



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

**Part Lot 13, Concession 5, Millbrook Ward
3 Buckland Drive
Township of Cavan Monaghan**

File No. ZBA-4-18

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 3 Buckland Drive and described as Part Lot 13, Concession 5 of the Millbrook Ward. The zoning by-law amendment is required as a condition of consent for Peterborough County Land Division File B-8-18. The zoning by-law amendment application was received by the Township on September 13, 2018 and deemed complete on September 28, 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 Gerry and Susan Streefland for the lands known municipally as 3 Buckland Drive.

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

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
- 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 4.

The severed parcel, Part 1, Plan 45R-16686, is approximately 1,501 square metres (0.37 acres) in size with 27.43 metres (89.99 feet) of frontage on Buckland Drive. The severed parcel is currently vacant. A single detached dwelling is proposed for the severed parcel. The dwelling will be serviced with municipal water and a private septic system.

The retained parcel, Part 2, Plan 45R-16686, is approximately 10,895 square metres (2.69 acres) in size with approximately 21.5 metres (70.54 feet) of frontage on the travelled and maintained portion of Buckland Drive. The retained parcel is currently developed with a single detached dwelling, attached garage and shed and is serviced with municipal water and a 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-8-18. The severed parcel is zoned Urban Residential One (UR1) while the retained parcel is zoned Urban Residential One (UR1) and Natural Linkage (NL). Permitted uses in the (UR1) Zone that are serviced only by public water or sanitary sewer require a minimum lot frontage of 30 metres (98.43 feet). The severed parcel has a lot frontage of only 27.429 metres (89.99 feet). The retained parcel has a lot frontage of only 21.5 metres (70.54 feet) on the travelled and maintained portion of Buckland Drive.

The severed and retained parcels are proposed to be rezoned from the Urban Residential One (UR1) Zone to the Urban Residential One Exception Nine (UR1-9) Zone. The (UR1-9) Zone will permit a single detached dwelling on a lot with a minimum lot frontage of 21

metres (68.897 feet). All other provisions of the (UR1) Zone will apply. The Natural Linkage (NL) Zone will remain unchanged.

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.

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

Dated this 28th day of November, 2018.

Key Map

