



Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

PUBLIC NOTICE

Take Notice that a Committee of Adjustment Meeting has been called for

Tuesday, June 18, 2024 at 4:00 p.m.

to discuss the following application:

Application No. A/02/2024 – Millson, Laura & Murray

The applicant is proposing to build an accessory building (garage private on the ground level, with loft on the second story) that would exceed the accessory building/structure maximum height of 5.0 meters and will not comply with the side yard setback of 3.0 metres in Schedule "B" to the Township of McKellar's Comprehensive Zoning By-law No. 95-12, as amended. The applicant is seeking 2.0 meters relief from the maximum height requirement, in addition to 1.5 meters relief from the side yard setback requirement.

See attached Notice of Public Meeting for Details.



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

This is to advise that a Public Hearing will be held June 18, 2024 at 4:00 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 Secretary-Treasurer 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 Secretary-Treasurer. 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 deputyclerk@mckellar.ca between the hours of 8:30 a.m. and 4:30 p.m.

Karlee Britton, Secretary-Treasurer
Township of McKellar Committee of Adjustment

Dated this 5th day of June, 2024

IN THE MATTER OF MINOR VARIANCE APPLICATION NO. A/02/2024

Date of Hearing: June 18, 2024
Owner(s): Laura & Murray Millson
Property Location: 13 Moffat Road (Concession B, Part Lot 17)

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

THE PURPOSE AND EFFECT: The applicant is proposing to build an accessory building (garage private on the ground level, with loft on the second story) that would exceed the accessory building/structure maximum height of 5.0 meters and will not comply with the side yard setback of 3.0 metres in Schedule "B" to the Township of McKellar's Comprehensive Zoning By-law No. 95-12, as amended. The applicant is seeking 2.0 meters relief from the maximum height requirement, in addition to 1.5 meters relief from the side yard setback requirement.



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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 5th day of June, 2024.

Karlee Britton, Secretary/Treasurer
Committee of Adjustment
Township of McKellar
P.O. Box 69
McKellar, Ontario
P0G 1C0
Phone (705) 389-2842



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

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Key Map





Township of McKellar

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APPLICATION NO: A-02-2024

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.**

OFFICE USE ONLY	
Date Received: <u>JUN 03 2024</u>	Complete Application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Application No. <u>A-02</u>
Date Accepted: <u>JUN 03 2024</u>	Application Fee + Deposit Received <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Stamp: <u>JUN 03 2024</u>	

A. APPLICANT/AGENT INFORMATION

1. Name of Owner: LAURA & MURRAY MILLSON

2. Address: Street and Number 5464 5TH LINE
 City ROCKWOOD Province/State ONT Postal/Zip Code N0B 2K0
 Home Phone No. 519-856-4000 Business Phone No. 519-760-0586
 Email MILLSON.MURRAY@GMAIL.COM

3. Name of Agent (if any): NO AGENT

4. Address: _____

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

5. Names and Addresses of any mortgagors, holders of charges or other encumbrances:
NO MORTGAGE

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?

SCHEDULE "B"

7. Nature and Extent of Relief Applied for: SETBACK ADJUSTMENT ON WEST SIDE LOT LINE TO 1.5M. BUILDING HEIGHT AMENDED TO 7 M.

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

VERY NARROW LOT - TO LINE UP GARAGE WITH DRIVEWAY AND TO ALLOW FOR LOFT/STORAGE AREA

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):

RESIDENTIAL 13 MOFFAT RD, CON B, LOT 17

10. Dimensions of land affected:

Frontage (metres): 32.7 M Depth (metres): 57.2 SOUTH 63.3 NORTH

Area (hectares): 1/2 ACRE, .02 H Width of Street: 5-7 M

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:

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:

AUG 2002

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

COTTAGE ONLY - BUILT 1965

16. Existing Uses of the Subject Lands:

RESIDENTIAL COTTAGE

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

SINCE 1965

18. Existing Uses of Abutting Lands:

RESIDENTIAL / SEASONAL COTTAGES
ON BOTH SIDES, VACANT LAND ACROSS ROAD

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:

WATER FRONT RESIDENTIAL

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

WATER FRONT RESIDENTIAL

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)	Total Floor Area (m2)	Front	Rear	Side	Side
COTTAGE	1965	1 STOREY	102.2	102.2	4.8	7.4	4.8	6.1

PROPOSED – List all buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side
GARAGE/ STORAGE	2025	1 + LOFT	83.6 M	83.6 M	5.6	41.7	1.5	22

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 City of Guelph this 30 day of May, 2024.
I, LAURA MURRAY MILLSO, of the TOWN of ROCKWOOD
in the COUNTY of WELLINGTON 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. X [Signature]

Signature of Applicant or Authorized Agent

Declared before me at the City of Guelph in the County
of Wellington this 30 day of May, 2024

Signature of Commissioner of Oaths: _____

Thomas W.R. Maves
300-100 Stone Rd W. Guelph ON

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, Laura Millson
Murray Millson, 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.

