

## Committee of Adjustment

### Notice of Public Meeting Minor Variance Application MV-06-17

**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, July 25, 2017 at 9:00 a.m.

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

**Location of Subject Lands:** 1993 Winslow ¼ Line  
Part Lot 7, Concession 11  
Cavan Ward, Township of Cavan Monaghan

**Property Roll Number:** 15-09-010-040-237-0000

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 an existing lot of record approximately 0.194 hectares (0.48 acres) in size with approximately 42.7 metres (140 feet) of frontage on the Winslow ¼ Line. The lot was created by severance in 1986 but is currently vacant.

The lot is currently zoned the Rural (RU) Zone in the Township of Cavan-Millbrook-North Monaghan Zoning By-law No. 2004-62, as amended. However, the Rural Residential (RR) Zone regulations apply because the lot was created by severance.

The minimum lot area requirement for a non-farm residential lot is 0.4 hectares (1 acre). The subject property does not have enough lot area to satisfy the minimum lot area requirement. In addition, the lot is located within the Minimum Distance Separation (MDS) arcs for several area livestock facilities. As such, a building permit for the property is not currently available.

The first purpose of the minor variance is to reduce the minimum lot area requirement for a single detached dwelling in the Rural (RU) Zone. The minimum lot area requirement will be reduced from 0.4 hectares (1 acre) to 0.19 hectares (0.47 acres). All other standard regulations of the Rural Residential (RR) Zone will apply to the property.

The second purpose of the minor variance is to exempt the subject property from Minimum Distance Separation (MDS) requirements.

**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 13th day of July, 2017.

Elana Arthurs, Clerk  
Township of Cavan Monaghan