

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-05-17

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.

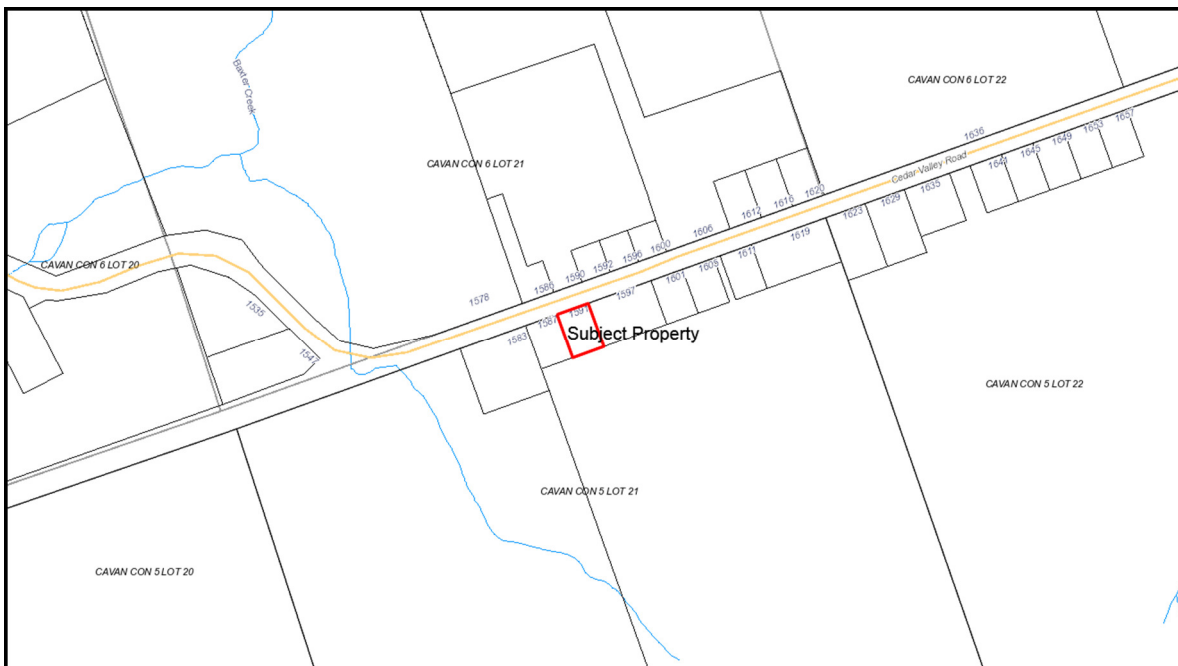
Place: Township of Cavan Monaghan Municipal Office
988 County Road 10, Millbrook

Location of Subject Lands: 1591 Cedar Valley Road
Part Lot 21, Concession 5
Cavan Ward, Township of Cavan Monaghan

Property Roll Number: 15-09-010-020-209-00

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 an existing lot of record approximately 0.13 hectares (0.32 acres) in size with approximately 30.48 metres (100 feet) of frontage on Cedar Valley Road. The property is currently developed with a single detached dwelling and an accessory shed. The dwelling is serviced with private well and septic systems.

The property owners wish to demolish/remove the existing shed and construct a new 65 square metres (700 square feet) detached garage on the property. The new garage will be approximately 7.62 metres (25 feet) by 8.5 metres (28 feet) in size and 4.9 metres (16 feet) in height. The owners of the property are seeking to reduce the minimum rear yard depth requirement and maximum lot coverage requirement for an accessory building in the Rural (RU) Zone to accommodate the new construction.

There are existing overhead electrical wires that span the entire width of the rear yard of the property. The rear yard depth variance is needed to allow construction of the new garage in a location that is a safe distance from the electrical wires and takes advantage of the location of the existing driveway. Without a reduction in the rear yard depth requirement, the proposed garage will have approximately 23 centimetres (9 inches) of clearance between the roof and the electrical wires. To meet current electrical safety requirements, a minimum of 1 metre (3.3 feet) of clearance from the building (other than at the point of attachment) to the electrical wires is required.

The maximum lot coverage permitted for accessory buildings is 5% of the lot area. With a lot area of 0.13 hectares (0.32 acres), the proposed garage can be a maximum of 64.75 square metres (697 square feet). The floor area of the proposed garage will exceed the maximum permitted square footage for an accessory building on the property. As such, a variance to the lot coverage regulation is required.

The purpose of the minor variance is to reduce the minimum rear yard depth requirement and increase the maximum lot coverage for an accessory building in the Rural (RU) Zone. The minimum rear yard depth requirement will be reduced from 3 metres (10 feet) to 1.2 metres (4 feet) and the maximum lot coverage will be increased from 5% to 6%. All other standard regulations of the Rural (RU) 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 13th day of July, 2017.

Elana Arthurs, Clerk
Township of Cavan Monaghan