MAY 29 2024
Date

Laura Millson Murray Millson
Signature of Owner

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

I, Laura Millson
Murray Millson, 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.

MAY 29 2024
Date

Laura Millson Murray Millson
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.

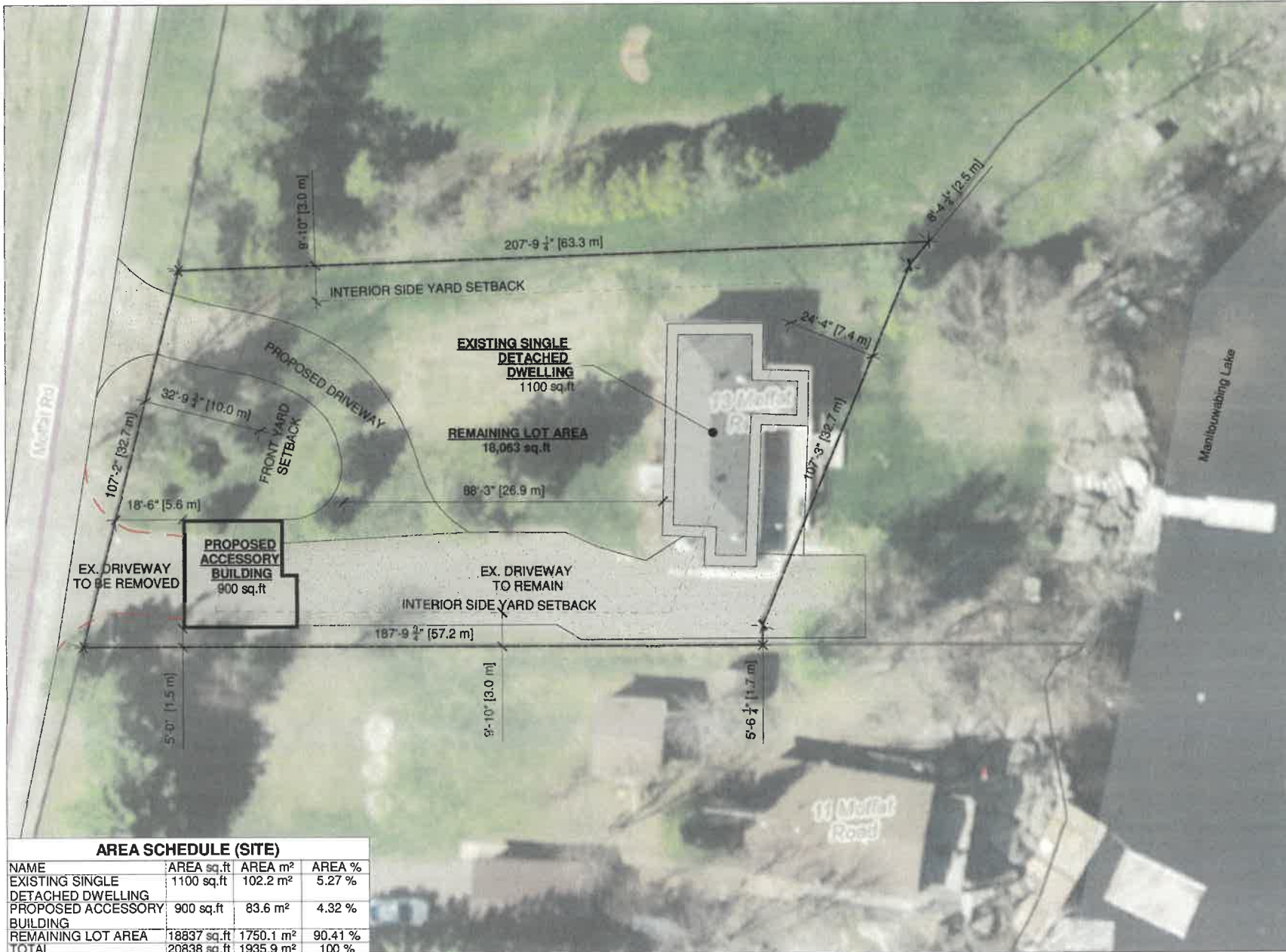
Date **Signature of Owner**

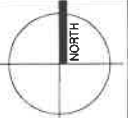
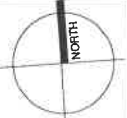
If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

