



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/02/2026
Date of Hearing:	June 2, 2026
Final Appeal Date	June 22, 2026
Owner(s):	Richard & Kelly Wood
Property Location:	146 Grey Owl Road (MCKELLAR CON 14 PT LOT 31 RP 42R15385 PT PART 2 PCL 27182 SS)

DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2026 (Wood) to permit the construction of an accessory building (GARAGE PRIVATE) that is not in compliance with Sections 2.03 & 3.03 (a) of By-Law 95-12 as amended. The garage will be approximately 10.40m², larger than the main use on the property.

All other applicable Sections of By-Law 95-12 as amended must 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 2nd day of June, 2026


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 22nd day of June, 2026.

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 June 22, 2026. 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



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Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@mckellar.ca.

I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that as of June 22, 2026 no appeals have been filed against the aforementioned Decision re Application A/02/2026 (Wood) and that therefore this Decision is final and binding.

Dated this 2nd day of June, 2026

Karlee Britton, Secretary-Treasurer



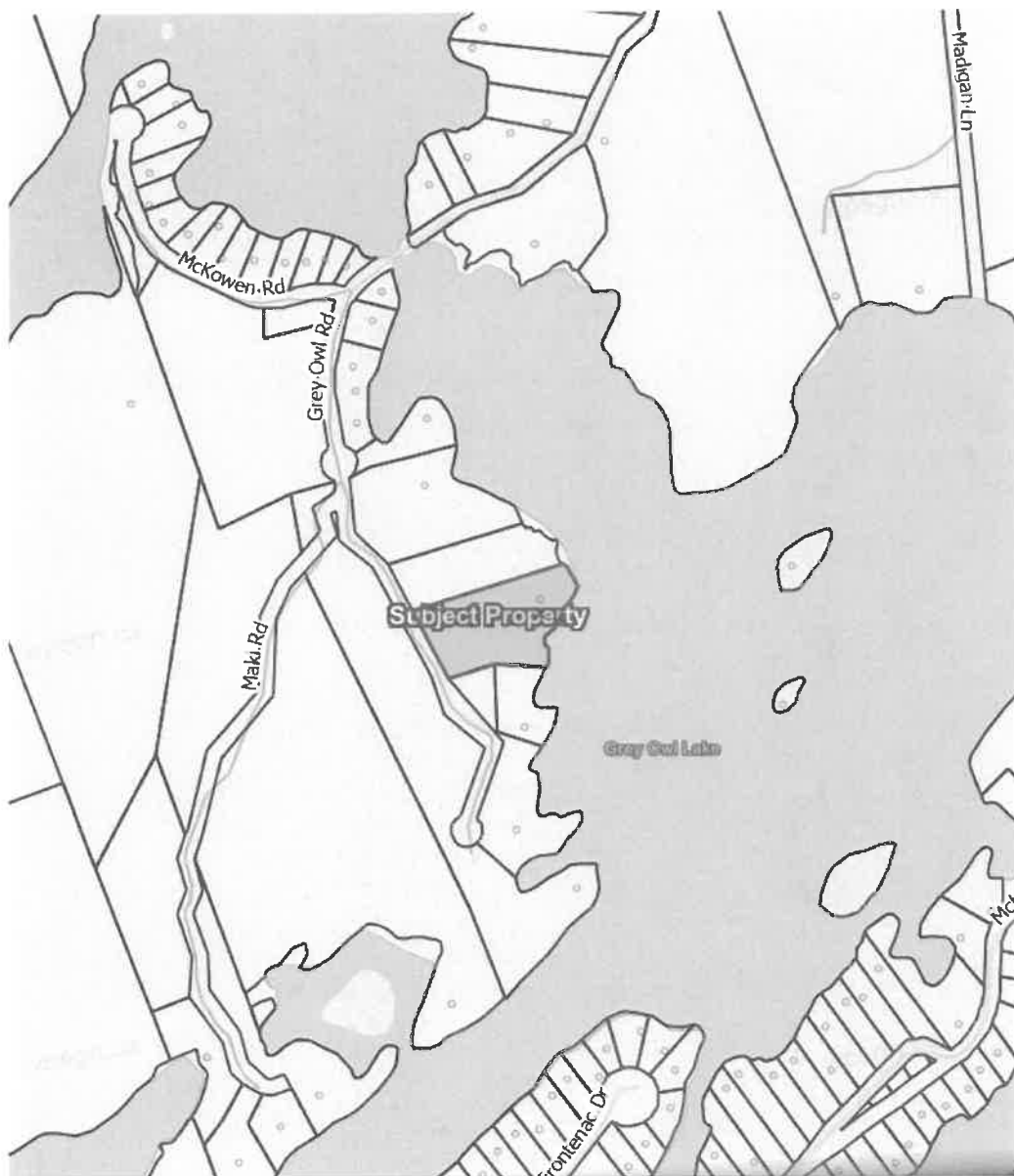
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Key Map





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DECISION

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42R15385 PT PART 2 PCL 27182 SS)

VARIANCE REQUESTED

The applicant is proposing to build an accessory building (garage, private) that would be larger than the single family dwelling on the subject property whereas it is a requirement in under Section 3.03(a) of the Township of McKellar's Comprehensive Zoning By-law No. 95-12, as amended, that any accessory buildings and structures must remain ancillary and incidental to the principal use (i.e. residential dwelling in this instance) on a property.

DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2026 (Wood) to permit the construction of an accessory building (GARAGE PRIVATE) that is not in compliance with Sections 2.03 & 3.03 (a) of By-Law 95-12 as amended. The garage will be approximately 10.40m², larger than the main use on the property.

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

THE REASONS FOR THE DECISION

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

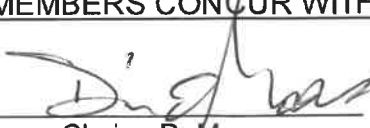
- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.

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



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Phone: (705) 389-2842

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Member – M. Haskim

Member – M. Kekkonen

Member – R. Moore

Member – N. Ryeland

Member – D. Zulak

Dated this 2nd day of June, 2026