

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-02-23

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: Tuesday, March 14, 2023 at 10:00 a.m.

**Location of
Subject Lands:** 13 King Street West (Millbrook)
Township of Cavan Monaghan

Property Roll Number: 1509-020-010-043 00

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

Purpose of the Proposed Minor Variance:

The property at 13 King Street West is an existing lot of record developed with a single detached dwelling. The property is approximately 0.166 hectares (0.41 acres) in size with approximately 22.87 metres (75 feet) of frontage on King Street West.

The property is currently developed with a single detached dwelling. The owner of the property is proposing to convert the existing dwelling to a chiropractic clinic.

The property is zoned Core Mixed Use Two (CMU2) and Natural Linkage (NL) as illustrated on Map F-2A to By-law No. 2018-58, as amended. In the Core Mixed Use Two (CMU2) Zone, a medical office is a permitted use in a single detached dwelling that legally existed on the effective date of the By-law (October 1, 2018).

A medical office is defined in the Zoning By-law as “premises used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and/or variety of licensed medical professionals, but does not include a hospital”.

The existing single detached dwelling is located entirely within the CMU2 Zone. The existing dwelling legally existed as of October 1, 2018.

Site alteration is required to widen and extend the existing driveway and to install a parking lot to the rear of the dwelling. All of the site alteration activities will occur on the portion of the property within the Core Mixed Use Two (CMU2) Zone. A sketch showing the proposed site alterations is provided on Page 4 of this Notice.

Section 12.2.9 (b) of Zoning By-law No. 2018-58, as amended, requires driveways and parking aisles to have a minimum unobstructed width of 6 metres (19.7 feet) where two-way traffic is permitted. The proposed driveway will not comply with the minimum width requirement because of the narrow side yard and the presence of large trees. As such, a minor variance is required to permit a reduced driveway width.

The purpose of the minor variance is to reduce the minimum driveway width for two-way traffic from 6.0 metres (19.7 feet) to 4.5 metres (14.75 feet).

All other standard regulations of the Core Mixed Use Two (CMU2) Zone and the Natural Linkage (NL) Zone will apply to the property.

Participation

During the COVID-19 pandemic, the Municipal Office has limited public access and Committee of Adjustment Meetings are being 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 ktkalec@cavanmonaghan.net no later than 4:00 p.m. on Monday, March 13, 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.

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 Monday, March 13, 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

A site plan approval application for 13 King Street West has also been filed with the Township.

