



Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

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

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, Chapter 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 August 20th, 2024 at 6:30 pm at the Township Council Chambers, 701 Highway 124, McKellar.**

File Number:	KOKKO
Owner/Agent:	Marja Liisa Kokko
Related Planning Applications:	B25/2022
Location / Municipal Address:	Lot 80 and 81 of Registered Plan 247, known locally as 171 Centre Road, McKellar ON
Application Deemed Complete:	Resolution No. 24-402 (July 2, 2024) Res. No. 24-436

THE PURPOSE AND EFFECT of the proposed Zoning By-law Amendment is to satisfy a condition of Consent Application B25/2022 which reconfigured two existing undersized waterfront lots into one waterfront residential lot (Lot Addition 1) and one rural lot (Lot Addition 2). Lot Addition 1 from Consent Application B25/2022 are to be re-zoned from Waterfront Residential 2 (WF2) Zone to a Special Provision (SP 16.78) Zone to permit a reduced lot area of 0.4 hectares and lot frontage of 63 metres subject to all other requirements of WF2 Zone. Lot Addition 2 from Consent Application B25/2022 are to be rezoned from Waterfront Residential 2 (WF2) to a Special Provision (SP 16.79) Zone to permit a reduced lot area of 0.3 hectares and lot frontage of 59 metres subject to all other requirements of the Inland Development 1 (RU) Zone.

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 specified person, public body or registered owner of any lands to which the by-law would apply, would otherwise have an ability to appeal the decision of the Township of McKellar to the Ontario Land Tribunal but the specified person, public body or registered owner of any lands to which the by-law would apply, does not make oral submissions at a public meeting or make written submissions to the Township of McKellar before the by-law is passed, a specified person, public body, or registered owner of any lands to which the by-law would apply, is not entitled to appeal the decision.



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If a specified person, public body, or registered owner of any lands to which the by-law would apply, 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 specified person, public body, or registered owner of any lands to which the by-law would apply, 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 29th day of July, 2024.

Karlee Britton, Acting Clerk/Administrator
Township of McKellar
P.O. Box 69
McKellar, Ontario P0G 1C0
Phone (705) 389-2842
Email: deputyclerk@mckellar.ca

Key Map

Subject Property – 171 Centre Rd, McKellar Township

