



**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-11-25 (Birtley)

Date of Hearing: August 12, 2025

**Notice: The Last day to appeal this Decision is September 2, 2025**

**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. 26-2013, and an application for minor variance thereto;

**Property Description/Lands Affected** Part of 16, Concession 10, Chandos Ward, 24 Hemlock Point Road, Roll # 1536-010-101-06600

**Explanation Of The Purpose And Effect Of This Application:** of Minor Variance application #A-11-25 is to Vary Sections 3.1(d)(i), 3.1(d)(ii), 3.1(h)(iii) and 6.2(d) of the Comprehensive Zoning By-law to permit a garage with bunkhouse in the upper storey to be located 2.8 metres from the rear lot line with a height of 7.54 metres and lot coverage of 6.03% for accessory uses. The Variance also requests a bunkhouse floor area of 53.3 square metres, inclusive of access stairs and platform of 2.23 square metres.

**Committee Decision:**

The request for a minor variance is hereby ( ) refused or (X) granted or ( ) adjourned subject to the following 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 |

**Reasons/Conditions for Decision:**

**Committee Decision and Signatures of Members Concurring in the Decision:**

|                   |   |           |   |         |
|-------------------|---|-----------|---|---------|
| Carolyn Amyotte   | ● | In favour | ○ | Opposed |
| Jim Whelan        | ● | In favour | ○ | Opposed |
| RuthAnne McIlmoyl | ● | In favour | ○ | Opposed |
| Jim O'Shea        | ● | In favour | ○ | Opposed |
| Colin McLellan    | ● | In favour | ○ | Opposed |



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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  
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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.

[Redacted Signature]

✓ Connie Parent, Secretary-Treasurer

August 12, 2025  
Date