

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

**To correct errors and omissions in the recently approved
Township of Cavan Monaghan
Comprehensive Zoning By-law No. 2018-18, as amended**

File No. ZBA-02-19

In accordance with the provisions of the Planning Act, as amended, this Notice is to advise that the Township of Cavan Monaghan Planning Department has initiated a Zoning By-law Amendment. The proposed amendment may affect any and all lands in the Township of Cavan Monaghan; as such, a key map has not been provided.

The zoning by-law amendment is required to introduce textual revisions and Schedule (mapping) changes to the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended to correct a number of errors and omissions and to address concerns with some of the existing regulations. Proposed changes to Schedule A affect Maps B-4, C-2, C-5, C-6, D-1, E-2A, F-2, and F-2A of By-law No. 2018-18, as amended.

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 proposed zoning by-law amendment, File No. ZBA-02-19, which will introduce textual revisions and Schedule (mapping) changes to the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended.

Meeting Date: Monday, March 18, 2019
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 proposed zoning changes and provide an opportunity for public input. No recommendations are provided at the Public Meeting and Council will not be making any decision at the meeting. A recommendation report will be prepared and presented at a subsequent meeting of Council following a full review of the zoning by-law amendment. If you wish to be notified of the decision of the Council of the Township of Cavan Monaghan on the proposed zoning by-law amendment, you must make a written request to the Clerk in one of the following ways:

- By email at earthurs@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

988 County Rd 10
Millbrook, Ontario L0A 1G0

www.cavanmonaghan.net

Phone: 705-932-2929
Fax: 705-932-3458

Subject Lands

The proposed amendment may affect any and all lands in the Township of Cavan Monaghan, as such, a key map has not been provided. Changes to Schedule A affect Maps B-4, C-2, C-5, C-6, D-1, E-2A, F-2, and F-2A and include properties in part of Lot 12, Concession 9 of the Cavan Ward; part Lot 23, Concession 11 of the Cavan Ward; part Lots 9 and 10, Concession 4 of the Cavan Ward; part Lots 4 and 5, Concession 8 of the Cavan Ward; part Lot 10, Concession 4 of the Millbrook Ward; part Lot 12, Concession 5 of the Millbrook Ward; part Lot 6, Concession 9 of the North Monaghan Ward; and part Lot 7, Concession 9 of the North Monaghan Ward.

Purpose and Effect of Zoning By-law Amendment Application

The purpose of the proposed amendment is to introduce textual revisions and Schedule (mapping) changes to the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended to correct errors and omissions and to address concerns with some of the existing regulations.

The textual items to be amended can be summarized as follows:

1. Section 1.2.5 – Zone Boundaries (page 10)

Add a new subsection to indicate that the lot area and lot frontage of the Natural Core (NC) and Natural Linkage (NL) Zones can be included in the minimum lot area and/or lot frontage requirements for a property.

2. Table 2.1 – Zones Established by the Zoning By-law (page 14)

Remove the words “Prime Agricultural lands” from the Agricultural (A) Zone description and replace with the word “Agricultural”.

3. Table 2.1 – Zones Established by the Zoning By-law (page 15)

Delete the “ORM Environmental Plan Review” row.

4. Table 2.1 – Zones Established by the Zoning By-law (page 16)

Remove the word “Zone” from the Oak Ridges Moraine Environmental Plan Review Overlay” heading.

5. Sections 3.4, 4.4, 5.4, 6.4, 7.4, 8.4 and 10.4 Exceptions (pages 22-31, 36, 40-47, 51, 55-59, 62, and 71)

Delete all references to “current” and replace with “previous” or “former”.

6. Table 6A – Industrial Zones - Permitted Uses (page 49) and Additional Regulations (page 50)

Add “outdoor display and sales area” to the list of permitted uses for the Urban Employment (M1) and Rural Employment (M2) Zones.

Add “outdoor power products sales and service” to the permitted uses in the (M1) and (M2) Zones.

Remove “accessory” from “Retail store” and add a footnote (5) to Retail store for the (M1), (M2) and Airport Industrial (M5) Zones.

Add a footnote (6) to read that “outdoor storage shall not exceed 25% of the lot area”.

7. Table 7A (page 53)

Add “on-farm diversified use” to the permitted uses for the Agricultural (A) and Rural (RU) Zones and add a footnote to (1) to the use.

8. Table 7A (page 53)

Delete the words “farm businesses and agri-tourism uses” and replace with “on-farm diversified, farm businesses and agri-tourism uses” wherever they appear in subsection (1). Additional regulations may also be required (i.e. compliance with MDS).

9. Section 7.4 (new page 60)

Add a new subsection, namely subsection 7.4.24 being the Agricultural Exception Fourteen (A-14) Zone to recognize the existing animal clinic as a permitted use on the subject lands as well as recognize the approved reduced minimum front yard of 22.8 metres and one (1) loading space requirement.

In addition, the (A-14) Zone will increase the maximum lot coverage for accessory buildings and structures from 5% to 10% (Table 11A).

10. Table 8A (page 60)

Add footnote (4) to “Dwelling, single detached” for the NC and NL Zones.

11. Section 9.1 (page 63)

Remove ORM Environmental Plan Review (ORMEPR) from the list of applicable zones.

12. Section 11.2 Accessory Apartments (page 72)

Add a statement that the accessory apartment must be located in the main building (as per the definition of accessory apartment).

13. Section 11.22 Minimum Distance Separation (MDS) (page 89)

Consider adding subsections c) and d) to address MDS I and MDS II for agriculture-related uses and on-farm diversified uses.

14. Section 11.8.1 Maximum Number of Dwelling Units (page 76)

Add subsection c) to state that the maximum number of dwelling units permitted in a Core Mixed-Use One (CMU1) Zone shall be based upon the minimum floor area requirements of the Ontario Building Code.

15. Section 13 Definitions (pages 137, 138)

Amend the definitions of Lot Frontage and Lot Line, Exterior to improve the readability of the definitions.

16. Section 13 Definitions (page 141)

Delete the definition of on-farm diversified uses and replace it with the definition from the Provincial Policy Statement (PPS) and the Growth Plan.

17. Section 13 Definitions (page 141)

Add a definition of “outdoor power products sales and service”.

18. Section 13 Definitions (page 145)

Delete the definition of “retail store, accessory”.

To Speak at the Public Meeting or Provide Written Comments

Any person may attend the Public Meeting and request to speak and/or provide written representation on the proposal. If you wish to submit written comments to Council on the application, you must submit the written comments to the Clerk's Office no later than 9 a.m. on March 18, 2019.

Personal information as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPA) 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.

Important Information about Making a Submission

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 Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Cavan Monaghan before the by-law is passed, 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 Council of the Township of Cavan Monaghan before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For More Information

Additional information about the proposed zoning by-law amendment will be available for inspection by the public in the Planning Department at the Municipal Office, Monday to Friday during regular office hours (8:30 a.m. to 4:30 p.m.), until noon on **Monday, March 18, 2019**.

If you have questions about the proposed rezoning, please contact Planning Department Staff by telephone at 705-932-9321 or via email at ccoulter@cavanmonaghan.net.

Township Staff reports and public notices will be added to the Township's website (www.cavanmonaghan.net) as they become available.

Dated this 27th day of February, 2019.