



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-19-24 (Ferguson-Bebbington)
 Date of Hearing: November 19, 2024
Notice: The Last day to appeal this Decision is December 9, 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 14, Concession 10, Chandos Ward
 109 Spence Road
 Roll # 1536-010-100-26100

Explanation Of The Purpose And Effect Of This Application:

Minor Variance application #A-19-24 will serve to facilitate the construction of additional attached decks and recognize an as-built deficiency from the site-specific Shoreline Residential-315 (SR-315) zone with respect to the height of the dwelling. As such, application #A-19-24 seeks the following relief from the Township’s Zoning By-law and By-law #2022-0066:

1. From Section 6.2 (f) (i) of the Township’s Zoning By-law to permit a main dwelling unit lot coverage of 10.5% whereas main dwelling unit lot coverage is otherwise limited to 10% of the total lot area.
2. From Section 1 (a) (v) of By-law #2022-0066 to permit a maximum height of 8.94 metres (29.3 feet) for a dwelling whereas a maximum height of 8.53 metres (28 feet) is otherwise permitted.

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	Yes	No
The relief granted maintains the general intent of the Zoning By-law	Yes	No
The relief granted is appropriate and desirable	Yes	No
The relief granted is minor in nature	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 checked="" 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

___November 19, 2024_____
Date

Key Map

Application #A-19-24 (Ferguson/Bebbington)
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109 Spence Road
Roll # 1536-010-100-26100

