repath). Carried.

Approval of Minutes

COA – 25 – 66

Moved by – Jim Whelan

Seconded by – Jim O’Shea

That the minutes of the Committee of Adjustment Meeting held on October 21, 2025, be approved, as presented. Carried

Adjournment

COA – 25 – 67

Moved by – Jim O’Shea

Seconded by – RuthAnne McIlmoyl

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:16 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer