



# **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 June 17, 2025 – 5:00 p.m.**

Zoom Meeting Link: <https://us06web.zoom.us/j/89915474828>

### **1. Call to Order – Res. No. 25-05**

- 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**

### **5. Minutes**

- March 4, 2025 Meeting – **Res. No. 25-06**

### **6. Discussion:**

#### **6.1 King – Application No. A/02/2025 Second story of an accessory building to permit a sleep cabin that exceeds the maximum gross floor 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 King Decision – Res. No. 25-07**

### **8. Adjournment - Res. No. 25-08**



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

### Committee of Adjustment Minutes

March 4, 2025

Chair, David Moore called the meeting to order at 5:00 p.m.

### INTRODUCTIONS

Chair, David Moore took Roll Call.

**Present:** Chair, David Moore; Morley Haskim, Mike Kekkonen, Debbie Zulak and Reg Moore  
**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: Morley Haskim**

**25-01** That the Committee of Adjustment meeting agenda is accepted, as presented.

**Carried**

**Moved by: Mike Kekkonen**  
**Seconded by: Morley Haskim**

**25-02** That the Committee of Adjustment Minutes from the October 1, 2024 meeting are accepted, as circulated.

**Carried**

### 6.1 Discussion – Hutterer, Brian and Mary Application No. A/01/2025

Chair, David Moore asked if any letters or related correspondence were received. Secretary-Treasurer, Karlee Britton replied an abutting neighbour inquired about the property's maximum lot coverage. The Secretary confirmed with the Township's Chief Building Official that the three (3) sheds will need to be removed to comply with the maximum lot coverage.

Chair, David Moore asked if the applicant would like to speak to the application. The applicant was present and spoke to the application.

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

March 4, 2025

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**Moved by: Reg Moore**

**Seconded by: Debbie Zulak**

**25-03**      **Be It Resolved That** the Committee of Adjustment does hereby grant the Minor Variance Application A/01/2025 – Hutterer to permit relief of one accessory building/structure (garage, private) to have an increased height, from 5.0 metres, as regulated in Schedule 'B' of By-Law 95-12, as amended, to 7.0 metres; all other applicable Sections of By-Law 95-12, as amended, are to be complied with; and

**Further That** the three (3) sheds identified in the site plan being a wood shed, tractor shed, and utility shed must be removed to ensure compliance with the maximum lot coverage requirements.

**Carried**

**Moved by: Mike Kekkonen**

**Seconded by: Reg Moore**

**25-04**      **That** the Committee of Adjustment does now adjourn.

**Carried**

The meeting adjourned at 5:09 p.m.

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David Moore, Chair

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Karlee Britton, Secretary/Treasurer



# Township of McKellar

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APPLICATION NO: A02

## 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: June 3/25 Complete Application: ☐ Yes ☐ No Application No. A-02

Date Accepted: June 4/25 Application Fee + Deposit Received ☒ Yes ☐ No

Date Stamp: June 4, 2025

### A. APPLICANT/AGENT INFORMATION

1. Name of Owner: David King
2. Address: Street and Number 118 Jones Rd  
City McKellar Province/State ON Postal/Zip Code P2A0B5  
Home Phone No. 519-318-5163 Business Phone No.  
Email dave.king3467@gmail.com
3. Name of Agent (if any): Brad Moore
4. Address: 331 Charlton Ave W, Hamilton ON  
905-546-6949. brad@harmonydesign.ca  
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:  
None

## 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?

3.39 - Sleeping Cabins

7. Nature and Extent of Relief Applied for:

Increase in size of sleeping cabin gross floor area from 35 m2 to 79 m2 - an increase of 39 m2.

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

We would like to convert the storage space in an existing one and a half storey garage to a sleeping cabin

This existing space can not be easily reduced in size as it is already constructed.

## 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):

Pt Lt 28 Con 5, McKellar Pt 1 42R3426.

492800000132700

10. Dimensions of land affected:

Frontage (metres): 67m

Depth (metres): 166.5m

Area (hectares): 0.66ha

Width of Street: 20m

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:

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:

June 2017

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

Cottage - 1987. Cottage renovation/addition - 2022. Garage - 2023

16. Existing Uses of the Subject Lands:

Residential

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

since inception

18. Existing Uses of Abutting Lands:

Residential

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) \_\_\_\_\_

21. Present Official Plan provisions applying to the land:

Waterfront

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

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)	Gross Floor Area (m2)	Front	Rear	Side	Side
Home	1987	1	150m2	150m2	22.45m	104.78m	11.09m	27.05m
Garage	2023	1-1/2	83m2	162m2	22.9m	100.25m	7.37m	33.99m

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

**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: A/02/2023

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:

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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 Township of McKellar this 3<sup>rd</sup> day of June, 2025.  
I, Brad Moore, of the City of Hamilton  
in the 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 Township of McKellar in the District  
of Parry Sound this 3<sup>rd</sup> day of June, 2025

Signature of Commissioner of Oaths: [Signature]

KARLEE HELAINA BRITTON,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of the Township of McKellar.  
Expires September 6, 2025.



**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, David King, 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.

02 / 06 / 2025

Date

Signature of Owner



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

I, David King, 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.

02 / 06 / 2025

Date

Signature of Owner



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

02 / 06 / 2025

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, David King, 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 Brad Moore, 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.

