

## Committee of Adjustment

### Notice of Public Meeting Minor Variance Application MV-13-18

**Take Notice** that the Council of the Township of Cavan Monaghan will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

**Date and Time:** Wednesday, November 28, 2018 at 10:00 a.m.

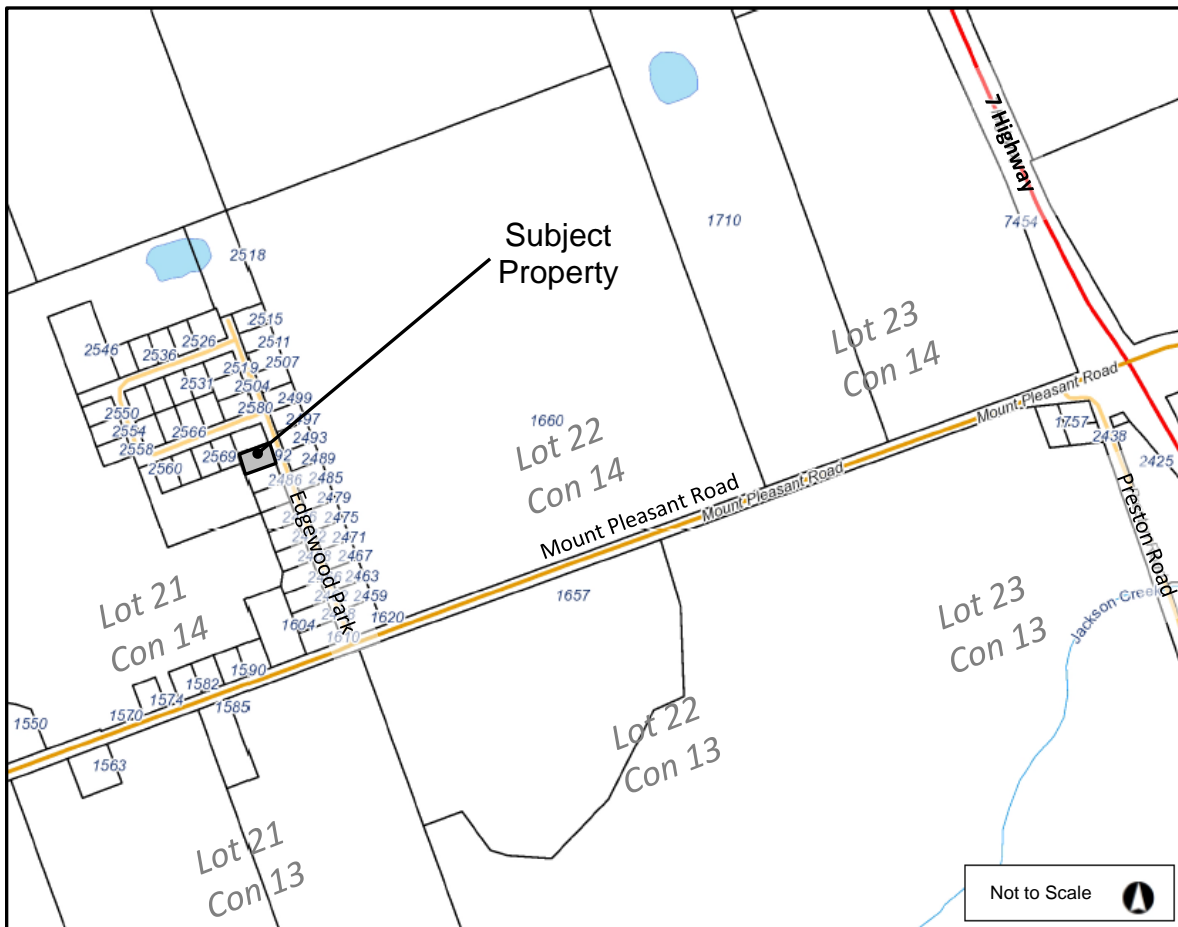
**Place:** Township of Cavan Monaghan Municipal Office  
 988 County Road 10, Millbrook

**Location of Subject Lands:** 2492 Edgewood Park Drive  
 Plan 108, Lot 15  
 Part of Lot 21, Concession 14, Cavan Ward  
 Township of Cavan Monaghan

**Property Roll Number:** 15-09-010-050-163-40

The lands subject to the minor variance application are shown on the Key Map below.

#### Key Map



**Purpose of the Proposed Minor Variance:**

The property at 2492 Edgewood Park Drive is an existing lot of record developed with a single storey single detached dwelling with an attached garage and two (2) small accessory sheds. The home is serviced with private well and septic systems. The lot is approximately 0.14 hectares (0.34 acres) in size with approximately 30.48 metres (100 feet) of frontage on Edgewood Park Drive.

The owners of the property wish to construct an addition to the existing single detached dwelling. The addition will be single car garage. The garage addition will be approximately 27.87 square metres (300 square feet) in size and is proposed to be located on the north side of the existing attached garage, approximately 1.37 metres (4.5 feet) from the northern side lot line.

The current Zoning By-law regulation requires a minimum interior side yard of 6 metres (19.7 feet). As proposed, the garage addition will be located too close to the northern side lot line to comply with the minimum side yard requirement. A variance is required to permit a reduced side yard for the proposed garage.

The purpose of the minor variance is to reduce the minimum side yard requirement in the Rural Residential (RR) Zone, as it applies to the subject property, from 6.0 metres (19.7 feet) to 1.37 metres (4.5 feet). All other standard regulations of the Rural Residential (RR) Zone will apply to the property.

**Any Person** may attend the public meeting and/or make verbal or written representation in support of, or in opposition to the proposed minor variance to the Township of Cavan Monaghan Zoning By-law No. 2018-58. If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, your comments may be forwarded to the Secretary of the Committee.

**If You Fail To Attend** the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

**Additional Information** relating to the proposed minor variance is available at the Municipal Office Monday to Friday between 8:30 a.m. and 4:30 p.m.

**A Copy of the Notice of Decision** of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing and who has filed with the Secretary a written request for notice of the decision.

**Dated** at the Township of Cavan Monaghan this 16th day of November, 2018.

Elana Arthurs, Clerk  
Township of Cavan Monaghan