



Notice of Complete Official Plan and Zoning By-law Amendment Applications
and
Notice of Public Meeting
Concerning the Official Plan and Zoning By-law Amendment Applications

Application Nos. OPA-01-17 and ZBA-05-17
2410 Lansdowne Street West
Part of Lot 3, Concession 12, North Monaghan Ward
Township of Cavan Monaghan

Take Notice that the Township of Cavan Monaghan received Official Plan and Zoning By-law Amendment applications for lands at 2410 Lansdowne Street West in part of Lot 3, Concession 12 of the North Monaghan Ward. The Amendments are required to introduce planning policies and regulations to permit a gymnastics facility on a portion of the subject property.

Take Notice that the Council of the Township of Cavan Monaghan will hold a public meeting on Monday, **June 19, 2017 at 1:00 p.m.** in the Council Chambers of the Township of Cavan Monaghan Municipal Office at 988 County Road 10, Millbrook ON to consider the proposed Official Plan and Zoning By-law Amendments under Sections 17 and 34 of the Planning Act, R.S.O., 1990 as amended.

Official Plan Amendment

The purpose of Amendment No. 3 to the Township of Cavan Monaghan Official Plan is to change the land use designation on a portion of the subject lands from "Rural" and "Natural Core Area" to "Recreational" to permit the establishment of a recreation/athletic club, specifically in the form of a gymnastics facility. The "Recreational" designation will apply to approximately 0.86 hectares (2.14 acres) of the subject property. The existing residential dwelling will be secondary to the principal recreational use of the property and will serve as office/administrative space and residential accommodation in the form of a single dwelling use. The Amendment also seeks to provide relief from the requirements of Minimum Distance Separation Formulae (MDS) which determines setbacks between an existing livestock facility and the proposed development.

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The effect of the Amendment is to permit a portion of the subject property to be used as a gymnastics facility and the existing residential structure on the property to be used as office office/administrative space and residential accommodation in the form of a single dwelling use.

A Zoning By-law Amendment application is required to implement the Official Plan Amendment.

Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to change the zoning of the property to permit the establishment of a recreation or athletic club, specifically in the form of a gymnastics facility on a portion of the subject property. A recreation or athletic club is defined as “a lot or building or part of a lot or building where a club is operated for gain or profit by supplying facilities for physical fitness and recreation.”

The Amendment will also address lot area, lot frontage, side and rear yard setbacks, building area, lot coverage, building height, dwelling unit area, spatial separation, planting strips, parking and loading space requirements and provide relief from the requirements of Minimum Distance Separation Formulae (MDS).

The portion of the property not zoned for the gymnastics facility will be rezoned to recognize the environmental conditions/sensitivities of the area.

A **Key Map** showing the lands to which these Amendments apply is provided on the reverse.

Any person may attend the public meeting and/or make a verbal or written representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments. If you are unable to attend the meeting, written submissions may be submitted and should include a request for further notice, if desired.

If you wish to be notified of the adoption of the proposed Official Plan Amendment or of the refusal of a request to amend the Official Plan or 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 Township of Cavan Monaghan at 988 County Road 10, Millbrook, ON L0A 1G0.

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 proposed Official Plan Amendment is adopted and the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decisions of the Council of the Township of Cavan Monaghan to the Ontario Municipal Board.

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 proposed Official Plan Amendment is adopted and the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal

before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information about the proposed Official Plan and Zoning By-law Amendments is available for inspection by the public at the Municipal Office from Monday to Friday during regular office hours (8:30 a.m. to 4:30 p.m.). The information will be available until noon on Monday, June 19, 2017.

Dated at the Township of Cavan Monaghan this 29th day of May, 2017.

Elana Arthurs, Clerk
Township of Cavan Monaghan

Key Map

