

## **Committee of Adjustment**

### **Notice of Public Meeting Minor Variance Application MV-05-25**

**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, August 14, 2025 at 9:00 a.m.

**Location of  
Subject Lands:** 59 Dranoel Drive (Cavan)  
Township of Cavan Monaghan

**Property Roll Number:** 1509-010-030-220-13

The lands subject to the minor variance application are shown on the Key Map on Page 4.

#### **Purpose of the Proposed Minor Variance:**

The owner of 59 Dranoel Drive wants to construct a new dwelling on the property. The existing legal non-complying dwelling is required to be removed. A minor variance is required to permit the construction of a dwelling on a property which does not front on a year-round maintained public street.

The subject property is an existing lot of record known municipally as 59 Dranoel Drive on Plan 107, Lot 37 (Cavan). The property is approximately 0.81 hectares (2.01 acres) in size. A key map showing the location of the property is provided on page 4.

The lands subject to the Application are zoned Oak Ridges Moraine Environmental (ORME) as shown on Map D-1 to By-law No. 2018-58, as amended. Single detached dwellings are permitted in the ORME Zone. The existing dwelling was legally constructed prior to the Township Zoning By-law. The dwelling is considered legal non-complying.

The property owner applied to the Township of Cavan Monaghan for approval of a minor variance to permit the construction of a dwelling 260.68 square metres (2,806 square feet) in size on a property that does not front on a year-round maintained public street.

Section 11.1 c) of By-law No. 2018-58, as amended, states that unless otherwise specified by the By-law, no lot, or building or structure on said lot, may be constructed or used unless the lot fronts on a year-round maintained public street that was not established as a consequence of registering a plan of subdivision.

The purpose and effect of the minor variance is to permit the construction and use of a replacement dwelling, notwithstanding that the lot fronts on a year-round maintained public street. All other requirements of the ORME Zone will apply.

## **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 Clerk by email at [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:00 p.m. on Wednesday, August 13, 2025 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\\_9\\_KaleQ?view\\_as=subscribe](https://www.youtube.com/channel/UCk8cGK2GvckFHWz_9_KaleQ?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 Clerk by e-mail to [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:30 p.m. on Wednesday, August 13, 2025.

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](mailto: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 a written request for notice of the decision.

**Dated** at the Township of Cavan Monaghan this 31<sup>st</sup> day of July, 2025.

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

# Key Map

