

# TOWNSHIP OF NAIRN AND HYMAN

## Minor Variance Approval Authority Notice of Decision

**DECISION**  
MINOR VARIANCE  
Under Section 45 of the *Planning Act*

**File No. :** A01-26  
**Owner/Applicant:** James-John Mathie  
**Legal Description:** PCL 20237 SEC SWS; PT LT 1 CON 3 NAIRN PT 4 SR16 T/W PT 1 SR16 PT 10 SR17 AS IN LT252402; NAIRN AND HYMAN  
**Property Address:** 113 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 garage with a height of 5 m (16.4 ft) where normally 4.5m (17.7ft).

### **MINOR VARIANCES ARE REQUIRED FOR THE FOLLOWING:**

- Relief from Section 5.6.2 to permit an accessory building with a height of 5m

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

### **PUBLIC HEARING**

No comments were received.  
No members of the public attended the meeting

### **DECISION AND REASONS OF THE APPROVAL AUTHORITY**

Notice was given and the request was heard by the approval authority at a public hearing on May 4, 2026 as required by the *Planning Act*.

Proposed by : W. Austin, seconded by : R. MacDonell and adopted with unanimity.

Application Number **A01-26** is hereby:

TOWNSHIP OF NAIRN AND HYMAN

MINOR VARIANCE DECISION

Approved

Approved On Condition

Refused

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 garage having a maximum height of 5m, be **approved** with the following conditions:

- That the proposed garage be permitted with the height 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:** May 4, 2026

**Last Date of Appeal:** May 24, 2026, 2026 (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.

TOWNSHIP OF NAIRN AND HYMAN

MINOR VARIANCE DECISION

**DECISION SIGNATURE PAGE**

**File No. :** ~~A0X-26~~ A01-26

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**Agent:**

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**Property Address:** 113 Nagy Bay Road Township of Nairn and Hyman

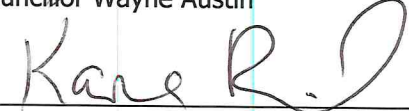
We the undersigned, concur in the decision and reasons of the Approval Authority:

  
\_\_\_\_\_  
Mayor Amy Mazey

  
\_\_\_\_\_  
Councillor Trevor McVey


  
\_\_\_\_\_  
Councillor Rod MacDonald

  
\_\_\_\_\_  
Councillor Wayne Austin

  
\_\_\_\_\_  
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.

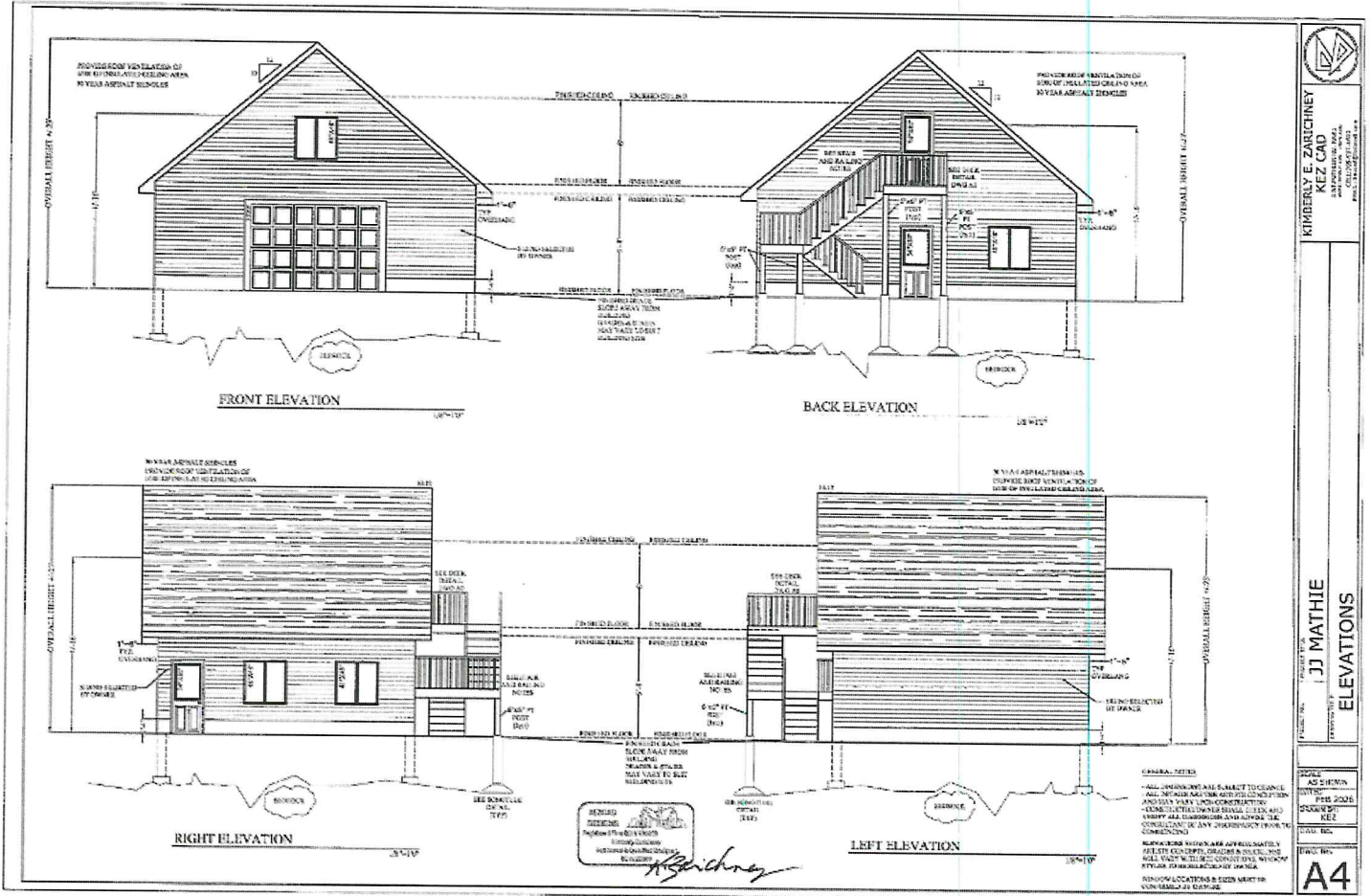
May 4, 2026  
\_\_\_\_\_  
Date of Decision

