



# 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/04/2025  
Date of Hearing: August 19, 2025  
Final Appeal Date September 8, 2025  
Owner(s): Blake Taylor  
Property Location: 11 Floods Lane  
(CON 4 PT LOT 33 RP 42R21929 PARTS 1 AND 2)

### DECISION

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 and Federal legislation in regards to docks on inland lakes.

### CERTIFICATION

I, Mary Smith, Acting 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 19<sup>th</sup> day of August, 2025

Mary Smith, Acting 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 8<sup>th</sup> day of September, 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 September 8, 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).

I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that as of September 8, 2025 no appeals have been filed against the aforementioned Decision re Application A/04/2025 (Taylor) and that therefore this Decision is final and binding.

Dated this 8<sup>th</sup> day of September, 2025

Karlee Britton, Secretary-Treasurer



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## Key Map





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### DECISION

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 Owner(s): Blake Taylor

Property Location: 11 Floods Lane  
 (CON 4 PT LOT 33 RP 42R21929 PARTS 1 AND 2)

### VARIANCE REQUESTED

The applicant is proposing to construct a dock that exceeds the maximum permitted length and surface area. In accordance with Section 3.10(c) i. and iii. of the Township of McKellar's Comprehensive Zoning By-law No. 95-12, as amended, the maximum allowable dock length is 15 metres or 25% of the channel width, whichever is more restrictive. Additionally, the maximum permitted surface area for a dock, including ramps, is 60 square metres. The applicant is requesting relief of 5.422 metres in length and 39.41 square metres in area to allow for the construction of a dock with a total length of 20.422 metres and a surface area of 99.41 square metres.

### DECISION

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 and Federal legislation in regards to docks on inland lakes.

### THE REASONS FOR THE DECISION

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


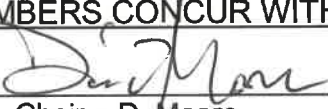

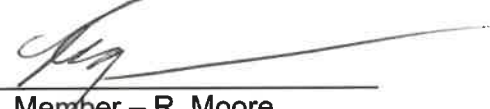

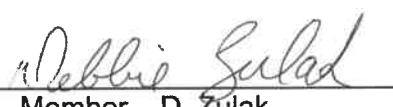
- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.

### 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:

 Member – M. Haskim	 Chair – D. Moore	 Member – M. Kekkonen
 Member – R. Moore		 Member – N. Ryeland
 Member – D. Zulak		

Dated this 19<sup>th</sup> day of August, 2025