



Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

Committee of Adjustment - Public Meeting Agenda

June 2, 2026 – 5:30 p.m.

1. Call to Order – Res. No. 26-05

- Introductions are made, Members of the Committee and Staff

2. Disclosure of Pecuniary and/ or Personal Interest and General Nature Thereof

3. Meeting Protocol

- The Chairperson takes a roll call of guests and visitors who are in attendance.
- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state his/her name before speaking.

4. Appointments

5. Minutes

- March 17, 2026 Meeting – **Res. No. 26-06**

6. Discussion:

6.1 Wood – Application No. A/02/2026 To permit an accessory building larger than residence.

- The Chairperson will ask the Secretary/Treasurer if all Notices have been filed and the corresponding dates.
- The Chairperson will ask the Secretary/Treasurer if any letters or related correspondence have been received and, if so, the nature thereof.
- The Applicant will make their presentation and comments, if in attendance
- Questions or comments from Committee of Adjustment members and the public

7. Decision of Committee of Adjustment

7.1 Wood Decision – Res. No. 26-07

8. Adjournment - Res. No. 26-08



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

March 17, 2026

Chair, David Moore called the meeting to order at 5:30 p.m.

INTRODUCTIONS

Chair, David Moore took Roll Call.

Present: Chair, David Moore; Morley Haskim, Mike Kekkonen, Debbie Zulak and Reg Moore
Regrets: Nick Ryeland
Staff: Secretary/Treasurer, Karlee Britton

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Mike Kekkonen
Seconded by: Morley Haskim

26-01 That the Committee of Adjustment meeting agenda is accepted, as presented.

Carried

Moved by: Morley Haskim
Seconded by: Mike Kekkonen

26-02 That the Committee of Adjustment Minutes from the August 19, 2025, meeting are accepted, as circulated.

Carried

6.1 Discussion – Vandermolen - Application No. A/01/2026

Chair David Moore asked if any letters or related correspondence had been received. Secretary-Treasurer, Karlee, replied that one letter in support of the application was received.

Chair David Moore asked if there were any questions or comments from the public; there were no questions.



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

March 17, 2026

Moved by: Mike Kekkonen

Seconded by: Reg Moore

26-03 Whereas the existing cottage foundation is recognized as legal non-conforming, with the original foundation located 3.5 metres from the front lot line;

Now Therefore Be It Resolved That the Committee of Adjustment does hereby grant the Minor Variance Application A/01/2026 (Vandermolen) to permit relief of one (1) uncovered deck with a reduced front yard setback of 2.4 metres, where 6 metres is required under Section 3.10(a) of the Township's Comprehensive Zoning By-law No. 95-12, as amended; and

That all other applicable Sections of By-Law 95-12, as amended, are to be complied with; and

Further That as a condition of approval, the applicant shall enter into an encroachment agreement with the Township for the portion of the garage encroaching onto Township property. The agreement shall be registered on title, and all associated costs shall be borne by the applicant.

Carried

Moved by: Debbie Zulak

Seconded by: Morley Haskim

26-04 That the Committee of Adjustment does now adjourn.

Carried

The meeting adjourned at 5:43 p.m.

David Moore, Chair

Karlee Britton, Secretary/Treasurer



Township of McKellar

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APPLICATION NO: A02-2026

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

The undersigned hereby applies to the Committee of Adjustment for the Township of McKellar under Section 45 of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for relief, as described in this application, from the Township's Comprehensive Zoning By-law. **FAILURE TO PROVIDE ALL OF THE INFORMATION REQUIRED BY THIS APPLICATION MAY CAUSE DELAYS OR DISQUALIFY THE APPLICATION UNTIL FURTHER OR MORE ACCURATE INFORMATION IS OBTAINED.**

RECEIVED		OFFICE USE ONLY	
Date Received:	<u>MAY 21 2026</u>	Complete Application:	☒ Yes ☐ No Application No. <u>02</u>
Date Accepted:	<u>May 21/26</u>	Application Fee + Deposit Received	☒ Yes ☐ No
Date Stamp:	<u>May 21, 2026</u>		

A. APPLICANT/AGENT INFORMATION

- Name of Owner: Richard & Kelly Wood
- Address: Street and Number 146 Grey Owl Rd
City McKellar Province/State Ont Postal/Zip Code POG 1C0
Home Phone No. 905 536-7128 Business Phone No. _____
Email rfwood4@icloud.com
- Name of Agent (if any): _____
- Address: _____

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

- Names and Addresses of any mortgagors, holders of charges or other encumbrances: _____

B. PURPOSE AND TYPE OF APPLICATION

6. ☒ Minor Variance from Comprehensive Zoning By-law ☐ Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?

