



**Notice of Complete Official Plan and Zoning By-law Amendment Applications
and
Notice of Public Meeting
Concerning the Official Plan and Zoning By-law Amendment Applications**

**Application Nos. OPA-05-17 and ZBA-11-17
919 Fallis Line and Block 302 on Subdivision Plan 15T-14001
Part of Lot 12, Concession 5, Cavan Ward
Township of Cavan Monaghan**

Take Notice that the Township of Cavan Monaghan received Official Plan and Zoning By-law Amendment applications for lands at 919 Fallis Line and a portion of the adjacent land identified as Block 302 on Subdivision Plan 15T-14001 in part of Lot 12, Concession 5 of the Cavan Ward. The Amendments are required to introduce planning policies and regulations to permit business, professional and medical offices and to prohibit automobile retail facilities, hotels, motels and convention centres on the subject property.

Take Notice that the Council of the Township of Cavan Monaghan will hold a public meeting on Monday, **January 15, 2018 at 1:00 p.m.** in the Council Chambers of the Township of Cavan Monaghan Municipal Office at 988 County Road 10, Millbrook ON to consider the proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34 of the Planning Act, R.S.O., 1990 as amended.

Official Plan Amendment

The purpose of Amendment No. 5 to the Township of Cavan Monaghan Official Plan is to change the land use designation on the subject lands from "Residential" to "Community Commercial" and to introduce a new section, namely section 4.4.5 a), which will permit the establishment of business, professional and medical offices in addition to the uses currently permitted in the Community Commercial designation and to prohibit automobile retail facilities, hotels, motels and convention centres. The "Community Commercial" designation will apply to approximately 0.93 hectares (2.29 acres).

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The effect of the Amendment is to permit the subject property to be used for all of the uses currently permitted in the Community Commercial designation in addition to business, professional and medical offices and to prohibit automobile retail facilities, hotels, motels and convention centres.

A Zoning By-law Amendment application is required to implement the Official Plan Amendment and the development will be subject to Site Plan Approval.

Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from the 'Rural (RU) Zone', 'Residential Type One Exception Fifteen Holding (R1-15-h) Zone', 'Residential Type One Exception Fourteen Holding (R1-14-h) Zone', and 'Residential Type Three Exception Five Holding (R3-5-h) Zone' to the 'Commercial Exception Nine (C-9) Zone' to permit the establishment of commercial uses on the subject land within 10 metres of the property line abutting County Road 10 or within 15.5 metres of the centre line of County Road, whichever is the greater. In addition, relief from additional zoning regulations such as, but not limited to, minimum lot frontage, yards where parking areas are permitted and parking area and driveway location may also be required depending on the final site plan.

A **Key Map** showing the lands to which these Amendments apply is provided on the attached page.

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

If you wish to be notified of the adoption of the proposed Official Plan Amendment or of the refusal of a request to amend the Official Plan or of the decision of the Council 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 does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Cavan Monaghan before the proposed Official Plan Amendment is adopted and the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decisions of the Council of the Township of Cavan Monaghan to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Township of Cavan Monaghan before the proposed Official Plan Amendment is adopted and the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information about the proposed Official Plan and Zoning By-law Amendments is available for inspection by the public at the Municipal Office from Monday to Friday during regular office hours (8:30 a.m. to 4:30 p.m.). The information will be available until noon on Monday, January 15, 2018.

Dated at the Township of Cavan Monaghan this 22nd day of December, 2017.

Elana Arthurs, Clerk
Township of Cavan Monaghan

Key Map

