

## Committee of Adjustment

### Notice of Public Meeting Minor Variance Application MV-04-22

**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:** Monday, June 13, 2022 at 9:00 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 Clerk by email at [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:00 p.m. on Friday June 10, 2022 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](mailto: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\\_9KaleQ?view\\_as=subscriber](https://www.youtube.com/channel/Uck8cGK2GvckFHwz_9KaleQ?view_as=subscriber)

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

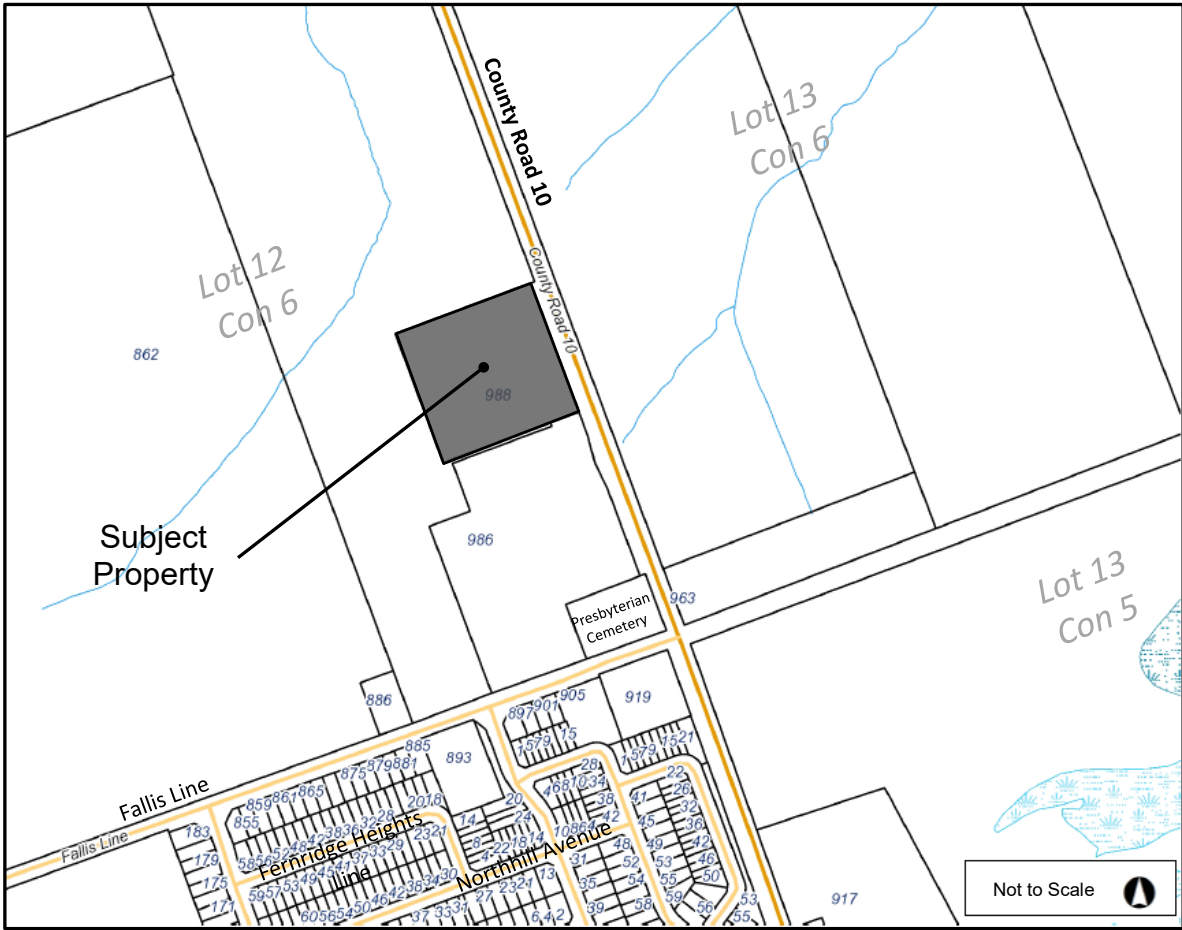
**Location of  
Subject Lands:** 988 County Road 10  
Part Lot 12, Concession 6, Cavan Ward  
Township of Cavan Monaghan

**Property Roll Number:** 1509-010-030-06000

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, located at 988 County Road 10 in Part Lot 12, Concession 6 of the Cavan Ward, is the site of the existing Township of Cavan Monaghan Municipal Office. The property is an existing lot of record with 149.42 metres (490.22 feet) of frontage on County Road 10, a depth of approximately 156 metres (514 feet) and a total lot area of approximately 2.32 hectares (5.74 acres).

The property is zoned Institutional Exception One (I-1) as illustrated on Map E-2C to By-law No. 2018-58, as amended.

The Township wishes to construct a new fire hall approximately 1200 square metres (12,916.69 square feet) in size and approximately two (2) storeys in height on the property. An emergency service facility is a permitted use in the (I-1) Zone. The Zoning By-law requires that the driveway for this type of use (i.e. any use other than a single detached dwelling) not exceed 10 metres (32.8 feet) in width. As proposed, the driveway access to County Road 10 will be 15 metres (49.21 feet) wide. The proposed driveway width is required to accommodate emergency vehicle movements.

The purpose of the minor variance is to increase the maximum driveway width regulation (S. 12.2.9 a) (ii)) for the fire hall from 10 metres (32.8 feet) to 15 metres (49.2 feet).

All other standard regulations of the (I-1) 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 make arrangements to attend the virtual meeting please contact the Clerk by email at [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:00 p.m. on Friday June 10, 2022. 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 Clerk by e-mail to [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:30 p.m. on Friday June 10, 2022.

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**

The subject land is the subject of an application for site plan approval, file number SPA-01-22.

**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 Planner at [ccoulter@cavanmonaghan.net](mailto:ccoulter@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 Clerk a written request for notice of the decision.

**Dated** at the Township of Cavan Monaghan this 2nd day of June, 2022.

Cindy Page, Clerk  
Township of Cavan Monaghan  
[cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net)  
705-932-9326