



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 Public Hearing for an Application for a Minor Variance

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

Date: Committee of Adjustment Regular Meeting Tuesday July 18th 2023
Time: 8:30 a.m.
Location: Electronic (Virtual) Hearing (For further details refer to: **Important Information** below)

Application #A-13-23
Part Lot 2, Concession 7
Burleigh Ward
2620 Stony Lake Island 54
Roll #020-001-65900

Explanation of the Purpose and Effect of the proposed minor variance and a key map showing the location of the lands is on the reverse side of this notice.

To be Notified of the decision of the Committee on the proposed minor variance, send a written request to: 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).

For More Information about this application or to inspect the materials, contact the Township Junior Planner at j.cik@northkawartha.ca or 705-656-5183.

Important Information: Meetings are held electronically using Zoom and are open to the public. The invitation link is available on the current council agenda page (see link below).

View the current agenda: www.northkawartha.ca/currentcouncilagenda
Subscribe to receive all planning notices: 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, 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: <https://www.northkawartha.ca/en/our-services/planning-services.aspx#Comments-and->



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Dated at the Township of North Kawartha this 7th day of July 2023.

Connie Parent, Secretary-Treasurer

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

Explanation Of The Purpose and Effect Of This Application

The purpose of Minor Variance Application A-13-23 is to allow for a non-complying dwelling, located within 9 metres (30 feet) of the high water mark, to increase in height. Specifically, the variance will have the following effects:

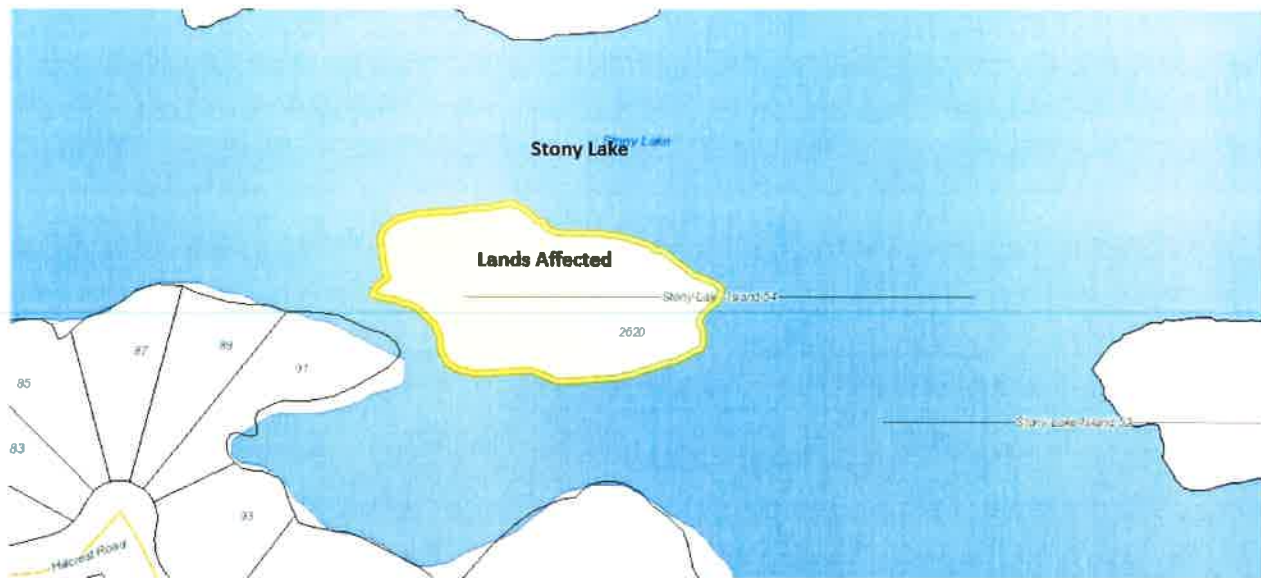
1. To allow for a non-complying dwelling, located 5.18 metres (17 feet) from the high water mark, to increase in height from 3.68 metres (12.1 feet) as existing, to 4.29 metres (14.1 feet) as proposed. This is a variance to Section 3.18 (b) (ii) which stipulates that no enlargement to the size or height of a dwelling is permitted within 9 metres (30 feet) of the high-water mark.
2. To allow for the continued use of three (3) recreation dwellings on the subject property. This is a variance to Section 7.2 (c) which states that a maximum of one (1) dwelling per lot is permitted in the Shoreline Residential Island (SRI) Zone. This is also a variance to Section 3.5 which states that only one dwelling per property is permitted unless stated otherwise in the Zoning By-law.

Key Map

A key map is provided on the reverse side of this notice.

Lands Affected

Application A-13-23
Concession &, Part Lot 2
Burleigh Ward
2620 Stony Lake Isle 54
Roll #1536-020-001-65900



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