02 / 06 / 2025

Date

Signature of Owner





No values to report until this is linked - Rabbitt Design  
Scale: 0"

Standards - Abbreviations

@	AT
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
BLKG	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
C.I.	CONTRACTOR INSTALLED
C.F.	CONTRACTOR FURNISHED
CLR.	CLEAR
CLNG.	CEILING
CONT.	CONTINUOUS
COL.	COLUMN
DIA.	DIAMETER
DET.	DETAIL
D.F.	DOUGLAS FIR
DBL.	DOUBLE
(E)	EXISTING
EA.	EACH
EQ.	EQUAL
E.W.	EACH WAY
FIN	FINISH
F.O.	FACE OF
FT	FOOT OR FEET
HDR.	HEADER
HT	HEIGHT
JST	JOIST
MAX	MAXIMUM
M.B.	MACHINE BOLT
MIN	MINIMUM
MTD	MOUNTED
N.I.C.	NOT IN CONTRACT
(N)	NEW
NOM	NOMINAL
N.T.S	NOT TO SCALE
O/	OVER
O/A	OVERALL
O.C.	ON CENTER
O.I.	OWNER INSTALLED
OPP.	OPPOSITE
PL.	PLATE OR PROPERTY LINE
PLY.	PLYWOOD
PTD	PAINTED
P.T.	PRESSURE TREATED
REINF	REINFORCED
RET	RETAINING
R.O.	ROUGH OPENING
RWD	REDWOOD
S.F.	SQUARE FEET
S.S.D	SEE STRUCTURAL DRAWINGS
SHTG	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SQ.	SQUARE
STD.	STANDARD
STE	SIMILAR TO EXISTING
STR.	STRUCTURAL
T.B.D.	TO BE DETERMINED
T.B.R.	TO BE REMOVED
T.O.	TOP OF
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W.O.	WHERE OCCURS
W/O.	WITHOUT
U.O.N.	UNLESS OTHERWISE NOTED

Standards - General

SEPARATING BEDROOMS FROM LIVING SPACES AND ON EACH FLOOR, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS SHALL BE NATURALLY VENTED OR PROVIDED WITH MECHANICAL VENTILATION PER 9.32 OBC.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE GFI OR GFCI PER ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE UNO ON PLANS.

ALL INSULATION PER SB-12 EXCEPT COTTAGES

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE OBC

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE ONTARIO BUILDING CODE.

ADDITIONAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION, PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE ADDITIONAL INSPECTION REQUIREMENTS WITH THE DESIGNER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND OTHER INSPECTORS.

DUTIES OF THE ADDITIONAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:

OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR CHIEF BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE CHIEF BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR OR OWNER, AS APPROPRIATE IN A TIMELY MANNER. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING ADDITIONAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY CHIEF BUILDING OFFICIAL THAT WORK IS READY FOR INSPECTION AT LEAST 48 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE INSPECTOR AND APPROVED BY THE CHIEF BUILDING OFFICIAL.

PROVIDE THE CHIEF BUILDING OFFICIAL WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

MAINTAIN JOB-SITE COPIES OF ALL REPORTS PROVIDED BY THE CHIEF BUILDING OFFICIAL.

Standards - Exterior Deck and Patio

1. STAIR RISERS SHALL BE MAX. 200MM STAIR TREADS SHALL BE MIN. 280MM.

2. HEIGHT OF HANDRAILS SHALL BE WITHIN 865MM AND 1070MM INCHES ABOVE NOISING.

3. HANDRAIL EXTENDS CONTINUOUSLY FROM TOP TO BOTTOM RISER AND TERMINATES AT NEWEL POSTS OR RETRUNS TO WALLS.

4. PROVIDE 60MM SPACE BETWEEN WALL AND HANDRAIL.

5. HANDRAILS SHALL HAVE A PERIMETER OF NOT LESS THAN 100MM AND NOTE MORE THAN 160MM AND BE CONTINUOUSLY GRASPABLE CROSS SECTION WITH NO SHARP OR ABRASIVE ELEMENTS.

6. PICKETS SHALL BE SPACED SUCH THAT A 100MM DIAMETER SPHERE CANNOT PASS THROUGH.

7. TRIANGULAR OPENINGS FORMED BY STAIR RISERS, STAIR TREADS AND THE BOTTOM ELEMENT OF A REQUIRED GUARD SHALL BE OF A SIZE THAT PREVENTS THE PASSAGE OF A 150MM DIAM. SPHERE.

8. GUARDS SHALL BE PROVIDED ON EVERY SURFACE IN WHICH THE DIFFERENCE IN ELEVATION BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE IS GREATER THAN 600MM.

9. ALL GUARDS SHALL BE 900MM IN HEIGHT EXCEPT EXTERIOR GUARDS, WHICH SHALL BE 1070MM IN HEIGHT WHERE THE DISTANCE BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE IS GREATER THAN 1800MM.

10. ALL GUARDS SHALL BE ENGINEERED OR BUILT IN ACCORDANCE WITH SUPPLEMENTARY STANDARD SB-7.

Standards - Disclaimer

TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. HARMONY DESIGN IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

THESE DRAWINGS ARE THE PROPRIETARY PRODUCT AND PROPERTY OF HARMONY DESIGN, DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED ON THE PERMIT DOCUMENTS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF HARMONY DESIGN IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, WHICH MAY BE IN DANGER OF BEING DAMAGED DUE TO THE CONSTRUCTION PROCESS. HOMEOWNER SHOULD DISCUSS ANY ITEMS IN OR NEAR THE WORK ZONE WITH CONTRACTOR TO ASSURE THEY ARE REMOVED OR PROTECTED. HOMEOWNER IS RESPONSIBLE FOR PROTECTING ALL PETS. ALL PETS SHOULD BE REMOVED TO ANOTHER PART OF THE HOUSE OR TEMPORARILY

Standards - Code Notes

1) ALL VAPOR BARRIER JOINTS, EDGES, PUNCTURES AND PENETRATIONS TO BE SEALED WITH VAPOR TAPE TO FORM A CONTINUOUS VAPOR BARRIER.

2) SEAL ENTIRE PERIMETER AT EACH WINDOW UNIT WITH INSULATION AND VAPOR BARRIER.

3) FLASHING TO BE INSTALLED AT ALL EXTERIOR OPENINGS, INCLUDING WINDOW AND DOOR HEAD AND SILLS AND SHALL BE INSTALLED TO BE WATERPROOF.

4) ALL WALL SURFACES ARE TO BE MADE FLUSH AND SMOOTH PRIOR TO PAINTING OR INSTALLATION OF WALL COVERINGS.

5) INSULATE ALL FLOORS, WALLS AND CEILINGS SURROUNDING BATHROOMS FOR SOUND.

6) ALL INTERIOR FINISHES TO HAVE A CLASS B FLAME SPREAD RATING IN ACCORDANCE WITH IBC.

