

**THE CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN  
COMMITTEE OF ADJUSTMENT**

**PUBLIC MEETING IN-PERSON & ZOOM – October 15, 2025 –9:00 a.m.**

There was an in-person and Zoom public meeting of the Committee of Adjustment to hear two Minor Variance Application No. MV.2025-003 and MV.2025-004. Present were Committee Members: Committee Chair Councillor Kuiack, Mayor LaValley, Councillor Collins via Zoom, Councillor Florent, Councillor Pigeon, Councillor Rodnick, Councillor Siydock

Staff: Tracy Cannon, Deputy CAO/Deputy Clerk – Planner, Secretary Treasurer of the Committee of Adjustment

Bryan Martin, CAO/Clerk-Treasurer

Applicant: MV.2025-004 – Deborah Quarrington

Councillor Kuiack called the public meeting to order at 9:00 a.m.

**ROLL CALL:** All present

**LAND ACKNOWLEDGEMENT**

We acknowledge that we are gathered on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory. Chi-miigwetch, All my relations

**1. ADDITIONS/AMENDMENTS TO THE AGENDA:** None

**2. ADOPTION OF THE AGENDA**

**Moved by: Councillor Pigeon**

**Seconded by: Councillor Siydock**

To adopt the agenda as prepared for the Committee of Adjustment meeting of Wednesday, October 15, 2025 as circulated.

**-Carried-**

**3. DECLARATION OF PECUNIARY INTEREST OR GENERAL NATURE THEREOF:** None

**4. ADOPTION OF MINUTES**

**Moved by: Councillor Florent**

**Seconded by: Councillor Pigeon**

To adopt the minutes of July 16, 2025 Committee of Adjustment meeting as circulated.

**-Carried-**

**5. PUBLIC HEARING**

Chair, Councillor Kuiack opened the Public Hearing portion of the meeting and turned it over to T. Cannon, Secretary Treasurer of the Committee of Adjustment.

**5.1 CONSIDER MINOR VARIANCE APPLICATION – MV. 2025-003**

T. Cannon provided the background and purpose of the application for the Minor Variance Application for Lands locally known as 137 Hollow Lane, Geographic Township of Dickens on Aylen Lake.

The property is Zoned Shoreline Residential in the Comprehensive Zoning By-Law

Variances are requested from Section 4.1.4 to allow for a maximum accessory building height to 6.5 metres, where 4.5 metres is permitted in a SR Zone.

Variance is requested from Section 4.1.11 to allow for a two-storey detached garage where only one guest cabin or one, one and one-half storey detached garage shall be permitted per lot.

#### **REQUIREMENTS FOR NOTICE**

T. Cannon reported the required notices were mailed on September 29, 2025 and the notice sign was posted on the subject property on October 1, 2025.

#### **COMMENTS FROM THE PLANNER:**

Comments from Janine Cik & Kathryn Curry, Planner Jp2g Consultant Inc were provided in the circulated planner's report.

#### **RECOMMENDATION AND CONDITIONS OF THE MINOR VARIANCE**

- Per the planner's report the application for minor variance has been evaluated against the four tests of Section 45(1) of the Planning Act and it is concluded that the application meets the four tests and should be approved, subject to conditions that the development be constructed substantially in accordance with the plans prepared by WB4L Design Studio, dated July 3, 2025 and payment of all municipal legal and planning fees associated with the processing of the application.

**COMMENTS FROM AGENCIES/PUBLIC:** None

**COMMENTS FROM THE COMMITTEE:** None

#### **DECISION AND CONDITIONS OF THE MINOR VARIANCE APPLICATION**

**Moved by: Councillor Rodnick**

**Seconded by: Councillor Kuiack**

That Committee of Adjustment approve the recommendations and conditions outlined in the Planner's Report prepared by Kathryn Curry and Janine Cik of Jp2g Consultants

AND in making the decision upon the application, the committee has considered whether or not the variance requested was minor and desirable for the appropriate development and that the general intent of and purpose of the zoning by-law and the official plan will be maintained.