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

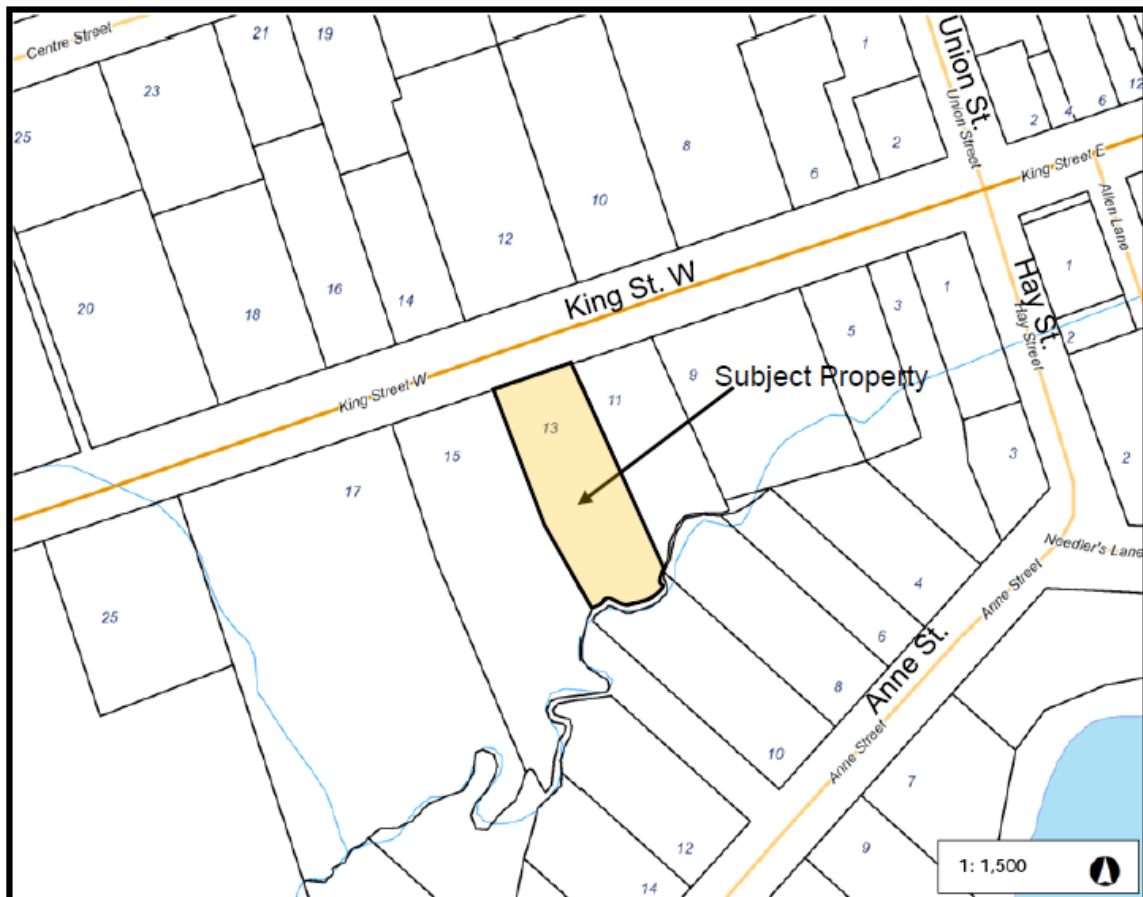
or by contacting the Director of Planning at kellis@cavanmonaghan.net or 705-932-9334.

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 2nd day of March, 2023.

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

Key Map



MINOR VARIANCE SKETCH


13 KING STREET WEST MILLBROOK
TOWNSHIP OF CAVAN MONAGHAN
COUNTY OF PETERBOROUGH

- Legend**
- Existing**
- Subject Property Boundary
 - Existing Cedar Hedge/Shrubs
 - Existing Coniferous Tree
 - Existing Deciduous Tree
 - Existing Gravel Area Boundary
 - Existing Building
 - Existing Brick Walkway
 - Existing Asphalt Driveway
- Proposed**
- Proposed Coniferous Tree
 - Proposed Concrete Curb Stop
 - Proposed Asphalt Area
 - Proposed Area Subject to Minor Variance (refer to Site Statistics chart).

