

Notice of Complete Application for an Official Plan Amendment

and

**Notice of Public Meeting
Concerning the Official Plan Amendment**

**Application No. OPA-01-21
872 Sharpe Line
Part of Lot 12, Concession 11, Cavan Ward
Township of Cavan Monaghan**

Take Notice that the Township of Cavan Monaghan has received a complete application for an Official Plan Amendment, in accordance with Section 22 (6.4) of the Planning Act, R.S.O., 1990 as amended, for lands at 872 Sharpe Line in part of Lot 12, Concession 11 of the Cavan Ward. This application has been assigned file number OPA-01-21 and will represent Amendment No. 8 to the Official Plan for the Township of Cavan Monaghan.

The Amendment is required to permit the creation of two (2) new non-farm residential lots.

Take Notice that, during the COVID-19 pandemic, the Municipal Office has limited access to the public and the Council of the Township of Cavan Monaghan will hold an electronic public meeting on **Monday, November 1, 2021 at 1:00 p.m.** to consider the proposed Official Plan Amendment under Section 17 of the Planning Act, R.S.O., 1990 as amended.

Official Plan Amendment

The purpose and effect of Amendment No. 8 to the Official Plan for the Township of Cavan Monaghan is to change the land use designation on a portion of the subject lands from "Agricultural" to "Hamlet" to permit the creation of two (2) new non-farm residential lots. The "Hamlet" designation will apply to approximately 0.82 hectares (2 acres) of the subject property. The Amendment also seeks to provide relief from the policies of the Official Plan which prohibit the expansion of settlement area boundaries.

Two (2) Consent Applications will be required through Peterborough County Land Division in order to create the severed parcels and a Zoning By-law Amendment application will be required to implement the Official Plan Amendment and the Consent Applications.

A **Key Map** showing the lands to which the Amendment applies is provided on the last page.

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 the day prior to the scheduled meeting 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.

Any person may “attend” the electronic/virtual public meeting and/or make a verbal or written representation either in support of or in opposition to the proposed Official Plan Amendment. If you are unable to “attend” the meeting, written submissions may be submitted and should include a request for further notice, if desired.

Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with Council 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 wish to be notified of the decision of the Township of Cavan Monaghan on the proposed official plan amendment, you must make a written request to Township of Cavan Monaghan at 988 County Road 10, Millbrook, ON L0A 1G0.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Cavan Monaghan to the Ontario Land Tribunal but the 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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

Additional information about the proposed Official Plan Amendment is available for inspection online at:

https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices&_mid_=20762

Or by contacting the Planner at ccoulter@cavanmonaghan.net or 705-932-9321.

Dated at the Township of Cavan Monaghan this 28th day of September, 2021.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map