THEREFORE the Committee of Adjustment grant the minor variance application No. MV2025-003 subject to the following conditions;

- 1) That the approved development be constructed substantially in accordance with the plans prepared by WB4L Design Studio, dated July 3, 2025.
- 2) Payment of all municipal legal and planning fees associated with the processing of the application.

No further discussion.

**-CARRIED-**

## **5.2 CONSIDER MINOR VARIANCE APPLICATION – MV. 2025-004**

T. Cannon provided the background and purpose of the application for the Minor Variance Application for lands locally known as 163 Partridge Lane, McCauley Lake.

The property is Zoned Shoreline Residential in the Comprehensive Zoning By-Law. The SR zone permits the existing cottage that is proposed to be enlarged, however, the existing cottage does not meet the required 20-metre setback from McCauley Lake. The existing cottage is considered legal non-conforming and, as a result, any change, alteration or replacement of the existing cottage requires approval of the Committee of Adjustment for expansion of a legal non-conforming use.

Given the fact that the proposed enlargement is located in close proximity to McCauley Lake, which is a managed lake trout lake, an Environmental Impact Study (EIS) was required in order to consider the application and an EIS was prepared by Ravenwood Environmental.

The EIS concluded that the proposed development is not anticipated to negatively impact the adjacent natural heritage features or surrounding land uses, subject to proper implementation of mitigation measures listed in the report.

### **REQUIREMENTS FOR NOTICE**

T. Cannon reported the required notices were distributed on September 22, 2025 and the notice sign was posted on the subject property on the same day.

### **COMMENTS FROM THE PLANNER:**

Comments from Janine Cik & Kathryn Curry, Planner Jp2g Consultant Inc were provided in the circulated planner's report.

### **RECOMMENDATION AND CONDITIONS OF THE MINOR VARIANCE**

- Per the planner's report the application for minor variance has been evaluated and it is recommended that the Committee of Adjustment approve the application subject to conditions; that an approved Sedimentation Barrier will be installed downslope of the construction area during all active phases which may result in movement or disturbance of substrate material, to ensure there is no erosion or resulting sedimentation of McCauley Lake as result of activities on site. The Sedimentation Barrier shall remain in place until all disturbed substrate has been stabilized using approved methods (geotextile, hydroseeding, etc.) and that payment of all municipal, legal, and planning fees associated with the processing of the application.

### **COMMENTS FROM AGENCIES/PUBLIC:**

- Debbie Quarrington, applicant had no comments.

### **COMMENTS FROM THE COMMITTEE:**

- Councillor Florent commented that he felt the Environmental Impact Study (EIS) was an unnecessary expense for the applicant, as the addition would not be any closer to the water than the existing cottage. The consensus of the committee, as well as the applicant, agreed; however, all acknowledged that the EIS is a requirement of the Provincial Policy Statement and not a Township requirement.

### **DECISION AND CONDITIONS OF THE MINOR VARIANCE APPLICATION**

**Moved by: Mayor LaValley**

**Seconded by: Councillor Florent**

That Committee of Adjustment approve the recommendations outlined in the Planner's Report prepared by Kathryn Curry and Janine Cik of Jp2g Consultants;

AND that Minor Variance Application No.2025-004 be subject to the following conditions;

1) That an approved Sedimentation Barrier will be installed downslope of the construction area during all active phases which may result in movement or disturbance of substrate material, to ensure there is no erosion or resulting sedimentation of McCauley Lake as result of activities on site. The Sedimentation Barrier shall remain in place until all disturbed substrate has been stabilized using approved methods (geotextile, hydroseeding, etc.)

2) Payment of all municipal, legal, and planning fees associated with the processing of the application.

No further discussion.

**-CARRIED-**

6. Other – No other business.

7. Meeting will be scheduled as required.

**ADJOURNMENT**

**Moved by: Councillor Siydock**

**Seconded by: Councillor Collins**

The Committee adjourned the Committee of Adjustment meeting at 9:17 a.m.

**-Carried-**

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Committee Chair, Councillor Kuiack

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Secretary/Treasurer, Tracy Cannon