



Minutes

The Township of Cavan Monaghan

Committee of Adjustment

Thursday, June 1, 2023

9:00 a.m.

Those Members in Attendance remotely were:

Aaron Glover	Member
Michael Semple	Member
Dave Grant	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 9:01 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 March 14, 2023

CA-2023-10

Moved by: Grant

Seconded by: Glover

That the minutes of the Committee of Adjustment meeting held March 14, 2023 be approved as presented.

Carried

4. Reports

4.1 Report - PEB 2023-29 13 Main Street Minor Variance Application MV-03-23

Ms. Ellis reviewed the application. The Application applies to the lands at 13 Main Street in Millbrook. The owner of the property is proposing to construct an accessory apartment in a new detached accessory building on the property. The existing shed will be removed from the site to accommodate the new construction.

The property at 13 Main Street is an existing lot of record approximately 800 square metres (0.20 acres) in size with approximately 20 metres (66 feet) of frontage on Main Street. The property is currently developed with a single detached dwelling and a detached accessory building. The dwelling is serviced with municipal piped water and sewer services.

The new accessory apartment will be approximately 9.75 metres (32 feet) by 7.3 metres (24 feet) in size (71.35 square metres (768 square feet)) and will be located between the existing dwelling and the watercourse. Minor site alteration is required to widen and extend the existing driveway to accommodate a parking space for the accessory apartment.

The property is zoned Urban Residential One (UR1) as illustrated on Map F-2A to By-law No. 2018-58, as amended. In the Urban Residential One (UR1) Zone, an accessory apartment is a permitted use.

Section 11.2 of Zoning By-law No. 2018-58, as amended, limits accessory apartments to 45% of the floor area of the main dwelling. The existing dwelling is approximately 67.5 square metres (727 square feet) in size with a total gross floor area of 120.2 square metres (1294 square feet). As proposed, the new accessory apartment will be approximately 71.35 square metres (768 square feet) in size and have approximately 59% of the floor area of the main dwelling. A minor variance is required to permit the increase in floor area for the accessory apartment. The purpose of the minor variance is to increase the maximum floor area for an accessory apartment from 45% to 59% of the gross floor area of the main dwelling. All other standard regulations of the Urban Residential One (UR1) 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 posted on the Main Street and Marshall Street frontages of the property. Notice of the Application was also posted to the Township website.

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 (ORCA) reviewed the circulated information in accordance with their mandate and policies. ORCA Staff confirmed that the Application is consistent with Section 3.1 of the Provincial Policy Statement, a permit is required from the Authority prior to any site alteration and the subject lands are not located in a vulnerable area as per the Source Protection Plan.

4.3 Questions/Comments from the Committee

Mr. Semple asked if the existing dwelling was 1 or 2 story noting the proposed dwelling appears to be larger than the existing dwelling.

4.4 Questions/Comments from the members of the Public

Mr. Gardiner thanked the Committee members for their time on behalf of the property owners.

4.5 Consideration of the Application by the Committee

CA-2023-11

Moved by: Grant

Seconded by: Glover

That the Committee approve application MV-03-23 with no conditions.

Carried

5. Adjournment

CA-2023-12

Moved by: Glover

Seconded by: Semple

That the meeting adjourn 9:17 a.m.

Carried

Michael Semple
Chair

Karlie Cornish-Tkalec
Deputy Clerk