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

TOWNSHIP OF NAIRN AND HYMAN

MINOR VARIANCE DECISION

Schedule 'A'



  
**KIMBERLY E. ZARCHNEY**  
**KZ CAD**  
ARCHITECTURE & INTERIOR DESIGN  
1000 W. 10TH ST. SUITE 100  
WATERLOO, ONTARIO N2L 2Y5  
TEL: 519-885-1111  
WWW.KZCAD.COM

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**JJ MATHIE**  
**ELEVATIONS**

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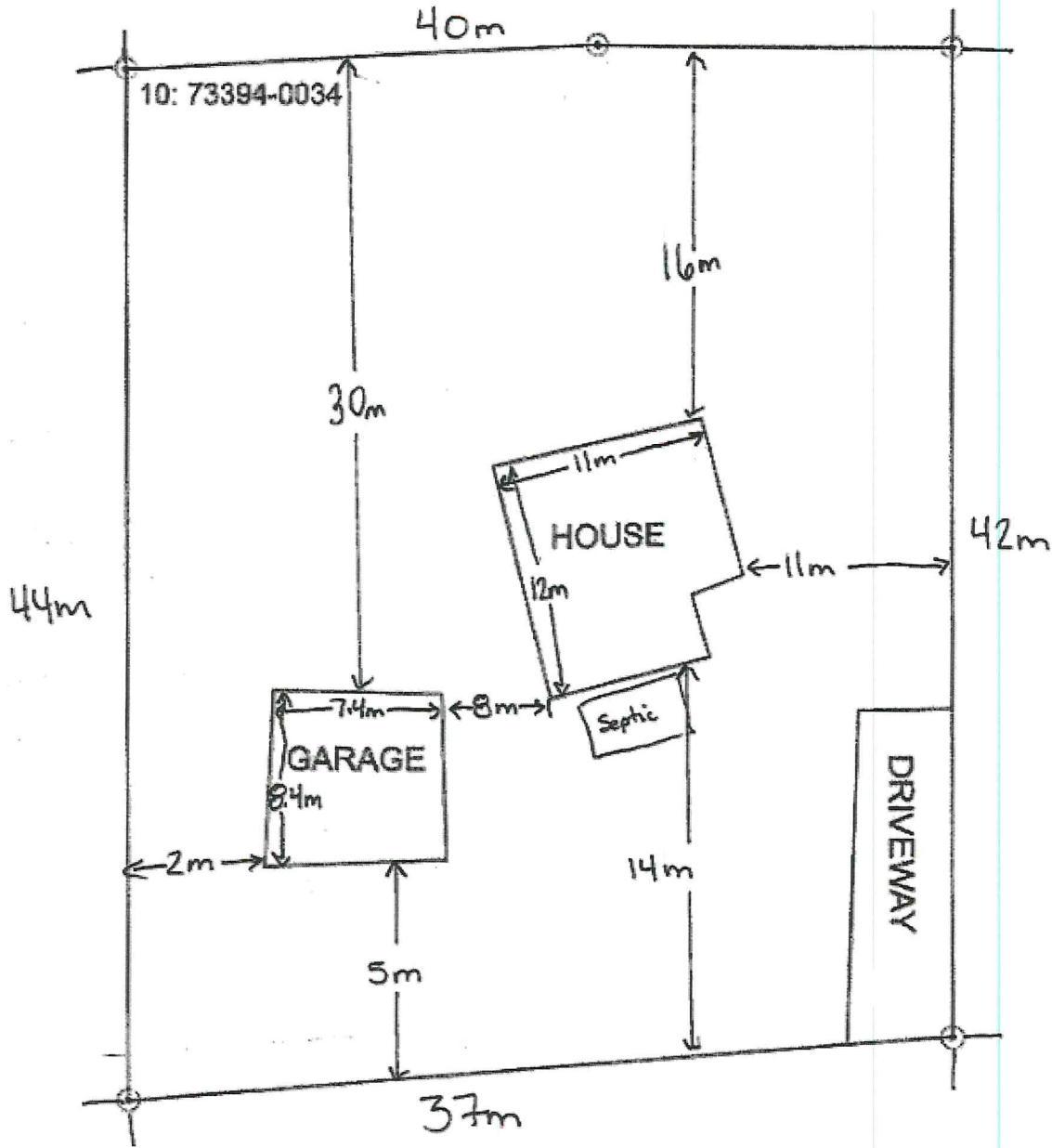
SCALE AS SHOWN  
DATE: FEB 2025  
OWNER: [REDACTED]  
PROJECT: [REDACTED]  
SCALE: [REDACTED]

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**A4**

TOWNSHIP OF NAIRN AND HYMAN

MINOR VARIANCE DECISION



-113 NAGY BAY RD Lot plan (current)  
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