



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

Committee of Adjustment - Public Meeting Agenda August 15, 2023 – 5:00 p.m.

1. Call to Order – Res. No. 23-27

- Introductions are made: Members of the Committee and Staff

2. Disclosure of Pecuniary Interest and General Nature Thereof

3. Meeting Protocol

- The Chairperson takes a roll call of guests and visitors who are in attendance.
- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state his/her name before speaking.

4. Appointments

5. Minutes

- August 1, 2023 Meeting – **Res. No. 23-28**

6. Discussion:

6.1 Goldshmidt, Zalman & Ludmila – Application No. A/08/2023 - Proposed gazebo to exceed the allowable building maximum lot area coverage

- The Chairperson will ask the Secretary/Treasurer if any letters or related correspondence have been received and, if so, the nature thereof.
- The Applicant will make their presentation and comments, if in attendance
- Questions or comments from Committee of Adjustment members and the public

7. Decision of Committee of Adjustment

7.1 Goldshmidt Decision – Res. No. 23-29

8. Adjournment - Res. No. 23-30



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

August 1, 2023

Chair, David Moore called the meeting to order at 5:30 p.m.

INTRODUCTIONS

Chair, David Moore took Roll Call.

Present: Chair, David Moore, Morley Haskim, Mike Kekkonen, Reg Moore, Debbie Zulak
Regrets: Nick Ryeland
Staff: Secretary/Treasurer, Karlee Britton

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Debbie Zulak
Seconded by: Mike Kekkonen

23-23 That the Committee of Adjustment meeting agenda is accepted as presented.

Carried

Moved by: Mike Kekkonen
Seconded by: Debbie Zulak

23-24 That the Committee of Adjustment Minutes from the June 6, 2023 meeting are accepted, as circulated.

Carried

6.1 Discussion – Klimstra, Eric & Lisa Application No. A/07/2023

Chair, David Moore asked if any letters or related correspondence were received. Secretary-Treasurer, Karlee Britton replied no letters or related correspondence were received.

Chair, David Moore asked if the applicant would like to speak to the application. Eric Klimstra spoke to the application and answered questions from the Committee.

Chair, David Moore asked if there were any questions or comments from members and the public, there were no questions.



