



Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING Concerning an Application to Amend the Zoning By-law

TAKE NOTICE that the Township of McKellar has received an application for a Zoning By-law Amendment being an application to amend Comprehensive Zoning By-law No. 95-12 under Section 34 of the *Planning Act, R.S.O. 1990, Chapter P. 13* (as amended).

TAKE NOTICE That the Council of the Corporation of the Township of McKellar has deemed this application complete at the July 7, 2026, Regular Meeting and will hold a **Public Meeting to consider the application on August 4, 2026 at 6:30 pm at the Township Council Chambers**, 701 Highway 124, McKellar. [Meeting ID: 861 0182 3760](#)

File Number:	GREENWOOD
Owner/Agent:	Sharalea Farms Inc. (Owner); Ted Greenwood (Agent)
Location / Municipal Address:	Part Lot 21, Concession 13; Part 4 42R-11993, PIN 52127 – 0261 (LT), in the geographical Township of McKellar, District of Parry Sound; known locally as 176 Balsam Road, Township of McKellar

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to fulfill a condition of Consent for file B20/2024 (Mck) and rezone 3 new waterfront lots from the existing Tourist Commercial (C2) Zone to Waterfront Residential One – Special Provision (WF1 – Special Provision) Zone. The special provision will require a minimum 30 metre shoreline setback for septic systems, and that each severed lot maintains a minimum 15 metre vegetative buffer to the shoreline.

AND FURTHER TAKE NOTICE that pursuant to Section 34 (10.7) of the Planning Act, the Application file is available to the public for inspection. Please contact the Township Office to arrange to inspect the file. The public meeting will be held in the Council Chambers.

A [Zoom link](#) will be provided for interested parties who wish to participate virtually.

If a specified person, public body or registered owner of any lands to which the by-law would apply, would otherwise have an ability to appeal the decision of the Township of McKellar to the Ontario Land Tribunal but the specified person, public body or registered owner of any lands to which the by-law would apply, does not make oral submissions at a public meeting or make written submissions to the Township of McKellar before the by-law is passed, a specified person, public body, or registered owner of any lands to which the by-law would apply, is not entitled to appeal the decision.

If a specified person, public body, or registered owner of any lands to which the by-law would apply, does not make oral submissions at a public meeting, or make written submissions to the Township of McKellar before the by-law is passed, the specified person, public body, or



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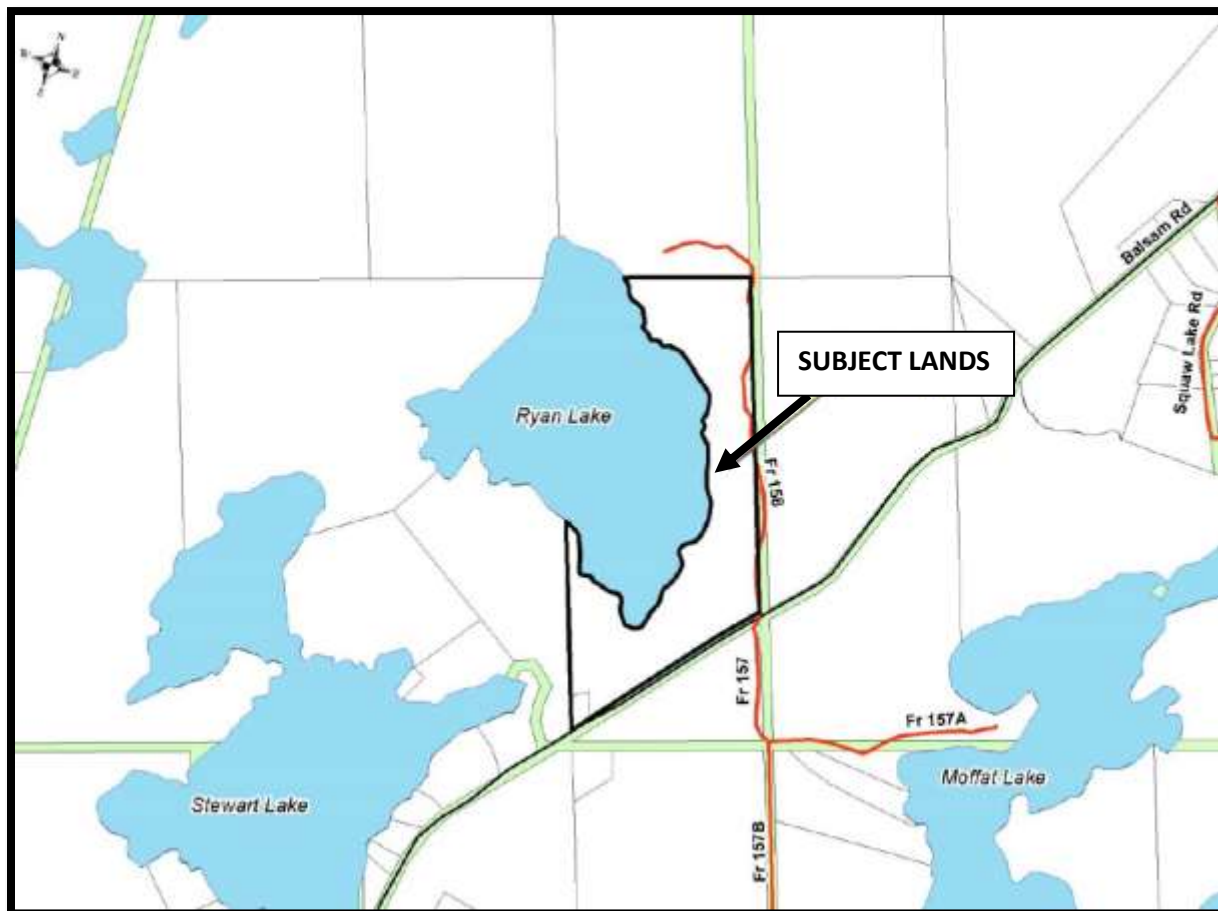
registered owner of any lands to which the by-law would apply, may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Township of McKellar this 8th day of July, 2026.

Karlee Britton, Clerk/Administrator
Township of McKellar
701 Highway 124, P.O. Box 69
McKellar, Ontario P0G 1C0
Phone (705) 389-2842 x4
Email: clerk@mckellar.ca

Key Map

Subject Property – Part Lot 21, Concession 13 (McKellar)
176 Balsam Road, McKellar Township





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Lands to be Rezoned

