

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-12-18

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.

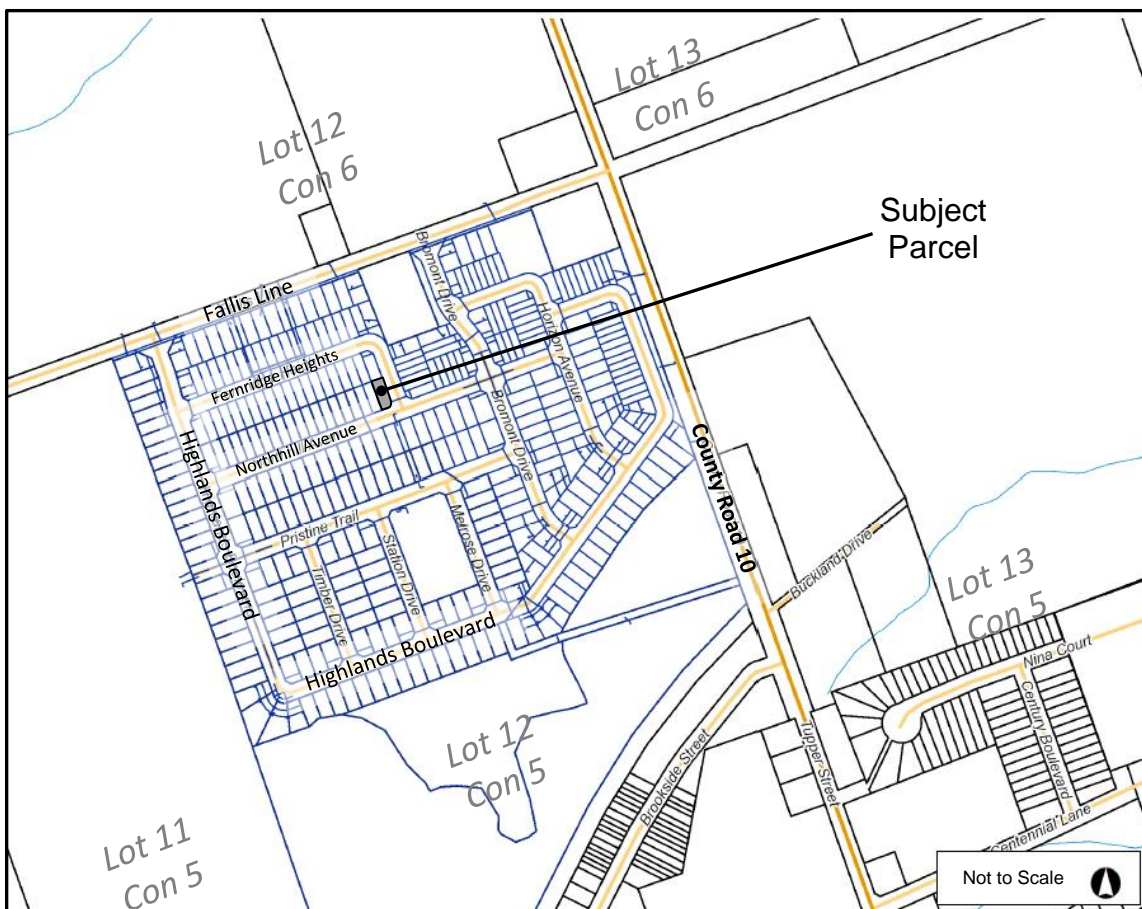
Place: Township of Cavan Monaghan Municipal Office
988 County Road 10, Millbrook

Location of Subject Lands: 30 Northhill Avenue
Lot 234, Draft Plan 15T-14001
Part of Lot 12, Concession 5, Cavan Ward
Township of Cavan Monaghan

Property Roll Number: 15-09-010-020-211-05

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

Key Map



Purpose of the Proposed Minor Variance:

The subject property is a vacant lot in a plan of subdivision. The lot has 12.93 metres (42.4 feet) of frontage on Northhill Avenue and has 34 metres (111.5 feet) of depth for a total lot area of 427.24 square metres (4598.9 square feet). The lot is zoned to permit the construction of a new single detached dwelling.

A single detached dwelling is proposed for the property. The back to front drainage of the lot is an issue. The house is much higher at the rear than the exterior side yard where the entrance is located. The front porch (landing and stairs) will encroach into the exterior side yard because nine (9) stairs are required to address the grading issue.

Section 11.4.1 f) of Zoning By-law No. 2018-58 permits stoops, decks, porches, patios, verandahs, balconies and patios to encroach a maximum of 1.5 metres (4.92 feet) into a required exterior side yard. As proposed, the porch landing and stairs will encroach more than 1.5 metres (4.92 feet) into the exterior side yard. A minor variance is required to permit the larger encroachment.

The purpose of the minor variance is to increase the permitted encroachment into the exterior side yard for a porch and stairs for a single detached dwelling in the Urban Residential One B Exception Two (UR1-B-2(3.4.43) Zone from 1.5 metres (4.9 feet) to 2.15 metres (7.05 feet). All other standard regulations of the UR1-B-2(3.4.43) 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