

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-01-23

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: Friday, January 27, 2023 at 9:30 a.m.

Place: During the COVID-19 pandemic, the Municipal Office has limited public access and Committee of Adjustment Meetings are being held electronically.

If you wish to speak to the application at the public meeting, please contact the Deputy Clerk by email at ktkalec@cavanmonaghan.net no later than 4:00 p.m. on Thursday, January 26, 2023 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 ktkalec@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=subscriber

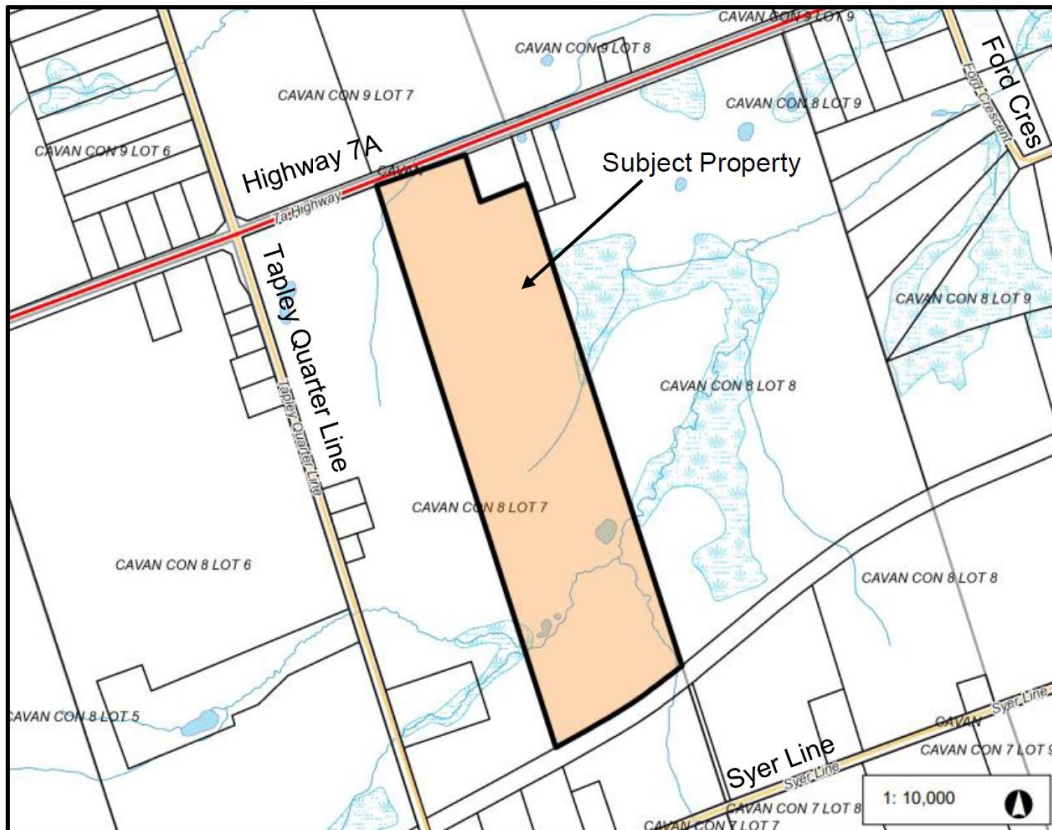
The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Location of Subject Lands: 529 Highway 7A
Part Lot 7, Concession 8 (Cavan)
Township of Cavan Monaghan

Property Roll Number: 1509-010-030-252 00

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

Key Map



Purpose of the Proposed Minor Variance:

The property at 529 Highway 7A is an existing agricultural parcel developed with a single detached dwelling, a shed, and three (3) barns. The property is approximately 32.8 hectares (81.1 acres) in size with approximately 189.7 metres (622 feet) of frontage on Highway 7A.

The owner of the property wishes to operate an on-farm wedding venue on the site. To begin, the proposed use will operate as a seasonal and temporary use using a portion of an existing barn and a large temporary tent structure. A permanent venue building is proposed for the property if the wedding venue use is successful at this location.

Initially, washroom facilities will be provided via 'classy commodes' (upscale portable washroom). Potable water will be brought to the site with water bottles and water stations. The majority of parking will be accommodated off site at a parking lot in Peterborough. The existing 8 to 10 parking spaces on site will accommodate persons with limited mobility, caterer, officiant etc.

The property is zoned Agricultural (A) and Natural Linkage (NL) as illustrated on Map D-2 to By-law No. 2018-58, as amended. On-farm diversified uses are permitted on lands in the Agricultural (A) Zone subject to a number of regulations.

An on-farm diversified use is defined as "a use that is secondary to the principal agricultural use of the property, and is limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products". Agri-tourism uses are defined as "those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. The principal activity on the property must be an agricultural use. Such activities could include hay or corn maze, petting zoo, hay/sleigh rides, pumpkin chucking, farm tours, and processing demonstrations".

One of the regulations for on-farm diversified uses limits the operation of an on-farm diversified use to the person or persons whose principal residence is the dwelling on the lot and a maximum of two persons other than the residents of the dwelling on the lot. As proposed, more than two (2) people, who are not residents of the dwelling on the lot, will be employed in the on-farm diversified use. A variance is required to permit the increased number of employees for the proposed wedding venue use.

The purpose of the minor variance is to increase the maximum number of employees for an on-farm diversified, who are not residents of the dwelling on the lot, from two (2) to fifteen (15).

All other standard regulations of the Agricultural (A) Zone will apply to the property.

The Right to Appeal

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. To arrange to attend the virtual meeting please contact the Deputy Clerk by email at ktkalec@cavanmonaghan.net no later than 4:00 p.m. on Thursday, January 26, 2023. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

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 ktkalec@cavanmonaghan.net no later than 4:30 p.m. on Thursday, January 26, 2023.

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.

Related Applications

There are no related applications at this time. A site plan approval application is required.

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 Director of Planning at kellis@cavanmonaghan.net or 705-932-9334.

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 a written request for notice of the decision.

Dated at the Township of Cavan Monaghan this 17th day of January, 2023.

Karlie Cornish-Tkalec, Deputy Clerk
Township of Cavan Monaghan
ktkalec@cavanmonaghan.net
705-932-9324