

## Memorandum

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**Date:** September 14, 2022  
**To:** Chair L. Robertson and Members of Committee of Adjustment  
**From:** L. Barrie, Manager of Planning  
**Re:** **Minor Variance Application File No. D20-2022-064**  
R. Decooman and D. Macpherson, 10 Leaf Street  
Lot 7, Plan 234, geographic Township of Fenelon

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Notice of this application was circulated in accordance with the requirements of the Planning Act. The purpose and effect is to permit a detached accessory building (workshop / garage) within a front yard.

**Relief sought:**

1. Section 3.1.2.1 of the By-law permits accessory buildings in interior side or rear yards only; the location is partially within the front yard.
2. Section 13.2.1.3(a) requires a minimum front yard setback of 7.5 metres; the setback is 6.0 metres.

**Recommendation:**

As a result of circulation, DS-Building and Septic Division (Septic) confirmed that a field verification would be needed to address concerns with the placement of the garage in proximity to the sewage system. Further evaluation is needed. In order to facilitate on-going discussion amongst Planning, Building and Septic staff together with the owners, we recommend that the application be deferred to a subsequent Committee of Adjustment meeting scheduled for December 1, 2022 or sooner pending outcome of inspection.



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Leah Barrie, RPP  
Manager of Planning



**Appendix A – Location Map**





