

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on September 16, 2025

Hybrid Meeting held in the North Kawartha Council Chambers, 280 Burleigh Street, Apsley

Session No. 2025 – 09 – 16

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
Edward Hilton, Economic Development Officer

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 – 50

Moved by – RuthAnne McIlmoyl

Seconded by – Jim O'Shea

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 of public appeals on Committee decisions. Only the applicant, public agencies and specified persons may appeal the decision within the 20-day appeal period from the date of the decision.

Minor Variance A – 15 – 25 (McKenzie)

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

Submissions

Adam Leggett, Agent, (electronic) explained that the application was to build a 24 x 24 garage with an accessory bunkie over the garage.

Crowe Valley Conservation Authority – no objection

COA – 25 – 51

Moved by – Jim O'Shea

Seconded by – Jim Whelan

That the Committee of Adjustment approve Minor Variance Application A-15-25 (McKenzie), Lot 19, Concession 7, Chandos, 407 Antelope Trail, Roll #1536-010-202-10926, to vary Section 3.1 d) ii) to permit a two storey garage and Section 6.2 d) to permit a bunkhouse with an area of 53.5 square metres in the upper level of the two storey garage, as this application meets the four tests of the Minor Variance and is in compliance with the 2024 Provincial Planning Statement. Carried.

Minor Variance A – 16 – 25 (Deman)

Laura Stone, Planning Consultant, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended. She explained that the right-of-way exists on the property but is not travelled any further than the garage, so it is not disrupting travel to the property or any other property.

Submissions

Holly Richards-Conley, Agent, (electronic) added that the right of way is simply a walking path for anyone who wants to access it, and the garage will not impede on that.

Mr. Deman, owner, was in attendance.

Crowe Valley Conservation Authority – no objection

COA – 25 – 52

Moved by – RuthAnne McIlmoyl

Seconded by – Jim Whelan

That the Committee of Adjustment approve Minor Variance Application A-16-25 (Deman), Part Lot 23, Concession 10, Chandos Ward, 93 Dove Lane, Roll # 1536-010-003-22700, to vary Sections 3.1 h) v) and 3.1 d) ii) to permit a two storey garage with a rear yard setback to a Right-of-Way of 0.27 metres as the application meets the four tests of a 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 – 53

Moved by – Colin McLellan

Seconded by – Jim O'Shea

That the minutes of the Committee of Adjustment Meeting held on September 2, 2025, be approved, as presented. Carried

Adjournment

COA – 25 – 54

Moved by – Colin McLellan

Seconded by – Jim O'Shea

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:11 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer