



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

**143 Elmdale Road  
Part Lots 2 and 3, Concession 10 (North Monaghan)  
Township of Cavan Monaghan**

**File No. ZBA-04-26**

In accordance with the provisions of the Planning Act, as amended, this Notice is to advise that the Township of Cavan Monaghan is proposing a Zoning By-law Amendment on lands located at 143 Elmdale Road (part of Lots 2 and 3, Concession 10 (North Monaghan)).

### **Subject Lands**

A key map showing the location of the property is provided on Page 4.

The property subject to ZBA-04-26 is a vacant formal agricultural property with natural heritage features throughout the site. The site is approximately 41.6 hectares (103 acres) in size with approximately 220 metres (715 feet) of frontage on Elmdale Road. The surrounding land uses include industrial to the north, agricultural properties to the east, south and west and five (5) rural dwellings to the southeast.

### **Purpose and Effect of Zoning By-law Amendment Application**

The lands subject to ZBA-04-26 are zoned Rural Employment (M2), Rural (RU), Natural Core (NC) and Natural Linkage (NL) as shown on Map B-5 to By-law No. 2018-58, as amended.

The amendment is required to align the zone boundaries on the property with the results of the submitted environmental impact study (EIS) and add an exception zone to a portion of the property to permit recreational facility uses as a secondary use. ZBA-04-26 will also add a Holding provision on the western portion of the property. The Holding provision can be lifted with the approval of an EIS that includes identifying an area of wetland compensation and the approval of an archaeological assessment. An approved archaeological assessment is a condition of Site Plan Approval for the eastern portion of the property.

Additional information about the proposed Zoning By-law Amendment is available for inspection online at: [www.cavanmonaghan.net/news/planning-notices/](http://www.cavanmonaghan.net/news/planning-notices/). Or by contacting the Township Planner at [mwilkinson@cavanmonaghan.net](mailto:mwilkinson@cavanmonaghan.net) or 705-932-9321.

## **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-04-26 as follows:

**Meeting Date:** Tuesday, May 19, 2026  
**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 May 19, 2026.

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\\_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.

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](mailto: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 29<sup>th</sup> day of April, 2026.

Cindy Page, Clerk  
Township of Cavan Monaghan

# Key Map

