

The Corporation of the Township of North Kawartha

Minutes of the Committee of Adjustment Meeting held on August 11, 2026

Hybrid Meeting

Session No. 2026– 08 – 11

Members Present: Carolyn Amyotte, Chair, Colin McLellan, Vice Chair,
Ruth Anne McIlmoyl and Jim Whelan

Staff Present: Kelly Picken, Secretary-Treasurer
Keely-Anne Johnson, Deputy Clerk
Shannon Hunter, CAO
Breeanne Martin, Building and Planning Assistant

Laura Stone, Planning Consultant

(attendees participated electronically in-person)

Call to Order

The meeting was called to order by Chairperson Amyotte at 9:00 a.m. The public was informed that meetings are recorded and uploaded to the Township YouTube channel for public viewing.

Disclosure of Pecuniary Interest

None declared.

Approval of Agenda

COA – 26 – 26

Moved by – Colin McLellan

Seconded by – Ruth Anne McIlmoyl

That the agenda be approved, as presented. Carried.

Business

Chair Amyotte declared the hearing open and explained that this was an opportunity to provide

written or verbal comments on the applications. Recent changes to the Planning Act have removed the right for public appeals on Committee decisions. Only the applicant, public agencies and specified persons may appeal within the 20-day appeal period from the date of the decision.

Minor Variance A – 15 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended with the condition that the building be constructed with the setbacks and dimensions provided on the site plan.

Submissions

2 written comments received – no issues

Holly Richards Conley, Blackpoint Construction attended electronically to answer questions.

COA – 26 – 27

Moved by – Jim Whelan

Seconded by – Ruth Anne McIlmoyl

That Minor Variance Application A-15-26, Concession 10, Part Lot 23, Includes 45R-4208 Parts 17-19, Chandos Ward, 93 Dove Lane, Roll #1536-010-003-22700 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 with the condition that the building be constructed with the setbacks and dimensions provided on the site plan. Carried.

Minor Variance A – 14 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended with the condition that the structures are built to the measurements on the site plan.

Submissions

Comments received from Kawartha Pine Ridge District School Board no concerns and Curve Lake agreed that an archeological study is not required.

The owner Kevin Paul was present to answer any questions.

COA – 26 – 28

Moved by – Ruth Anne McIlmoyl

Seconded by – Jim Whelan

That Minor Variance Application A-14-26, Con 1 Lot 9 BLK T130 PT; Shore Allowance RP 45R4689; Part 7, Anstruther Ward, 1949 Anstruther Lake Road, Roll # 1536-020-202-09000 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 with the condition that the structures are built to the measurements on the site plan. Carried.

Minor Variance A – 16 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended.

Submissions

Crowe Valley Conservation and Kawartha Pine Ridge District School Board no concerns

The agent Todd Bertram join electronically to answer and questions, there were none.

COA – 26 – 29

Moved by – Colin McLellan

Seconded by – Ruth Anne McIlmoyl

That Minor Variance Application A-16-26, Chandos Con 10 PT Lot 11 and; RD Allowance RP 45R4091; Part 1, 507 Knox Point Road, Roll # 1536-010-100-17600 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 with the conditions that the structures are built to the measurements on the site plan and further that the requirements of the Criteria for Evaluating Archaeological Potential is satisfied. Carried.

Minor Variance A – 13 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended.

Submissions

Email from Kawartha Pine Ridge District School Board with no concerns

COA – 26 – 30

Moved by – Ruth Anne McIlmoyl

Seconded by – Jim Whelan

That Minor Variance Application A-13-26, Concession 5, Northern Division Lot 7, Burleigh Ward, 93 Fire Route 52, Roll #: 1536-020-002-27410 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 with the conditions that the structures are built to the measurements on the site plan and further that it complies with the requirements of the Criteria for Evaluating Archaeological Potential. Carried.

Minor Variance A – 12 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended with the condition that the structures are built to the measurements on the site plan and further that the rocks be that were placed on the adjacent property be removed.

Submissions

Kawartha Pine Ridge District School Board no issues

Holly Richards Conley attended electronically to provide a description of the property. Holly noted that a condition that the rocks must be removed from adjacent property could be added.

Ian Smith (attended electronically) and Ed Duncan (attended in person) and expressed their concern of the rocks that were moved during construction and placed on the Kawartha Land Trust property

COA – 26 – 31

Moved by – Jim Whelan

Seconded by – Ruth Anne McIlmoyl

That Minor Variance Application A-12-26, Part Lot 2, Concession 6 and Lot 19 Registered Plan No. 11, Burleigh Ward, 209 Fire Route 10E, Roll # 1536-020-001-57740 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 with the condition that the structures are built to the measurements on the site. Carried.

Minor Variance A – 17 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended with the condition that the building be constructed with the setbacks and dimensions provided on the site plan.

Submissions

Kawartha Pine Ridge District School Board and Crowe Valley Conservation – no concerns
Andrew Waddell, Agent, was present to answer any questions from committee. There were none.

COA – 26 – 32

Moved by – Ruth Anne McIlmoyl

Seconded by – Jim Whelan

That Minor Variance Application A-17-26, Concession 10, Part Lot 11 Knox Point; Plan Lots 50 to 5, 69 Loon Echo Lane, Roll # 1536-010-100-13800 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 with the condition that the building be constructed with the setbacks and dimensions provided on the site plan. Carried.

Approval of Minutes

COA – 26 – 33

Moved by – Jim Whelan

Seconded by – Ruth Anne McIlmoyl

That the minutes of the Committee of Adjustment Meeting held on June 16, 2026, be approved, as presented. Carried

Adjournment

COA – 26 – 34

Moved by – Ruth Anne McIlmoyl

Seconded by – Jim Whelan

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:28 a.m.

Carolyn Amyotte, Chairperson

Kelly Picken, Secretary-Treasurer