

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

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

MV-02-25 – Weir/LeMoine

**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:** 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 provisions 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%.

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

The subject lands are currently zoned Rural (RU) which permits Secondary Dwelling Units. The applicant is requesting to increase the Secondary Dwelling Unit Ground Floor Area from the permitted 70% of the Main Principal Dwelling to 80%, representing an overage of 10% 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, March 3<sup>rd</sup>, 2025**

**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](http://www.osmtownship.ca/planning) under Public Consultation.

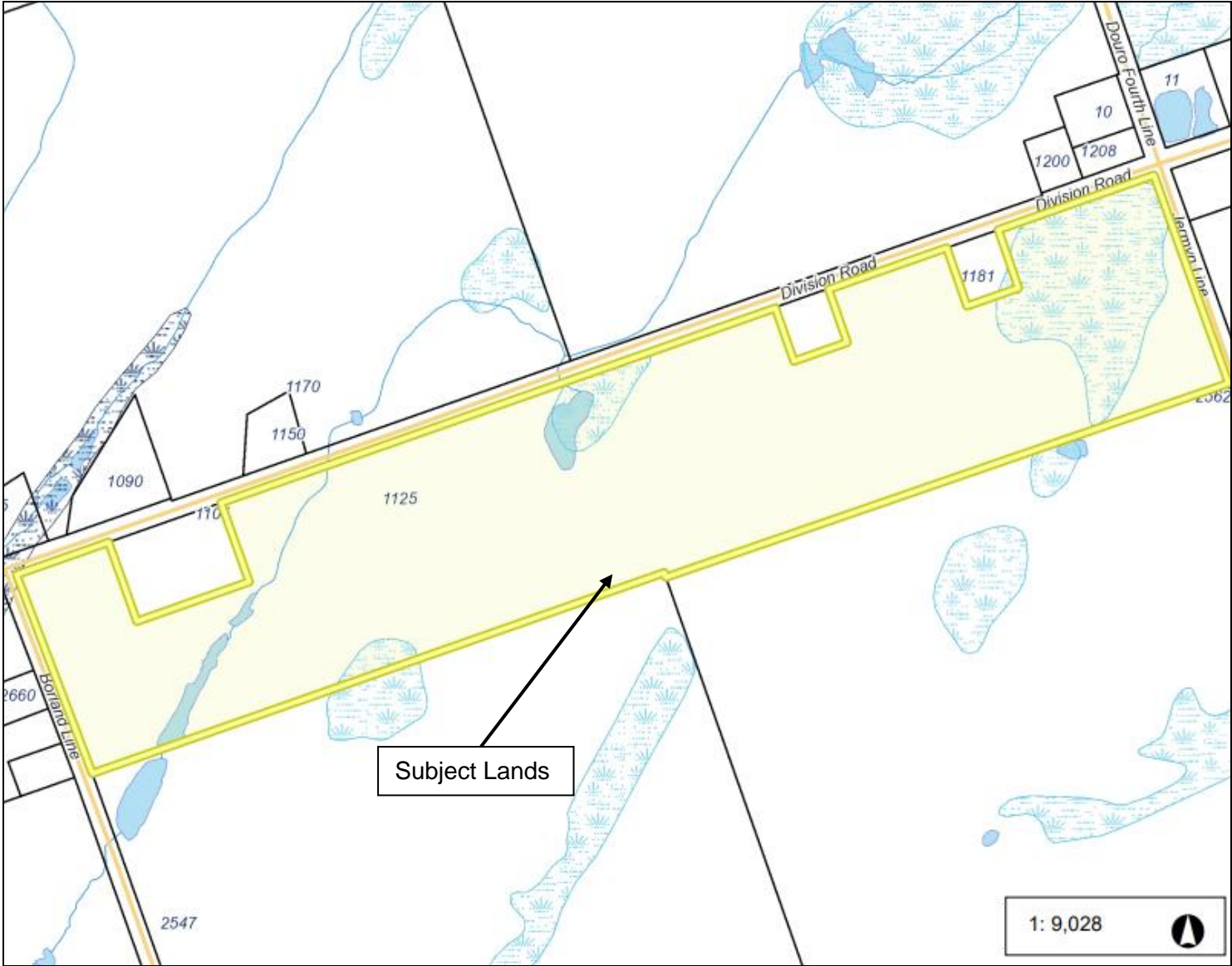
Information available to the Township indicates that this property is not currently the subject of an application under the *Planning Act* for approval of a plan of subdivision or a consent.

**Dated at the Township of Otonabee South-Monaghan this 17<sup>th</sup> day of January 2025**

Emily Baker  
Planner

Telephone: (705) 295-6852  
Fax: (705) 295-6405  
Township of Otonabee South-Monaghan  
20 Third Street  
P.O. Box 70  
Keene, Ontario, K0L 2G0

**Key Map**



1225 Division Road; Part of Lot 32, Concession 5, Otonabee Ward  
Township of Otonabee-South Monaghan