

The Corporation of the Township of North Kawartha

Committee of Adjustment Minutes for meeting held on February 4, 2024

Meeting held electronically

Session No. 2025 – 02 – 04

Members Present: Carolyn Amyotte, Chair, Jim Whelan, Vice Chair,
RuthAnne McIlmoyl, Colin McLellan, Jim O'Shea

Staff Present: Connie Parent, Secretary-Treasurer (in-person in Council Chambers)
Kelly Picken, Deputy Clerk (in-person in Council Chambers)
Emily Fitzgerald, Junior Planner

(all attendees participated electronically unless noted otherwise)

Call to Order

The meeting was called to order by Chairperson Amyotte at 8:30 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 – 01

Moved by – RuthAnne McIlmoyl

Seconded by – Jim O'Shea

That the agenda be approved, as amended to add:

Election of the Chair and Appointment of Vice Chair and Secretary-Treasurer for Committee.

Carried.

Election of Chair and Appointment of Vice Chair for 2024

The Secretary-Treasurer called for nominations.

COA - 25 - 02

Moved by – Colin McLellan

Seconded by – Jim O’Shea

That Carolyn Amyotte be nominated as Chair of the Committee of Adjustment for 2025. Carried.

Carolyn Amyotte accepted the nomination. There were no further nominations.

COA – 25 - 03

Moved by – Jim O’Shea

Seconded by – RuthAnne McIlmoyl

That Jim Whelan be nominated as Vice-Chair of the Committee of Adjustment for 2025. Carried.

Jim Whelan accepted the nomination. There were no further nominations.

Mayor Amyotte elected as Chair and Jim Whelan appointed as Vice-Chair for Committee of Adjustment for the 2025 year.

Appointment of Secretary-Treasurer

COA – 25 – 04

Moved by – Jim Whelan

Seconded by – RuthAnne McIlmoyl

That the Clerk for the Township of North Kawartha be appointed as the Secretary-Treasurer for the Committee of Adjustment for the 2025 year. 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. Changes to the Planning Act have removed the right for public appeals on Committee decisions. Only specified persons may appeal within the 20-day appeal period from the date of the decision.

Minor Variance A – 18 – 25 (Deman)

Emily Fitzgerald, Jr. Planner, identified the lands and explained the purpose and effect of the application. Approval of the application without conditions was recommended.

Submissions

No submissions.

COA – 25 – 05

Moved by – Jim Whelan

Seconded by – RuthAnne McIlmoyl

That Minor Variance Application A – 18 -24 (Deman), Part of Lot 23, Concession 10, Chandos Ward, 93 Dove Lane, Roll # 1536-010-003-22700 as proposed be approved without conditions as it is minor in nature, appropriate and desirable, conforms with the intent of the County of Peterborough Official Plan, Township Zoning By-law and Provincial Policy Statement. Carried.

Minor Variance A – 20 – 24 (Sutherland)

Emily Fitzgerald, Jr. Planner, identified the lands and explained the purpose and effect of the application. Approval of the application without conditions was recommended.

Submissions

Ministry of Natural Resources – no objection

Crowe Valley Conservation Authority – no objection as the structure is outside of the regulated area and no work permit would be required.

Cindy Schumann, Agent, explained that the habitable area above the garage is within the allowable size, it is the landing at the top of the stairs that is in excess. It is a tight lot and her clients would like to keep the firewood storage shed.

COA – 25 – 06

Moved by – RuthAnne McIlmoyl

Seconded by – Jim O'Shea

That Minor Variance Application A – 20 – 24 (Sutherland), Part of Lot 11, Concession 10, Chandos Ward, 32 Red Start Lane, Roll # 1536-010-100-12700 be approved 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 is consistent with the Provincial Policy Statement. Carried.

Minor Variance A – 21 – 24 (Bernard / Shane)

Emily Fitzgerald, Jr. Planner, identified the lands and explained the purpose and effect of the application. Approval of the application without conditions was recommended.

Submissions

Ministry of Transportation – no comments as the application is not within the permit control area.

Roy Bernard, Applicant, indicated that Ms. Fitzgerald had covered everything.

J.P. Pawliw questioned the seasonal and recreational use when a full-time residence. Ms. Fitzgerald provided clarification.

Jennifer Bowe asked about the height of the garage and the proposed use of the space above. Mr. Bernard responded that there is no residential use just storage and a workout area with no plumbing.

J.P. Pawliw referenced the site plan and suggested the 85 ft. set back seems is not the shortest distance to the waterbody if you go perpendicular to the shoreline. Mr. Bernard confirmed that he will ensure that the garage is back 85 ft. back.

Ms. Fitzgerald responded to questions from Council to advise that the pickle ball court is not on the site plan and is considered a landscaping feature and not regulated in the zoning by-law. The shed dimensions are not identified but the overall lot coverage is to be within the 5%.

COA – 25 – 07

Moved by – Jim Whelan

Seconded by – Jim O’Shea

That Minor Variance Application A – 21 - 24, Part of Lot 22, Concession 1, Anstruther Ward, 324 Fire Route 55, Roll # 1536-020-201-08400 be approved without conditions 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 conforms to the applicable statements in the Provincial Policy Statement. Carried.

Chair Amyotte declared the public hearing closed.

Approval of Minutes

COA – 25 – 08

Moved by – Jim O’Shea

Seconded by – RuthAnne McIlmoyl

That the minutes of the Committee of Adjustment Meeting held on November 19, 2024, be approved, as presented. Carried

Adjournment

COA – 25 – 09

Moved by – Jim O’Shea

Seconded by – RuthAnne McIlmoyl

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:16 a.m.

Carolyn Amyotte, Chairperson

Connie Parent, Secretary-Treasurer