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**



	
Project North	True North
No. Description:	Date:

Designed By:



**J-M BUILDING
CONTRACTORS INC**

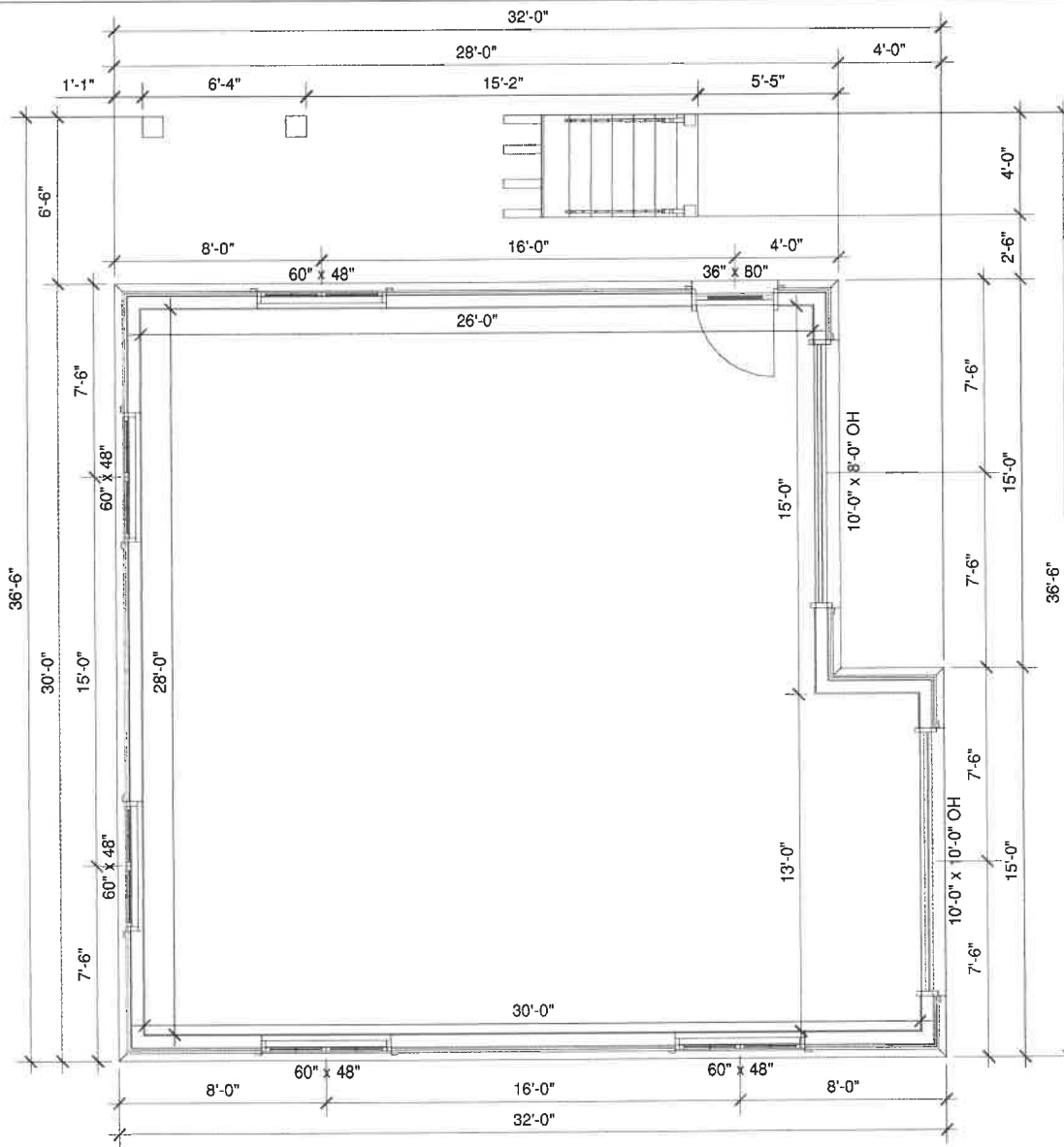
Project:
Murray Millson
 Accessory Building
 13 Moffat Rd
 McKellar, ON
 P2A 0B4

