

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

RE: APPLICATION FILE NUMBER MV-02-2025 – Weir and Lemoine

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

APPLICANT: James Weir and Bernadette Lemoine

PROPERTY: 1125 Division Road
Concession 5, Part of Lot 32,
Otonabee, Township of Otonabee South
Monaghan (Key Map below)

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 Maximum Ground Floor area of a Secondary Dwelling Unit from the required 70% of the Principal Dwelling to 80% of the Principal Dwelling.

The purpose of this Minor Variance application is to permit an addition onto the existing secondary dwelling on the property.

DECISION OF THE COMMITTEE OF ADJUSTMENT:

That Minor Variance Application MV-02-2025 be approved as requested.

CONDITIONS:

- That a building permit application is to be submitted within 18 months from the date of approval.
- A septic system assessment will be required in order to determine the existing system will be able to accommodate the proposed addition.

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: March 3rd, 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: March 24th, 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
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