



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/04/2026
Date of Hearing: September 15, 2026
Final Appeal Date October 5, 2026
Owner(s): Jeff Rowley
Agent(s): Jeremiah Livingston
Property Location: 24 Riverview Drive (PLAN 284 LOT 3)

DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/04/2026 (Rowley) to permit the construction of an accessory building (private garage)

i) that is not in compliance with Sections 2.03 & 3.03 (a) of By-Law 95-12 as amended. The garage will be approximately 89 m2, larger than the main use on the property; and

ii) permits 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; and

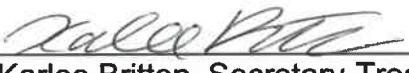
iii) permits accessory buildings and structures on the subject property to occupy 5.002939% of the lot area;

Further that all other applicable provisions of Zoning By-law 95-12, as amended and Zoning By-law 2026-42 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 15th day of September, 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 5th day of October, 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 October 5, 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 October 5, 2026 no appeals have been filed against the aforementioned Decision re Application A/04/2026 (Rowley) and that therefore this Decision is final and binding.

Dated this 5th day of October, 2026


Karlee Britton, Secretary-Treasurer



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Key Map





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Committee of Adjustment

DECISION

APPLICATION NO.	A/04/2026
Date of Hearing:	September 15, 2026
Final Appeal Date	October 5, 2026
Owner(s):	Jeff Rowley
Agent(s):	Jeremiah Livingston
Property Location:	24 Riverview Drive (PLAN 284 LOT 3)

VARIANCE REQUESTED

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.

DECISION

That the Committee of Adjustment does hereby grant the Minor Variance Application A/04/2026 (Rowley) to permit the construction of an accessory building (private garage)

- i) that is not in compliance with Sections 2.03 & 3.03 (a) of By-Law 95-12 as amended. The garage will be approximately 89 m², larger than the main use on the property; and
- ii) permits 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; and
- iii) permits accessory buildings and structures on the subject property to occupy 5.002939% of the lot area;

Further that all other applicable provisions of Zoning By-law 95-12, as amended and Zoning By-law 2026-42 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 By-law 2026-42; and
- iv) maintains the general intent and purpose of the Official Plan.



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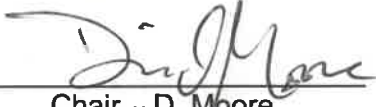
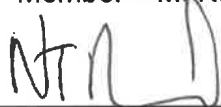
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EFFECT OF PUBLIC INPUT, IF ANY, ON LAND USE DECISIONS:



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:

 _____ Member – M. Haskim	 _____ Chair – D. Moore	 _____ Member – M. Kekkonen
Absent _____ Member – R. Moore		 _____ Member – N. Ryeland
 _____ Member – D. Zulak		

Dated this 15th day of September, 2026