

NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

By the Corporation of the Township of McKellar

TAKE NOTICE that the Council of the Township of McKellar passed By-law No. 2024-49 on the 18th day of June, 2024, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Effect of Oral and Written Submissions

One (1) written submission was received and reviewed by the Township prior to Council's decision to pass By-law No. 2024-49 to amend Zoning By-law No. 95-12 for the Township of McKellar.

TAKE NOTICE THAT any person or agency 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 8th day of July, 2024, at 4:00pm, a notice of appeal setting out the objection.

Only individuals, corporations, and public bodies may appeal a zoning 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 group on its behalf.

No person or public body shall be added as party to the hearing of an 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law, describing the lands to which the by-law applies is provided below, and a key map showing the locations 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 19th day of June, 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 B10/2024.

The retained lands from Consent Application B10/2024 are to be re-zoned from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.76 (SP 16.76) Zone to recognize a minimum lot area of 0.2 ha where 1.0 ha is required by the WF2 Zone, a minimum lot frontage of 30.0 metres, where 90.0 metres is required by the WF2 Zone, a minimum interior side yard of 3.5 metres, where 5.0 metres is required by the WF2 Zone, and a minimum road frontage of 18.0 metres, where 20.0 metres is required by the Zoning By-law. No other relief to the By-law was requested. The requirements of the WF2 Zone shall apply to the construction of any future buildings or structures on the subject lands.

The benefitting lands from Consent Application B10/2024 are to be re-zoned from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.77 (SP 16.77) Zone to recognize a minimum lot area of 0.2 hectares where 1.0 hectare is required by the WF2 Zone, a minimum lot frontage of 30.0 metres, where 90.0 metres is required by the WF2 Zone, a minimum front yard of 9.0 metres, where 10.0 metres is required by the WF2 Zone, a minimum interior side yard of 3.0 metres, where 5.0 metres is required by the WF2 Zone and a minimum rear yard of 1.5 metres, where 7.5 metres is required by the WF2 Zone. No other relief to the By-law was requested. The requirements of the WF2 Zone shall apply to the construction of any future buildings or structures on the subject lands.

