



Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-01-25

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, February 13, 2025 at 9:00 a.m.

Location of Subject Lands: 69 Highlands Boulevard (Cavan)
Township of Cavan Monaghan

Property Roll Number: 1509-010-020-221-11

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

Purpose of the Proposed Minor Variance:

The property at 69 Highlands Boulevard is an existing lot of record approximately 0.049 hectares (0.12 acres) in size with approximately 16 metres (50 feet) of frontage on Highlands Boulevard.

A single detached dwelling is located on the subject property.

The property is zoned Urban Residential One Subzone A Exception One (UR1-A-1) as shown on Map E-2B to By-law No. 2018-58, as amended.

The owner of the property is requesting to recognize the construction of a deck approximately 34 square metres (366 square feet) in size in the rear yard. The deck is located 1.5 metres (5 feet) from the rear lot line.

The UR1-A-1 Zone requires a minimum 4.5 metre (14.75 foot) setback from a deck to the rear lot line.

The purpose of the minor variance is to reduce the minimum rear yard setback for a deck from 4.5 metres (14.75 feet) to 1.5 metres (5 feet) to permit the construction of a 34 square metre (366 square foot) deck. All other standard regulations of the UR1-A-1 Zone 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 Clerk by email at cpage@cavanmonaghan.net no later than 4:00 p.m. on Wednesday, February 12th, 2025 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 Clerk by e-mail to cpage@cavanmonaghan.net no later than 4:30 p.m. on Wednesday, February 12th, 2025.

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

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 Deputy Clerk/ Corporate Services Administrator a written request for notice of the decision.

Dated at the Township of Cavan Monaghan this 3rd day of February, 2025.

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

Key Map

