

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

PUBLIC MEETING IN-PERSON & ZOOM – February 18, 2026 –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.2025-008. 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

Applicant: MV.2025-008 – Owner, Mathew Ferguson and Agent Jessie Silkie, Onsite Design and Drafting

Councillor Kuiack called the public meeting to order at 9:04 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 Collins

Seconded by: Councillor Siydock

To adopt the agenda for the Committee of Adjustment meeting of Wednesday, February 18, 2026.

-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 December 17, 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. 2025-008

The application for the Minor Variance is for lands locally known as 2666 Aylen Lake, Geographic Township of Dickens on Aylen Lake.

The application proposes to enlarge an existing cottage through the addition of approximately 79 square metres (850 square feet), consisting of an open deck and sunroom, located on the north side of the existing structure.

The subject property has approximately 61 metres of frontage on Aylen Lake and a total area of 0.56 hectares (1.4 acres). The lot is water-access only and currently contains two seasonal cottages. The existing cottage is situated approximately 5.33 metres from the shoreline at its closest point. The proposed addition would maintain an approximate 7.29-metre setback from the lake at its closest point.

The lands are zoned Limited Service Residential (LSR). While the LSR zone permits the existing cottage use, the structure does not meet the required 20-metre shoreline setback, and is therefore considered legal non-conforming. As a result, any alteration or expansion requires approval from the Committee of Adjustment.

Due to the proximity of the addition to Aylen Lake, a managed lake trout lake, an Environmental Impact Study (EIS) was required. An EIS dated October 25, 2025, prepared by Ravenwood Environmental, was submitted in support of the application.

REQUIREMENTS FOR NOTICE

T. Cannon reported the notices were circulated on January 28, 2026 and due to the property being water access, the notice signs were posted at the Aylen Lake Boat Launch on January 26, 2026.

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

It was recommended the application be approved subject to conditions:

- That the Owner enter into a Development Agreement with the Township, to be registered on title, to ensure orderly development of the land, including implementation of the recommendations of the Environmental Impact Study;
- That the development be constructed substantially in accordance with the plans prepared by Onsite Design and Drafting; and
- That the Owner be responsible for payment of all municipal legal and planning fees associated with the processing of the application.

COMMENTS FROM COMMITTEE/AGENCIES/PUBLIC:

There were no comments from the public or agencies received prior to the hearing.

Verbally discussed at the hearing included:

- Councillor Florent noted that the lot is interesting, as the cottage was constructed very close to the water on lands that were originally part of the Shore Road Allowance and not owned by the property owners at the time. He further noted that the Shore Road Allowance has since been purchased and added that this situation is not unique, as a number of properties share similar circumstances.
- Mr. Ferguson explained that when the cottage was constructed, discussions took place regarding the lands and a legal process was undertaken to transfer the Shore Road Allowance to the owners. He noted that the building permit was issued around 2006 and offered to compile all related documentation respecting the transfer.
- T. Cannon confirmed that the Shore Road Allowance has been transferred to the owner.

- Councillor Florent inquired whether the cottage to the left is located on the same property or on a separate property.
- Mr. Ferguson confirmed that the cottage referenced is the original cottage constructed in 1967.
- Councillor Florent questioned the planner’s recommendation, noting that there are two cottages on the property and referenced a previous application that was refused due to the proposal requesting an additional cottage on one property.
- T. Cannon clarified that the application referenced by Councillor Florent was a request for a Zoning By-law Amendment to permit an additional dwelling. She explained that, in this case, the two cottages existed prior to the passage of the Zoning By-law and are therefore recognized as a legal non-conforming use under the Zoning By-law.
- Councillor Kuiack inquired whether plumbing or heating is proposed for the addition.
- Mr. Ferguson confirmed that no plumbing or heating is proposed as part of the addition.

DECISION AND CONDITIONS OF THE MINOR VARIANCE APPLICATION

Moved by: Councillor Florent

Seconded by: Councillor Rodnick

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 that Minor Variance Application No.2025-008 be subject to the following conditions;

- 1) That the Owner enter into a development agreement with the Township of South Algonquin, which shall be registered on title, to ensure orderly development of the land, including the recommendations of the EIS prepared by Ravenwood Environmental dated October 25, 2025.
- 2) That the approved development be constructed substantially in accordance with the plan prepared by Onsite Design and Drafting, dated August 15, 2025.
- 3) 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 Florent

Seconded by: Councillor Rodnick

The Committee adjourned the Committee of Adjustment meeting at 9:21 a.m.

-Carried-

Committee Chair, Councillor Kuiack

Secretary/Treasurer, Tracy Cannon