

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-01-23 and ZBA-01-23
1657 Mount Pleasant Road
Part of Lot 22, Concession 13 (Cavan)
Township of Cavan Monaghan**

Take Notice that the Township of Cavan Monaghan received complete Official Plan and Zoning By-law Amendment applications for lands located at 1657 Mount Pleasant Road in part of Lot 22, Concession 13 (Cavan). These Applications have been assigned file numbers OPA-01-23 and ZBA-01-23.

The Amendments are required to permit the establishment of on-farm diversified uses on a portion of the property.

Information filed in support of the Applications includes a Planning Justification Study, Stage 1 and 2 Archaeological Assessments and a Traffic Impact Study.

Take Notice that the Council of the Township of Cavan Monaghan will hold a public meeting on **Monday, May 15, 2023 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 and effect of the Official Plan Amendment is to add a policy to the Agricultural designation, as it affects the subject lands, to permit the establishment of two (2) on-farm diversified uses in an existing building on the property. The proposed uses include a light metal working shop and an electrician's shop.

The special policy will apply to the Agricultural designation on the property but the on-farm diversified uses may occupy a maximum of approximately 0.49 hectares (1.2 acres) of land.

A Zoning By-law Amendment is required to implement the Official Plan Amendment.

Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning on a portion of the property from the Agricultural (A) Zone to the Agricultural Exception Nineteen (A-19) Zone. All of the standard regulations of the A Zone will apply to the A-19 Zone except that the minimum lot area requirement will be 18 hectares (44.5 acres), on-farm diversified uses may be operated by a person whose principal residence is not the dwelling on the lot, and a maximum of four (4) persons other than residents of the dwelling on the lot, are permitted to be employed in the on-farm diversified uses.

A **Key Map** showing the lands to which the Amendments apply is provided below.

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. The Clerk must receive written submissions before 12 noon on May 15, 2023.

If you wish to view the public meeting in real time, but do not wish to speak to the Applications, the meeting will be hosted on the Township YouTube Channel at: https://www.youtube.com/channel/UCk8cGK2GvckFHWz_9KaleQ?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 and Zoning By-law Amendments 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

Dated at the Township of Cavan Monaghan this 25th day of April, 2023.

Cindy Page, Clerk
Township of Cavan Monaghan

