



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 March 17, 2026 – 5:30 p.m.

1. Call to Order – Res. No. 26-01

- 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

- August 19, 2025 Meeting – **Res. No. 26-02**

6. Discussion:

6.1 Vandermolen – Application No. A/01/2026 To permit a deck with a reduced front yard setback.

- 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 Vandermolen Decision – Res. No. 26-03

8. Adjournment - Res. No. 26-04



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

August 19, 2025

Chair, David Moore called the meeting to order at 5:12 p.m.

INTRODUCTIONS

Chair, David Moore took Roll Call.

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

Staff: Alternate Secretary/Treasurer, Mary Smith

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

25-13 That the Committee of Adjustment meeting agenda is accepted, as presented.

Carried

Moved by: Morley Haskim
Seconded by: Debbie Zulak

25-14 That the Committee of Adjustment hereby appoints Mary Smith as the Alternate Secretary-Treasurer to serve in the absence of the Secretary-Treasurer.

Carried

Moved by: Mike Kekkonen
Seconded by: Nick Ryeland

25-15 That the Committee of Adjustment Minutes from the July 15, 2025, meeting are accepted, as circulated.

Carried

6.1 Discussion – Taylor - Application No. A/04/2025

Chair David Moore asked if any letters or related correspondence had been received. Alternate Secretary-Treasurer, Mary Smith, replied that no letters or related correspondence were received.



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

August 19, 2025

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

Moved by: Mike Kekkonen
Seconded by: Nick Ryeland

25-16 Be It Resolved That the Committee of Adjustment does hereby grant the Minor Variance Application A/04/2025 (Taylor) to permit relief of one dock system to have:

- 1) an increased length from 15 metres, as regulated in Section 3.10(c) i. of By-law 95-12, as amended to 20.422 metres; and
- 2) an increased surface area from 60 square metres as regulated in Section 3.10(c) ii. of By-law 95-12, as amended to 99.41 square metres.

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

The granting of this variance does not relieve the applicant of any applicable Provincial or Federal legislation in regards to docks on Inland Lakes.

Carried

Moved by: Mike Kekkonen
Seconded by: Nick Ryeland

25-17 That the Committee of Adjustment does now adjourn.

Carried

The meeting adjourned at 5:36 p.m.

David Moore, Chair

Mary Smith, Alternate Secretary/Treasurer



Township of McKellar

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Phone: (705) 389-2842

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APPLICATION NO: AOS

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 29/25 Complete Application: Yes No Application No. AS

Date Accepted: SEPT 2/25 Application Fee + Deposit Received Yes No

Date Stamp: Feb. 27, 2026

A. APPLICANT/AGENT INFORMATION

- Name of Owner: Shelley Vandermolen
- Address: Street and Number 109 Birchmount Street
 City London Province/State ON Postal/Zip Code N6K 4X8
 Home Phone No. 519-661-8888 Business Phone No. —
 Email vandermolen@rogers.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: _____

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?

~~Section 10~~, schedule B

7. Nature and Extent of Relief Applied for:

BUILD DECK AND SUN ROOM

deck - relief to permit setback of 2.9 m 2.4m

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

DECK IS OUTSIDE OF BUILDING ENVELOPE

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):

lot 27, concession 5
154 Jones Rd. McKellar, ON

10. Dimensions of land affected:

Frontage (metres): 128 Depth (metres): 86.4

Area (hectares): 0.188 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:

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:

Nov. 1, 2024

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

16. Existing Uses of the Subject Lands:

seasonal dwelling

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

18. Existing Uses of Abutting Lands:

19. Services (Check appropriate box):

Water: Dug Well Drilled Well Lake Other _____
Sewage Disposal: Septic Privy Other privately owned and operated individual sewage tank

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:

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

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:

Neighbor's driveway access

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
COTTAGE		1	98.10561	98.10561	4.3	3.63	62	31
DECK		1	17.8374	17.8374	6.3	3.63	62	34.64

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
DECK		1	18.6735	18.6735	3.9	3.63	62	34.64
SUN ROOM		1	17.8374	17.8374	6.3	3.63	62	34.64

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 Township of McKellar this 29th day of August, 20 25.
I, _____, of the Township of McKellar
in the District A of Parry Sound 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 of Applicant or Authorized Agent

Declared before me at the Township of McKellar in the District
of Parry Sound this 29th day of August, 20 25

Signature of Commissioner of Oaths: Karlee Britton

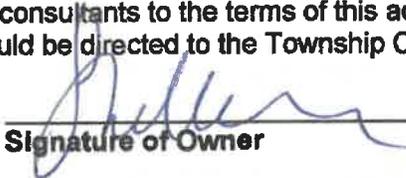
KARLEE HELAINA BRITTON,
a Commissioner, etc., Province of Ontario,
for the Corporation of the Township of McKellar.
Expires September 6, 2028.

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, Shelley Vandermeulen, 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.

