

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

RE: APPLICATION FILE NUMBER MV-08-2024 – Ivey Lane

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

APPLICANT: Marnie Saunders – DM Wills

PROPERTY: 82 Ivey Lane
Plan 3 Pt Lot 4, Block A, Lot A and Pt Lot B
Otonabee Ward, 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 decrease the Minimum Rear Yard setback from the required 12.0 metres to 10.80 metres; and
- (2) To decrease the Minimum Floor Area from the required 85. sq. m to 75.80 sq. m; and
- (3) To increase the Maximum Accessory Lot Coverage from 5.0% to 8.35%

The purpose of this Minor Variance application is to permit the redevelopment of a single detached dwelling on the property..

DECISION OF THE COMMITTEE OF ADJUSTMENT:

That Minor Variance Application MV-08-2024 be approved as requested with the following conditions.

CONDITIONS:

- An OLS Survey be provided prior to building permit issued in order to determine compliance with requested Minor Variance.
- 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: December 9th, 2024

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: December 30th, 2024

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
 20 Third Street P.O. Box 70
 Keene, Ontario K0L 2G0
 Telephone (705) 295-6852
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