

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-07-24

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: Thursday, August 22, 2024 at 9:00 a.m.

Location of Subject Lands: 14 Scout Crescent (Cavan)
Township of Cavan Monaghan

Property Roll Number: 1509-010-030-09902

The lands subject to the minor variance application are shown on the Key Map on Page 4.

Purpose of the Proposed Minor Variance:

A minor variance is required to permit the establishment of a 407.2 square metre (4,383.2 square foot) single detached dwelling on the above noted property.

The property at 14 Scout Crescent is an existing lot of record approximately 1.56 hectares (3.87 acres) in size with 35 metres (115 feet) of frontage on Scout Crescent.

The property is zoned Natural Linkage (NL) and Natural Core (NC) as shown on Map E-2 to By-law No. 2018-58, as amended. A single detached dwelling is permitted in the NL and NC Zones provided an environmental impact study (EIS) demonstrates that there is no alternative and the proposed development is directed away from the feature to the maximum extent possible; the impact of the proposal on the feature and its functions is minimized to the maximum extent possible; and the proposal is not located in a floodplain or erosion hazard area.

988 County Rd 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: 705-932-9319

Fax: 705-932-3458

The applicant has submitted an environmental impact study (EIS), a grading plan, lot drainage plan and tree planting plan in support of the Application. An area was identified in the study for development outside any key hydrologic features and demonstrated through mitigations, that the impact the feature or its functions will be minimized.

The submitted lot grading and drainage plan showed that the lot will be developed in a manner that will not impact the neighbouring properties or the environmental features.

A tree re-planting plan was submitted in support of the Application. The majority of the trees will be planted along the southern interior lot line abutting 23 Scout Crescent.

The purpose of the minor variance is to:

- 1) increase the permitted lot coverage from 2.0% to 2.6%; and
- 2) reduce the southern interior side yard setback from 15 metres (49 feet) to 9 metres (29.5 feet).

All other regulations of the NL and NC Zones will apply to the property.

Participation

Committee of Adjustment Meetings are held electronically.

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance.

If you wish to speak to the application at the public meeting, please contact the Township Clerk by email at cpage@cavanmonaghan.net no later than 4:00 p.m. on Wednesday, August 21, 2024 and you will be provided with an invitation to join the meeting using your computer or phone. The Township is using Zoom for electronic meetings and it is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with the Committee by forwarding written comments in support or opposition to cpage@cavanmonaghan.net.

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Township YouTube Channel at: https://www.youtube.com/channel/Uck8cGK2GvckFHWz_9_KaleQ?view_as=subscribe

The meeting will also be recorded and available after the meeting for public viewing on the same platform.

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 must be forwarded to the Township Clerk by e-mail to cpage@cavanmonaghan.net no later than 4:30 p.m. on Wednesday, August 21, 2024.

If you fail to participate in 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 for public inspection online at:

[https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices & _mid_=20762](https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices&_mid_=20762)

or by contacting the Township Planner at mwilkinson@cavanmonaghan.net or 705-932-9321.

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 Township Clerk a written request for notice of the decision.

Dated at the Township of Cavan Monaghan this 12th day of August, 2024.

Cindy Page, Township Clerk
Township of Cavan Monaghan
cpage@cavanmonaghan.net
705-932-9326

