



Township of McKellar

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

Phone: (705) 389-2842

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NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

By the Corporation of the Township of McKellar

Rezoning of Lot 80 and 81, Registered Plan 247, comprising Part 1 to 4 of 42R-22273.

TAKE NOTICE that the Council of the Township of McKellar passed By-law No. 2024-66 on the 20th day of August 2024, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13.

Written and oral submissions were submitted for Council's consideration prior to passing the By-law.

TAKE NOTICE THAT only the applicant, property owner, local municipality, a public body, or a specified person under the Planning Act, may appeal to the Ontario Land Tribunal in respect of the By-law by filing with the Clerk of the Township of McKellar, no later than the 11th day of September 2024, at 4:00pm, a notice of appeal setting out the reasons for the appeal and accompanied by the fee required by the Tribunal.

Only the applicant, registered owner, a specified person, the Minister and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the bylaw, describing the lands to which the by-law applies, is provided below, and a key map showing the location of affected lands is also attached. The complete by-law is available for inspection at the Township office during office hours.

Dated at the Township of McKellar this 22nd day of August, 2024.

Karlee Britton
Acting Clerk/Administrator
Township of McKellar
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THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to satisfy a condition of Consent Application B25/2022 which reconfigured two existing undersized waterfront lots into one waterfront residential lot (Lot 1) and one rural lot (Lot 2). Lot 1 from Consent Application B25/2022 is to be re-zoned from Waterfront Residential 2 (WF2) Zone to a Special Provision (SP 16.78) Zone to permit a reduced lot area of 0.3 hectares, lot frontage of 63 metres, and requires a setback of 30 metres from Type 1 Fish Habitat where development is not permitted. The SP 16.78 Zone will be subject to all other requirements of WF2 Zone. Lot 2 from Consent Application B25/2022 is to be rezoned from Waterfront Residential 2 (WF2) to a Special Provision (SP 16.79) Zone to permit a reduced lot area of 0.3 hectares and lot frontage of 59 metres subject to all other requirements of the Inland Development 1 (RU) Zone. Both properties are subject to site plan control.

Key Map

Subject Property – 171 Centre Rd, McKellar Township

