



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

**1910 County Road 10
Part Lot 12, Concession 11 (Cavan)
Township of Cavan Monaghan**

File No. ZBA-12-24

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 1910 County Road 10 in Part of Lot 12, Concession 11 (Cavan).

The Zoning By-law Amendment application was filed in conjunction with Peterborough County Plan of Subdivision Application 15T-25001.

The Zoning By-law Amendment is required to permit the construction of a single detached dwelling and accessory buildings on each of five (5) new lots created by the plan of subdivision application. Each of the new lots will be approximately 2830 square metres (0.70 acres) in size with approximately 33.31 metres (109.3 feet) of frontage on Sharpe Line. The lots will be serviced by private individual water and sewage disposal systems.

Subject Lands

A key map showing the location of the property is provided on Page 4. The layout of the proposed Plan of Subdivision is provided on Page 5.

The property at 1910 County Road 10 is approximately 40.9 hectares (101.1 acres) in size with frontage of approximately 162 metres (531.5 feet) on Sharpe Line, approximately 1362 metres (4469 feet) on County Road 10 and approximately 290 metres (951 feet) on Stewart Line. The property is currently developed with a single detached dwelling, a detached garage and a 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 first purpose of the Zoning By-law Amendment is to rezone the portion of the subject lands subject to Plan of Subdivision Application 15T-25001 from the Agricultural (A) Zone to the Hamlet Residential Exception Twenty-one (HR-21) Zone.

The standard minimum lot area and lot frontage requirements for the HR Zone are 3,000 square metres (0.74 acres) and 20 metres (66 feet) respectively. The HR-21 Zone will permit a minimum lot area of 2830 square metres (0.70 acres). The HR-21 Zone will also require the installation of a tertiary treatment wastewater system on each of the new lots.

The second purpose of the Zoning by-law Amendment is to rezone a portion of the subject lands from the Agricultural (A) Zone to the Agricultural Exception Twenty-five (A-25) Zone. The standard minimum lot area in the A Zone is 40 hectares (98.8 acres). The A-25 Zone will permit a minimum lot area of 39 hectares (96.36 acres).

Additional information about the proposed Zoning By-law Amendment is available for inspection online at:

<https://www.cavanmonaghan.net/news/planning-notice/>

Or by contacting Karen Ellis, Director of Planning at kellis@cavanmonaghan.net or by telephone at 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-12-24 (McCamus) 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_9_KaleQ?view_as=subscribe

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 28th day of April 2026.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map



