



Township of North Kawartha
 280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
 Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
 www.northkawartha.ca

**Committee of Adjustment
 Decision**

Application No. A-17-24 - Adams
 Date of Hearing: September 17, 2024
Notice: The Last day to appeal this Decision is October 7, 2024

In The Matter Of Section 45 of The Planning Act, Statues of Ontario 1990, Chap P.13, and Township of North Kawartha Zoning By-law No. 2013-26, and an application for minor variance thereto;

Property Description/Lands Affected

Part of Lot 13, Concession 16, Burleigh Ward
 317 Fire Route 89a
 Roll # 1536-020-002-33600

Explanation Of The Purpose And Effect Of This Application:

Minor Variance application #A-17-24 will serve to facilitate the construction of a new private detached garage having an area of 107 square metres (1,152 square feet) and a height of 4.9 metres (16 feet). Application #A-17-24 seeks the following relief from the Township's Zoning By-law:

1. From Sections 3.1 (d) (i) and 6.2 (f) (i) to permit a maximum accessory lot coverage of 7.6% of the total lot area whereas maximum accessory lot coverage is otherwise limited to 5% of the total lot area.
2. From Section 3.1 (d) (i) to permit an individual accessory building to have a lot coverage of 5.2% whereas the maximum permitted lot coverage for an individual accessory building is 5%.
3. From Section 3.18 (c) to permit development which contravenes applicable provisions of the Zoning By-law on an existing undersized lot.

Committee Decision:

The request for a minor variance is hereby () refused or (X) granted or () adjourned with no conditions.

Reasons for Decision

- The relief granted maintains the general intent of the Official Plan
- The relief granted maintains the general intent of the Zoning By-law
- The relief granted is appropriate and desirable
- The relief granted is minor in nature

| | |
|-----|----|
| Yes | No |
| Yes | No |
| Yes | No |
| Yes | No |



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Committee Decision and Signatures of Members Concurring in the Decision:

| | | | | | |
|-------------------|----------------------------------|-----------|-----------------------|---------|-----------------------------|
| Carolyn Amyotte | <input checked="" type="radio"/> | In favour | <input type="radio"/> | Opposed | _____Carolyn Amyotte_____ |
| Jim Whelan | <input checked="" type="radio"/> | In favour | <input type="radio"/> | Opposed | _____Jim Whelan_____ |
| RuthAnne McIlmoyl | <input checked="" type="radio"/> | In favour | <input type="radio"/> | Opposed | _____RuthAnne McIlmoyl_____ |
| Jim O'Shea | <input type="radio"/> | In favour | <input type="radio"/> | Opposed | _____Jim O'Shea_____ |
| Colin McLellan | <input checked="" type="radio"/> | In favour | <input type="radio"/> | Opposed | _____Colin McLellan_____ |

Note: The Planning Act provides for appeals to be filed by the applicant, the Minister or a specified person or public body. Third party individuals are no longer entitled to appeal decisions of the Committee of Adjustment.

Appeals must be accompanied by a certified cheque or money order in Canadian Funds payable to the Minister of Finance in the amount of \$1,100.00 which represents the Tribunal's fee.

Committee of Adjustment
 Township of North Kawartha
 P.O. Box 550
 Apsley Ontario K0L 1A0

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I, Connie Parent, Secretary-Treasurer for the Committee of Adjustment for the Corporation of the Township of North Kawartha hereby certify the foregoing to be a true copy of the original.

_____Connie Parent_____
 Connie Parent, Secretary-Treasurer

_____September 17, 2024_____
 Date

Key Map

Application #A-17-24 (Adams)
Part of Lot 13, Concession 16, Burleigh Ward
317 Fire Route 89a
Roll # 1536-020-002-33600

