

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

RE: APPLICATION FILE NUMBER MV-04-2026

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

APPLICANT: James and Donna HART

PROPERTY: 16 Leanne Avenue
Concession 8, Part of Lot 27, PLAN 28 PT LOT 3
Otonabee Ward, 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 accessory lot coverage from the permitted 5% to 10%.

The purpose of this Minor Variance application is to permit the development of a new deck on the subject property.

DECISION OF THE COMMITTEE OF ADJUSTMENT:

That Minor Variance Application MV-04-2026 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: September 14th, 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: October 5th, 2026

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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