7) BATHROOM SHOWER AND TUB/SHOWER WALLS SHALL HAVE A HARD, SMOOTH, AND NONABSORBENT SURFACE. WALL FINISH UNDERLAYMENT TO BE FIBER CEMENT BOARD OR EQUAL RO A HEIGHT OF 72" ABOVE THE DRAIN INLET.

8) FRENCH DOORS, SIDELIGHTS AND SKYLIGHTS TO BE TEMPERED SAFETY GLASS TO INCLUDE BUT NOT LIMITED TO:

A. GLAZING IN DOORS

B. WINDOWS GREATER THAN 9 SQ FT AND CLOSER THAN 18" TO THE FLOOR

C. GLAZING IN WALLS ADJACENT TO SHOWERS OR BATHTUBS THAT ARE WITHIN 60" OF THE DRAIN OR FLOOR.

D. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES

9) FIREPLACES TO HAVE SPARK ARRESTORS AND APPROVED DAMPER. PROVIDE MINIMUM 2" CLEARANCE FROM COMBUSTIBLE MATERIAL. ALL FIREPLACE SURROUNDS AND HEARTH TO BE NON-COMBUSTIBLE MATERIALS SUCH AS MARBLE, GRANITE OR CERAMIC TILE.

PROJECT INFORMATION	
SCOPE OF WORK	CONVERT GARAGE 1/2 STOREY TO SLEEPING CABIN
JOB INFO- NAME AND ADDRESS INPUT	DAVE KING 118 JONES RD MCKELLAR ON,

DESIGN LOADS	
LOAD TYPE	LOAD
ATTIC DEAD LOADS	10 PSF
FLOOR DEAD LOADS	10 PSF
FLOOR LIVE LOADS, BALCONIES AND DECKS	40.5 PSF
FLOOR LIVE LOADS, LIVING SPACES	40 PSF
FLOOR LIVE LOADS, STAIRS	40 PSF
GROUND SNOW LOAD	40.5 PSF
ROOF DEAD	15 PSF

Applicable Codes

2020 NATIONAL BUILDING CODE OF CANADA (2022-03-28)  
2024 ONTARIO BUILDING CODE COMPENDIUM (EFF. 2025-01-01)  
MCKELLAR ZONING BYLAW - 95-12

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A-4	Elevations 1
A-5	Kitchen Plan and Elevations
A-7	Roof Framing
A-8	Cross Section and Details
A-9	Details
E-1	Electrical

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

Qualification Information  
Required unless design is exempt under Div. C - 3.2.5.1. of the building code.

Brad Moore  
Name Signature 45990  
BCIN

Registration Information  
Required unless design is exempt under Div. C - 3.2.4.1. of the building code.

Harmony Design and Renovation  
Firm Name 102064  
BCIN

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



Client:  
Dave King  
118 Jones Rd  
McKellar ON,

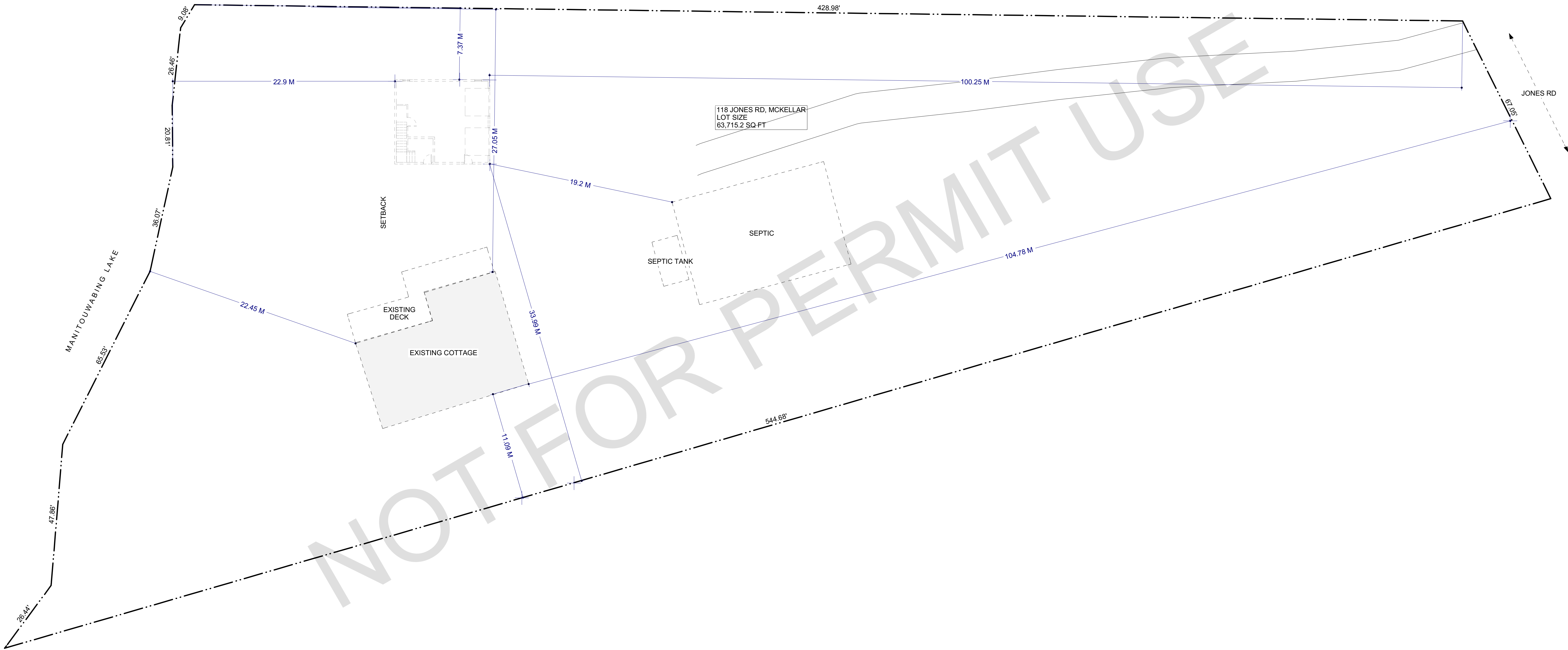
Sheet Title:  
General Plot and  
Project

Designer:  
HARMONY DESIGN  
Hamilton/Pointe Au Baril  
brad@harmonydesign.ca  
888-273-6682

