

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-11-18

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.

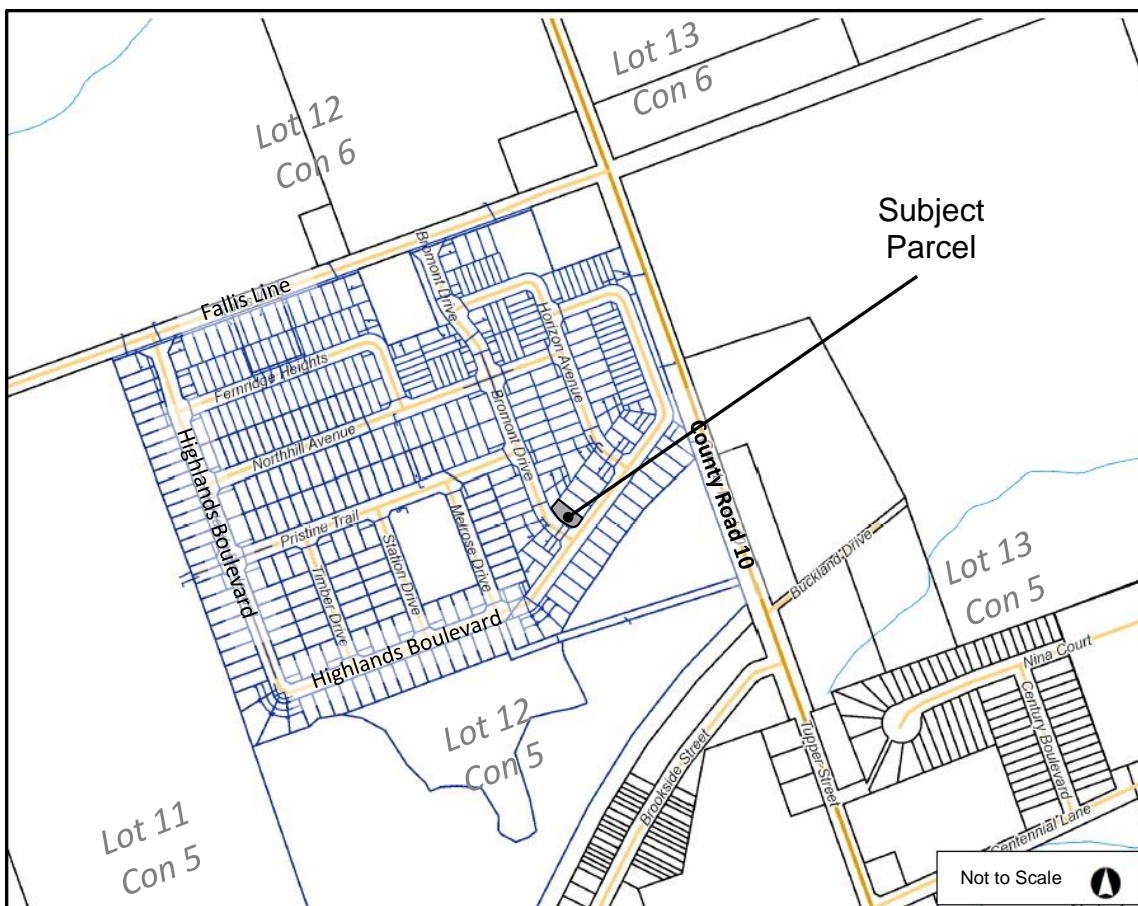
Place: Township of Cavan Monaghan Municipal Office
988 County Road 10, Millbrook

Location of Subject Lands: 72 Highlands Boulevard
Lot 89, 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



988 County Road 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: (705) 932-2929

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Email: services@cavanmonaghan.net

Purpose of the Proposed Minor Variance:

The subject property is a vacant lot in a plan of subdivision. The lot has 17.58 metres (57.67 feet) of frontage on Highlands Boulevard and has 34 metres (111.5 feet) of depth for a total lot area of 557.15 square metres (5997.3 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 single detached dwelling was designed to fit within the established zoning regulations (i.e. front yard, side yard, exterior side yard and rear yard) on the initial subdivision survey. Grading issues required a slight road alignment adjustment. The lot is slightly narrower than originally planned. As such, the single detached dwelling model designed for the corner lot cannot be located on the lot in accordance with the existing zoning by-law regulations.

As proposed, the single detached dwelling will be located 2.34 metres (7.68 feet) from the exterior side lot line. The current zoning by-law regulations require a minimum exterior side yard of 2.5 metres (8.2 feet). A minor variance is required to permit the reduced exterior side yard.

The purpose of the minor variance is to decrease the minimum exterior side yard for a single detached dwelling in the Urban Residential One A Exception One (UR1-A-1(3.4.37) Zone from 2.5 metres (8.2 feet) to 2.34 metres (7.68 feet). All other standard regulations of the UR1-A-1(3.4.37) 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