

**TOWNSHIP OF OTONABEE-SOUTH MONAGHAN  
COMMITTEE OF ADJUSTMENT  
NOTICE OF DECISION**

**RE: APPLICATION FILE NUMBER MV-06-2025 – Emond**

**MINOR VARIANCE FILED UNDER THE PROVISIONS OF SECTION 45 OF THE  
PLANNING ACT, R.S.O. 1990, AS AMENDED**

**APPLICANT:** Gary and Janet Emond

**PROPERTY:** 753 Perrin Point Road  
Concession A, Part of Lot 10  
South Monaghan, Township of Otonabee  
South Monaghan

**PURPOSE AND EFFECT OF APPLICATION:**

Relief through a minor variance is requested from the following provision of By-law No. 2010-65 of the Township of Otonabee South Monaghan:

(1) To Increase the accessory lot coverage from 5% to 6.5%.

The purpose of this Minor Variance application is to permit the development a detached garage.

**DECISION OF THE COMMITTEE OF ADJUSTMENT:**

That Minor Variance Application MV-06-2025 be approved as requested.

**CONDITIONS:**

- That a building permit application is to be submitted within 18 months from the date of approval.

**REASONS FOR DECISION:**

The Committee has determined that:

1. The requested variance is minor;
2. The variance is desirable for the appropriate development or use of the land;
3. The general intent and purpose of the Official Plan of the Township of Otonabee-South Monaghan is being maintained; and
4. The general intent and purpose of Zoning By-law No. 2010-65 of the Township of Otonabee-South Monaghan is being maintained.

**DATE OF COMMITTEE'S DECISION: July 14<sup>th</sup>, 2025**

**SIGNED BY MEMBERS WHO CONCUR WITH DECISION:**

Original Signed  
Chair, Committee of Adjustment

Original Signed

Original Signed

Original Signed

Original Signed

Original Signed  
Acting Secretary-Treasurer, Committee of Adjustment

**LAST DATE FOR APPEAL OF DECISION: August 4<sup>th</sup>, 2025**

**NOTICE OF APPEAL TO THE ONTARIO LAND TRIBUNAL:**

To file an appeal you must:

1. File such appeal to the Secretary-Treasurer, Committee of Adjustment, Township of Otonabee-South Monaghan, at the address given below;
2. Set out the objection to the decision and the reasons in support of the objection; and
3. Accompany the appeal with the fee required by the Ontario Land Tribunal.

Liz Ross  
Acting Secretary-Treasurer, Committee of Adjustment  
Township of Otonabee-South Monaghan  
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Keene, Ontario K0L 2G0  
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