

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

**2148 Davis Road
Lot 35, Plan 79
Part of Lot 1, Concession 11 (North Monaghan)
Township of Cavan Monaghan**

File No. ZBA-03-23

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 an existing lot of record known municipally as 2148 Davis Road in part of Lot 1, Concession 11 (North Monaghan).

The Zoning By-law Amendment is required to permit the construction of a new single detached dwelling on the subject property. The existing single detached dwelling will be deemed an accessory apartment.

The Zoning By-law Amendment application was received by the Township on May 4, 2023 and deemed complete on May 18, 2023.

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 0.72 hectares (1.79) in size with approximately 53.34 metres (175 feet) of frontage on Davis Road. The property is currently developed with a single detached dwelling approximately 73.6 square metres (792 square feet) in size and an accessory detached garage approximately 31 square metres (334 square feet) in size. The house is serviced with private well and septic systems.

988 County Rd 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: 705-932-2929

Fax: 705-932-3458

Purpose and Effect of Zoning By-law Amendment Application

The lands subject to the Application are currently zoned the Hamlet Residential (HR) Zone on Map B-5 to By-law No. 2018-58, as amended. A single detached dwelling and an accessory apartment within the main dwelling are permitted in the HR Zone. An accessory apartment is limited to 45% of the gross floor area of the main dwelling.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from the Hamlet Residential (HR) Zone to the Hamlet Residential Exception Twenty Holding Twelve (HR-20-H12) Zone to permit the construction of a new single detached dwelling, approximately 181.5 square metres (1954 square feet) in size, on the subject property.

The existing single detached dwelling will remain on site and will be regulated as an accessory apartment. The HR-20-H12 Zone will permit an accessory apartment in an accessory building. The accessory apartment will comply with the 45% of the gross floor area of the main dwelling regulation.

The submission of a scoped hydrogeological study that demonstrates that the existing well can supply a sufficient quantity of acceptable quality water to support the existing use and the proposed 2nd residence without unacceptably interfering with existing nearby wells is the requirement for the removal of the holding provision.

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 or 705-932-9334.

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-03-23 (Wildman) as follows:

Meeting Date: Monday, June 26, 2023
Location: Township of Cavan Monaghan Council Chambers
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 June 26, 2023.

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.

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 6th day of June, 2023.

Cindy Page, Clerk
 Township of Cavan Monaghan

Key Map

