



## **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-10-17 and ZBA-07-17  
2099 Lansdowne Street West  
Part of Lot 5, Concession 11, 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 2099 Lansdowne Street West in part of Lot 5, Concession 11 of the North Monaghan Ward. The Amendments are required to permit the establishment of a car dealership on a portion of the subject lands. The Zoning By-law Amendment is also required to fulfill a condition of consent application B-89-16.

**Take Notice** that the Council of the Township of Cavan Monaghan will hold a public meeting on **Tuesday, August 8, 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. 10 to the Township of Cavan-Millbrook-North Monaghan Official Plan is to change the land use designation on a portion of the subject lands from "Rural" to "Service Commercial" to permit the establishment of an automobile dealership on a portion of the subject lands. The automobile dealership will be developed in conjunction with the existing Mitsubishi Dealership at 2071 Lansdowne Street West.

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The Service Commercial designation currently applies to approximately 1.77 hectares (4.37 acres) of the subject lands. The designation will be applied to an additional 2.42 hectares (6 acres) of land. The lands immediately south of the Victory Baptist Church and adjacent to the rear lot lines of the Rothesay Avenue residential lands will remain designated Rural.

The effect of the Amendment is to permit a portion of the subject lands to be used as an automobile dealership.

A Zoning By-law Amendment application is required to implement the Official Plan Amendment and to fulfill a condition of Consent Application B-89-16.

### **Zoning By-law Amendment**

The purpose of the Zoning By-law Amendment is to change the zoning on the retained lands of Consent Application B-89-16 from the Institutional (I) Zone and the Rural (RU) Zone to the Institutional Exception Three (I-3) Zone. The Institutional Exception Three (I-3) Zone will recognize the existing church and the 4-unit residential dormitory on the lands. No additional buildings or structures are proposed at this time.

The Zoning By-law Amendment will also change the zoning on the severed portion of Application B-89-16 from the Institutional (I) Zone and the Rural (RU) Zone to the Highway Commercial Exception Nineteen (HC-19) Zone to permit the establishment of an automobile dealership on a portion of the subject lands. The Amendment will also address lot area, lot frontage, side and rear yard setbacks, building area, lot coverage, building height, planting strips, and parking and loading space requirements.

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 Tuesday, August 8, 2017.

**Dated** at the Township of Cavan Monaghan this 18<sup>th</sup> day of July, 2017.

Elana Arthurs, Clerk  
Township of Cavan Monaghan

### Key Map