95-12-3.03 A

7. Nature and Extent of Relief Applied for:

Garage is larger 30' x 40' than
the cottage 32' x 34'

8. Why is it not possible to comply with the provisions of the Zoning By-Law?

The accessory building is larger than the cottage

C. DESCRIPTION OF PROPERTY

9. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):

McKellar Con 14 PT LOT 31 RP, 42 R15385 PT Part 2 PCL
27182; ss

10. Dimensions of land affected:

Frontage (metres): 131

Depth (metres): 97

Area (hectares): 1.7

Width of Street: 198

11. Access to subject land is by:

☐ Provincial Highway

☐ year-round municipal road

☐ seasonal municipal road

☒ other public road

☐ private right of way

☐ water access

12. If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 10, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:

land owners

13. If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

D. LAND USE AND ZONING

14. Date of Acquisition of Subject Lands:

November 10 2021

15. Date of Construction of all Buildings and Structures on Subject Land:

Cottage 2002

16. Existing Uses of the Subject Lands:

Cottage

17. Length of time the existing uses of the subject property have continued:

24 years

18. Existing Uses of Abutting Lands:

Residential - Vacant

19. Services (Check appropriate box):

Water: ☐ Dug Well ☒ Drilled Well ☐ Lake ☐ Other _____
Sewage Disposal: ☒ Septic ☐ Privy ☐ Other _____

20. Storm Drainage is provided by (Check appropriate box):

☐ sewers ☐ open ditches ☐ swales ☐ other (please specify) _____

21. Present Official Plan provisions applying to the land:

N/A

22. Present Zoning By-law provisions applying to the land:

N/A

23. Are there any easements or rights-of-way affecting the subject lands?

☐ Yes ☒ No

If Yes, indicate and describe the purpose of the easement or rights-of-way:

E. BUILDINGS AND STRUCTURES (on or proposed for the subject land)

EXISTING – List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Gross Floor Area (m2)	Front	Rear	Side	Side
Cottage	2002	1	101.08		21	140	26.7	79.2

PROPOSED – List all buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Gross Floor Area (m2)	Front	Rear	Side	Side
Garage	2026	1	111.48		81	89	8	73.5

F. HISTORY

24. Has the owner previously applied for relief in respect of the subject property?

☐ Yes ☒ No If YES, please provide Application Number, if known: _____

25. Is the subject land currently the subject of an application for a consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown If YES and if KNOWN, specify the appropriate file number and status of the application:

26. Has the subject land ever been the subject of a minor variance application?

☐ Yes ☒ No ☐ Unknown

G. PLANS

27. Every application shall be accompanied by a sketch [SAMPLE on page 9] (based on a boundary survey plan of the subject land) drawn to an appropriate scale, properly dimensioned and showing thereon:

- ☐ The boundaries and dimensions of the subject land
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front, rear and side lot lines
- ☐ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- ☐ The current uses on land that is adjacent to the subject land
- ☐ The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used
- ☐ The location and nature of any easement affecting the subject land

H. AFFIDAVIT OR SWORN DECLARATION

The content of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Township of McKellar this 21st day of May, 2026.
I, Richard Wood, of the Township of McKellar
in the District of Parry Sound solemnly declare that all
the statements contained in this application are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of
the Canada Evidence Act. [Signature]

Signature of Applicant or Authorized Agent

Declared before me at the Township of McKellar in the District
of Parry Sound this 21st day of May, 2026

Signature of Commissioner of Oaths: [Signature]

KARLEE HELAINA BRITTON,
a Commissioner, etc., Province of Ontario,
for the Corporation of the Township of McKellar.
Expires September 6, 2028.

I. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

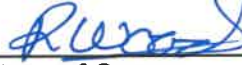
Complete the consent of the owner concerning personal information set out below.

I, Richard Wood, am the owner of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for the purpose of processing this application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions about this collection of personal information should be directed to the Township Clerk.

Date

May 21, 2024

Signature of Owner



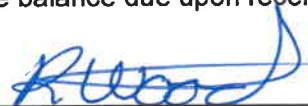
J. CONSENT OF THE OWNER TO THE PAYMENT OF REQUIRED FEES AND POTENTIAL FEES

I, Richard Wood, acknowledge and agree that applicants must submit the required fee of \$750.00, as well as a Security Deposit of \$500.00 when filing the application. Further, I agree that any costs beyond regular processing costs relating to this application, including but not limited to engineering studies, legal opinions, planning consultant fees, and Ontario Land Tribunal hearing costs, will be the responsibility of the applicant and will submit the balance due upon receipt of an invoice for same.

