



Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-06-24

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, July 4th, 2024 at 9:00 a.m.

Location of Subject Lands: 923 Highway 7A (Cavan)
Township of Cavan Monaghan

Property Roll Number: 1509-010-003-23700

The lands subject to the minor variance application are shown on the Key Map on Page 3.

Purpose of the Proposed Minor Variance:

A minor variance is required to permit the establishment of a 32.4 square metre (348.8 square foot) shipping container on the property as an addition to the existing building. The shipping container will be within the rear yard setback.

A motor vehicle gas bar and retail store are located on the subject property. The shipping container has been clad, enclosed and attached to the principle building for additional storage for the retail store.

The property at 923 Highway 7A is an existing lot of record approximately 0.33 hectares (0.81 acres) in size with 35 metres (115 feet) of frontage on Highway 7A.

The property is zoned Hamlet Commercial (C2) as shown on Map D-2 to By-law No. 2018-58, as amended. The C2 Zone permits a motor vehicle gas bar and a retail store. A shipping container is not permitted in Commercial Zones.

The purpose of the minor variance is to:

- 1) permit the establishment of one (1) shipping container as an enclosed addition to the existing building on the subject property; and,
- 2) reduce the legal non-complying rear yard setback from 2.59 metres (8.4 feet) to 0.89 metres (2.92 feet).

All other regulations of the C2 Zone will apply to the property.

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 Township Clerk by email at cpage@cavanmonaghan.net no later than 4:00 p.m. on Wednesday, July 3, 2024 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.

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

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 Township Clerk by e-mail to cpage@cavanmonaghan.net no later than 4:30 p.m. on Wednesday, July 3, 2024.

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 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 Township Clerk a written request for notice of the decision.

Dated at the Township of Cavan Monaghan this 21st day of June, 2024.

Cindy Page, Township Clerk
Township of Cavan Monaghan
cpage@cavanmonaghan.net
705-932-9326

Key Map

