

The Corporation of the Township of North Kawartha

Minutes of the Committee of Adjustment Meeting held on September 15, 2026

Hybrid Meeting

Session No. 2026– 09 – 15

Members Present: Carolyn Amyotte, Chair, Colin McLellan, Vice Chair,
RuthAnne McIlmoyl, Jim Whelan (arrived at 9:12 a.m.)

Staff Present: Kelly Picken, Secretary-Treasurer
Keely-Anne Johnson, Deputy Clerk
Jason Post, Deputy Chief Administrative Officer

Laura Stone, Planning Consultant

(attendees participated electronically and 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 – 35

Moved by – Ruth Anne McIlmoyl

Seconded by –Colin McLellan

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 – 18 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended with the conditions that the building be constructed with the setbacks and dimensions provided on the site plan; that an Archaeological Study is completed and submitted to the Province of Ontario; and that the recommendations of the Environmental Impact Study are adhered to.

Submissions

An environmental letter of opinion was received from Sumac Environmental Consulting prior to the start of the meeting.

Curve Lake is sending an Archaeologist out to perform that study.

Joan Philips, Agent attended virtually to provide a brief history of the property.

COA – 26 – 36

Moved by – Ruth Anne McIlmoyl

Seconded by – Colin McLellan

That Minor Variance Application A-18-26, Con 3 PT Lot 12, BLK 16, 5 Big Cedar Lake Island (McGill Island), Roll #: 1536-020-001-34600-0000 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 building be constructed with the setbacks and dimensions provided on the site plan; that an Archaeological Study is completed and submitted to the Province of Ontario; and that the recommendations of the Environmental Impact Study are adhered to. Carried.

Jim Whelan arrived at 9:10 a.m.

Minor Variance A – 19 – 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

No submissions received.

COA – 26 – 37

Moved by – Ruth Anne McIlmoyl

Seconded by – Colin McLellan

That Minor Variance Application A-19-26, Chandos Con 7 Lot 18 and; RD Allowance RP 45R4261; Part 18, 15 Martin Lane, Roll #: 1536-010-202-03800-0000 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 – 04 – 26

Laura Stone, Planner, identified the lands and explained the purpose and effect of the application. Approval of the application was recommended with the following conditions: That the structures are built to the measurements on the site plan; and the application complies with the requirements of the Criteria for Evaluating Archaeological Potential.

Submissions

One (1) written submission received from Ambrose Moran on September 14, 2026.

COA – 26 – 38

Moved by – Ruth Anne McIlmoyl

Seconded by – Colin McLellan

That Minor Variance Application A-04-26, Concession 7, Part Lot 10, Chandos Ward 324 Couches Road, Roll #: 1536-010-201-10925-0000 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 following conditions: That the structures are built to the measurements on the site plan; and The application complies with the requirements of the Criteria for Evaluating Archaeological Potential. Carried.

Approval of Minutes

COA – 26 – 39

Moved by – Colin McLellan

Seconded by – Ruth Anne McIlmoyl

That the minutes of the Committee of Adjustment Meeting held on August 11, 2026, be approved, as presented. Carried

Adjournment

COA – 26 – 40

Moved by – Ruth Anne McIlmoyl

Seconded by –Colin McLellan

That Committee adjourn proceedings. Carried.

The Committee adjourned at 9:27 a.m.

Carolyn Amyotte, Chairperson

Kelly Picken, Secretary-Treasurer