



**Notice of Public Meeting Concerning  
Official Plan Amendment, Zoning By-law Amendment and Select By-laws for the  
purposes of Implementing Provincial Legislation under Bill 109 and Bill 23**

**Applications Nos. OPA-02-23 & ZBA-02-23**

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**Take Notice** that pursuant to Sections 17, 21, 22, 34, 35.1, 36, 39.2, 41, 42 and 51 (2) of the Planning Act R.S.O. 1990, as amended, the Township of Cavan Monaghan will hold a Public Meeting to consider proposed amendments to the Township of Cavan Monaghan Official Plan, Zoning By-law No. 2018-58, as amended, and select By-laws (including Site Plan Control By-law No. 2007-20, Pre-Consultation By-law No. 2013-53, Delegation By-law No. 2021-64, and User Fees and Charges By-law No. 2022-71).

The proposed Official Plan (OP) and Zoning By-law (ZB) Amendments along with amendments to the select by-laws are being processed to reflect recent Provincial legislated changes to be in place by July 1, 2023 as well as streamline the Township's development approval process.

**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 at 988 County Road 10, Millbrook, Ontario to consider the proposed Official Plan and Zoning By-law Amendments as well as other associated by-laws noted above.

**The Purpose** of the Official Plan Amendment is to bring the Township of Cavan Monaghan Official Plan into compliance with recent provincial legislative changes through Provincial Bill 109, More Homes for Everyone Act, 2022 and Bill 23, More Homes Built Faster Act, 2022. These changes include delegating certain Council decision making to the staff level, providing a prorated refund of application fees not completed after 60-120 days, and introducing pre-applications to the pre-consultation process. Other changes include delegating (to the staff level) holding provisions, having site plan control only apply to fewer than 10 units and amending the newly legislated parkland dedication provisions. Consequently, a number of the policies governing General Development Criteria, Site Plan Control, Parkland Dedication, Holding Provisions, Accessory Units, and Pre-Consultation have to be amended to bring the Official Plan into conformity with Provincial legislation.

The Zoning By-law Amendment revises the definition of an accessory apartment and makes the necessary changes to permit two (2) accessory residential apartments within the serviced urban area of the Township in keeping with recent Provincial legislation.

The amendments to the select by-laws are to enhance the changes resulting from the OP and ZB Amendments to streamline the Township's development approval process and decision making.

**The Effect** is to implement a series of policies and regulations governing land uses within various land use designations and zones within the Township. The streamlining initiatives being proposed will reflect legislated changes already in place as well as those to be implemented by July 1, 2023. In addition, the proposed changes include administrative tools to improve the development approval process for the Township and allow staff-level decision making on some matters.

The proposed amendments to the Official Plan, Zoning By-law and select by-laws apply to all lands in the Township of Cavan Monaghan. On this basis, a **Key Map** is not provided.

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, Zoning and select 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](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.

### **To Be Notified**

If you wish to be notified of the decision of the Township of Cavan Monaghan on the proposed Official Plan and Zoning By-law Amendments and select By-laws, 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 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, Zoning and other By-law amendments are 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 as well as the aforementioned select by-laws 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 Executive Director, Planning & Development at:

John F. Connolly, MCIP RPP  
Executive Director, Planning & Development  
Township of Cavan Monaghan  
988 County Road 10  
Millbrook, Ontario  
L0A 1G0  
[jconnolly@cavanmonaghan.net](mailto:jconnolly@cavanmonaghan.net)  
(705) 872-7884

**Dated** at the Township of Cavan Monaghan this 26<sup>th</sup> day of April, 2023.

Cindy Page, Clerk  
Township of Cavan Monaghan