



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-09-24 (Langtaylor Inc.)  
Date of Hearing: June 4, 2024  
**Notice: The Last day to appeal this Decision is June 24, 2024**

**In The Matter Of** Section 45 of The Planning Act, Statutes 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 Lot 2, Concession 11, Burleigh Ward  
41 & 44 Fire Route 31  
Roll #020-003-06700

### Explanation Of The Purpose And Effect Of This Application:

The purpose of Permission Application #A-09-24 is to permit for the expansion of the existing non-conforming cottage dwelling on the subject lands. Specifically, the proposal is seeking to construct a 46.5 square metre (500 square foot) screened-in porch towards the north side of the subject lands. The proposal requires relief from the following sections of the Township's Comprehensive Zoning By-Law #26-2013:

1. To permit a reduced side yard setback of 1.9 metres (6.2 feet) to the north property line. This requires relief from Section 6.2 h) which requires a minimum side yard setback of 4.5 metres (15 feet).
2. To permit the main cottage dwelling to have a lateral width of 73.6%. This requires relief from Section 3.18 (b) (iv) which permits a dwelling located 15-30 metres of the high-water mark to be enlarged, provided it does not exceed 60% of the existing shoreline frontage.
3. To permit expansion partially within a floodplain. This requires relief from Section 3.6 which stipulates that no building or structure other than a flood control use or shoreline protection shall be erected in a floodplain.
4. To permit the continued use of more than one dwelling on the subject property. This requires relief from Section 3.5 a) & 7.2 c) which stipulates that only one (1) dwelling per property is permitted.
5. To permit construction on an existing lot with a deficient lot frontage of 29.9 metres (98 feet), whereas the SR Zone requires a minimum shoreline frontage of 46 metres (150 feet). This requires relief from Section 3.18 which permits construction on existing undersized lots provided that no further relief is required from any other provisions of the By-Law.



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**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	<input checked="" type="radio"/>	Yes	No
The relief granted maintains the general intent of the Zoning By-law	<input checked="" type="radio"/>	Yes	No
The relief granted is appropriate and desirable	<input checked="" type="radio"/>	Yes	No
The relief granted is minor in nature	<input checked="" type="radio"/>	Yes	No

**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 (705) 656-4445 or 1-800-755-6931  
 Township of North Kawartha (705) 656-4446 Fax  
 P.O. Box 550  
 Apsley Ontario K0L 1A0

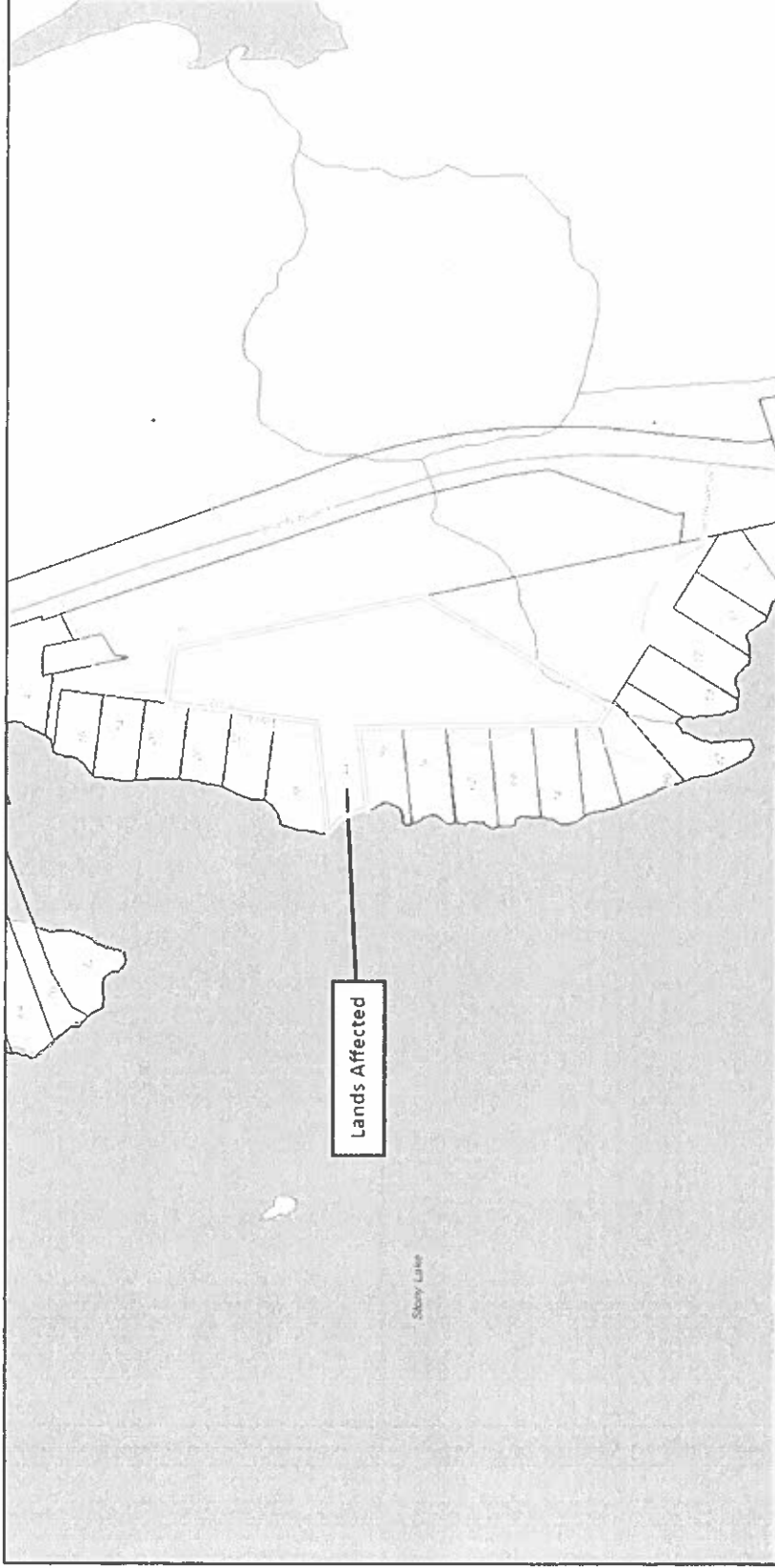
I, Connie Parent, Secretary-Treasurer for the Committee of Adjustment for the Corporation of the Township of North Kawartha hereby certify the foregoing to be a true copy of the original.

\_\_\_\_\_ Connie Parent \_\_\_\_\_  
 Connie Parent, Secretary-Treasurer

\_\_\_\_\_ June 4, 2024 \_\_\_\_\_  
 Date

## Key Map

Application #A-09-24  
Part Lot 2, Concession 11, Burreigh Ward  
41 & 44 Fire Route 31  
Roll #020-003-06700



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