

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

**NOTICE OF PUBLIC HEARING
CONCERNING AN APPLICATION FOR MINOR VARIANCE**

MV-08-24 – Ivey Lane

Application for a Minor Variance filed under the provisions of Section 45 of the *Planning Act*, R.S.O. 1990, as amended, to be heard by the Committee of Adjustment of the Township of Otonabee-South Monaghan.

APPLICANT: Marnie Saunders – DM Wills

PROPERTY: 82 Ivey Lane
Plan 3 Pt Lot 4, Block A, Lot A and Pt Lot B
Otonabee, Township of Otonabee South-Monaghan
(Key Map below)

PURPOSE AND EFFECT OF APPLICATION:

Relief through a Minor Variance is requested from the following provisions 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 metres to 10.97; 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% to 8.35%

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

The subject lands are currently zoned Limited Service Residential (LRS) which permits a single detached dwelling and for a 5% accessory structure lot coverage. The applicant is requesting to rebuild the existing legal non-complying dwelling with a decrease in the minimum rear yard setback, representing 1.03m decrease. With a decrease in the maximum floor area, representing 9.20 sq. m decrease. While also an increase the maximum accessory structure lot coverage from the permitted 5% to 8.35%, representing an overage of 3.35% to the requirement.

TAKE NOTICE that an application under the above file number will be heard by the Committee of Adjustment at the Township of Otonabee-South Monaghan Council Chambers, 20 Third Street, Keene, Ontario, on the date and time shown below:

**DATE: Monday, December 9th, 2024
TIME: 6:00 pm**

PUBLIC HEARING: You are entitled to attend this public hearing in person to express your views about the application, or you may be represented by Counsel for that purpose. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Township of Otonabee South-Monaghan Committee of Adjustment at the address shown below.

If you do not attend the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

NOTICE OF DECISION: A copy of the decision of the Committee of Adjustment will be sent to the applicant, and to each person who appeared in person or by counsel at the hearing and who has filed with the Secretary-Treasurer of the Committee of Adjustment written request for notice of the decision.

Additional information regarding this application (including a copy of this notice) is available for public inspection at the municipal office in Keene during regular business hours or on the Township website at www.osmtownship.ca/planning under Public Consultation.

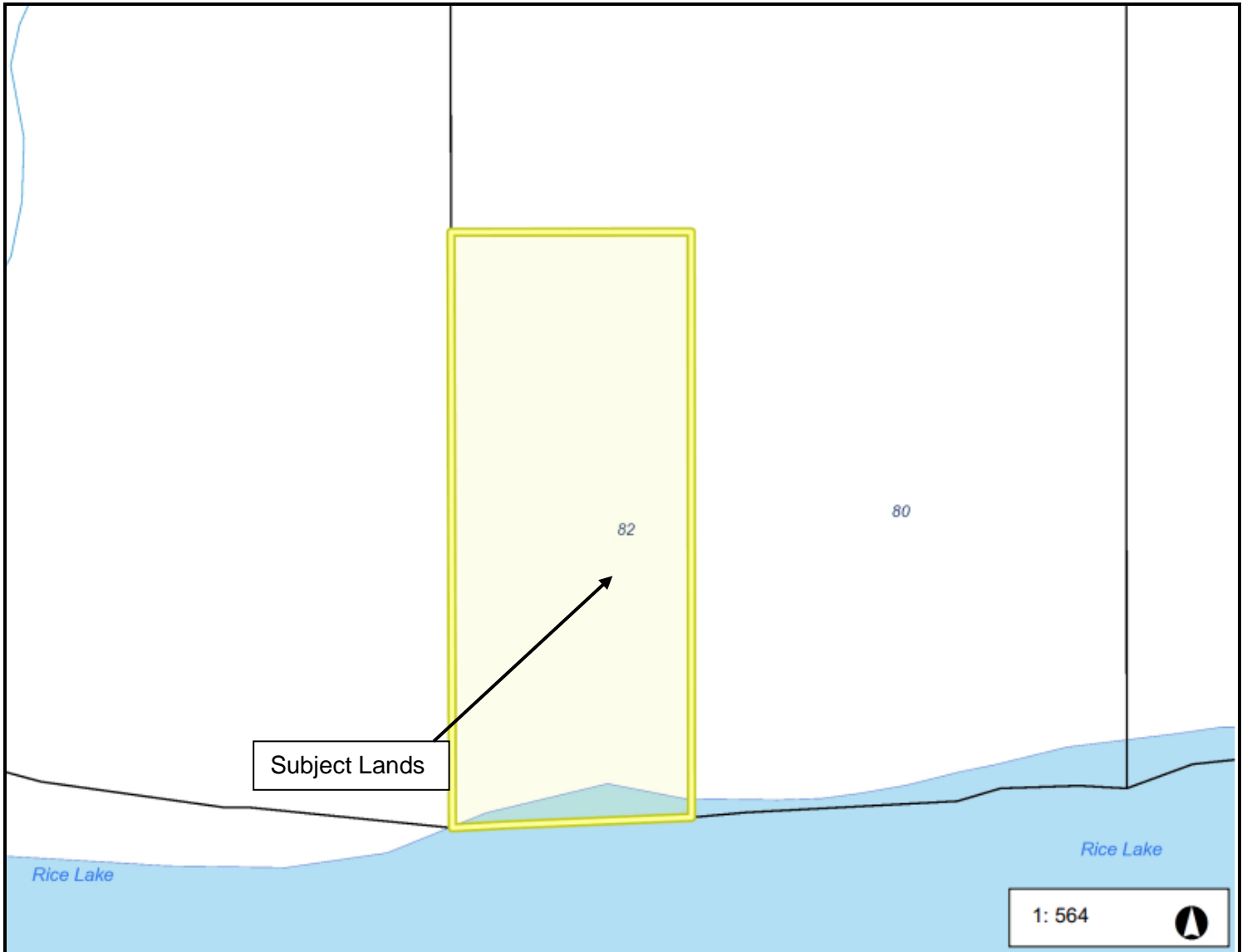
Information available to the Township indicates that this property is not currently the subject of an application under the *Planning Act* for approval of a plan of subdivision or a consent.

Dated at the Township of Otonabee South-Monaghan this 19th day of November 2024

Emily Baker
Junior Planner

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Township of Otonabee South-Monaghan
20 Third Street
P.O. Box 70
Keene, Ontario, K0L 2G0

Key Map



82 Ivey Lane; Plan 3 Pt Lot 4, Block A, Lot A and Pt Lot B, OtonabeeWard
Township of Otonabee-South Monaghan