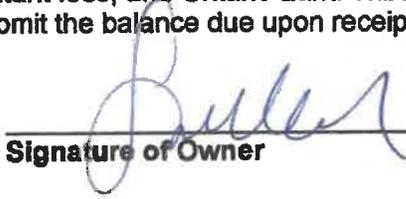
Date Aug 20, 2025


Signature of Owner

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

I, Shelley Vandermeulen, 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.

Date Aug. 20, 2025


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

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, _____, 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 _____ 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.

Date

Signature of Owner

LAKE MANITOUWABING
(NO PIN ASSIGNED)



PART 1
SURVEYORS REAL PROPERTY REPORT
PLAN OF SURVEY OF
PART OF LOT 27, CONCESSION 5
TOWNSHIP OF MCKELLAR
DISTRICT OF PARRY SOUND
SCALE 1:200

2m 0 2 10m

TULLOCH GEOMATICS INC., O.L.S.
2020

SURVEYOR'S REAL PROPERTY REPORT - PART 2

DESCRIPTION OF LAND
PART OF LOT 27, CONCESSION 5, TOWNSHIP OF MCKELLAR,
DISTRICT OF PARRY SOUND, BEING LANDS DESCRIBED IN PIN
52129-0487(LT).

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
LANDS DESCRIBED IN PIN 52129-0487 ARE SUBJECT TO
6.096m WIDE RIGHT OF WAY AS DESCRIBED IN R0116049.

NOTE
NOTE THE POSITION OF THE FRAME GARAGE LYING PARTIALLY
WITHIN PART 1, PLAN 42R-9302, NOTE THE AERIAL UTILITY
LINE ENTERING THE PROPERTY TO SERVICE THE EXISTING
COTTAGE BUT ALSO CROSSING THE PROPERTY NEAR THE
MOST WESTERLY ANGLE THEREOF AND NOTE THE LOCATION
OF THE DECK (SUPPORTING THE SAUNA) LYING PARTIALLY
OVER AND ONTO THE NEIGHBOURING PROPERTY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
- NOT CONFIRMED BY THIS REPORT, SETBACKS AS SHOWN.

ADDITIONAL REMARKS

THIS REPORT WAS PREPARED FOR 2526171 ONTARIO INC., BLUE DOMUS CORP.,
ATTN: MR. JOHN VANDERMOLEN
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR
USE BY OTHER PARTIES.

ANY UNDERGROUND SERVICES AND THEIR POSITION ARE NOT
CONFIRMED BY THIS REPORT.

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER
NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL
BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.

MUNICIPAL ADDRESS

- 154 JONES ROAD

NOTE

BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LIMITS
AND ARE TO EXTERIOR SIDING.

METRIC NOTE

DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY
0.3048.

WATER NOTE

THE MAXIMUM REGULATED WATER'S EDGE BEING ELEVATION
240.00 AS SHOWN HEREON, REFERRED TO BENCHMARK No.
R-3 IN THE VILLAGE OF MCKELLAR HAVING A RECORDED
ELEVATION OF 240.996 CGVD28.

LEGEND

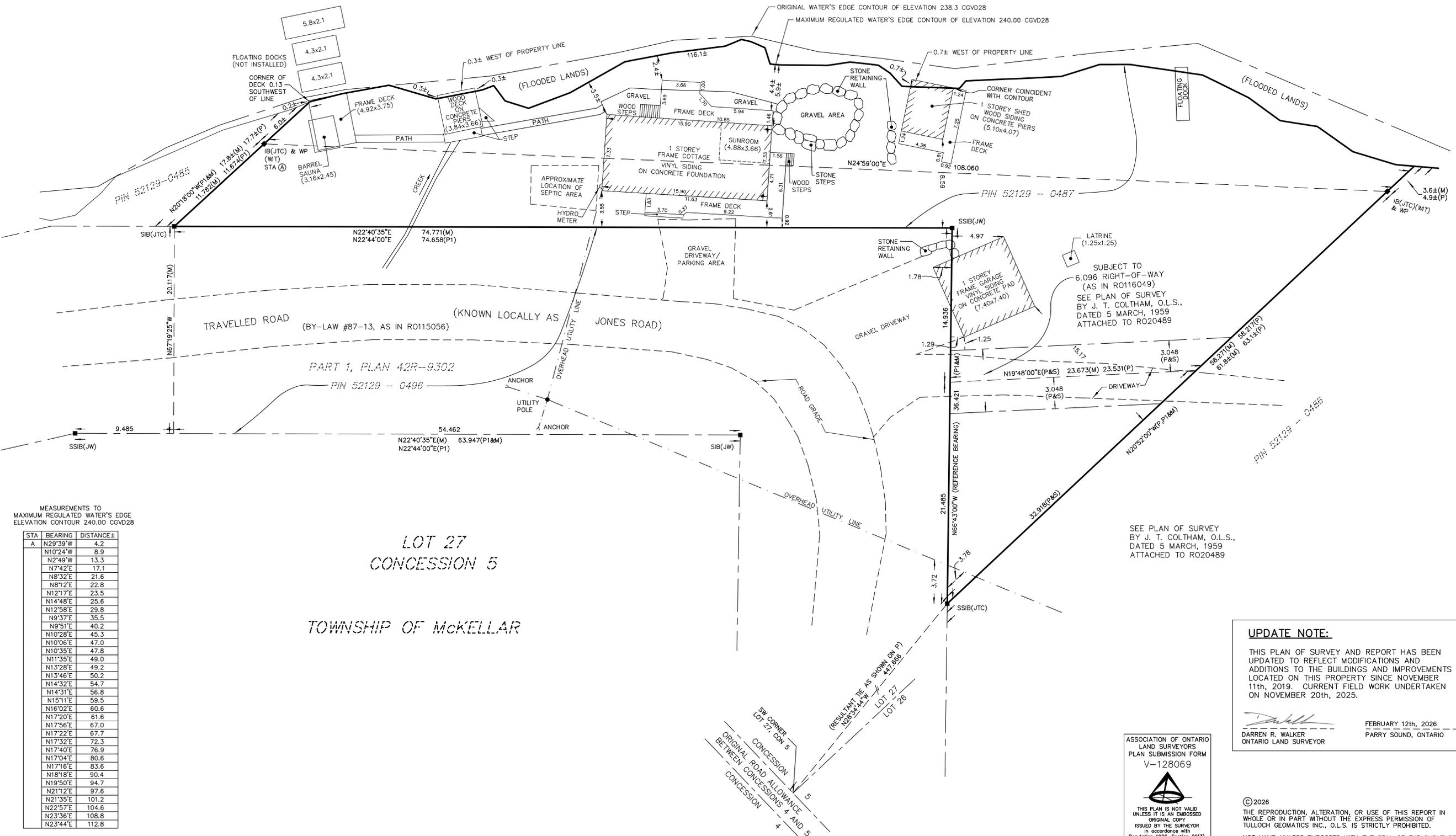
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT
OF PART 1, 42R-9302, SHOWN HAVING A BEARING OF N66°43'00"W.

- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR 0.025 x 0.025 x 1.22
- SSIB DENOTES SHORT STANDARD IRON BAR 0.025 x 0.025 x 0.61
- IB DENOTES IRON BAR
- WP DENOTES WOOD POST
- JTC DENOTES J. T. COLTHAM, O.L.S.
- JW DENOTES J. K. WHITE, O.L.S.
- M DENOTES MEASURED
- S DENOTES SET
- WIT DENOTES WITNESS
- P DENOTES PLAN BY J. T. COLTHAM, DATED 5 MARCH, 1959, ATTACHED TO R020489
- P1 DENOTES PLAN 42R-9302
- CGVD28 DENOTES CANADIAN GEODETIC VERTICAL DATUM 1928
- φ DENOTES DIAMETER

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 11th DAY OF NOVEMBER, 2019.

APRIL 8th, 2020
DARREN R. WALKER
ONTARIO LAND SURVEYOR



MEASUREMENTS TO
MAXIMUM REGULATED WATER'S EDGE
ELEVATION CONTOUR 240.00 CGVD28

STA	BEARING	DISTANCE±
A	N29°39'W	4.2
	N10°24'W	8.9
	N2°49'W	13.3
	N7°42'E	17.1
	N8°32'E	21.6
	N8°12'E	22.8
	N12°17'E	23.5
	N14°48'E	25.6
	N12°58'E	29.8
	N9°37'E	35.5
	N9°51'E	40.2
	N10°28'E	45.3
	N10°06'E	47.0
	N10°35'E	47.8
	N11°35'E	49.0
	N13°28'E	49.2
	N13°46'E	50.2
	N14°32'E	54.7
	N14°31'E	56.8
	N15°11'E	59.5
	N16°02'E	60.6
	N17°20'E	61.6
	N17°56'E	67.0
	N17°22'E	67.7
	N17°32'E	72.3
	N17°40'E	76.9
	N17°04'E	80.6
	N17°16'E	83.6
	N18°18'E	90.4
	N19°50'E	94.7
	N21°12'E	97.6
	N21°35'E	101.2
	N22°57'E	104.6
	N23°36'E	108.8
	N23°44'E	112.8

LOT 27
CONCESSION 5

TOWNSHIP OF MCKELLAR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-128069



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 28(3).

UPDATE NOTE:
THIS PLAN OF SURVEY AND REPORT HAS BEEN
UPDATED TO REFLECT MODIFICATIONS AND
ADDITIONS TO THE BUILDINGS AND IMPROVEMENTS
LOCATED ON THIS PROPERTY SINCE NOVEMBER
11th, 2019. CURRENT FIELD WORK UNDERTAKEN
ON NOVEMBER 20th, 2025.

DARREN R. WALKER
ONTARIO LAND SURVEYOR

FEBRUARY 12th, 2026
PARRY SOUND, ONTARIO

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TULLOCH GEOMATICS INC., O.L.S. IS STRICTLY PROHIBITED.
NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE SURVEYOR

TULLOCH GEOMATICS INC.
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PARRY SOUND, ON F. 705 746.7685
P2A 1A9 888 238.8883
parrysound@tulloch.ca
DRAWN BY: AD, DL FILE: 192955/
252965