



# 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/05/2023
Date of Hearing:	May 16, 2023
Final Appeal Date	June 5, 2023
Owner(s):	Brian Szepaniak
Property Location:	158 Centre Road (MCKELLAR CON 11 PT LOTS 22 AND 23 RP 42R13751 PARTS 1 AND 2)

### DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/05/2023 – Szepaniak to permit relief of one sleeping cabin to have an increased maximum gross floor area as defined in Section 2.150 and as regulated in Section 3.39 of By-Law 95-12, as amended, that is increased from 35 square meters in Section 3.39 of By-Law 95-12, as amended to 50 square metres. 15 square meters relief of the maximum permitted gross floor area. 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 16<sup>th</sup> day of May, 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 5<sup>th</sup> day of June, 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 June 5, 2023, no appeals have been filed against the aforementioned Decision re Application A/05/2023 (Szepaniak) and that therefore this Decision is final and binding.

Dated this 5<sup>th</sup> day of June, 2023

Karlee Britton, Secretary-Treasurer





# Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

## Key Map







# 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

### DECISION

APPLICATION NO. A/05/2023  
Date of Hearing: May 16, 2023  
Final Appeal Date: June 5, 2023  
Owner(s): Brian Szepaniak

Property Location: 158 Centre Road (MCKELLAR CON 11 PT LOTS 22 AND 23 RP 42R13751 PARTS 1 AND 2)

### VARIANCE REQUESTED

The applicant is requesting a Minor Variance to permit the construction of sleeping cabin that exceeds the maximum gross floor area permitted.

### DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/05/2023 – Szepaniak to permit relief of one sleeping cabin to have an increased maximum gross floor area as defined in Section 2.150 and as regulated in Section 3.39 of By-Law 95-12, as amended, that is increased from 35 square meters in Section 3.39 of By-Law 95-12, as amended to 50 square metres. 15 square meters relief of the maximum permitted gross floor area. 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 16<sup>th</sup> day of May, 2023