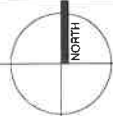

Drawing Title:
Site Plan

Date: April 22, 2024
 Drawn By: M. Becker
 Scale:
 Sheet Number: **A1.02**

AREA SCHEDULE (SITE)

NAME	AREA sq.ft	AREA m ²	AREA %
EXISTING SINGLE DETACHED DWELLING	1100 sq.ft	102.2 m ²	5.27 %
PROPOSED ACCESSORY BUILDING	900 sq.ft	83.6 m ²	4.32 %
REMAINING LOT AREA	18837 sq.ft	1750.1 m ²	90.41 %
TOTAL	20838 sq.ft	1935.9 m ²	100 %



	
Project North	True North
No. Description:	Date:

Designed By:



**J-M BUILDING
CONTRACTORS INC**

Project:
**Murray Millson
 Accessory Building**
 13 Moffat Rd
 McKellar, ON
 P2A 0B4

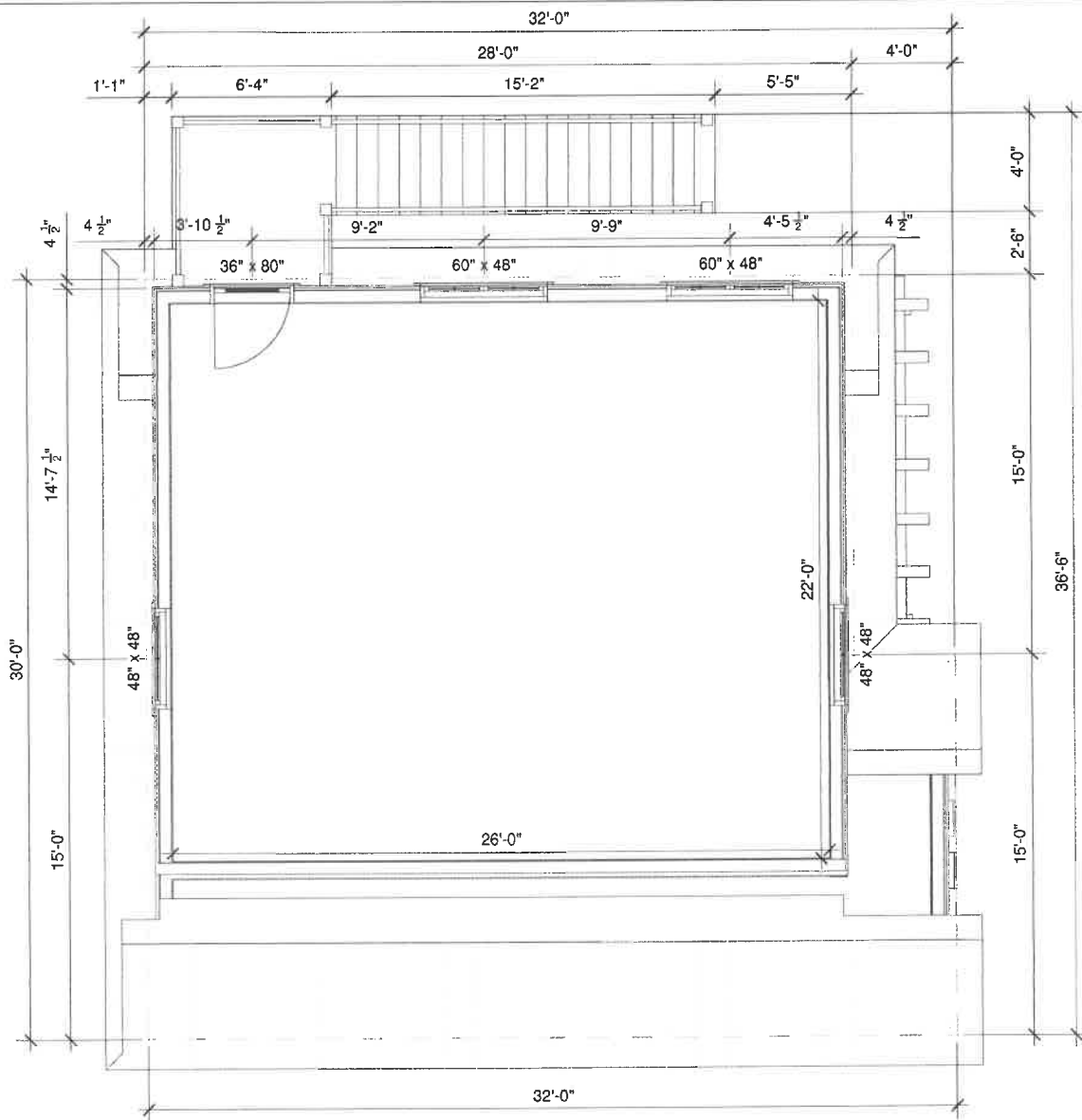
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Floor Plan

