

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on August 12, 2025

Hybrid Meeting held in the North Kawartha Council Chambers

Session No. 2025 – 08 – 12

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 / 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 – 40

Moved by – RuthAnne McIlmoyl

Seconded by – Jim Wheland

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 – 11 – 25 (Birtley)

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 – 41

Moved by – Jim O'Shea

Seconded by – RuthAnne McIlmoyl

That Committee approve Minor Variance Application A – 11 - 25, (Birtley), Part of Lot 16, Concession 10, Chandos Ward, 24 Hemlock Point Road, Roll # 1536-010-101-06600 to permit the increase in lot coverage for accessory uses, to allow for a bunkhouse use of 53.3 square metres and to permit an accessory use (garage with loft bunkhouse) with a height of 7.54 metres to be located 2.87 metres from the rear yard as it is minor in nature, appropriate and desirable, conforms with the intent of the County of Peterborough Official Plan and Township Zoning By-law and the Provincial Planning Statement. Carried.

Minor Variance A – 13 – 23 (Gray)

Mayor Amyotte explained that this application came before Committee a few years ago.

John Ewart, Municipal Solicitor, attended the meeting electronically. He explained that Minor Variance application A – 13 – 23 is before Committee as a result of a motion by Tim Gray. The decision for the application when rendered at the time addressed only two of the variances of the four requested and essentially there was a non-decision on two of the variances. The purpose is to move the matter to a fresh hearing if Committee is inclined. No new application is required but a new hearing will need to be held.

Richard Taylor, Solicitor for Mr. Gray, was not in attendance.

Peter Gray and Tim Gray attended electronically. Peter Gray indicated that they understand this is the correct way forward and appreciate the opportunity for a hearing at the October 7, 2025, meeting.

COA – 25 – 42

Moved by – Colin McLellan

Seconded by – RuthAnne McIlmoyl

That Committee direct staff to provide public notice for the variances identified in the staff report dated July 18, 2023, that were not addressed in the Committee decision of that date; and further that a public hearing be held to receive public comments at the October 7, 2025, Committee of Adjustment meeting. Carried.

Chair Amyotte declared the public meeting closed.

Approval of Minutes

COA – 25 – 43

Moved by – Colin McLellan

Seconded by – Jim Whelan

That the minutes of the Committee of Adjustment Meeting held on July 15, 2025, be approved, as presented. Carried

Adjournment

COA – 25 – 44

Moved by – Jim O'Shea

Seconded by – Colin McLellan

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:12 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer