

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-07-17

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: 39 Frederick Street
Part 5, RP 45R16236, Pt. Plan Village of Millbrook,
Unnumbered Village Lot South Side Frederick Street
West Side Main Street
Millbrook Ward, Township of Cavan Monaghan

Property Roll Number: 15-09-020-010-164-09

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 new lot created by severance. The property is 692 square metres (7447.55 square feet) in size with 18.8 metres (61.7 feet) of frontage on Frederick Street. The property is currently vacant.

The Owners of the property are proposing to construct a new single detached dwelling on the property that will be serviced with municipal piped water and sewer systems. The dwelling will be a raised bungalow 267.1 square metres (2875 square feet) in size. The dwelling includes an attached garage and a rear deck.

The size of the proposed dwelling exceeds the maximum lot coverage requirement for a dwelling in the Residential Type One (R1) Zone. As such, a minor variance is required to permit the proposed construction.

The purpose of the minor variance is to increase the maximum lot coverage regulation in the Residential Type One (R1) Zone from 33% to 39%. All other standard regulations of the Residential Type One (R1) 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