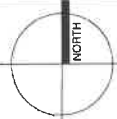

Date: April 22, 2024

Drawn By: M. Becker

Scale:

Sheet Number:
A1.03



	
Project North	True North
No. Description:	Date:

Designed By:

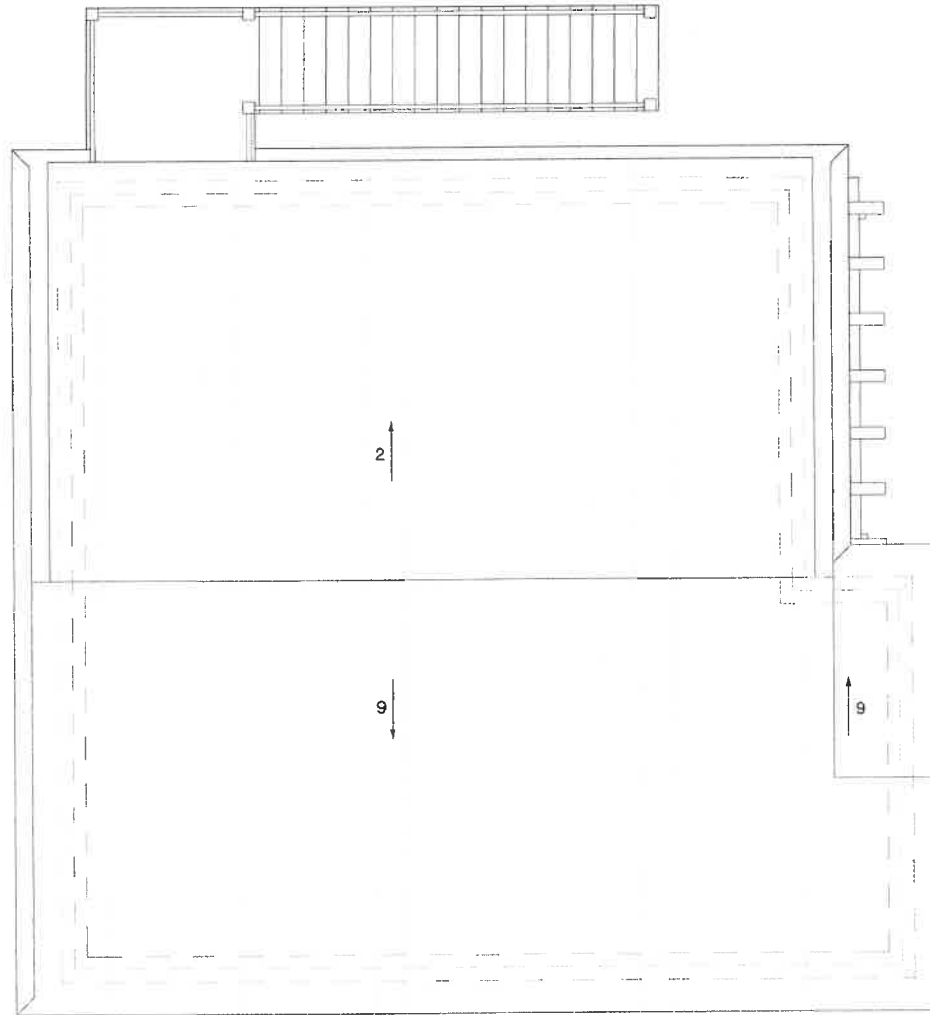


**J-M BUILDING
CONTRACTORS INC**

Project:
**Murray Millson
 Accessory Building**
 13 Moffat Rd
 McKellar, ON
 P2A 0B4

