

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-08-17

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: Tuesday, September 5, 2017 at 11:30 a.m.

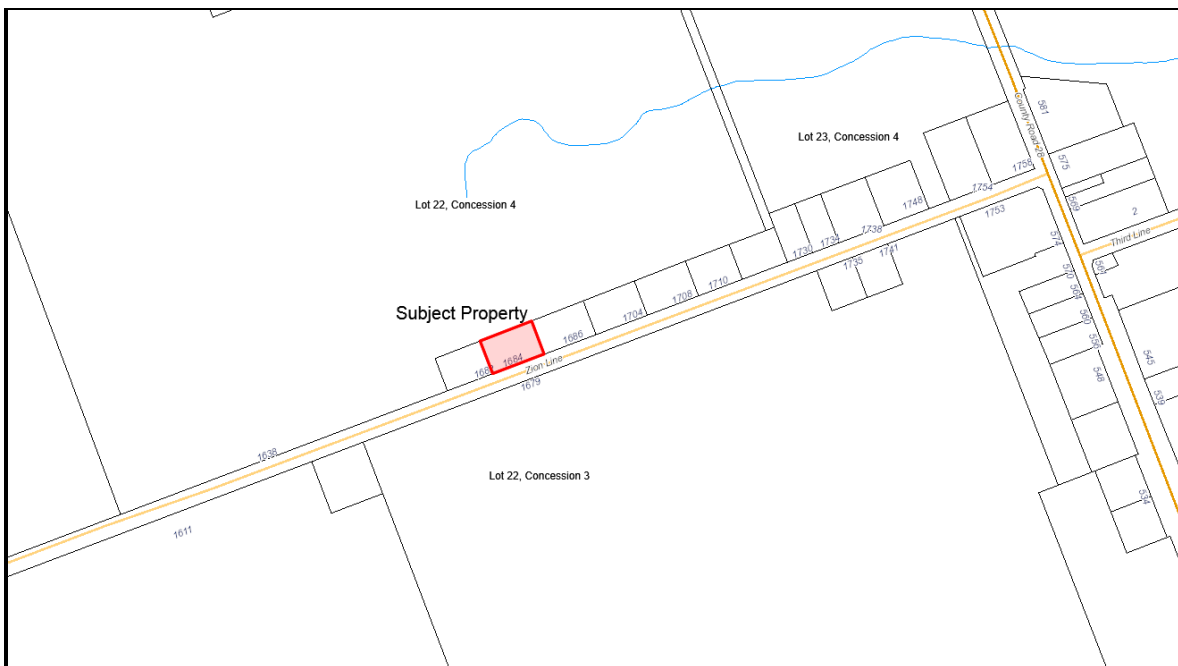
Place: Township of Cavan Monaghan Municipal Office
988 County Road 10, Millbrook

Location of Subject Lands: 1684 Zion Line
Part Lot 22, Concession 4, Pat 2, Plan 9R1943
Cavan Ward, Township of Cavan Monaghan

Property Roll Number: 15-09-010-020-072-07

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

Key Map



988 County Road 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: (705) 932-2929

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Purpose of the Proposed Minor Variance:

The subject property is approximately 0.239 hectares (0.59 acres) in size with approximately 61.37 metres (201.34 feet) of frontage on Zion Line and is currently developed with an existing single detached dwelling, attached garage and a shed. The dwelling is serviced by a private well and septic system.

The existing dwelling and attached garage are approximately 220.45 square metres (2373 square feet) in size. The property owners wish to construct an addition to the existing dwelling. The addition will be approximately 63 square metres (678 square feet) in size. There will also be a small deck approximately 2 square metres (21.5 square feet) in size.

The owners of the property are seeking to reduce the minimum rear yard depth requirement of the Rural Residential (RR) Zone to accommodate the new addition. The variance is required to permit construction of the addition closer to the rear property line than normally permitted. The addition is proposed for the rear of the dwelling because of the location of the existing septic tank and tile bed for the dwelling.

The purpose of the minor variance is to reduce the minimum rear yard depth 10 requirement of the Rural Residential (RR) Zone, as it applies to the subject property, from 10 metres (33 feet) to 5 metres (16.5 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-Millbrook-North Monaghan Zoning By-law No. 2004-62, as amended. 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 24th day of August, 2017.

Elana Arthurs, Clerk
Township of Cavan Monaghan