G-1

Date:  
2025-06-02





Plot Plan  
Scale: 1/16" = 1'-0"

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



Client:  
Dave King  
118 Jones Rd  
McKellar ON,

Sheet Title:  
Site Plan








Designer:  
HARMONY DESIGN  
Hamilton/Pointe Au Baril  
brad@harmonydesign.ca  
888-273-6682

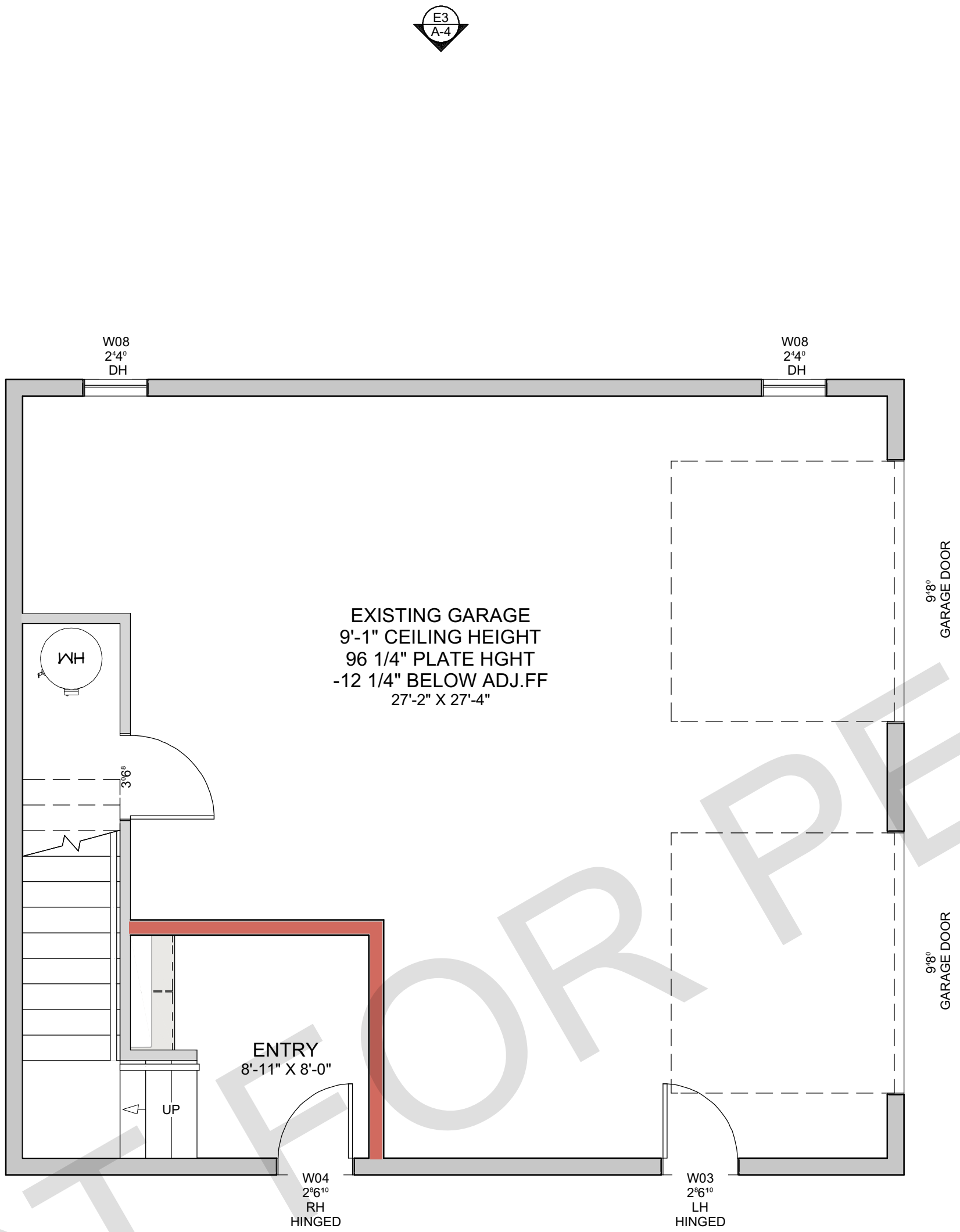
A-1

Date:  
2025-06-02

FLOOR PLAN KEYNOTES	
CALLOUT	TEXT

DOOR SCHEDULE				
NO.	QTY	SIZE	DESCRIPTION	THICKNESS
D01	1	3068 R IN	HINGED-PANEL	1 3/8"
D02	1	2868 L IN	HINGED-PANEL	1 3/8"
D03	1	2468 R IN	HINGED-PANEL	1 3/8"
D04	1	2668 R IN	HINGED-PANEL	1 3/8"
D05	1	3068 L	BARN-DOOR P01	1 3/8"
D06	1	2268	HINGED-SC03 GLASS DOOR	1 3/8"

WALL LEGEND	
SYMBOL	WALL TYPE
	ROOM DIVIDER
	GLASS SHOWER
	SIDING-6 EXISTING
	INTERIOR-6 EXISTING
	INTERIOR-4 EXISTING
	GASPROOF 2X6, NEW
	8" CMU STEM WALL



