



# 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/02/2025
Date of Hearing:	June 17, 2025
Final Appeal Date	July 7, 2025
Owner(s):	David King
Property Location:	118 Jones Road (CON 5 PT LOT 28 RP 42R3426 PT 1)

### DECISION

Be It Resolved That the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2025 (King) to permit relief of one accessory building/structure (garage, private) to have an increased sleeping cabin gross floor area, located on the second story, from 35 square metres, as regulated in Section 3.39 of By-Law 95-12, as amended, to 79 square metres; 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 17<sup>th</sup> day of June, 2025

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 7<sup>th</sup> day of July, 2025.**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting 'McKellar (Township of)' as the Approval Authority or by mail to Township of McKellar PO Box 69, 701 Highway 124, McKellar, ON, P0G 1C0, no later than 4:30 p.m. on July 7, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@mckellar.ca](mailto:clerk@mckellar.ca)

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I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that as of July 7, 2025 no appeals have been filed against the aforementioned Decision re Application A/02/2025 (King) and that therefore this Decision is final and binding.

Dated this 7<sup>th</sup> day of June, 2025

Karlee Britton, Secretary-Treasurer



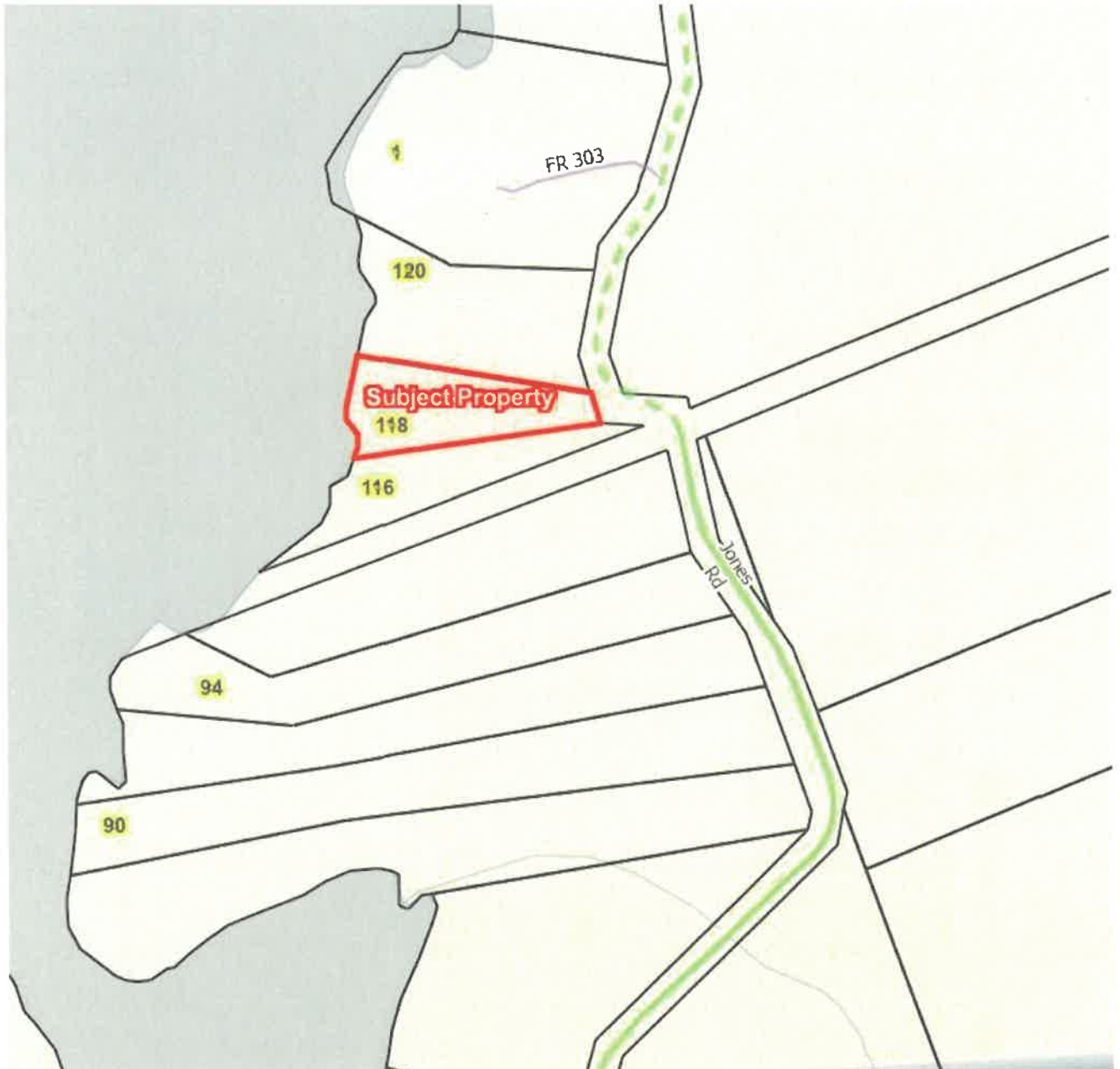
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## Key Map





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## Committee of Adjustment

### DECISION

APPLICATION NO. A/02/2025  
Date of Hearing: June 17, 2025  
Final Appeal Date July 7, 2025  
Owner(s): David King

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

### VARIANCE REQUESTED

The applicant is currently constructing a permitted accessory building (garage private) with the second story's permitted use as storage and is proposing to change the use to permit a sleeping cabin. The maximum gross floor area for a sleeping cabin is 35 square metres in Section 3.39 of the Township of McKellar's Comprehensive Zoning By-law No. 95-12, as amended. The applicant is seeking 44 square metres relief from the maximum gross floor area requirement to permit a maximum gross floor area of 79 square metres.

### DECISION

Be It Resolved That the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2025 (King) to permit relief of one accessory building/structure (garage, private) to have an increased sleeping cabin gross floor area, located on the second story, from 35 square metres, as regulated in Section 3.39 of By-Law 95-12, as amended, to 79 square metres; all other applicable Sections of By-Law 95-12, as amended, are to be complied with.

### THE REASONS FOR THE DECISION

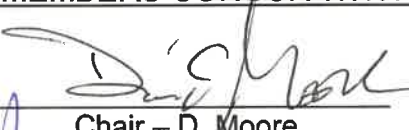
It is the opinion of the Committee of Adjustment that the requested variance:

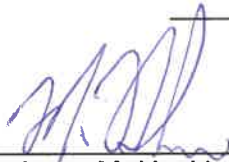
- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.


### 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 – N. Ryeland

  
Absent  
Member – R. Moore

  
Member – D. Zulak

Dated this 17<sup>th</sup> day of June, 2025