



*7 Third Avenue
Whitney, Ontario K0J 2M0*

**COMMITTEE OF ADJUSTMENT MEETING &
PUBLIC HEARING**

AGENDA

May 20, 2026 9:00 a.m.

IN PERSON & ZOOM MEETING

Live Streamed to YouTube Channel: South Algonquin Council

Open Meeting/Call to order-9:00 a.m.

Roll Call

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
2. Adoption of the Agenda
3. Disclosure of Pecuniary Interest or a General Nature Thereof
4. Adoption of Minutes
That the Minutes of the February 18, 2026 Committee of Adjustment Meeting be approved as submitted.
5. Public Hearing
- 5.1 Consider Consent (right-of-way) Application CT.2025-002
Staff Report: Janine Cik, B.A. and Anthony Hommik, MCIP, RPP
Legal Description: CON 5 PT LOT 13 PCL;17771
Civic Address: 178 Davies Lane
- 5.2 Consider Consent (right-of-way) Application CT.2026-001
Staff Report: Janine Cik, B.A. and Anthony Hommik, MCIP, RPP
Legal Description: Part of LOT 8, CONCESSION 9;36R6043 PART 1 AND RP;36R10444 PART 2 AND PCLS;17792 26116 28805
Civic Address: 941 McRae-Hay Lake Road.
6. Other
7. Next meeting will be scheduled when required.

Adjournment

**NOTE: Submissions received from the public, either orally or in writing, may become part of the public record.
There may be limited capacity in the Council Chambers.**

**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

PLANNING REPORT



Meeting Date:	May 20, 2026
Agency:	Township of South Algonquin
Staff Contact:	Tracy Cannon, Deputy CAO/Deputy Clerk-Planner
Agenda Title:	CT. 2025-002 – Mumma, 178 Davies Lane, Lyell Ward
Agenda Action:	Approve with Conditions

Recommendation

That the Committee of Adjustment approve consent application No. CT.2025-002 for the lands municipally known as 178 Davies Lane, subject to the conditions recommended in this report.

Background

The Township has received a consent application (right-of-way) from the owner of the lands municipally known as 178 Davies Lane, being a waterfront parcel on the northwest side of Lyell (Cross) Lake in the Lyell Ward. The subject property comprises a total area of approximately 0.72 ha (1.8 ac) and is improved with two existing dwellings and various outbuildings on private services. Surrounding land uses include vacant woodlands to the north and similar waterfront lots to the west and east along Davies Lane.

As shown on Appendix 1, the consent application proposes to create a 4-metre wide right-of-way over a portion of the subject lands (Part 2 on the draft survey submitted with the application) for the purpose of providing legal access to the westerly adjacent property municipally known as 198 Davies Lane. The proposed right-of-way will take place over a small portion of the existing driveway which runs through the subject property, which comprises a total area of 0.025 ha (0.06 ac).

Prior to submitting this consent application, the owners had approached the Township with an interest in purchasing the unopened Shoreline Road Allowance (SRA) abutting their property (Part 4 on the draft survey). Given that a large portion of the existing driveway providing access to the neighbour at 198 Davies Lane (Part 5 on the draft survey) runs through the unopened SRA, it was determined that the most appropriate way to proceed is to establish legal access in favour of 198 Davies Lane at the same time as the SRA purchase is advanced. This will ensure continued access (and establish legal access) to the neighbouring property following the purchase and sale of the SRA.

Should Council decide to approve the sale of the SRA, it can be transferred to the applicant with a right-of-way in favour of 198 Davies Lane without Planning Act Consent. If the SRA were transferred to the applicant without the ROW in place, there would be no guarantee or way to compel the applicant to provide legal access to their neighbour.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning to provide for appropriate development, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. All planning decisions must be consistent with the PPS.

The subject property is considered *rural lands* by the PPS definition. Section 2.6 of the PPS sets out the policies for rural lands in municipalities. Policy 2.6.1 states that on rural lands located in municipalities, permitted uses include residential development, where site conditions are suitable for the provision of appropriate sewage and water services. Policy 2.6.2 states that development that can be sustained by rural service levels should be promoted. Policy states that development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure. The PPS does not provide policy direction for the establishment of rights-of-way or easements.

South Algonquin Official Plan

The Township of South Algonquin Official Plan designates the subject property “Waterfront”. Section 5 of the Official Plan contains the policies applicable to lands designated “Waterfront Areas”. The Official Plan recognizes that the “Township’s Waterfront lands have played, and will continue to play, an important role in the municipality’s physical development.” Section 5.2 permits single-detached dwellings located on individual lots along the shoreline. Section 5.4 sets out the policies specific to residential development on lands designated Waterfront. As with the PPS, the Official Plan does not provide specific guidance on the establishment of rights-of-way or easements.

South Algonquin Zoning By-law No. 2017-527

The subject property is zoned “Shoreline Residential (SR)” under South Algonquin Zoning By-law No. 2017-527. The SR zone permits cottages and detached dwellings.

