

**Notice of Complete Application and Public Meeting
Proposed Zoning By-law Amendment**

**584 Larmer Line, Cavan
Part Lot 8, Concession 7
Township of Cavan Monaghan**

File No. ZBA-03-24

In accordance with the provisions of the Planning Act, as amended, this Notice is to advise that the Township of Cavan Monaghan Planning Department received a complete application for a Zoning By-law Amendment. The Application applies to the lands in part of Lot 8, Concession 7 (Cavan), known municipally as 584 Larmer Line.

The Zoning By-law Amendment is required to permit the temporary use of a garden suite for a period of up to twenty (20) years on the property. The Amendment will also permit the garden suite to be located a maximum of 5 metres closer to the front lot line than the existing dwelling.

The Zoning By-law Amendment application was received by the Township on January 19, 2024 and deemed complete on January 22, 2024.

Subject Lands

A key map showing the location of the property is provided on Page 4.

The lands subject to the Zoning By-law Amendment are approximately 1.4 hectares (3.48 acres) in size with approximately 75 metres (250) of frontage on Larmer Line. The property is currently developed with a single detached dwelling and an accessory building. The accessory building will be removed to accommodate the establishment of the garden suite on the property.

Purpose and Effect of Zoning By-law Amendment

The lands subject to the Application are currently zoned the Rural Residential (RR) and Natural Core (NC) Zones on Map D-2 to By-law No.2018-58, as amended. The purpose

of the proposed amendment is to rezone a portion of the subject lands from the Rural Residential (RR) Zone to the Rural Residential Exception Twenty-nine Temporary Use Six (RR-29-T6) Zone. The effect of the Application will permit a garden suite as a temporary use for a period of up to twenty (20) years. The Application will also permit the garden suite to be located no more than 5 metres closer to the front lot line than the main wall of the principal building.

A garden suite is defined as a one-unit detached dwelling containing bathroom and kitchen facilities that is ancillary to the existing residential structure and that is designed to be portable.

By-law No. 2018-58, as amended permits a garden suite through a temporary use by-law.

Council may, by by-law, extend the temporary use period by as much as three (3) years at any one time. Upon expiry, the lands affected will revert to the Rural Residential (RR) Zone (or equivalent) and the garden suite will not be considered an existing non-conforming use, as specified by the Planning Act, Section 39, R.S.O. 1990, as amended.

All other provisions of the Rural Residential (RR) Zone will apply to the subject property. The application will not have an effect on the existing Natural Core (NC) Zone.

Additional information about the proposed Zoning By-law Amendment is available for 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.

Public Meeting

Township Council will hold a Public Meeting in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended for the Zoning By-law Amendment application ZBA-03-24 (Watson) as follows:

Meeting Date:	Tuesday, February 20, 2024
Location:	Township of Cavan Monaghan 988 County Road 10, Millbrook
Time:	1 p.m.

The purpose of the Public Meeting is to provide more information about the Application and provide an opportunity for public input.

To Speak at the Public Meeting or Provide Written Comments

Any person may attend the public meeting and make written and/or verbal representation either in support of or in opposition to the proposed Amendment. If you are unable to attend the meeting, written submissions may be submitted and should include a request for further notice, if desired. Written submissions must be received by the Clerk's Office no later than 9 a.m. on February 20, 2024.

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_9KaleQ?view_as=subscriber

The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Personal information as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provision of MFIPPA. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection, use and disclosure of this information, please contact the Clerk's Department at 705-932-9326.

In accordance with the Accessibility for Ontarians with Disabilities Act, the Township of Cavan Monaghan is pleased to accommodate individual needs of anyone wishing to attend Council meetings. Please call 705-932-2929 or email the Township Clerk if you require an accommodation to ensure your needs are met prior to the meeting.

Right to Appeal

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cavan Monaghan in respect of the Zoning By-law Amendment before Council approves or refuses to approve the Amendment, the person or public body is not entitled to appeal the decision of the Township to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cavan Monaghan before the Council approves or refuses to approve the Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

To Be Notified

If you wish to be notified of the decision of the Council of the Township of Cavan Monaghan on the Zoning By-law Amendment, you must make a written request to the Clerk in one of the following ways:

By email at cpage@cavanmonaghan.net

- By Fax at 705-932-3458
- In person at 988 County Road 10, Millbrook
- By regular mail or courier to Township of Cavan Monaghan, 988 County Road 10, Millbrook ON L0A 1G0

Dated at the Township of Cavan Monaghan this 30th day of January, 2024.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map

