



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 19, 2025 – 5:00 p.m.

1. Call to Order – Res. No. 25-13

- Introductions are made: Members of the Committee and Staff

2. Disclosure of Pecuniary and/ or Personal 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

- Appointment of Mary Smith as Alternate Secretary-Treasurer – **Res. No. 25-14**

5. Minutes

- July 15, 2025 Meeting – **Res. No. 25-15**

6. Discussion:

6.1 Taylor – Application No. A/04/2025

To permit a dock with an increased length and area.

- The Chairperson will ask the Secretary/Treasurer if all Notices have been filed and the corresponding dates.
- 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 Taylor Decision – Res. No. 25-16

8. Adjournment - Res. No. 25-17



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

July 15, 2025

Chair, David Moore called the meeting to order at 5:01 p.m.

INTRODUCTIONS

Chair, David Moore took Roll Call.

Present: Chair, David Moore; Morley Haskim, Mike Kekkonen, Nick Ryeland and Debbie Zulak
Regrets: Reg Moore
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: Morley Haskim

25-09 That the Committee of Adjustment meeting agenda is accepted, as presented.

Carried

Moved by: Nick Ryeland
Seconded by: Mike Kekkonen

25-010 That the Committee of Adjustment Minutes from the June 17, 2025 meeting are accepted, as circulated.

Carried

6.1 Discussion – DeAth, Sam Application No. A/03/2025

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

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



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

July 15, 2025

Moved by: Morley Haskim

Seconded by: Debbie Zulak

25-11 **Be It Resolved That** the Committee of Adjustment does hereby grant the Minor Variance Application A/03/2025 (DeAth) to permit relief of one accessory building/structure (used for storage) to have a reduced front yard and interior side yard setback, as regulated in Section 3.39 of By-Law 95-12, as amended:

The front yard setback will be reduced to 7.9 metres, where 10 metres is permitted; and

The side yard setback will be reduced to 2.4 metres where 3 metres is permitted.

All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

Carried

Moved by: Mike Kekkonen

Seconded by: Nick Ryeland

25-12 **That** the Committee of Adjustment does now adjourn.

Carried

The meeting adjourned at 5:08 p.m.

David Moore, Chair

Karlee Britton, Secretary/Treasurer



CORPORATION OF THE TOWNSHIP OF MCKELLAR

DATE: August 5, 2025

RESOLUTION No. 25-344
AGENDA ITEM No. 20.1.

Moved by:

Mike Lask

Seconded by:

NTA

McKellar
BE IT RESOLVED THAT the Council of the Corporation of the Township of does hereby appoint Mary Smith as the alternate Secretary-Treasurer for the Township's Committee of Adjustment, to act in place of Karlee Britton during any meetings she is unable to attend.

Carried ☒

Defeated ☐

Deferred ☐

David Moore
David Moore, Mayor

DIVISION VOTE

	YEA	NAY	ABSTAIN	ABSENT
Councillor Morley Haskim	—	—	—	—
Councillor Mike Kekkonen	—	—	—	—
Councillor Nick Ryeland	—	—	—	—
Councillor Debbie Zulak	—	—	—	—
Mayor David Moore	—	—	—	—



Township of McKellar

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APPLICATION NO: A-04

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: AUG 1. 2025 Complete Application: ☒ Yes ☐ No Application No. A4

Date Accepted: AUG 1. 2025 Application Fee + Deposit Received ☒ Yes ☐ No

Date Stamp: AUG 1. 2025

KB

A. APPLICANT/AGENT INFORMATION

1. Name of Owner: Blake Taylor
2. Address: Street and Number 11 Floods Lane, McKellar P2A 0B5, CAN
City McKellar Province/State Ontario Postal/Zip Code P2A0B5
Home Phone No. 905-323-5269 Business Phone No. _____
Email blaketaylor610@gmail.com
3. Name of Agent (if any): _____
4. Address: _____

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

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

TD CANADA TRUST, 4720 Tahoe Blvd, Mississauga L4W 5P2

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?

By-Law 95-12

7. Nature and Extent of Relief Applied for:

Seeking approval to extend the shore deck and dock system beyond 60M² allowable surface area and 15M length.

Total Length (partial shore deck, Pole Dock, Ramp, Dock 1, Dock 2)=20.422M (Over 5.422M)

Total surface area in the water (partial Shore deck, Pole Dock, Ramp Dock 1, Finger, Dock 2) = 99.41M² (Over 39.41M²)

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

The shoreline is very gentle sloping <2ft out for the first 30'. A large part of of surface area is being utilized by the pole dock and ramp. We require additional surface area to support the Dock system with the floats.

The gentle sloping of the shoreline impacts our ability to stay within allowable surface area to support the desired dock design

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):

MCKELLAR CON 4 PT LOT 33 RP;42R21929 PARTS 1 AND 2

10. Dimensions of land affected:

Frontage (metres): 7.62 Depth (metres): 3.658

Area (hectares): 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 "right of way" was indicated in Section 10, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:

Subject land is the frontage shoreline. The Laneway is a private and maintained by all the neighbours

Owner of the road is: Flood, Edith Maude Lorraine-Estate; Flood, Fredrick John

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:

D. LAND USE AND ZONING

14. Date of Acquisition of Subject Lands:

February 23 2023

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

Construction of new dwelling still in progress. Started April 2024, will complete September 2025

16. Existing Uses of the Subject Lands:

Residential Dwelling 4 Season

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

Always has been residential dwelling

18. Existing Uses of Abutting Lands:

waterfront residential Dwelling to right, undeveloped land to the left

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) _____

Gutters/downspouts/grading

21. Present Official Plan provisions applying to the land:

WaterFront Residential

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

No

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:

I have right of way from Floods Lane to enter my Driveway

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
Waterfront Residential	April 2024	2	269.047	445.284	20	30	15M	45

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
Dock Sytem	September 2025	1	99.406	99.406	On water	50M	45M	45M

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 Burlington this 31 day of July, 2025.
I, Blake Taylor, of the City of Burlington
in the Region of Halton, Province of Ontario 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.

[Signature]
Signature of Applicant or Authorized Agent

Declared before me at the City of Burlington in the Region
of Halton this 31th day of July, 2025.

Signature of Commissioner of Oaths: Lorraine Laforte

Lorraine Roberta Laforte, a Commissioner, etc.,
Province of Ontario,
For FDH Lawyers LLP
Expires October 13, 2026

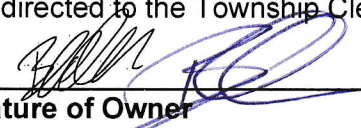
I. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

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

I, Blake Taylor, 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.

July 31th 2025

Date


Signature of Owner

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

I, Blake Taylor, 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.

July 31th 2025

Date

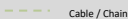

Signature of Owner



On the
Water
Designs

Dock Drawing

Order: 30911
Client: Taylor



Docks manufactured by On the Water Designs

Materials include:
Aluminum Frame
Western Red Cedar or PVC Decking
Stainless Steel Fasteners
EPS Foam Filled Plastic Floats

