

TOWNSHIP OF NAIRN AND HYMAN

Minor Variance Approval Authority Notice of Decision

DECISION

MINOR VARIANCE

Under Section 45 of the *Planning Act*

File No. : A02-25
Owner/Applicant: Karen Richter
Legal Description: LOT 3, CON 3, PCL 21002, TOWNSHIP OF NAIRN AND HYMAN
Property Address: 112 Nagy Bay Road Township of Nairn and Hyman
Official Plan: Rural District
Zoning: Rural Residential (R3) Zone
By-law: Zoning By-law No. 2013-5

PURPOSE OF THE APPLICATION

The purpose of this minor variance application is to permit the construction of sleep cabin with a height of 6m (19.6 ft) where normally 4.5m (17.7ft) is permitted and a gross floor area of 60m² (646 ft²) where normally 37m² (400 ft²) is permitted.

MINOR VARIANCES ARE REQUIRED FOR THE FOLLOWING:

- Relief from Section 4.32 to permit the maximum gross floor area for a sleep cabin to be 60m²
- Relief from Section 5.6.2 to permit an accessory building with a height of 6m

The Subject Lands are not subject to any other application under the *Planning Act*.

PUBLIC HEARING

No comments were received

DECISION AND REASONS OF THE APPROVAL AUTHORITY

Notice was given and the request was heard by the approval authority at a public hearing on Sept. 8, 2025 as required by the *Planning Act*.

Proposed by : Wayne Austin, seconded by : Trevor Maby and adopted with unanimity.

Application Number **A02-25** is hereby:

☐ Approved

☒ Approved On Condition

☐ Refused

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MINOR VARIANCE DECISION

The Approval Authority, having considered the evidence presented and reviewed the plan and in consideration of all written and oral submissions made relating to the subject application, and having had regard to the matters set out in Section 45(1) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, is satisfied that, a minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, is minor, is desirable for the appropriate development or use of the land, building or structure, and the general intent and purpose of the by-law and of the official plan are maintained.

In so doing, it is the decision of the Approval Authority that: the application for constructing a sleep cabin having a maximum height of 6m and gross floor area of 60m², be **approved** with the following conditions:

- That the proposed sleep cabin be permitted with the height and gross floor area as noted above and be located and constructed as illustrated on the drawings as attached hereto and labelled Schedule 'A'.

NOTICE OF RIGHT TO APPEAL

To appeal this Decision to the Ontario Land Tribunal (OLT), a letter, outlining the reasons for appeal, must be filed with the Township's Clerk.

Date of Decision: Sept. 8, 2025

Last Date of Appeal: Sept. 28, 2025 (insert date, 20 days from date of decision)

The notice of appeal must be accompanied by a cheque or money order for \$400.00 made payable to the Minister of Finance. If you have any questions about the appeal process, please contact the Township Clerk's office.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for minor variance to OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.

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DECISION SIGNATURE PAGE


File No. : A02-25

Owner/Applicant: Karen Richter
Agent:

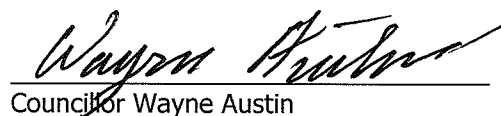
Legal Description: LOT 3, CON 3, PCL 21002, TOWNSHIP OF NAIRN AND HYMAN
Property Address: 112 Nagy Bay Road Township of Nairn and Hyman

We the undersigned, concur in the decision and reasons of the Approval Authority:


Mayor Amy Mazey



Councillor Trevor McVey

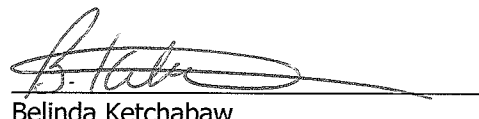

Councillor Rod MacDonald


Councillor Wayne Austin

(declared a pecuniary interest)
Councillor Karen Richter

I, Belinda Ketchabaw, Municipal Clerk/Treasurer of the Township of Nairn and Hyman, certify that the attached is a true copy of the Decision of the Approval Authority with respect to the application recorded.


Date of Decision


Belinda Ketchabaw
CAO, Clerk/Treasurer,
Township of Nairn and Hyman

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Schedule 'A'

