

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

PUBLIC MEETING IN-PERSON & ZOOM – December 17, 2025 –9:00 a.m.

There was an in-person and Zoom public meeting of the Committee of Adjustment to hear a Minor Variance Application No. MV.2025-005. Present were Committee Members: Committee Chair Councillor Kuiack, Mayor LaValley, Councillor Collins, Councillor Florent, Councillor Pigeon, Councillor Rodnick, Councillor Siydock

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

Applicant: MV.2025-005 – Owner/Application Chris Ursulak

Councillor Kuiack called the public meeting to order at 9:02 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 Florent

Seconded by: Councillor Collins

To adopt the agenda for the Committee of Adjustment meeting of Wednesday, December 17, 2025.

-Carried-

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

4. ADOPTION OF MINUTES

Moved by: Councillor Pigeon

Seconded by: Councillor Siydock

To adopt the minutes of November 19, 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. 2025-005

The application for the Minor Variance is for lands locally known as 41B Ups and Downs Lane, Geographic Township of Sabine on McKenzie Lake.

The subject property is zoned Shoreline Residential (SR) under Zoning By-law No. 2017-527. The application is requesting permission to construct a new two-storey detached garage to the north of the existing dwelling, approximately 2 metres from the western interior side lot line at the closest point. The proposed garage would have a footprint of 95.3 square metres and a height of 7.74 metres, and a water setback of 43.7 metres from the shoreline. Access to the second floor of the garage, which is proposed as storage space, would be via internal stairs. Since pre-consultation, the site plan has been revised to increase the setback from the interior lot line to 2 metres as outlined in the site plan.

Variances are requested to the below sections of the Zoning By-Law.

- Section 4.1.4 to allow for a maximum building height for a two-storey detached garage to 7.74 metres where the maximum height of an accessory building or structure shall be 4.5 metres in an SR Zone.
- Section 4.1.6(a) to allow a two-storey detached garage in the interior side yard at a setback of 2 metres instead of the required 5 metres.
- 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 notices were distributed on December 2, 2025 and posted on the property on the same day.

COMMENTS FROM THE PLANNER:

Comments from Janine Cik & Anthony Hommik, 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 the payment of all municipal legal and planning fees associated with the processing of the application and that the development be constructed in accordance with the plans submitted.

COMMENTS FROM COMMITTEE/AGENCIES/PUBLIC:

- Councillor Florent – Originally had concerns with the distance from the property line. No concern with the height or 2-storey design. After visiting the property and getting a good idea of how steep the property is and how restricted it is to put a building on it, Councillor Florent no longer has any issues.
- Councillor Pigeon -Echoed Councillor Florent.
- Councillor Collins- Requested confirmation that the second storey would be used for storage.
- Mr. Ursulak – Confirmed the second storey will be used as storage.
- Mayor LaValley –Initially had concerns that permitting a 2-metre setback could set a precedent; however, it was confirmed that it would not.
- Councillor Pigeon –It would be difficult to see the garage from the lake.
- T. Cannon - The proposed location and height are consistent with the neighbouring accessory structure.
- Mr. Ursulak -The neighbouring structure is a foot less than the proposed garage.
- Councillor Pigeon – Can't see the neighbours garage either from the water.

DECISION AND CONDITIONS OF THE MINOR VARIANCE APPLICATION

Moved by: Councillor Pigeon

Seconded by: Councillor Florent

That Committee of Adjustment approve the recommendations and conditions outlined in the Planner's Report prepared by Anthony Hommik 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. MV2025-005 subject to the following conditions;

- 1) That the approved development be constructed substantially in accordance with the plans prepared by Onsite Design and Drafting, dated October 31, 2025.
- 2) Payment of all municipal legal and planning fees associated with the processing of the application.

-CARRIED-

6. Other – No other business.

7. Meeting will be scheduled as required.

ADJOURNMENT

Moved by: Councillor Rodnick

Seconded by: Councillor Siydock

The Committee adjourned the Committee of Adjustment meeting at 9:10 a.m.

-Carried-

Committee Chair, Councillor Kuiack

Secretary/Treasurer, Tracy Cannon