TOWNSHIP OF CAVAN MONAGHAN

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Committee of Adjustment

Notice of Public Meeting
Minor Variance Application MV-07-25

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 Property: 1370 Moore Drive
Part 3, Part Lot 18, Concession 9,
RP 45R-9949 (Cavan)
Township of Cavan Monaghan

Property Roll Number: 1509-010-040-098-55

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 1370 Moore Drive is requesting to bring the location of an industrial building with a floor area of 296.7 square metres (3193.6 square foot) on the property into compliance with the Township Zoning By-law.

A minor variance is required to reduce the required interior side yard from 12 metres (4 feet) to 4.2 metres (13.7 feet).

The subject property is an existing lot of record created through Severance Application B-89-93.

The lands subject to the Application are zoned Rural Employment Exception One Holding Seven (M2-1-H7) as shown on Map C-3 to By-law No. 2018-58, as amended. The M2-1-H7 Zone permits a transport terminal.

988 County Rd 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: 705-932-9319
Fax: 705-932-3458

Section 6.4.3 of By-law No. 2018-58, as amended, lists the exceptions to the M2 Zone as approved by By-law No. 2005-59.

The property is subject to Holding Provision Seven (H7). The H7 can only be removed with the completion of an assessment, in a form acceptable to Council, to demonstrate to Council's satisfaction that the proposed development will not impact a natural heritage feature on the lands or within 120 metres of the lands. The required assessment may consist of comments from the Conservation Authority only or may require a report from a qualified professional. Council may require the execution of a Site Plan Agreement outlining appropriate mitigation mechanisms.

The Applicant has submitted concurrent applications to remove the H7 on a portion of the property and for Site Plan Approval.

The purpose and effect of the minor variance is to reduce the required interior side lot setback from 12 metres (4 feet) to 4.2 metres (13.7 feet) to an existing industrial building. All other requirements of the M2-1-H7 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=subscriber

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

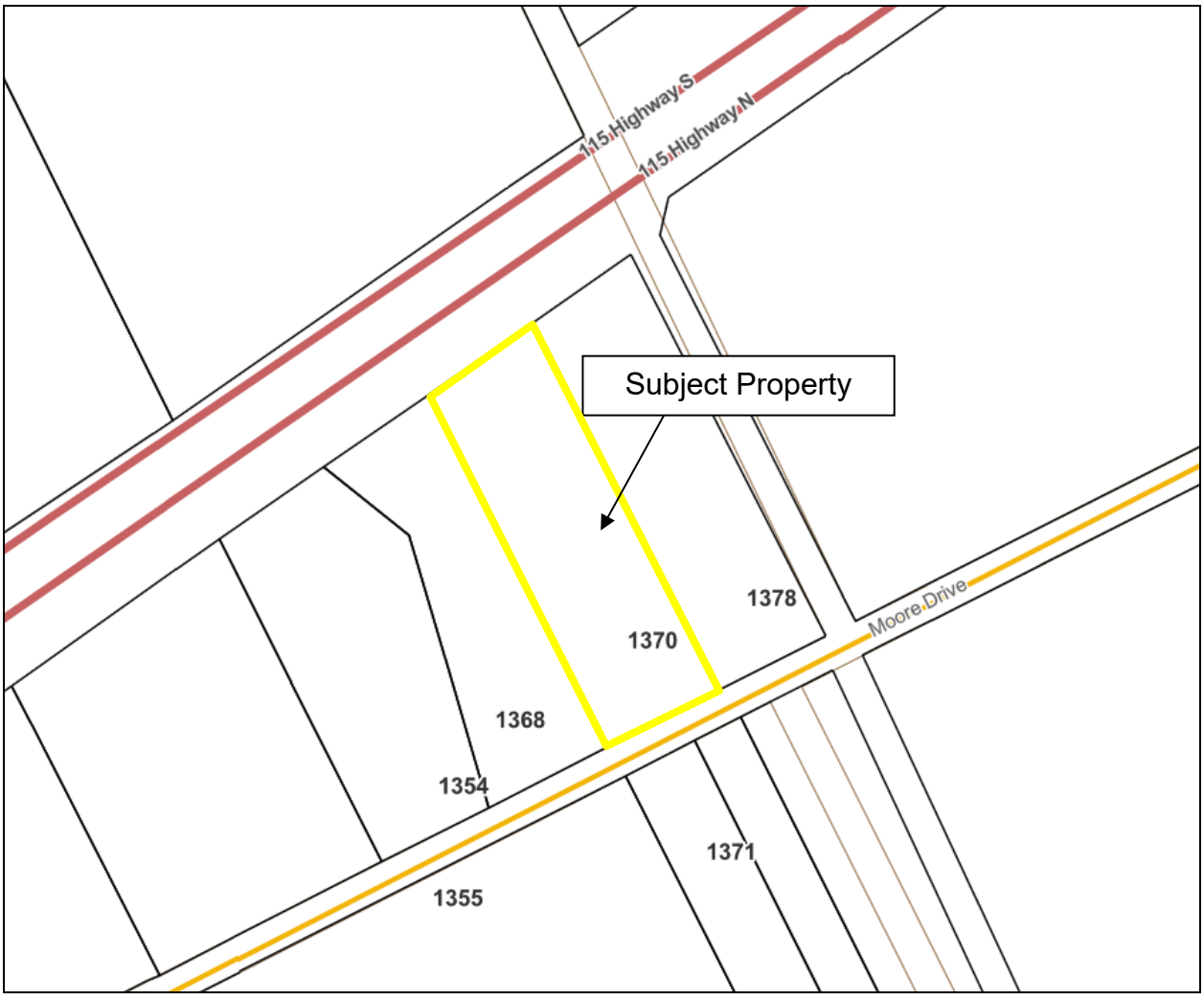
or by contacting the Township Planner at mwilkinson@cavanmonaghan.net or 705-932-9321.

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


115 Highway S
115 Highway N
Subject Property
1378
1370
Moore Drive
1368
1354
1371
1355