



# 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/07/2023  
Date of Hearing:           August 1, 2023  
Final Appeal Date        August 21, 2023  
Owner(s):                 Eric & Lisa Klimstra

Property Location:       65 Sunnysore Park Drive (PLAN 291 LOT 88)

### DECISION

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 meters relief from the minimum permitted front yard setback. This permission only applies to the area from points A to B as indicated on Resolution 23- 25 Schedule 'A' and the key map attached hereto. 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.

### 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 1<sup>st</sup> day of August, 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 21<sup>st</sup> day of August, 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 August 21, 2023, no appeals have been filed against the aforementioned Decision re Application A/07/2023 (Klimstra) and that therefore this Decision is final and binding.

Dated this 21<sup>st</sup> day of August, 2023

  
Karlee Britton, Secretary-Treasurer



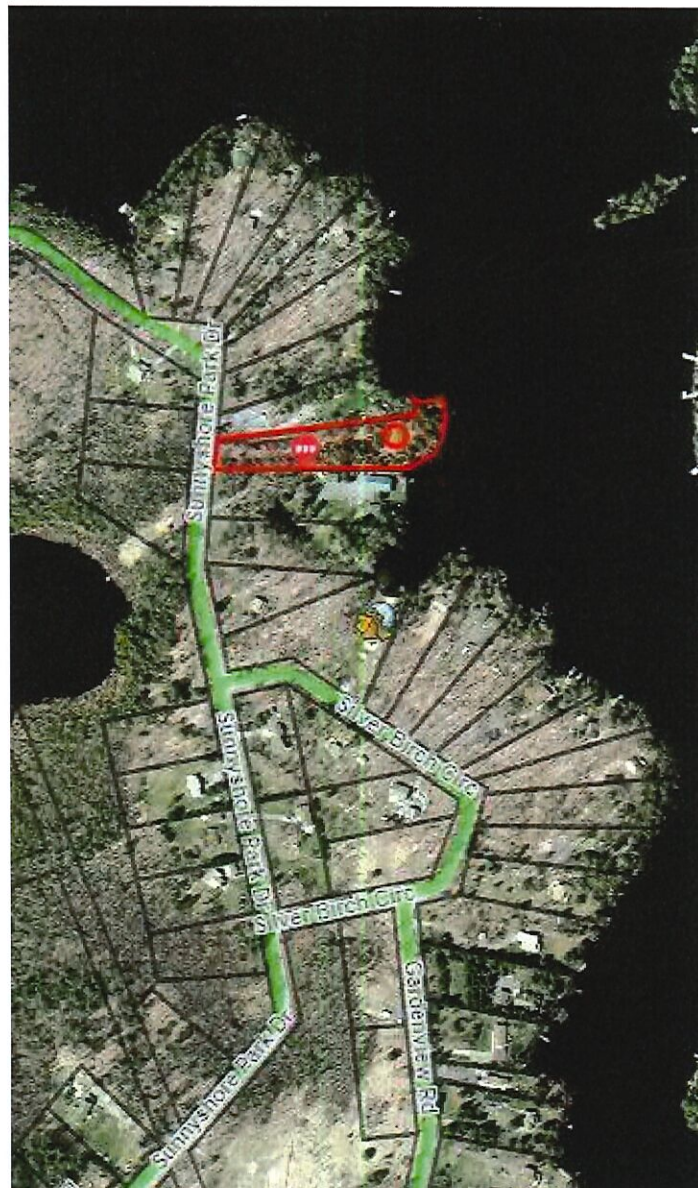
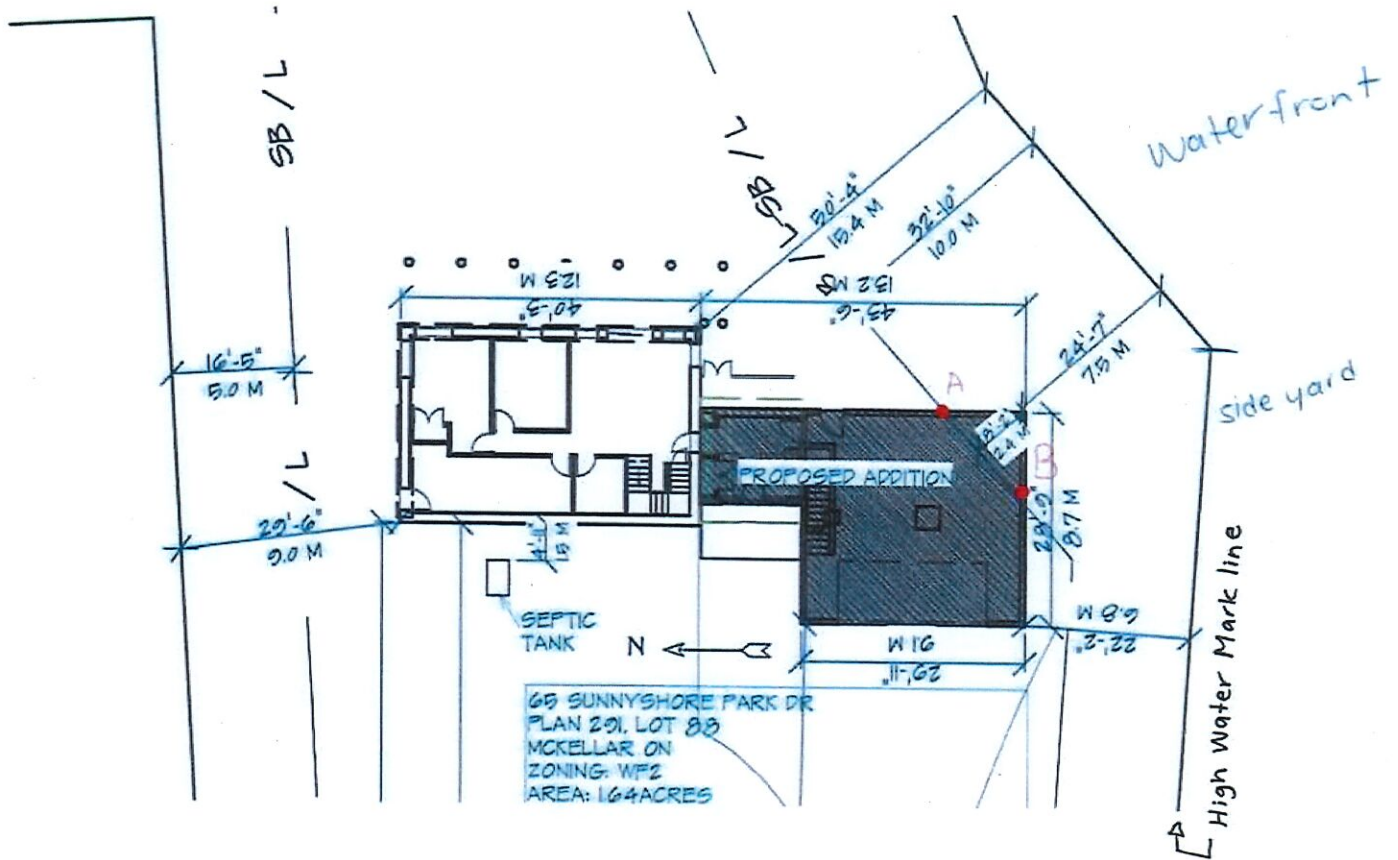
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## Key Map





