



Minutes

The Township of Cavan Monaghan

Committee of Adjustment

Tuesday March 14, 2023

10:00 a.m.

Those Members in Attendance remotely were:

Aaron Glover	Member
Michael Semple	Member
Paul Rosebush	Member

Staff:

Karen Ellis	Director of Planning
Karlie Cornish-Tkalec	Deputy Clerk/Corporate Services Administrator

1. Call to Order

Mr. Semple, Chair called the meeting to order at 10:02 a.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

There were no pecuniary interests noted.

3. Minutes

3.1 Minutes of the Committee of Adjustment meeting held January 27, 2023

CA-2023-07

Moved by: Glover

Seconded by: Rosebush

That the minutes of the Committee of Adjustment meeting held January 27, 2023 be approved as presented.

Carried

4. Reports

4.1 Report - PEB 2023-11 13 King Street West Minor Variance Application MV-02-2023

Ms. Ellis reviewed the application. The Application applies to the lands at 13 King Street West in Millbrook. The owner of the property is proposing to convert the existing dwelling to a chiropractic clinic.

The property is an existing lot of record developed with a single detached dwelling. The property is approximately 0.166 hectares (0.41 acres) in size with approximately 22.87 metres (75 feet) of frontage on King Street West.

The property is also the subject of an application for Site Plan Approval, File Number SPA-01-23. The Site Plan Approval Application is supported by a Site Plan, a Stormwater Management Report, a Traffic Brief and Planning Letter. This documentation is available for review in the Planning Department or upon request.

The property is zoned Core Mixed Use Two (CMU2) and Natural Linkage (NL) as illustrated on Map F-2A to By-law No. 2018-58, as amended. In the Core Mixed Use Two (CMU2) Zone, a medical office is a permitted use in a single detached dwelling that legally existed on the effective date of the By-law (October 1, 2018). A medical office is defined in the Zoning By-law as “premises used for the medical, dental, surgical and/or therapeutic treatment of human beings including clinics operated by a number and/or variety of licensed medical professionals, but does not include a hospital”.

The existing single detached dwelling is located entirely within the CMU2 Zone. The existing dwelling legally existed as of October 1, 2018. Site alteration is required to widen and extend the existing driveway and to install a parking lot to the rear of the dwelling. All of the site alteration activities will occur on the portion of the property within the Core Mixed Use Two (CMU2) Zone.

Section 12.2.9 (b) of Zoning By-law No. 2018-58, as amended, requires driveways and parking aisles to have a minimum unobstructed width of 6 metres (19.7 feet) where two-way traffic is permitted.

The proposed driveway will not comply with the minimum width requirement because of the narrow side yard and the presence of large trees. As such, a minor variance is required to permit a reduced driveway width.

The purpose of the minor variance is to reduce the minimum driveway width for two-way traffic from 6.0 metres (19.7 feet) to 4.5 metres (14.75 feet). All other standard regulations of the Core Mixed Use Two (CMU2) Zone and the Natural Linkage (NL) Zone will apply to the property.

Notice of the minor variance application was circulated, by first class prepaid mail, to all assessed persons within 60 metres (200 feet) of the subject property and to all required ministries and agencies. A sign was also posted on the frontage of the property and the Notice of Public Meeting was posted on the Township website. The Notice complies with the requirements of the Planning Act.

4.2 Correspondence Received

Ms. Ellis spoke to the correspondence received. One comment was received and addressed in the planning report.

Township Staff had no objections to the Application.

Otonabee Region Conservation Authority indicated that the application is consistent with Section 3.1 of the Provincial Policy Statement (PPS). The ORCA mapping shows that the new development falls within the regulated area and ORCA indicated that a compliance permit will be required from the authority prior to the new development. The subject lands are not located in a vulnerable area as per the Source Protection Plan.

4.3 Questions/Comments from the Committee

Mr. Glover asked if there was consideration to add privacy screens to the West of the property.

Mr. Rosebush asked if there is concerns with the amount of traffic associated with the business.

Mr. Semple clarified that the purpose of the minor variance application is to narrow the widening of the driveway.

4.4 Questions/Comments from the members of the Public

Ms. Timmermans spoke to the application on behalf of the property owners.

4.5 Consideration of the Application by the Committee

CA-2023-08

Moved by: Glover

Seconded by: Rosebush

That the Committee approve application MV-02-23 with conditions.

Carried

5. Adjournment

CA-2023-09

Moved by: Rosebush

Seconded by: Glover

That the meeting adjourn 10:31 a.m.

Carried

MJSemple

Michael Semple
Chair

Karlie Cornish-Tkalec

Karlie Cornish-Tkalec
Deputy Clerk

Signature: *Michael Semple*
Michael Semple (Feb 27, 2024 12:29 EST)

Email: msemple@michaelsemple.com