



Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

NOTICE OF A PUBLIC MEETING APPLICATION FOR A MINOR VARIANCE TOWNSHIP OF MCKELLAR

This is to advise that a Public Hearing will be held September 15, 2026 at 6:00 p.m. At that time, an application for Minor Variance will be heard by the Township of McKellar Committee of Adjustment.

This letter is for your information only. Any persons receiving this notice are under no obligation to attend the Hearing unless they so desire. Written, signed submissions will be accepted by the Clerk/Administrator prior to or during the Hearing. Such written submissions will be available for inspection at the Hearing by any interested party.

If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Clerk/Administrator. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Additional information is available for inspection by the public on request by contacting the Township at clerk@mckellar.ca between the hours of 8:30 a.m. and 4:30 p.m.

Karlee Britton, Clerk/Administrator
Township of McKellar

Dated this 27th day of August, 2026

IN THE MATTER OF MINOR VARIANCE APPLICATION NO. A/04/2026

Date of Hearing:	September 15, 2026
Owner(s):	Jeff Rowley
Agent(s):	Jeremiah Livingston
Property Location:	24 Riverview Drive (PLAN 284 LOT 3)

PLEASE NOTE: If you wish to attend the Public Hearing, please contact the Township of McKellar Municipal Office at (705) 389-2842 x4.

PLEASE NOTE: The Township of McKellar passed its new Comprehensive Zoning By-law 2026-42 at the Regular Meeting of Council held on August 18, 2026. The Township has also submitted Official Plan Amendment No. 9 to the Ministry of Municipal Affairs and Housing for approval.

Zoning By-law 2026-42 will not be fully in force and effect until the Official Plan has been approved by the Ministry. At this time, both Zoning By-law 95-12 and Zoning By-law 2026-42 are in force and effect. **Where the provisions of the two By-laws differ, the more restrictive provision applies.**



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THE PURPOSE AND EFFECT: The applicant is proposing to construct an accessory building (garage, private) that would i) be larger than the dwelling on the subject property, ii) exceed the permitted height for an accessory building, and iii) result in accessory buildings and structures occupying more than 5% of the lot area.

Both Zoning By-law 95-12 and Zoning By-law 2026-42 require accessory buildings and structures to remain ancillary and incidental to the principal use of the property. The proposed garage would be larger than the existing single-family dwelling and therefore requires relief from this provision.

Zoning By-law 95-12 is currently more restrictive than Zoning By-law 2026-42 with respect to the permitted height of an accessory building. The applicant is therefore seeking 1.245 metre of relief to permit the proposed accessory building to have a height of 6.0 metres, where a maximum height of 5.0 metres is permitted under By-law 95-12.

Section 3.03(b) of Zoning By-law 2026-42 provides that accessory buildings and structures shall not occupy more than 5% of the lot area. The proposed garage would result in accessory buildings and structures occupying 5.002939% of the lot area, and the applicant is therefore seeking 0.002939% of relief from this provision.

All other applicable provisions of Zoning By-law 95-12, as amended and Zoning By-law 2026-42 must be complied with, including whichever provisions are currently in force and effect and applicable to the property.

Please refer to the next page of this Notice for a key map showing the land to which the proposed Minor Variance would apply.

DATED at the Township of McKellar Municipal Office this 27th day of August, 2026.

Karlee Britton, Clerk/Administrator
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Key Map

