



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

**1701 Stewart Line
Part of Lot 23, Concession 11 (Cavan)
Township of Cavan Monaghan**

File No. ZBA-06-23

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 lands located at 1701 Stewart Line in part of Lot 23, Concession 11 (Cavan) in the settlement area of Five Mile Turn/ Springville, identified by property assessment roll number 1509-010-040-307-00.

The Zoning By-law Amendment is required to permit the construction of a single detached dwelling and associated accessory buildings on each of three (3) new lots created by severance. The file numbers associated with the Peterborough County severance applications are B-21-23, B-22-23 and B-23-23.

The Zoning By-law Amendment application was received by the Township on August 21, 2023 and deemed complete on September 12, 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 10 hectares (25 acres) in size with 191.3 metres (627.66 feet) of frontage on Stewart Line. The property is currently developed with a single detached dwelling, detached garage and barn.

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 Future Residential (FD) Zone, the Agricultural (A) Zone, and the Natural Linkage (NL) Zone on Map B-4 to By-law No. 2018-58, as amended.

The purpose and effect of the Zoning By-law Amendment is to:

1. Rezone a portion of the subject lands from the Future Development (FD) Zone and the Agricultural (A) Zone to the Hamlet Residential (HR) Zone.
2. Rezone a portion of the subject lands from the Future Development (FD) Zone and the Agricultural (A) Zone to the Agricultural Exception Twenty-One (A-21) Zone to recognize the existing development and the lot area of the retained lot.
3. The portion of the property currently zoned the Natural Linkage (NL) Zone will remain unchanged.

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-06-23 (Basterfield) as follows:

Meeting Date: Monday, November 6, 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 November 6, 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 12th day of October, 2023.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map