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

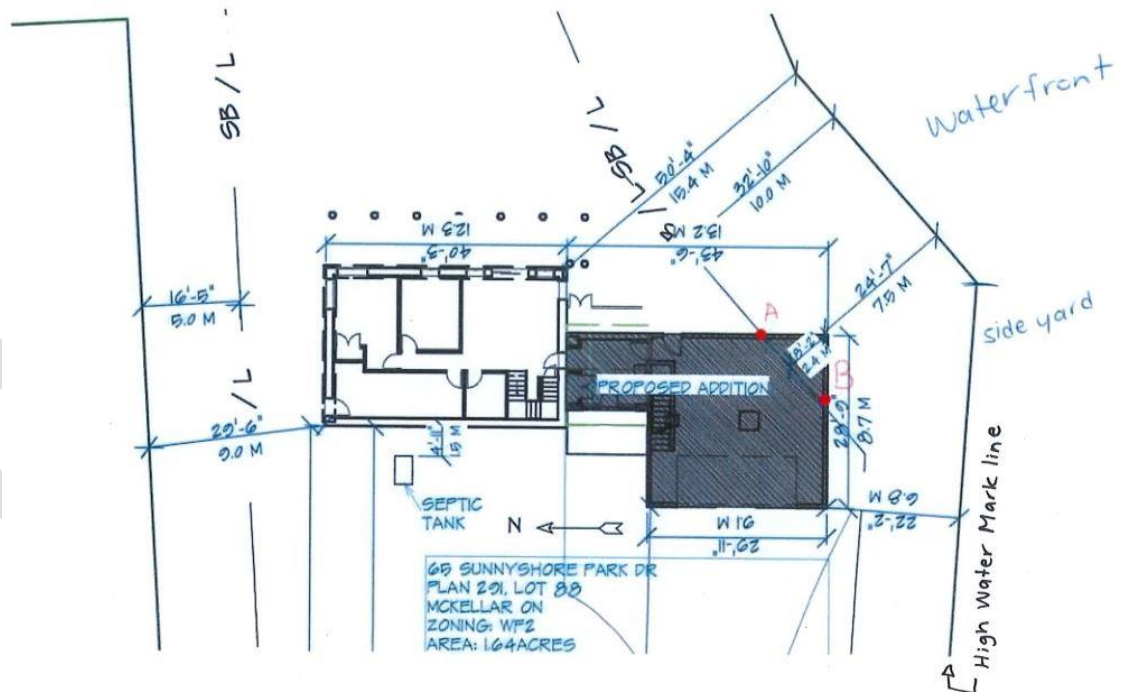
August 1, 2023

Moved by: Reg Moore

Seconded by: Morley Haskim

- 23-25** That the Committee of Adjustment does hereby grant the Minor Variance Application A/07/2023 – Klimstra to permit relief of one addition to the existing dwelling to have a reduced front yard setback as regulated in Schedule 'B' of By-Law 95-12, as amended, that is reduced from 10 meters in Schedule 'B' of By-Law 95-12, as amended to 7.562 metres. 2.438 metres relief from the minimum permitted front yard setback. This permission only applies to the area from points A to B as indicated on Schedule 'A' attached to this resolution. This area must comply with Section 3.10 of By-Law 95-12, as amended, as though a 10 metre setback would be required. All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

Schedule 'A' to Resolution No. 23-25



Carried



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

August 1, 2023

Moved by: Morley Haskim

Seconded by: Reg Moore

23-26 **That** the Committee of Adjustment does now adjourn.

Carried

The meeting adjourned at 6:01 p.m.

David Moore, Chair

Karlee Britton, Secretary/Treasurer



Township of McKellar

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Phone: (705) 389-2842

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APPLICATION NO: A08

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

The undersigned hereby applies to the Committee of Adjustment for the Township of McKellar under Section 45 of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for relief, as described in this application, from the Township's Comprehensive Zoning By-law. **FAILURE TO PROVIDE ALL OF THE INFORMATION REQUIRED BY THIS APPLICATION MAY CAUSE DELAYS OR DISQUALIFY THE APPLICATION UNTIL FURTHER OR MORE ACCURATE INFORMATION IS OBTAINED.**

OFFICE USE ONLY	
Date Received: <u>AUG 03 2023</u>	Complete Application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Application No. <u>08</u>
Date Accepted: <u>AUG 03 2023</u>	Application Fee + Deposit Received <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Stamp: <u>AUG 03 2023</u>	

A. APPLICANT/AGENT INFORMATION

- Name of Owner: Zalman and Ludmila Goldshmidt
- Address: Street and Number 321 Royal Appian Crescent
City Concord Province/State Ontario Postal/Zip Code L4K 5K9
Home Phone No. 416-727-0067 Business Phone No. 647-274-2521
Email mila@gbtrans.ca
- Name of Agent (if any): _____
- Address: _____

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

- Names and Addresses of any mortgagors, holders of charges or other encumbrances:

NA

B. PURPOSE AND TYPE OF APPLICATION

6. ☒ Minor Variance from Comprehensive Zoning By-law ☐ Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?

95-12 Schedule B (maximum lot coverage)

7. Nature and Extent of Relief Applied for:

The total area of the existing buildings on the lot is approximately 224.4 .

we are allotted 15% and we are over by 3% . we'd like to apply for relief of that 3% .for total lot coverage thereby allowing a maximum of 18%.

8. Why is it not possible to comply with the provisions of the Zoning By-Law?

Proposed structure is over by 3% of the allotted 15% allowed.

