

Committee of Adjustment

Notice of Public Meeting Minor Variance Application MV-06-25

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: Tuesday December 16, 2025 at 9:00 a.m.

Location of 11 Union Street
Part of Lots 23 and 24, RP No. 8 (Cavan)

Subject Lands: Township of Cavan Monaghan

Property Roll Number: 1509-020-020-157-02

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 11 Union Street is currently constructing a 193.5 square metre (2083 square foot) semi-detached dwelling on the property. The dwelling is proposed to be connected to municipal services.

A minor variance, completed to the satisfaction of the Township, is a condition of Severance Application No. B-06-25. The severance is required to establish separate ownership of the semi-detached dwellings.

A minor variance is required to vary section 12.2.7 of By-law No. 2018-58, as amended, to reduce the width of the required planting strip between the driveways and the shared lot line to permit semi-detached dwellings on the property.

The subject property is an existing lot of record created by Severance Application B-15-23. The subject property has a lot area measuring approximately 850 square metres (0.2 acres) and approximately 21 metres (70 feet) fronting on to Union Street.

The lands subject to the Application are zoned Urban Residential Two (UR2) as shown on Map E-2A to By-law No. 2018-58, as amended. Semi-detached dwellings are permitted in the UR2 Zone.

Section 12.2.7 of By-law No. 2018-58, as amended, requires a minimum one (1) metre (3.28 foot) planting strip between the parking area and any adjacent lot line. A vegetated buffer is required to be maintained between the properties. The submitted site plan proposes a 0.3 metre (1 foot) planted strip between the parking areas and the interior lot line.

The purpose and effect of the minor variance is to reduce the required width of the planting strip between the parking areas and the lot line separating the proposed severed and retained parcels from 1 metre (3.28 feet) to 0.3 metres (1 foot). All other requirements of the UR2 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 no later than 4:00 p.m. on Monday December 15, 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.

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 Clerk by e-mail to cpage@cavanmonaghan.net no later than 4:30 p.m. on Monday December 15, 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 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 5th day of December, 2025.

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

Key Map

