

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, Statues 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

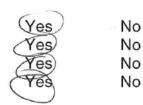
Explanation Of The Purpose And Effect Of This Application: of Minor Variance application #A-11-25 is to Vary Sections 3.1(d)(i), 3.1(d)(ii), 3.1(h)(iii) and 6.2(d) of the Comprehensive Zoning By-law to permit a garage with bunkhouse in the upper storey to be located 2.8 metres from the rear lot line 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 (χ) 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



Reasons/Conditions for Decision:

Committee Decision and	i Sign	atures of Me	mbers	Concurring in	THA HAARIAN
Carolyn Amyotte		In favour	0	Opposed	
Jim Whelan	@	In favour	0	Opposed	
RuthAnne McIlmoyl	0	In favour	0	Opposed	
Jim O'Shea	•	In favour	0	Opposed	
Colin McLellan	•	In favour	0	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 Township of North Kawartha P.O. Box 550 Apsley Ontario K0L 1A0 (705) 656-4445 or 1-800-755-6931

(705) 656-4446 Fax

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, Secretary-Treasurer

_____August 12, 2025
Date