



## 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](http://www.northkawartha.ca)

### Committee of Adjustment Public Hearing for a Minor Variance Application

**Take Notice** that the North Kawartha Committee of Adjustment is holding a public hearing to consider an application for a Minor Variance under Section 45 of the Planning Act R.S.O. 1990, Chap. P. 13 as amended.

Date: Committee of Adjustment Regular Meeting April 1, 2025  
Time: 8:30 a.m.  
Location: Hybrid (In-person at the Council Chambers, 280 Burleigh Street, Apsley and Electronically via Zoom or by phone).

Application A-05-25 (Powell)  
Part of Lot 5, Concession 4, Burleigh Ward  
252 Mt. Julian-Viamede Road  
Roll # 1536-020-001-38707

**The Purpose and Effect** of Minor Variance application A-05-25 is to facilitate the enclosure of the area below the existing four season room. The four season room is considered an accessory structure as it does not meet the Zoning By-law definition for “attached” to the dwelling. For this reason, the application requests a height of 7.9 metres (25.9 ft) and two storeys for an accessory structure whereas the maximum height otherwise permitted for accessory structures is 4.9 metres (16 feet) and 1 storey.

**A Key Map** showing the location of the lands subject to this application is provided on a subsequent page of this notice.

**Additional Information:** Meetings are held in a hybrid format and are open to the public. The zoom invitation is available on the current agenda page (link below) for those wishing to attend or participate in the meeting electronically.

View the current agenda: [www.northkawartha.ca/currentcouncilagenda](http://www.northkawartha.ca/currentcouncilagenda) Subscribe to receive all planning notices: [www.northkawartha.ca/subscribe](http://www.northkawartha.ca/subscribe)

Persons attending the meeting will be provided an opportunity to submit verbal comments in support or in opposition to the application. Written submissions may be made **no later than 4:00 p.m. on the day prior to the meeting** to: [planning@northkawartha.ca](mailto:planning@northkawartha.ca), or Fax: (705) 656-4446, by mail or in person: PO Box 550, 280 Burleigh Street, Apsley, ON K0L 1A0 (Note: Dropbox located to the right of the front door). Further details and a convenient form are available on the Township website: [www.northkawartha.ca/commentsorappeals](http://www.northkawartha.ca/commentsorappeals)

To be notified of the decision of the Committee on the proposed minor variance, send a written request to: [planning@northkawartha.ca](mailto:planning@northkawartha.ca) or Fax: (705) 656-4446 or by mail or in person: PO Box 550, 280 Burleigh Street, Apsley, Ontario K0L 1A0 (Note: Dropbox to the right of the front door).

Dated at the Township of North Kawartha this 20<sup>th</sup> day of March, 2025.



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**Personal Information** is collected under the authority of the *Planning Act* and will become part of the public record and may be made available for public viewing or distribution. Meetings are recorded and posted the Township You Tube Channel for public viewing. Any opinions you express may be made available to the public.

Requests for alternate formats or other accessibility accommodations, can be made to the Clerk at: (705) 656-5187 or by email to [c.parent@northkawartha.ca](mailto:c.parent@northkawartha.ca)

### Key Map