**Main Level Floor Plan**  
Scale: 1/4" = 1'-0"

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



**Client:**  
Dave King  
118 Jones Rd  
McKellar ON,

**Sheet Title:**  
Floor Plan

**Designer:**  
HARMONY DESIGN  
Hamilton/Pointe Au Baril  
brad@harmonydesign.ca  
888-273-6682

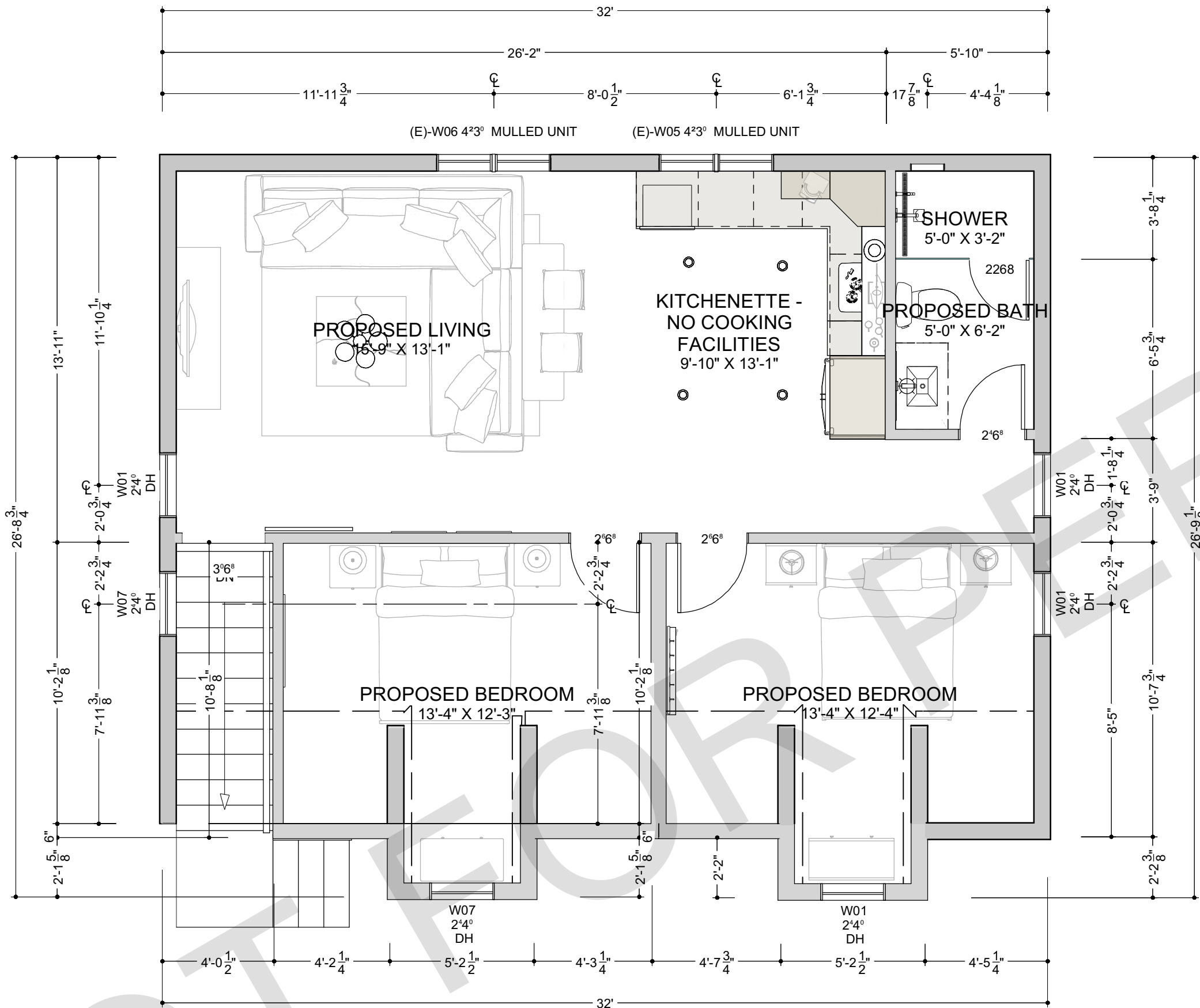
A-2

Date:  
2025-06-02

FLOOR PLAN KEYNOTES	
CALLOUT	TEXT

DOOR SCHEDULE				
NO.	QTY	SIZE	DESCRIPTION	THICKNESS
D01	1	3068 R IN	HINGED-PANEL	1 3/8"
D02	1	2668 L IN	HINGED-PANEL	1 3/8"
D03	1	2468 R IN	HINGED-PANEL	1 3/8"
D04	1	2668 R IN	HINGED-PANEL	1 3/8"
D05	1	3068 L	BARN-DOOR P01	1 3/8"
D06	1	2268	HINGED-SC03 GLASS DOOR	1 3/8"

WALL LEGEND	
SYMBOL	WALL TYPE
	ROOM DIVIDER
	GLASS SHOWER
	SIDING-6 EXISTING
	INTERIOR-6 EXISTING
	INTERIOR-4 EXISTING
	GASPROOF 2X6, NEW
	8" CMU STEM WALL



2nd Floor Plan  
Scale: 1/4" = 1'-0"

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



Client:  
Dave King  
118 Jones Rd  
McKellar ON,

Sheet Title:  
Floor Plan

Designer:  
HARMONY DESIGN  
Hamilton/Pointe Au Baril  
brad@harmonydesign.ca  
888-273-6682

A-3

Date:  
2025-06-02





Right Elevation  
Scale: 1/4" = 1'-0"



Left Elevation  
Scale: 1/4" = 1'-0"



Rear Elevation  
Scale: 1/4" = 1'-0"



Front Elevation  
Scale: 1/4" = 1'-0"