Planning Analysis

The purpose of this application is to permit a right-of-way over a portion of the subject lands for the purpose of providing legal access to the adjacent property located at 198 Davies Lane. The proposed right-of-way is not expected to result in any negative impacts given that the driveway is existing, and no further site alteration would be required. The proposed consent is considered technical in nature and would serve to improve existing conditions by providing the neighbouring property owner with legal access to their property, which is particularly important given that the owners of 178 Davies Lane intend to submit an application to purchase the SRA abutting the property. It is good planning to facilitate legal access to existing properties that do not currently benefit from any form of legal access when the opportunity presents.

Conclusion and Recommendation

The proposal to establish a right-of-way over the subject property located at 178 Davies Lane for the purpose of providing legal access to an adjacent property located at 198 Davies Lane is consistent with the PPS, conforms to the relevant Official Plan policies and complies with Zoning By-law No. 2017-527.

Based on the above analysis, it is recommended that the Committee of Adjustment approve the application subject to the following conditions:

- 1. That the applicant provides the Township with:
 - a. The original executed transfer (deed), a duplicate original and one photocopy;
 - b. A schedule describing the right-of-way and naming the grantor and grantee attached to the transfer for approval purposes.
- 2. Payment of all municipal legal and planning fees associated with the processing of the application.
- 3. If applicable, that the applicant meet all financial requirements of the Township, including payment of the balance of any outstanding taxes, including penalties and interest.

Respectfully,

Jp2g Consultants Inc.
Engineers • Planners • Project Managers

Prepared By:



Janine Cik, B.A. (Hons)
Junior Planner

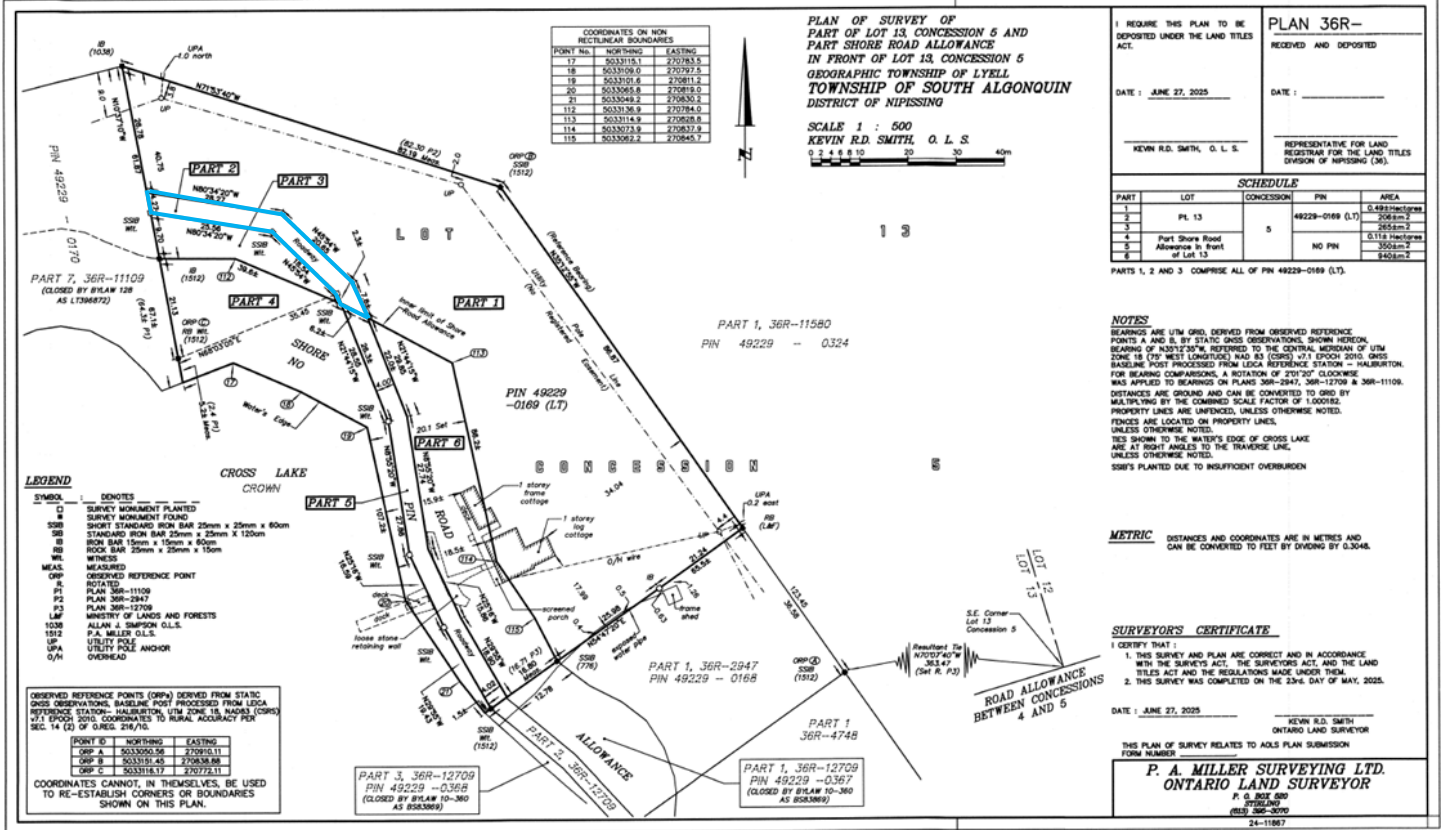
Reviewed By:



