



**Notice of Complete Application for an Official Plan Amendment and
a Zoning By-law Amendment**

and

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

**Application Nos. OPA-01-20 and ZBA-12-17
1844 County Road 10
Part of Lot 12, Concession 10, 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 the Planning Act, R.S.O., 1990 as amended for lands at 1844 County Road 10 in part of Lot 12, Concession 10 of the Cavan Ward. This application has been assigned file number OPA-01-20 and will represent Amendment No. 5 to the Official Plan for the Township of Cavan Monaghan.

Take Notice that the Township of Cavan Monaghan previously received a Zoning By-law Amendment application for the same lands and has deemed the application complete in accordance with the Planning Act, R.S.O., 1990 as amended. This application has been assigned file number ZBA-12-17.

The Amendments are required to introduce planning policies and regulations to permit a 15-lot residential plan of subdivision on a portion of the subject property. The Corporation of the County of Peterborough assigned this application file number 15T-15001. A notice of complete application for the plan of subdivision was previously issued January 13, 2015 and a public meeting was held on August 2, 2016.

Take Notice that, during the COVID-19 pandemic, the Municipal Office is closed to the public and the Council of the Township of Cavan Monaghan will hold an electronic public meeting on **Monday, July 20, 2020 at 1:00 p.m.** to consider the proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34(13) of the Planning Act, R.S.O., 1990 as amended.

Official Plan Amendment

The purpose and effect of Amendment No. 5 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 a 15-lot residential plan of subdivision. The “Hamlet” designation will apply to approximately 9.47 hectares (23.40 acres) of the subject property. The existing residential dwelling will be located on Lot 2 in the proposed subdivision and the existing shed and barn will be removed. The Amendment also seeks to provide relief from the policies of the Official Plan which prohibit the expansion of settlement area boundaries.

A Zoning By-law Amendment application is required to implement the Official Plan Amendment and the Plan of Subdivision Applications.

Zoning By-law Amendment

The purpose and effect of the Zoning By-law Amendment is to change the zoning of a portion of the subject lands from “Agricultural Exception Sixteen (A-16)” and “Future Development (FD)” to “Hamlet Residential (HR)” to permit a 15-lot residential plan of subdivision.

The Amendment will also recognize a reduced minimum lot area requirement for the remainder of the subject lands located within the (A-16) Zone from 20 hectares (49.42 acres) to 10 hectares (24.71 acres).

The portion of the subject property within the Natural Linkage (NL) Zone will remain unchanged.

A **Key Map** showing the lands to which these Amendments apply 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 earthurs@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 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.

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 earthurs@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 decisions of the Township of Cavan Monaghan on the proposed Official Plan Amendment or the 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 County of Peterborough in the case of the proposed official plan amendment or the Township of Cavan Monaghan in the case of the proposed zoning by-law amendment to the Local Planning Appeal 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 or before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision(s).

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 proposed official plan amendment is adopted or before 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 Local Planning Appeal 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 and Zoning By-law Amendments 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 29th day of June, 2020.

Elana Arthurs, Clerk
Township of Cavan Monaghan

Key Map