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



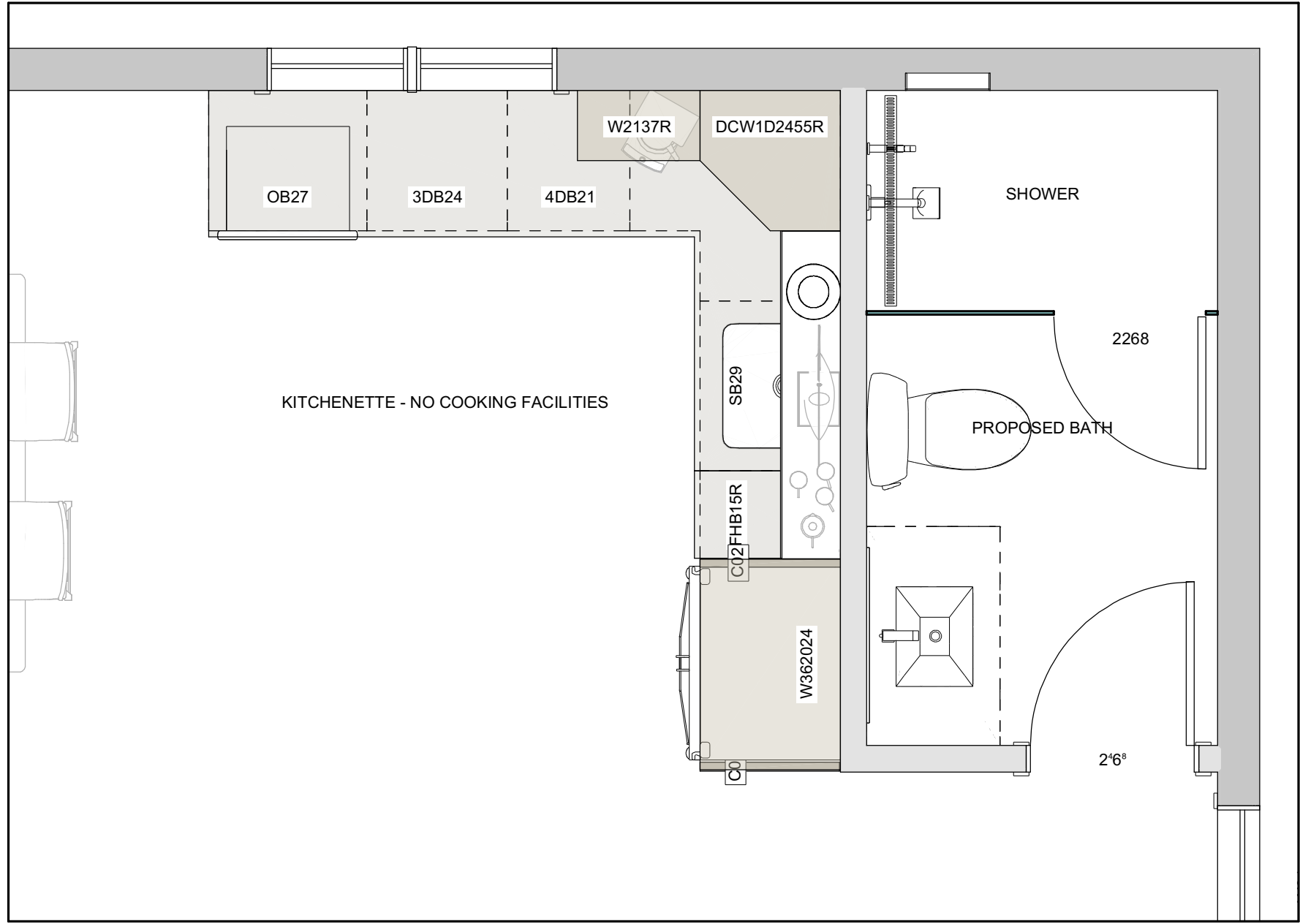
Client:  
Dave King  
118 Jones Rd  
McKellar ON,

Sheet Title:  
Elevations 1

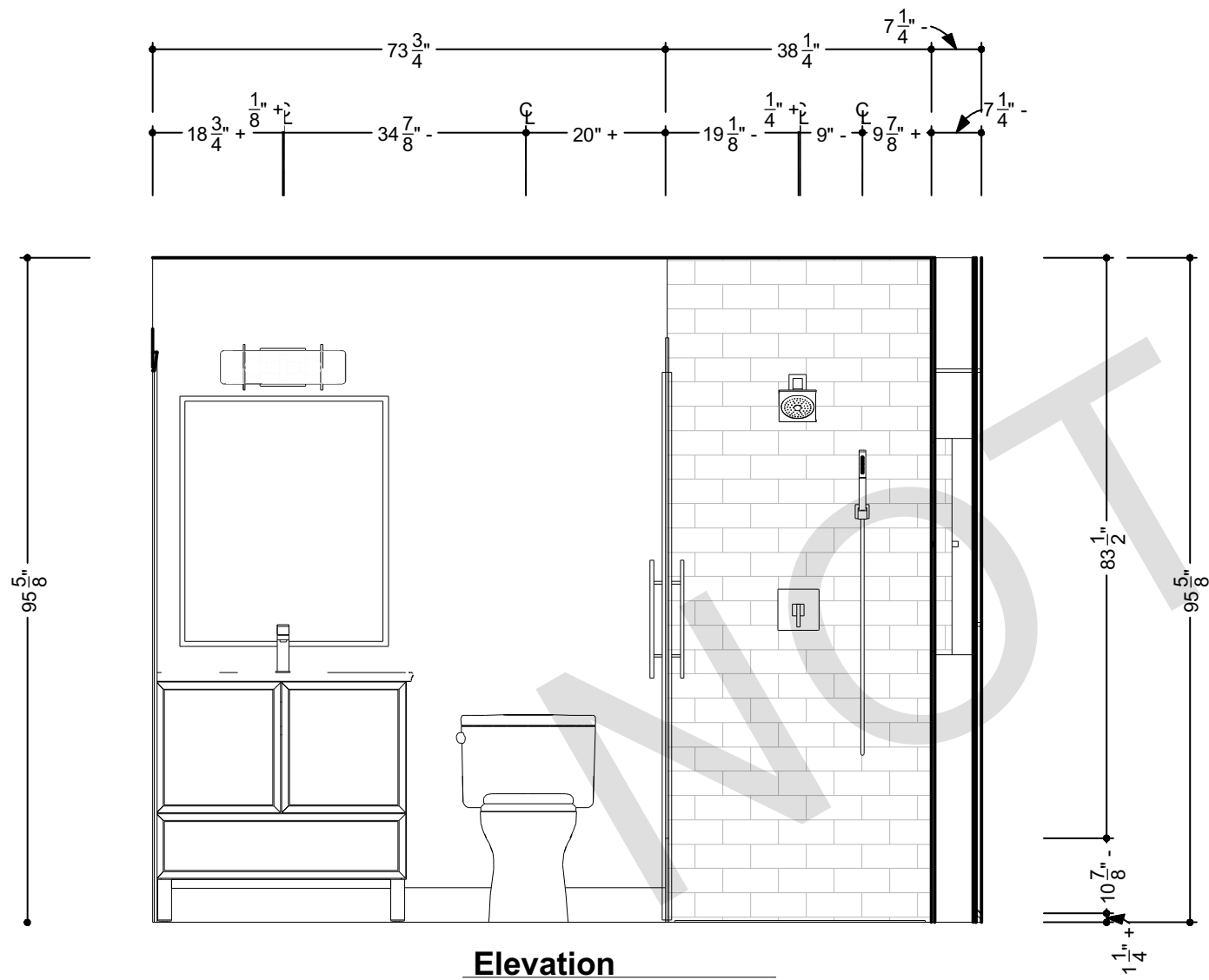
Designer:  
HARMONY DESIGN  
Hamilton/Pointe Au Baril  
brad@harmonydesign.ca  
888-273-6682