C. DESCRIPTION OF PROPERTY

9. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):

25 Smithpine Crescent , McKeller , ON

Recreational Property

10. Dimensions of land affected:

Frontage (metres): 66.1 Depth (metres):

Area (hectares): 0.22 Width of Street:

11. Access to subject land is by:

☐ Provincial Highway ☒ year-round municipal road ☐ seasonal municipal road
☐ other public road ☐ private right of way ☐ water access

12. If access to the subject land is by private road, or if "other public road" or "private right of way" was indicated in Section 11, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:

NA

13. If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

NA

D. LAND USE AND ZONING

14. Date of Acquisition of Subject Lands:

2011

15. Date of Construction of all Buildings and Structures on Subject Land:

2013

16. Existing Uses of the Subject Lands:

Recreational home

17. Length of time the existing uses of the subject property have continued:

2011 to current

18. Existing Uses of Abutting Lands:

Residential lots with single detached dwellings .

19. Services (Check appropriate box):

Water:

☐ Dug Well

☐ Drilled Well

☒ Lake

☐ Other _____

Sewage Disposal:

☒ Septic

☐ Privy

☐ Other _____

20. Storm Drainage is provided by (Check appropriate box):

☐ sewers

☐ open ditches

☐ swales

☒ other (please specify) Lake drainage

21. Present Official Plan provisions applying to the land:

Waterfront Residential

22. Present Zoning By-law provisions applying to the land:

Waterfront Residential , WF2

23. Are there any easements or rights-of-way affecting the subject lands?

☐ Yes ☒ No

If Yes, indicate and describe the purpose of the easement or rights-of-way:

E. BUILDINGS AND STRUCTURES (on or proposed for the subject land)

EXISTING – List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side
Cottage	2013	2	184	104	10.06		10.98	5.0
Garage	2013	1	40.6	40.6	3.6		9.7	

PROPOSED – List all buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side
Gazebo			48.6	48.6		3.5		

F. HISTORY

24. Has the owner previously applied for relief in respect of the subject property?

☐ Yes ☒ No If YES, please provide Application Number, if known: _____

25. Is the subject land currently the subject of an application for a consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown If YES and if KNOWN, specify the appropriate file number and status of the application:

26. Has the subject land ever been the subject of a minor variance application?

☐ Yes ☒ No ☐ Unknown

G. PLANS

27. Every application shall be accompanied by a sketch [SAMPLE on page 9] (based on a boundary survey plan of the subject land) drawn to an appropriate scale, properly dimensioned and showing thereon:

- ☐ The boundaries and dimensions of the subject land
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front, rear and side lot lines
- ☐ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- ☐ The current uses on land that is adjacent to the subject land
- ☐ The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used
- ☐ The location and nature of any easement affecting the subject land

H. AFFIDAVIT OR SWORN DECLARATION

The content of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the City of Vaughan this 23rd day of June, 2023.
I, ZALMAN Goldshmidt, of the City of Vaughan
in the Region of York solemnly declare that all
the statements contained in this application are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of
the Canada Evidence Act.

Todd Coles
Signature of Applicant or Authorized Agent

Declared before me at the City of Vaughan in the Region
of York this 23rd day of June, 2023

Signature of Commissioner of Oaths: T. Coles

Todd Coles
City Clerk, City of Vaughan
A Commissioner, etc.

I. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

Complete the consent of the owner concerning personal information set out below.

I, Zalman Goldshmidt, am the owner of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for the purpose of processing this application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions about this collection of personal information should be directed to the Township Clerk.

Date

06/21/2023

Signature of Owner

Goldshmidt

J. CONSENT OF THE OWNER TO THE PAYMENT OF REQUIRED FEES AND POTENTIAL FEES

I, Zalman and Ludmila Goldshmidt, acknowledge and agree that applicants must submit the required fee of \$750.00, as well as a Security Deposit of \$500.00 when filing the application. Further, I agree that any costs beyond regular processing costs relating to this application, including but not limited to engineering studies, legal opinions, planning consultant fees, and Ontario Land Tribunal hearing costs, will be the responsibility of the applicant and will submit the balance due upon receipt of an invoice for same.

Date

06/21/2023

Signature of Owner

Goldshmidt

K. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written consent of the owner, authorizing the applicant to make the application, must be included with this form or the authorizations set out below must be completed. Please note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for a Minor Variance and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of the Owner for Agent to Provide Personal Information

I, _____, am the owner of the land that is the subject of this application for a Minor Variance and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize _____ as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

Date

Signature of Owner

Manitouwabing Lake

