



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

**Part of Lot 13, Concession 8, Cavan Ward  
Township of Cavan Monaghan**

**File No. ZBA-02-22**

In accordance with the provisions of the Planning Act, as amended, this letter is to advise that the Township of Cavan Monaghan Planning Department has received a complete application for a Zoning By-law Amendment. The Application applies to lands located in part of Lot 13, Concession 8 of the Cavan Ward identified by property roll number 1509-010-030-189-00.

The Township received the Zoning By-law Amendment application on January 24, 2022 and deemed it complete on January 28, 2022. The Application submission included a completed Application Form, a Planning Justification Report, a Scoped Natural Heritage Evaluation and a Traffic Brief.

The Amendment is required to fulfill a condition of consent (Peterborough County Land Division File B-54-21). A portion of the subject lands is also subject to a Township Site Plan Approval Application (SPA-03-20).

**Public Meeting**

During the COVID-19 pandemic, the Municipal Office has limited public access and the Council of the Township of Cavan Monaghan will hold an electronic public meeting in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended for File No. ZBA-02-22 as follows:

**Meeting Date: Monday, March 7, 2022**  
**Location: Township of Cavan Monaghan (electronic)**  
**988 County Road 10, Millbrook**  
**Time: 1 p.m.**

988 County Rd 10  
Millbrook, Ontario L0A 1G0

[www.cavanmonaghan.net](http://www.cavanmonaghan.net)

Phone: 705-932-2929

Fax: 705-932-3458

## **Subject Lands**

A **Key Map** showing the location of the subject lands is provided on the last page.

Part 1 on the Key Map will be added to the Cavan Agri Services property at 1377 County Road 10. The lot line adjustment will permit the expansion of the Cavan Agri Services business with the development of two (2) new buildings. Part 1 is approximately 1.88 hectares (4.64 acres) in size with no frontage on a public road.

Part 2 on the Key Map is currently used for agriculture. Part 2 is approximately 19.95 hectares (49.28 acres) in size with approximately 204.32 metres (670.34 feet) of frontage on County Road 10. No new buildings or structures are proposed for the Part 2 lands at this time.

## **Purpose and Effect of Zoning By-law Amendment Application**

The subject lands are currently zoned Rural Employment (M2), Agriculture (A), Natural Core (NC) and Natural Linkage (NL) on Map D-3 to By-law No. 2018-58, as amended.

Part 1 (the severed parcel) is proposed to be rezoned to the Rural Employment Exception Three (M2-3) Zone. The permitted uses in the M2-3 Zone include a fertilizer blending plant; a warehouse; a sales outlet including the sale of farm chemicals and herbicides, storage tanks and equipment for handling liquid nitrogen and fertilizers, gasoline and diesel fuel tanks to service the vehicles and equipment of the operator; and accessory buildings and uses. The M2 Zone standards will apply to the severed parcel.

A portion of Part 2 (the retained lands) is proposed to be rezoned to the Rural Employment Exception 8 (M2-8) Zone. The permitted uses in the M2-8 Zone will be the same as the permitted uses in the M2 Zone. Agriculture and agriculture-related uses will also be permitted. The M2 Zone standards will apply to the M2-8 Zone.

A portion of the Part 2 lands is proposed to be zoned the Natural Core (NC) Zone and the Natural Linkage (NL) Zone. The limits of the NC and NL Zones are based on the findings of the Scoped Natural Heritage Evaluation prepared in support of the Application.

Site Plan Approval will be required prior to the issuance of building permits for the new workshop and warehouse buildings on the Part 1 lands.

## **To Speak at the Public Meeting or Provide Written Comments**

If you wish to speak to the application at the public meeting, please contact the Clerk by email at [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:00 p.m. on the business 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 Zoning By-law 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](mailto: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](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.

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 705-932-9326 or email the Township Clerk if you require an accommodation to ensure your needs are met prior to the meeting.

### **Important Information about Making a Submission**

If you wish to be notified of the decision of the Township of Cavan Monaghan on the proposed Zoning By-law Amendment, you must make a written request to the 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 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 by-law is passed, 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 Township of Cavan Monaghan before the by-law is passed, 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.

**For More Information**

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

Or by contacting the Director of Planning at [kellis@cavanmonaghan.net](mailto:kellis@cavanmonaghan.net) or 705-932-9334.

**Dated** at the Township of Cavan Monaghan this 15th day of February, 2022.

Cindy Page, Clerk  
Township of Cavan Monaghan

# Key Map