A-4

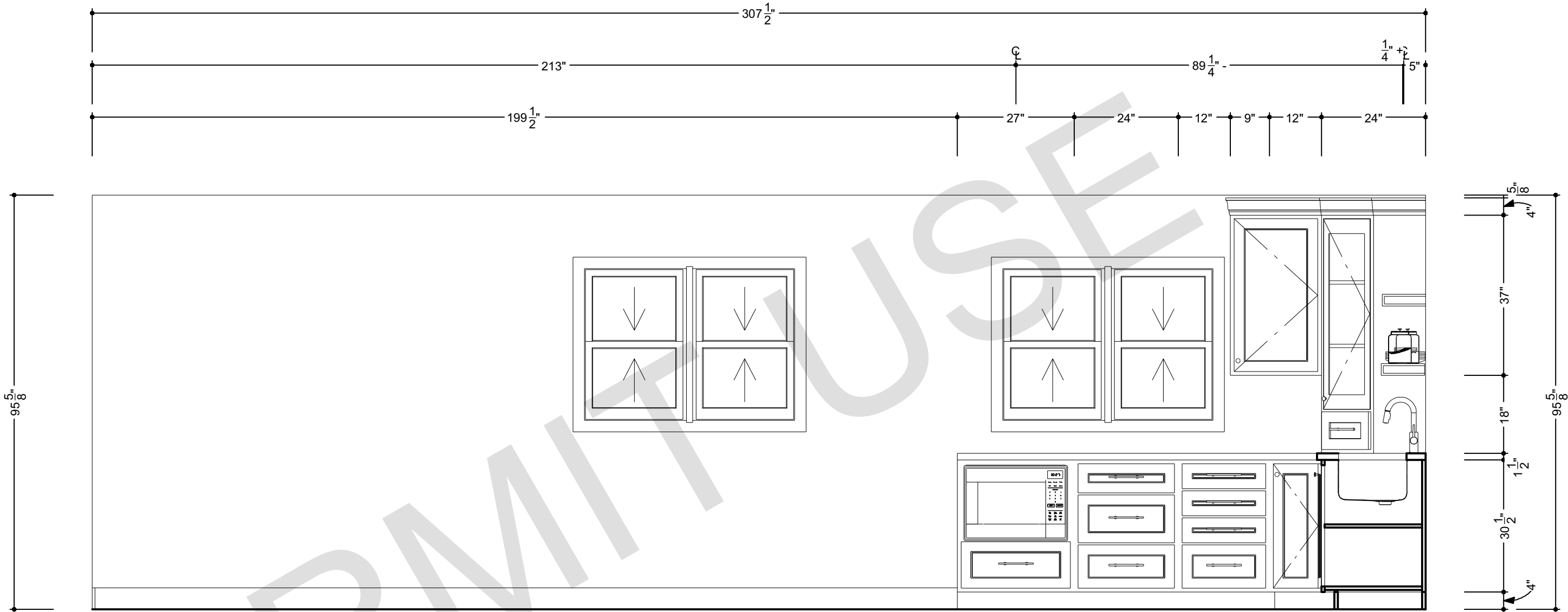
Date:  
2025-06-02



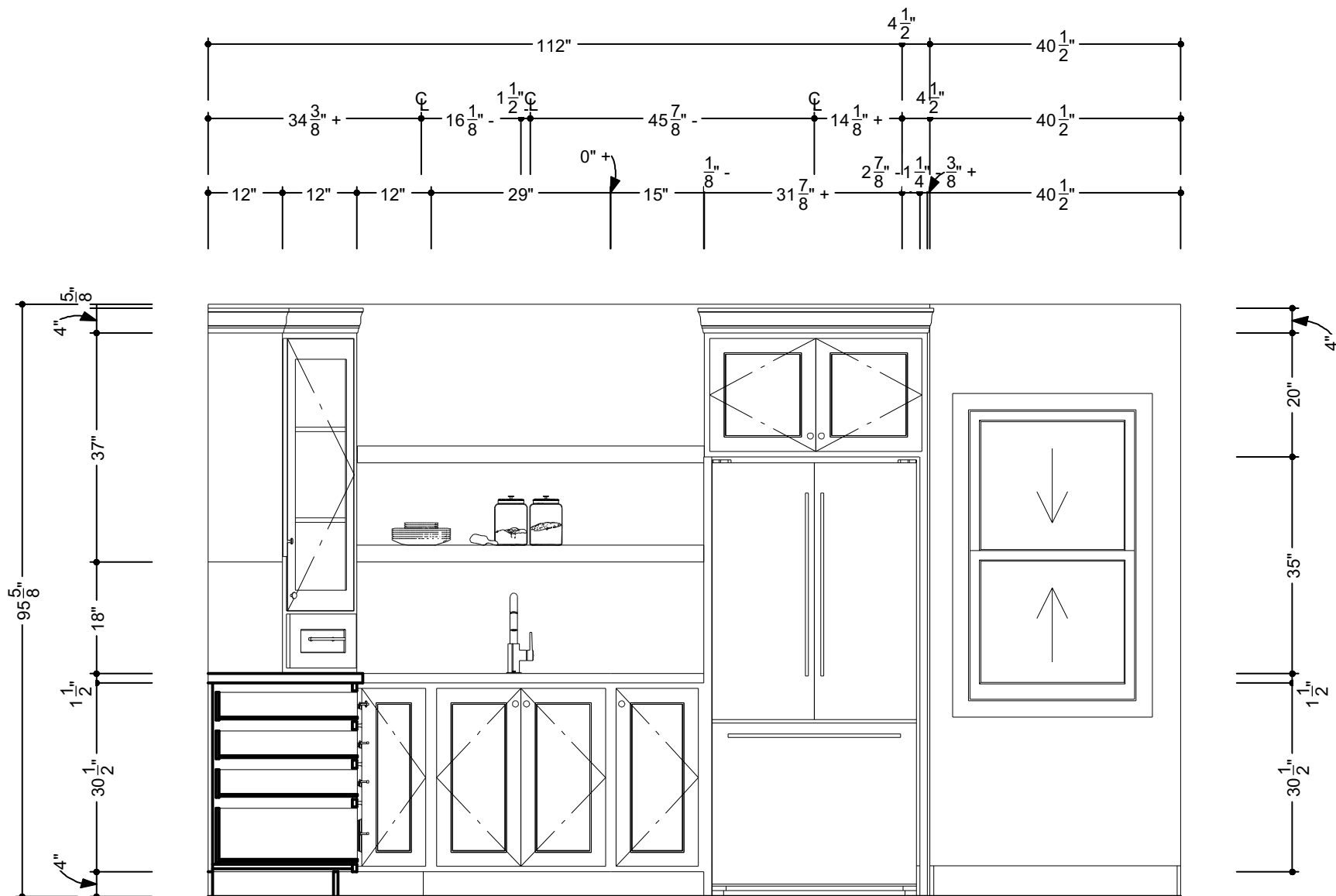
2nd Kitchen  
Scale: 1/2" = 1'-0"



