



Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-03-23

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: Thursday, June 1, 2023 at 9:00 a.m.

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

Property Roll Number: 1509-020-010-173 00

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

Purpose of the Proposed Minor Variance:

The property at 13 Main Street is an existing lot of record approximately 800 square metres (0.20 acres) in size with approximately 20 metres (66 feet) of frontage on Main Street. The property is currently developed with a single detached dwelling and a detached accessory building. The dwelling is serviced with municipal piped water and sewer services.

The owner of the property is proposing to construct an accessory apartment in a new detached accessory building on the property. The existing shed will be removed from the site to accommodate the new construction.

The new accessory apartment will be approximately 9.75 metres (32 feet) by 7.3 metres (24 feet) in size (71.35 square metres (768 square feet)) and will be located between the existing dwelling and the watercourse.

988 County Rd 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: 705-932-2929
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Minor site alteration is required to widen and extend the existing driveway to accommodate a parking space for the accessory apartment.

The property is zoned Urban Residential One (UR1) as illustrated on Map F-2A to By-law No. 2018-58, as amended. In the Urban Residential One (UR1) Zone, an accessory apartment is a permitted use.

Section 11.2 of Zoning By-law No. 2018-58, as amended, limits accessory apartments to 45% of the floor area of the main dwelling. The existing dwelling is approximately 67.5 square metres (727 square feet) in size. As proposed, the new accessory apartment will have approximately 59% of the floor area of the main dwelling. A minor variance is required to permit the increase in floor area for the accessory apartment.

The purpose of the minor variance is to increase the maximum floor area for an accessory apartment from 45% to 59% of the gross floor area of the main dwelling.

All other standard regulations of the Urban Residential One (UR1) 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 Wednesday, May 31, 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 Wednesday, May 31, 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 other Planning Act applications related to the subject property at this time.

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 19th day of May, 2023.

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

Key Map