Anthony Hommik, MCIP, RPP
Manager – Planning Services | Senior Planner

Appendix 1 – Proposed Easement (Applicant's Submitted Drawing)

Easement



PLANNING REPORT



Meeting Date:	May 20, 2026
Agency:	Township of South Algonquin
Staff Contact:	Tracy Cannon, Deputy CAO/Deputy Clerk-Planner
Agenda Title:	CT. 2026-001 – Easton, 941 McRae-Hay Lake Road, Sabine Ward
Agenda Action:	Approve with Conditions

Recommendation

That the Committee of Adjustment approve consent application No. CT.2026-001 for the lands municipally known 941 McRae-Hay Lake Road, subject to the conditions recommended in this report.

Background

The Township has received a consent application (right-of-way) from the owner of the lands municipally known as 941 McRae-Hay Lake Road, being a waterfront parcel on the north side of the Hay Lake in the Sabine Ward. The subject lands comprise a total area of approximately 0.71 ha (1.76 ac) together with approximately 60 metres of water frontage on Hay Lake. Surrounding land uses include Crown Land to the north and various waterfront lots to the east.

As shown on Appendix 1, the consent application proposes to create a 6-metre wide right-of-way over a portion of the subject lands (Part 1 on Plan 36R-10444) for the purpose of providing legal access to the westerly adjacent property municipally known as 1001 McRae-Hay Lake Road. The right-of-way will be located towards the rear of the subject property and comprise a total area of 0.025 ha (0.06 ac).

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning to provide for appropriate development, while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. All planning decisions must be consistent with the PPS.

The subject property is considered *rural lands* by the PPS definition. Section 2.6 of the PPS sets out the policies for rural lands in municipalities. Policy 2.6.1 states that on rural lands located in municipalities, permitted uses include residential development, where site conditions are suitable for the provision of appropriate sewage and water services. Policy 2.6.2 states that development that can be sustained by rural service levels should be promoted. Policy states that development shall be appropriate to the infrastructure, which is planned or available, and

avoid the need for the uneconomical expansion of this infrastructure. The PPS does not provide policy direction for the establishment of rights-of-way or easements.

South Algonquin Official Plan

The Township of South Algonquin Official Plan designates the subject property “Waterfront”. Section 5 of the Official Plan contains the policies applicable to lands designated “Waterfront Areas”. The Official Plan recognizes that the “Township’s Waterfront lands have played, and will continue to play, an important role in the municipality’s physical development.” Section 5.2 permits single-detached dwellings located on individual lots along the shoreline. Section 5.4 sets out the policies specific to residential development on lands designated Waterfront. As with the PPS, the Official Plan does not provide specific guidance on the establishment of rights-of-way or easements.

South Algonquin Zoning By-law No. 2017-527

The subject property is zoned “Shoreline Residential (SR)” under South Algonquin Zoning By-law No. 2017-527. The SR zone permits cottages and detached dwellings.

Planning Analysis

The purpose of this application is to permit a right-of-way over a portion of the subject lands for the purpose of providing legal access to the adjacent property located at 1001 McRae-Hay Lake Road. The proposed right-of-way is not expected to result in any negative impacts given that the driveway exists, and no further site alteration would be required. The proposed consent is considered technical in nature and would serve to improve existing conditions by providing the neighbouring property owner with legal access to their property. It is good planning to facilitate legal access to existing properties that do not currently benefit from any form of legal access when the opportunity presents.

Conclusion and Recommendation

The proposal to establish a right-of-way over the subject property located at 941 McRae-Hay Lake Road for the purpose of providing legal access to an adjacent property located at 1001 McRae-Hay Lake Road is consistent with the PPS, conforms to the relevant Official Plan policies and complies with Zoning By-law No. 2017-527.

Based on the above analysis, it is recommended that the Committee of Adjustment approve the application subject to the following conditions:

1. That the applicant provides the Township with:
 - a. The original executed transfer (deed), a duplicate original and one photocopy;
 - b. A copy of the Reference Plan to be deposited in the Land Registry office that is substantially in compliance with the application sketch;
 - c. A schedule describing the right-of-way and naming the grantor and grantee attached to the transfer for approval purposes.
2. Payment of all municipal legal and planning fees associated with the processing of the application.

3. If applicable, that the applicant meet all financial requirements of the Township, including payment of the balance of any outstanding taxes, including penalties and interest.

Respectfully,

Jp2g Consultants Inc.
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Prepared By:



Janine Cik, B.A. (Hons)
Junior Planner

Reviewed By:



Anthony Hommik, MCIP, RPP
Manager – Planning Services | Senior Planner