Drawing Title:
Second Floor Plan

Date: April 22, 2024
 Drawn By: M. Becker
 Scale:
 Sheet Number: **A1.04**



Project North	True North
No. Description:	Date:



Project:
Murray Millson
 Accessory Building
 13 Moffat Rd
 McKellar, ON
 P2A 0B4

Drawing Title:
Roof Plan

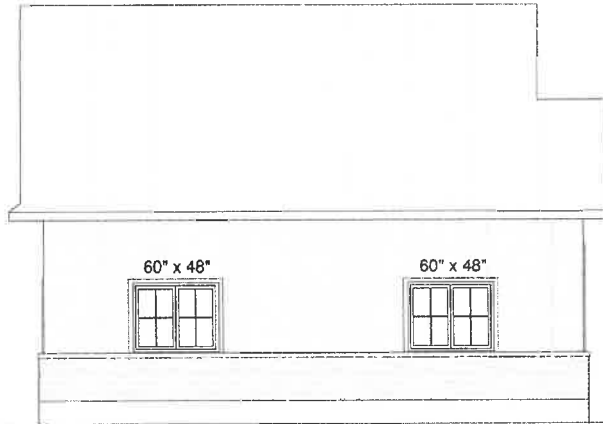
Date: **April 22, 2024**

Drawn By: **M. Becker**

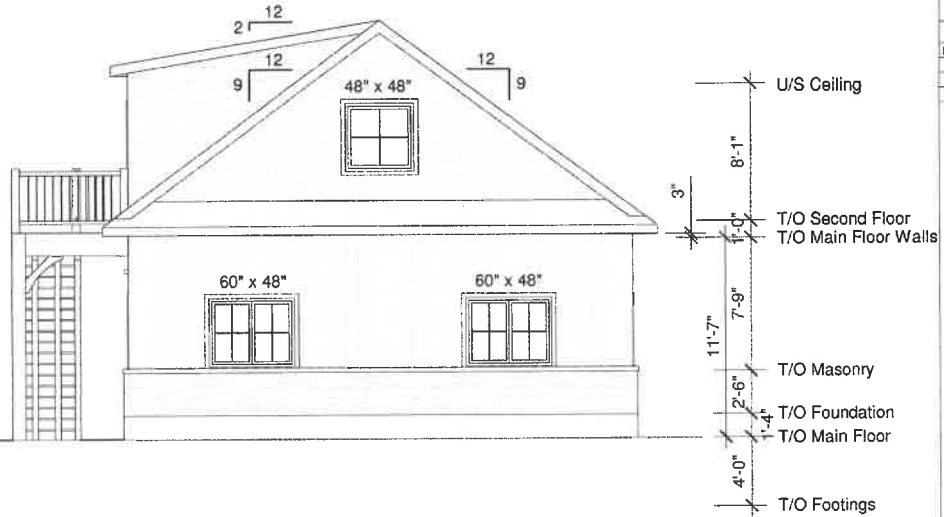
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Sheet Number: **A1.05**