Scale: 1:175m
NAD 1983 UTM Zone N

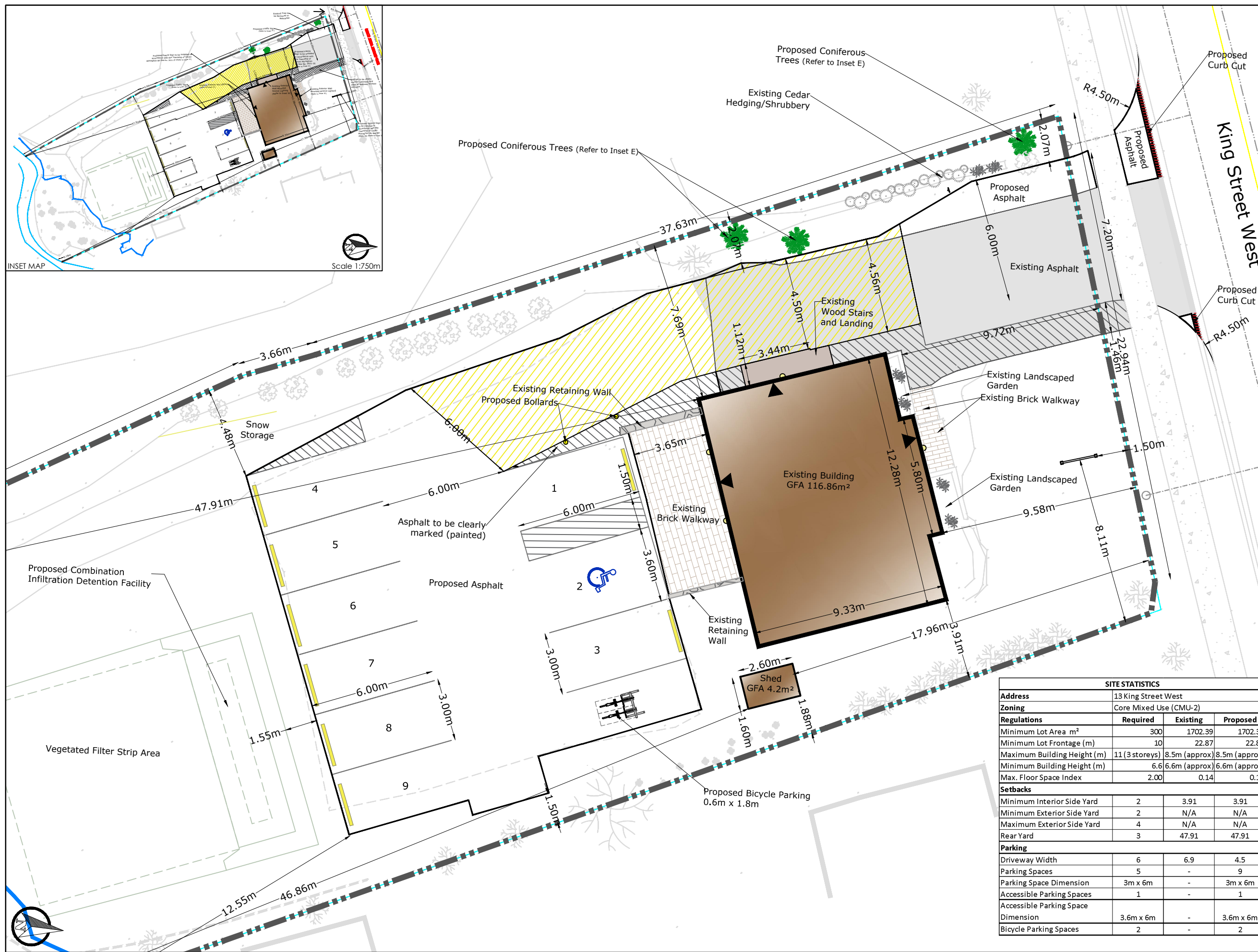
Data Sources:
Plan of Survey (45R 11307) by Beninger Surveying Ltd. (OLS), Dated July 9, 1996.
Topographical information provided by D.M. Wills Associates, captured December 01, 2022.

Created In:	AutCAD 2019
Drawn By:	JW
Checked By:	AT
Map Date:	February, 2023
Project Number:	85300
Map File Number	



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SITE STATISTICS			
Address	13 King Street West		
Zoning	Core Mixed Use (CMU-2)		
Regulations	Required	Existing	Proposed
Minimum Lot Area m ²	300	1702.39	1702.39
Minimum Lot Frontage (m)	10	22.87	22.87
Maximum Building Height (m)	11 (3 storeys)	8.5m (approx)	8.5m (approx)
Minimum Building Height (m)	6.6	6.6m (approx)	6.6m (approx)
Max. Floor Space Index	2.00	0.14	0.14
Setbacks			
Minimum Interior Side Yard	2	3.91	3.91
Minimum Exterior Side Yard	2	N/A	N/A
Maximum Exterior Side Yard	4	N/A	N/A
Rear Yard	3	47.91	47.91
Parking			
Driveway Width	6	6.9	4.5
Parking Spaces	5	-	9
Parking Space Dimension	3m x 6m	-	3m x 6m
Accessible Parking Spaces	1	-	1
Accessible Parking Space Dimension	3.6m x 6m	-	3.6m x 6m
Bicycle Parking Spaces	2	-	2



INSET MAP
Scale 1:750m