Date

May 21, 2024

Signature of Owner



K. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written consent of the owner, authorizing the applicant to make the application, must be included with this form or the authorizations set out below must be completed. Please note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

Authorization of Owner for Agent to Make the Application

I, _____, am the owner of the land that is the subject of this application for a Minor Variance and I authorize _____ to make this application on my behalf.

Date

Signature of Owner

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of the Owner for Agent to Provide Personal Information

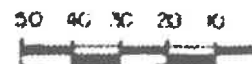
I, _____, am the owner of the land that is the subject of this application for a Minor Variance and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize _____, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

Date

Signature of Owner



50 40 30 20 10

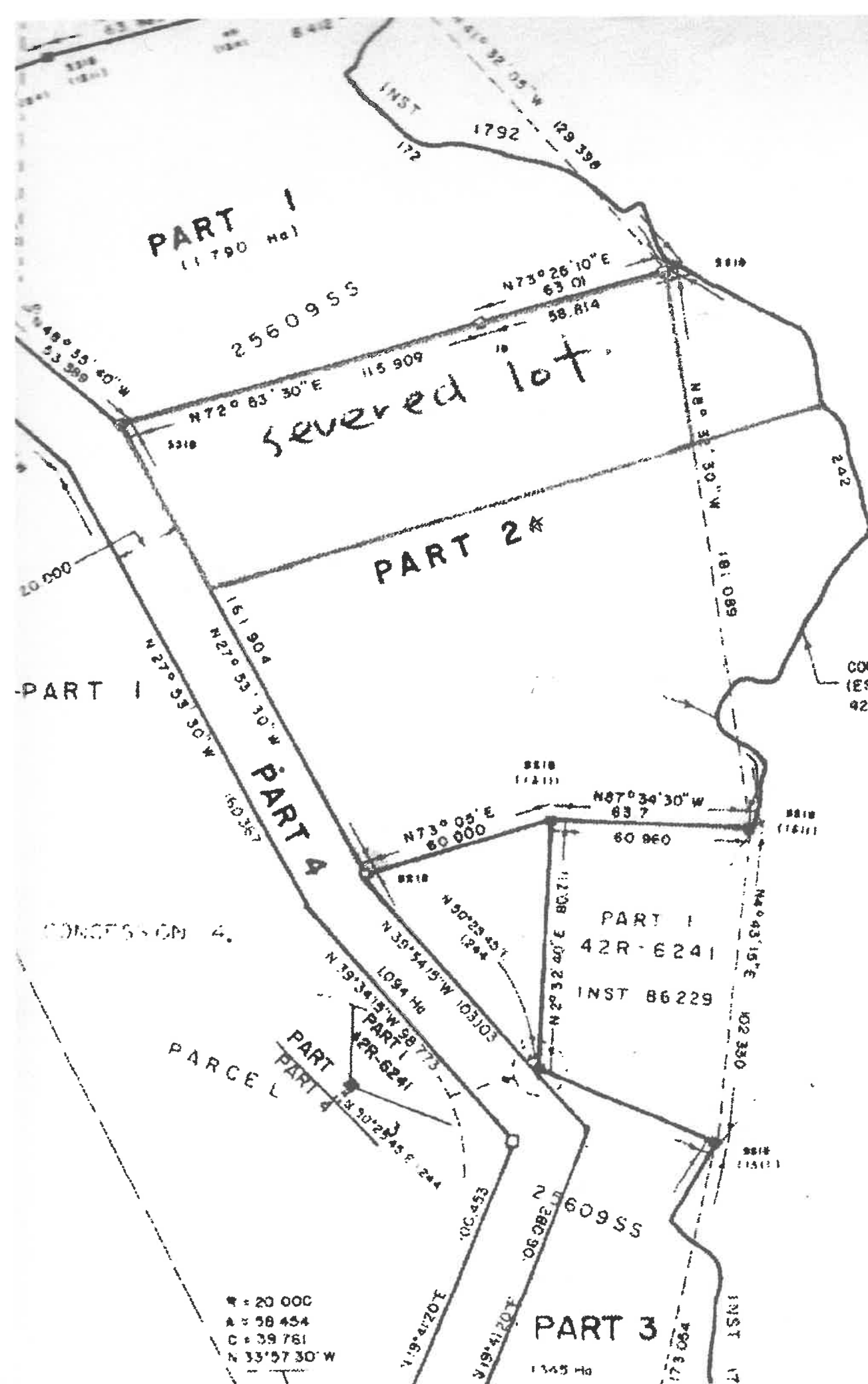


GREY

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LAKE

NOTE
BEARING
LIMIT OF
BEARING



4 = 20 000
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