

Committee of Adjustment

Revised Notice of Public Meeting Minor Variance Application MV-05-24

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, May 30th, 2024 at 9:00 a.m.

**Location of
Subject Lands:** 6 Anne Street (Millbrook)
Township of Cavan Monaghan

Property Roll Number: 1509-020-010-13100

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 6 Anne Street is an existing lot of record approximately 0.09 hectares (0.23 acres) in size with 15.2 metres (49.86 feet) of frontage on Anne Street.

A single detached dwelling and detached accessory building are located on the subject property. The accessory structure will be removed and a new 27.9 square metre (300 square foot) attached private garage is proposed to be constructed in the same area.

The property is zoned Urban Residential One (UR1) and Natural Linkage (NL) as shown on Map F-2A to By-law No. 2018-58, as amended. The proposed attached garage will be in the UR1 Zone.

The Residential Zone Standards in Table 3B of Zoning By-law No. 2018-58, as amended, require a minimum front yard setback of 6 metres (18.5 feet) and a minimum side yard setback of 1.25 metres (4 feet) for a private garage.

The new attached garage is required to meet the Zone Standards and requirements of the UR1 Zone. A variance is required to permit the construction of the new attached garage with reduced front and side yard setbacks. The construction of the attached garage will not further reduce the existing setbacks.

The purpose of the minor variance is to reduce the minimum front yard setback from 6 metres (18.5 feet) to 3.58 metres (11.75 feet) and reduce the side yard setback from 1.25 metres (4 feet) to 0.56 metres (1.83 feet) to permit the construction of a 27.9 square metre (300 square foot) private attached garage. All other regulations of the UR1 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 Deputy Clerk by email at khartman@cavanmonaghan.net no later than 4:00 p.m. on Wednesday, May 29th, 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 khartman@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_9KaleQ?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 Deputy Clerk by e-mail to khartman@cavanmonaghan.net no later than 4:30 p.m. on Wednesday, May 29th, 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 Deputy Clerk/ Corporate Services Administrator a written request for notice of the decision.

Dated at the Township of Cavan Monaghan this 17th day of May, 2024.

Karlie Hartman, Deputy Clerk
Township of Cavan Monaghan
khartman@cavanmonaghan.net
705-932-9324

Key Map

