



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/03/2026
Date of Hearing: July 21, 2026
Final Appeal Date: August 10, 2026
Owner(s): Richard Van Leeuwen
Property Location: 165 Manitou Drive
(MCKELLAR CON 8 PT LOT A RP PSR1476 PART 22 PCL 15117 SS)

DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/03/2026 (Van Leeuwen) to permit the construction of an accessory building (private garage) that is not in compliance with Schedule 'B' of By-law 95-12, as amended, with respect to the required side yard setback of 3 metres. The variance grants relief of 1 metre to permit a side yard setback of 2 metres.

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

CERTIFICATION

Mary Smith Alt.
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 21st day of July, 2026

Mary Smith
Mary Smith Karlee Britton, Secretary-Treasurer
Alt.

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 10th day of August, 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 August 10, 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 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 August 10, 2026 no appeals have been filed against the aforementioned Decision re Application A/03/2026 (Van Leeuwen) and that therefore this Decision is final and binding.

Dated this 10th day of August, 2026

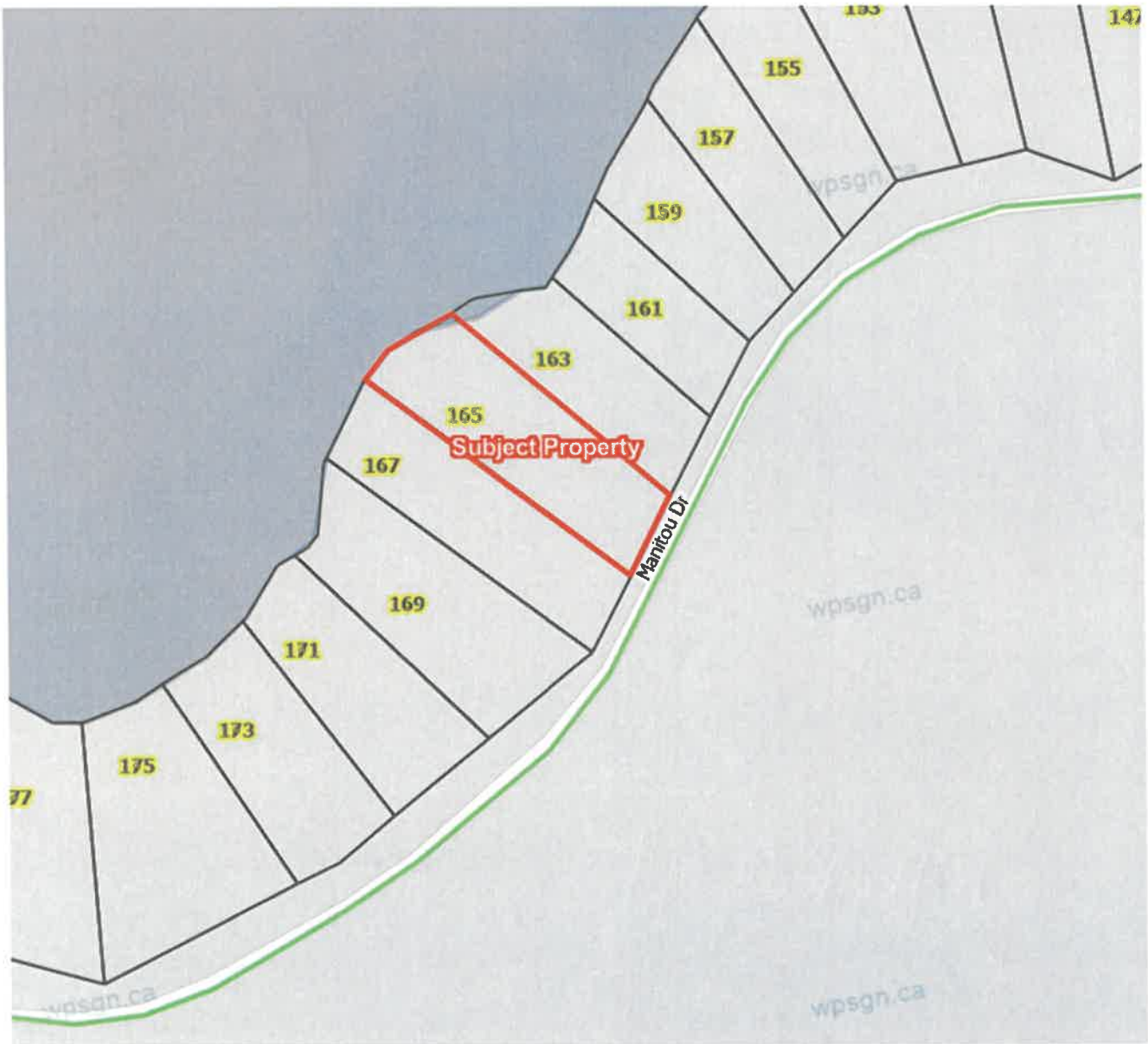
Karlee Britton
Karlee Britton, Secretary-Treasurer



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Key Map





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VARIANCE REQUESTED

The applicant is proposing to construct an accessory building (garage, private) with a reduced side yard setback than permitted in Schedule "B" of the Township of McKellar's Comprehensive Zoning By-law No. 95-12, as amended. Where a minimum side yard setback of 3 metres is required, the applicant is seeking relief of 1 metre to permit a side yard setback of 2 metres.

DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/03/2026 (Van Leeuwen) to permit the construction of an accessory building (private garage) that is not in compliance with Schedule 'B' of By-law 95-12, as amended, with respect to the required side yard setback of 3 metres. The variance grants relief of 1 metre to permit a side yard setback of 2 metres.

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:

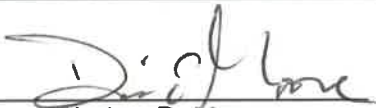
- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.

EFFECT OF PUBLIC INPUT, IF ANY, ON LAND USE DECISIONS:



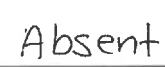
The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and has taken these submissions into consideration when making its decision

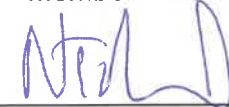
THE FOLLOWING COMMITTEE MEMBERS CONCUR WITH THE DECISION:

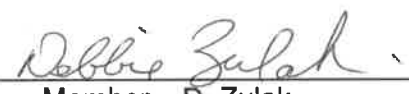

Chair – D. Moore


Member – M. Haskim


Member – M. Kekkonen


Absent
Member – R. Moore


Member – N. Ryeland


Member – D. Zulak

Dated this 21st day of July, 2026