



Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

PUBLIC NOTICE

Take Notice that a **Public Meeting**
is called for

January 17, 2023 at 1:00 p.m.

Under Section 34 of the Planning Act

Notice of Complete Application – REED

PURPOSE OF THE APPLICATION

The effect of the proposed Zoning By-law Amendment is to permit the construction of an accessory detached garage where no main building has been constructed and to permit a reduced minimum lot area of 1,397 m², a lot frontage of 20.1 metres onto Manitouwabing Lake, and a reduced rear yard of 4.0 metres.

Notice of Complete Application – LEBLANC

PURPOSE OF THE APPLICATION

The effect of the proposed Zoning By-law Amendment is to satisfy a condition of Consent Application B33/2022 (McK). The application proposes to re-zone the severed lot from Application B33/2022 to the Special Provision 16.39 (SP 16.39) Zone to eliminate split zoning and the retained lands are to be re-zoned to the Special Provision 16.71 (SP 16.71) Zone to recognize a lot area of 0.286 ha, where 0.4 ha is required by the Inland Development 2 (RR) Zone.

Please note, there will be no option to participate virtually, only in person, by attending the meeting.

If you have any questions, require additional information, or would like a copy of the notice, please visit or contact the Township Office: Ms. Ina Watkinson, Clerk / Administrator at (705) 389-2842

**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
Concerning an Application to Amend the Zoning By-law**

Township of McKellar

TAKE NOTICE that the Township of McKellar has received an application for a Zoning By-law Amendment being an application to amend Comprehensive Zoning By-law No. 95- under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

TAKE NOTICE That the Council of the Corporation of the Township of McKellar has deemed this application complete and will hold a **Public Meeting to consider the application on January 17, 2023 at 1:00 p.m. at the Township Council Chambers.**

File Number:	(REED)
Owner/Agent:	Thomas Reed
Related Planning Applications:	N/A
Location:	PCL 17981 SEC SS; LT 32 PL M142; MCKELLAR
Municipal Address:	1 Islandview Drive, McKellar

THE PURPOSE AND EFFECT of the proposed zoning by-law amendment is to permit the construction of an accessory detached garage on the subject lands where no building has been constructed and to permit a reduced minimum lot area of 1,397 m², a lot frontage of 20.1 metres onto Manitouwabing Lake, and a reduced rear yard of 4.0 metres.

AND FURTHER TAKE NOTICE that pursuant to Section 34 (10.7) of the Planning Act, the Application file is available to the public for inspection. Please contact the Township Office to arrange to inspect the file. The public meeting will be held in the Council Chambers. Please note there will be no option to participate virtually, only in person by attending the meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Township of McKellar to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of McKellar before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McKellar before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Dated at the Township of McKellar this December 22, 2022.

Ina Watkinson, Clerk/Administrator
Township of McKellar
P.O. Box 69
McKellar, Ontario P0G 1C0
Phone (705) 389-2842
E-mail: clerk@mckellar.ca

Key Map



**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
Concerning an Application to Amend the Zoning By-law**

Township of McKellar

TAKE NOTICE that the Township of McKellar has received an application for a Zoning By-law Amendment being an application to amend Comprehensive Zoning By-law No. 95-12 under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

TAKE NOTICE That the Council of the Corporation of the Township of McKellar has deemed this application complete and will hold a **Public Meeting to consider the application on January 17, 2023 at 1:00 p.m. at the Township Council Chambers.**

File Number:	(LEBLANC)
Owner/Agent:	Maria LeBlanc (Owner), Paul LeBlanc (Applicant)
Related Planning Applications:	Consent Application B33/2022
Location:	PCL 17978 SEC SS; LT 56 PL M142; LT 57 PL M142; LT 58 PL M142 EXCEPT PT 2, 42R11713; MCKELLAR
Municipal Address:	9 Charles Avenue, McKellar (PIN: 521300043)

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to satisfy a condition of Consent Application B33/2022. The retained lands from Consent Application B33/2022 are to be re-zoned from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.71 (SP 16.71) Zone to recognize a lot area of 0.286 ha where 0.4 ha is the minimum lot area required by the Inland Development 2 (RR) Zone. The severed lands from Consent Application B33/2022 are to be re-zoned from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.39 (SP 16.39) Zone to eliminate split zoning.

AND FURTHER TAKE NOTICE that pursuant to Section 34 (10.7) of the Planning Act, the Application file is available to the public for inspection. Please contact the Township Office to arrange to inspect the file. The public meeting will be held in the Council Chambers. Please note there will be no option to participate virtually, only in person by attending the meeting.

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If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of McKellar before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Dated at the Township of McKellar this December 22, 2022.

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Key Map