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## Committee of Adjustment

### DECISION

APPLICATION NO. A/07/2023  
 Date of Hearing: August 1, 2023  
 Final Appeal Date August 21, 2023  
 Owner(s): Eric & Lisa Klimstra

Property Location: 65 Sunnysore Park Drive (PLAN 291 LOT 88)

### VARIANCE REQUESTED

The applicant is requesting a Minor Variance to permit the construction of an addition to the existing dwelling that does not meet the minimum front yard setback permitted.

### DECISION

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 meters relief from the minimum permitted front yard setback. This permission only applies to the area from points A to B as indicated on Resolution 23- 25 Schedule 'A'. 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.

### THE REASONS FOR THE DECISION

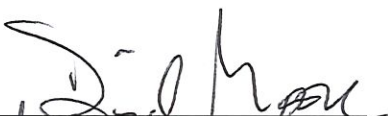
It is the opinion of the Committee of Adjustment that the requested variance:


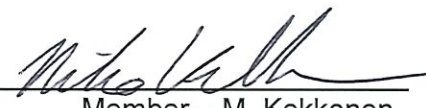
- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.


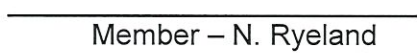
### EFFECT OF PUBLIC INPUT, IF ANY, ON LAND USE DECISIONS:

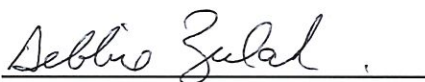
The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and has taken these submissions into consideration when making its decision

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

  
 Chair – D. Moore

  
Member – M. Haskim  
Member – M. Kekkonen

  
Member – R. Moore  
Member – N. Ryeland

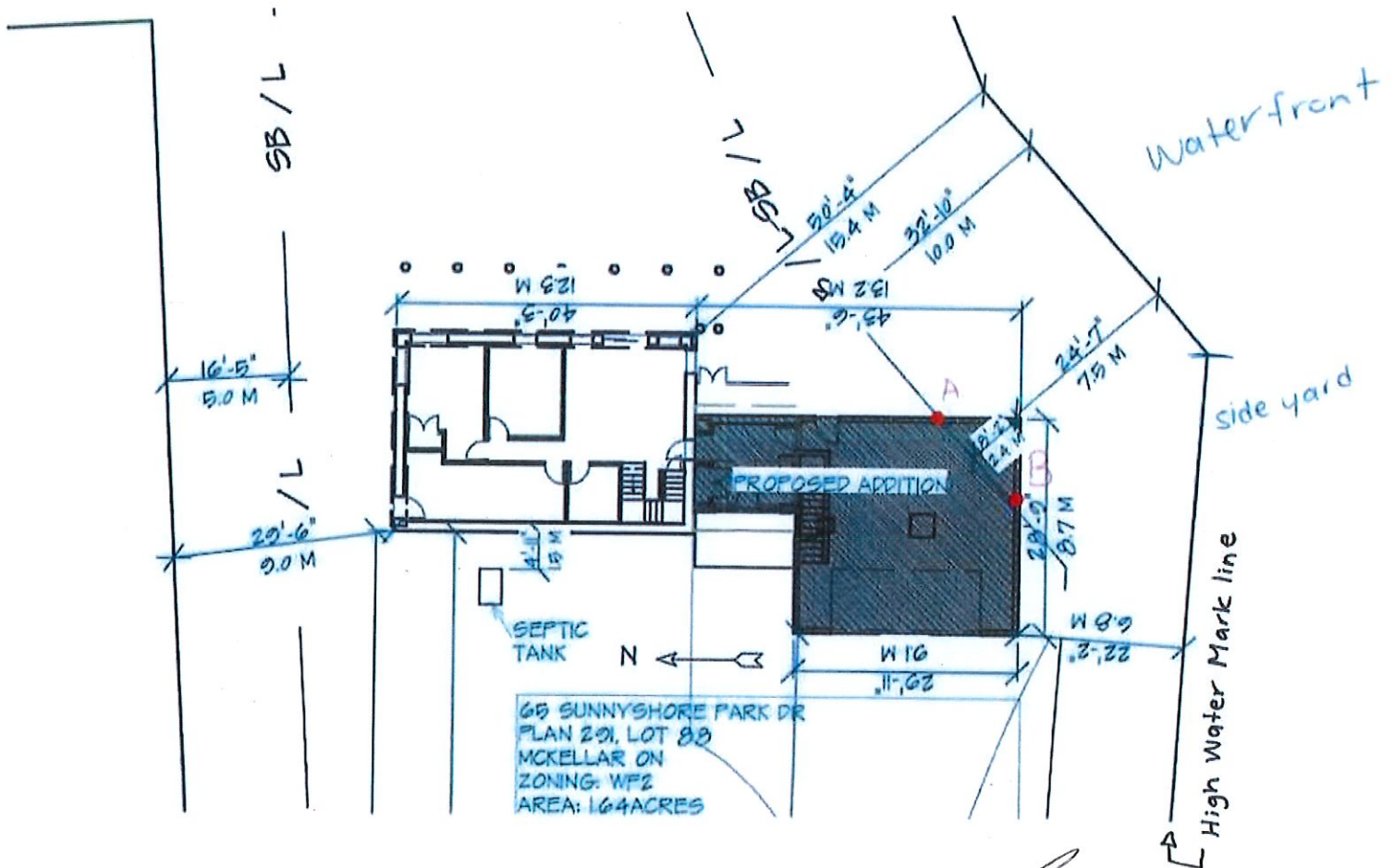
  
Member – D. Zulak

Dated this 1<sup>st</sup> day of August, 2023



# CORPORATION OF THE TOWNSHIP OF MCKELLAR COMMITTEE OF ADJUSTMENT

Schedule 'A' to Resolution No. 23-25



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*[Handwritten signatures]*