



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

**Part Lots 8 and 9, Concession 7, Cavan Ward  
589 Syer Line  
Township of Cavan Monaghan**

**File No. ZBA-5-18**

In accordance with the provisions of the Planning Act, as amended, this letter is to advise that a complete application has been received by the Township of Cavan Monaghan Planning Department for a zoning by-law amendment. The application applies to lands known municipally as 589 Syer Line and described as Part Lots 8 and 9, Concession 7 of the Cavan Ward. The zoning by-law amendment is required as a condition of consent for Peterborough County Land Division File B-5-18. The zoning by-law amendment application was received by the Township on October 9, 2018 and deemed complete on November 16, 2018.

**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 from Suzanne and Alan McCaskill for the lands known municipally as 589 Syer Line.

**Meeting Date: Monday, December 17, 2018**  
**Location: Township of Cavan Monaghan Council Chambers**  
**988 County Road 10, Millbrook**  
**Time: 1 p.m.**

988 County Rd 10  
Millbrook, Ontario L0A 1G0

[www.cavanmonaghan.net](http://www.cavanmonaghan.net)

Phone: 705-932-2929

Fax: 705-932-3458

The purpose of the Public Meeting is to provide more information about the application 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 application. 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](mailto: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

### **Subject Lands**

A key map showing the location of the property is provided on Page 5.

The severed parcel, Part 1, is approximately 46.52 hectares (114.96 acres) in size with 236.91 metres (777.26 feet) of frontage on Syer Line. The severed parcel is currently vacant agricultural land. No buildings or structures are proposed for the severed parcel at this time.

The retained parcel, Part 2, is approximately 47.50 hectares (117.38 acres) in size with approximately 642.53 metres (2108.03 feet) of frontage Syer Line. The retained parcel is currently developed with a single detached dwelling, two sheds and a barn and is serviced with private well and private septic system.

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

The purpose of the proposed amendment is to rezone the subject lands to fulfill a condition of consent for Peterborough County Land Division File B-5-18. The severed parcel is zoned Agricultural (A), Natural Core (NC) and Natural Linkage (NL) while the retained parcel is zoned Agricultural (A) and Natural Linkage (NL). Permitted uses in the (A) Zone require a minimum lot area of 40 hectares (98.84 acres) and a minimum lot frontage of 130 metres (426.51 feet). Permitted uses in the (NC) and (NL) Zones require a minimum lot area of 1 hectare (2.47 acres) and a minimum lot frontage of 100 metres (98.43 feet). Section 1.2.5 (a)(vi) & (b) of By-law 2018-58 requires that where a lot falls into two or more Zones, each portion of the lot is to be used in accordance with the provisions of the By-law for the applicable Zone with the exception of calculating yards and setbacks.

The portion of the severed parcel within the (A) Zone has a lot area of approximately 32.83 hectares (81.12 acres). The portions of the severed parcel in the (NC) and (NL) Zones have no lot frontage.

The portion of the retained parcel within the (A) Zone has a lot area of approximately 29.75 hectares (73.51 acres).

The severed and retained parcels are proposed to be rezoned from the Agricultural (A) Zone to the Agricultural Exception Thirteen (A-13) Zone. The (A-13) Zone will permit all of the permitted uses in Table 7A for the (A) Zone with an exception that, notwithstanding Section 1.2.5 (a)(vi) of By-law 2018-58, the lot area and lot frontage of the (NC) and/or (NL) Zones may be included in the minimum lot area and/or minimum lot frontage determination. The (NC) Zone and the (NL) Zone on the parcels will remain. All other provisions of the (A) Zone, the (NC) Zone and the (NL) Zone will apply.

### **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 December 17, 2018.

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, December 17, 2018.**

If you have questions about the application, please contact Planning Department Staff by telephone at 705-932-9321 or via email at [ccoulter@cavanmonaghan.net](mailto:ccoulter@cavanmonaghan.net).

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

Dated this 28<sup>th</sup> day of November, 2018.

# Key Map

