

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

Township of McKellar

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, c.P. 13, as amended.

TAKE NOTICE That the Council of the Corporation of the Township of McKellar has deemed this application complete and will hold a **Public Meeting to consider the application on June 4, 2024 at 6:30p.m. at the Township Council Chambers.**

File Number:	EDC CUSTOM CONTRACTING
Owner/Agent:	Edward Muirhead
Related Planning Applications:	PSAPB Consent Application No. B10/2024
Location:	CON 8 PT A PLAN PSR-1475; PART 10 PCL 16022 S/S, MCKELLAR & CON 8 PT LOT A RP PSR1475;PART 11 TOGETHER WITH R-O-W;PCL 15399 S/S
Municipal Address:	193 & 195 Manitou Drive, McKellar

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to satisfy a condition of Consent Application B10/2024. The retained lands from Consent Application B10/2024 are to be re-zoned from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.76 (SP 16.76) Zone to recognize a minimum lot area of 0.22 ha where 1.0 ha is required by the WF2 Zone, a minimum lot frontage of 30.0 metres, where 90.0 metres is required by the WF2 Zone, and a minimum interior side yard of 3.5 metres, where 5.0 metres is required by the WF2 Zone. The benefitting lands from Consent Application B10/2024 are to be re-zoned from the Waterfront Residential 2 (WF2) Zone to the Special Provision 16.77 (SP 16.77) Zone to recognize a minimum lot area of 0.2 hectares where 1.0 hectare is required by the WF2 Zone, a minimum lot frontage of 30.0 metres, where 90.0 metres is required by the WF2 Zone, a minimum front yard of 9.0 metres, where 10.0 metres is required by the WF2 Zone, a minimum interior side yard of 3.0 metres, where 5.0 metres is required by the WF2 Zone, and a minimum rear yard of 1.5 metres, where 7.5 metres is required by the WF2 Zone. No other relief to the By-law was requested. The requirements of the WF2 Zone shall apply to the construction of any future buildings or structures on the subject lands.

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 person or public body would otherwise have an ability to appeal the decision of the Township of McKellar to the Ontario Land Tribunal but the person or public body 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 person or public body is not entitled to appeal the decision.

If a person or public body 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 person or public body 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 May 7, 2024.

Karlee Britton, Deputy Clerk
Township of McKellar
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Key Map