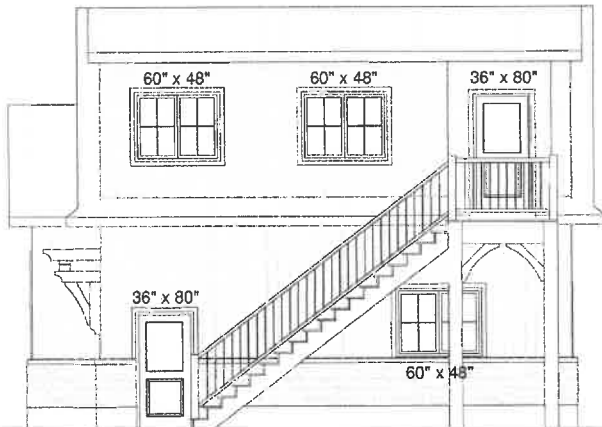
South Elevation



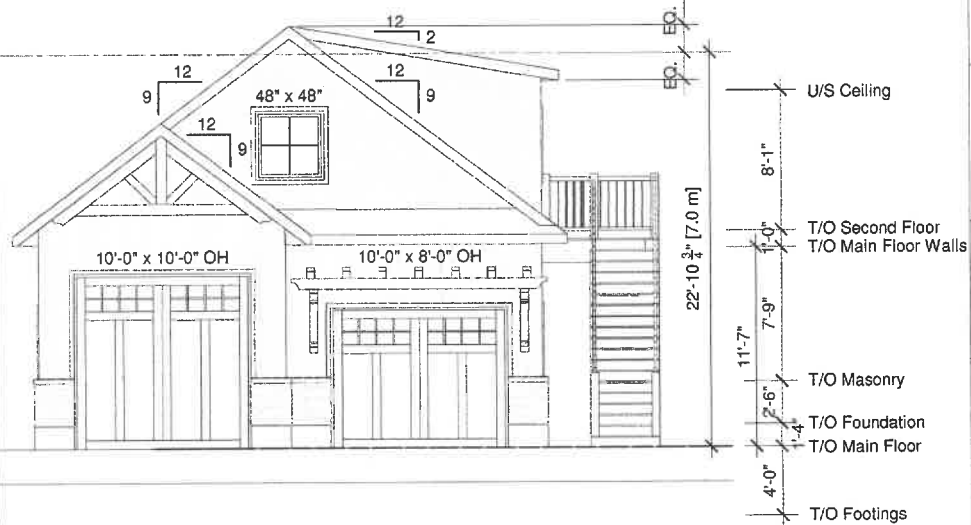
West Elevation



North Elevation



East Elevation



Project North	True North
No. Description:	Date:

Designed By:

J-M BUILDING CONTRACTORS INC

Project:
Murray Millson
 Accessory Building
 13 Moffat Rd
 McKellar, ON
 P2A 0B4

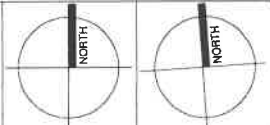
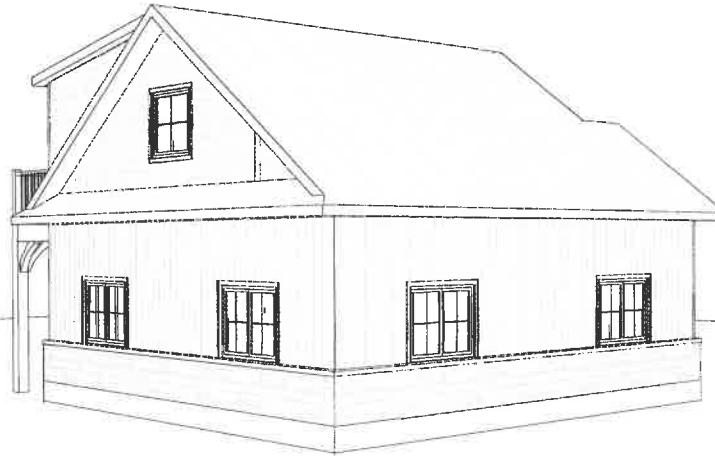
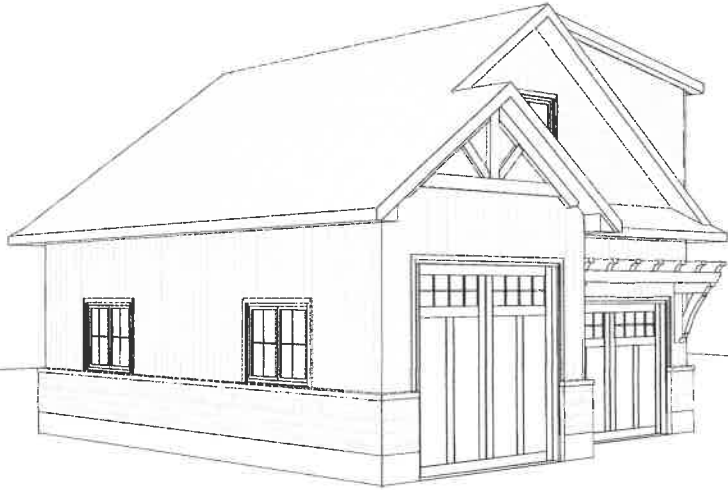
Drawing Title:
Elevations

Date: **April 22, 2024**

Drawn By: **M. Becker**

Scale:

Sheet Number: **A1.06**



Project North True North
 No. Description: Date:

Designed By:



Project:
Murray Millson
 Accessory Building
 13 Moffat Rd
 McKellar, ON
 P2A 0B4

Drawing Title:
 Cover Sheet

Date: April 22, 2024

Drawn By: M. Becker

Scale:

Sheet Number:

A1.01