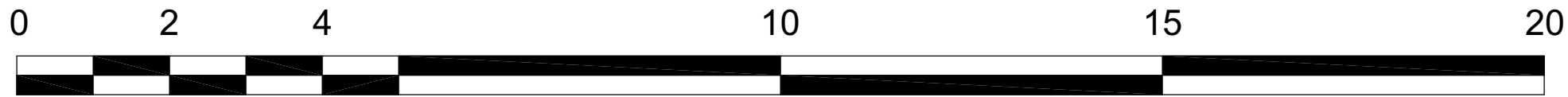
Elevation  
Scale: 1/2" = 1'-0"



Elevation  
Scale: 1/2" = 1'-0"



Elevation  
Scale: 1/2" = 1'-0"



REVISION HISTORY			
REV	DATE	BY	DESCRIPTION



Client:  
Dave King  
118 Jones Rd  
McKellar ON,

Sheet Title:  
Kitchen Plan and  
Elevations

Designer:  
HARMONY DESIGN  
Hamilton/Pointe Au Baril  
brad@harmonydesign.ca  
888-273-6682

A-5

Date:  
2025-06-02





# Township of McKellar

701 Hwy. #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

## Committee of Adjustment

### NOTICE OF DECISION

**TAKE NOTICE THAT** the Committee of Adjustment for the Corporation of the Township of McKellar considered the following Application for minor variance under Section 45 of the Planning Act, R.S.O. 1990, c. P.13

APPLICATION NO. A/02/2023  
Date of Hearing: March 7, 2023  
Final Appeal Date March 27, 2023  
Owner(s): David King

Property Location: 118 Jones Road (CON 5 PT LOT 28 RP 42R3426 PT 1)

### DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2023 – King to permit relief of one accessory garage (private) to have a height as defined in Section 2.77 of By-Law 95-12, as amended, that is 1.312 metres higher than the permitted height of 5.0 metres in Schedule B of By-Law 95-12, as amended. All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

### CERTIFICATION

I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that the attached is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 7<sup>th</sup> day of March, 2023

Karlee Britton, Secretary-Treasurer

### NOTICE OF THE LAST DAY FOR APPEALING THE DECISION

**The last date for filing a notice of appeal to the Ontario Land Tribunal is the 27<sup>th</sup> day of March, 2023.**

The applicant, the Minister or any other person or public body who has an interest in the matter may, within 20 days of the making of the decision, appeal to the Ontario Land Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and or conditions and the reasons in support of the objection accompanied by a certified cheque or money order in the amount of Four Hundred dollars (\$400.00) made payable to the Minister of Finance.

The notice of Appeal must be submitted to the Secretary-Treasurer at the following address: Township of McKellar, PO Box 69, 701 Highway 124, McKellar, ON, P0G 1C0.

I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that as of March 27, 2023, no appeals have been filed against the aforementioned Decision re Application A/02/2023 (King) and that therefore this Decision is final and binding.

Dated this 27<sup>th</sup> day of March, 2023

Karlee Britton, Secretary-Treasurer





## Township of McKellar

701 Hwy. #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

### Key Map







# Township of McKellar

701 Hwy. #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

## Committee of Adjustment

### DECISION

APPLICATION NO. A/02/2023  
Date of Hearing: March 7, 2023  
Final Appeal Date March 27, 2023  
Owner(s): David King

Property Location: 118 Jones Road (CON 5 PT LOT 28 RP 42R3426 PT 1)

### VARIANCE REQUESTED

The applicant is requesting a Minor Variance to permit the construction of an accessory building (garage private) that exceeds the maximum height restriction.

### DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2023 – King to permit relief of one accessory garage (private) to have a height as defined in Section 2.77 of By-Law 95-12, as amended, that is 1.312 metres higher than the permitted height of 5.0 metres in Schedule B of By-Law 95-12, as amended. All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

### THE REASONS FOR THE DECISION


It is the opinion of the Committee of Adjustment that the requested variance:


- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.


### EFFECT OF PUBLIC INPUT, IF ANY, ON LAND USE DECISIONS:

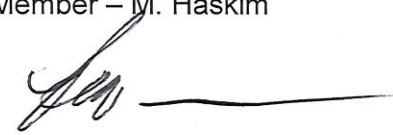
- ☒ The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and has taken these submissions into consideration when making its decision

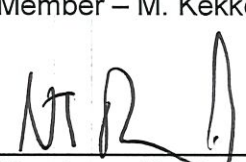
### THE FOLLOWING COMMITTEE MEMBERS CONCUR WITH THE DECISION:


  
Chair – D. Moore

  
Member – M. Haskim

  
Member – M. Kekkonen

  
Member – R. Moore

  
Member – N. Ryeland

  
Member – D. Zulak

Dated this 7<sup>th</sup> day of March, 2023