



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

**2097 Whittington Drive  
Lot 4, Plan 45M-185, Part of Lot 4, Concession 10 (North Monaghan)  
Township of Cavan Monaghan**

**File No. ZBA-01-25**

In accordance with the provisions of the Planning Act, as amended, this Notice is to advise that the Township of Cavan Monaghan Planning Department received a complete application for a Zoning By-law Amendment. The Application applies to the lands known municipally as 2097 Whittington Drive.

A Zoning By-law Amendment is required to permit a commercial recreation use (pickleball courts) on the property. The commercial recreation use will be limited to a maximum of four (4) pickleball courts in Unit B within the principal building. The use will be permitted for up to three (3) years.

**Subject Lands**

A key map showing the location of the property is provided on Page 4.

The lands subject to the Zoning By-law Amendment are approximately 0.88 hectares (2.17 acres) in size with approximately 68 metres (224 feet) of frontage on Whittington Drive. The property is developed with a 2,880 square metre (31,000 square foot) building. Within the building is 2,750 square metres (29,600 square feet) of warehouse space and 130 square metres (1,395 square feet) of office space. Except changes to the parking lot layout, no change to the building exterior footprint is proposed as part of this Application.

988 County Rd 10  
Millbrook, Ontario L0A 1G0

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

**Phone:** 705-932-2929

**Fax:** 705-932-3458

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

The lands subject to the Application are zoned Rural Employment Exception Nine (M2-9). The property was rezoned through the approval of By-law No. 2024-43 in August of 2024. The existing golf simulator, warehouse and office space are permitted uses in the M2-9 Zone. Commercial recreational uses are not permitted in the M2-9 Zone. As such, a zoning by-law amendment is required.

The purpose and effect of the proposed Application is to rezone the subject property to permit a maximum of four (4) pickleball courts, as a temporary use, within a portion of the warehouse space for a period of up to three (3) years. All other provisions of the M2-9 Zone will apply to the subject property.

Council may by by-law, extend the temporary use period by as much as three (3) years at any one time. Upon expiry, the lands affected will revert to the Rural Employment Exception Nine (M2-9) Zone.

Additional information about the proposed Zoning By-law Amendment is available for inspection online at:

<https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices&mid=20762>

Or by contacting the Township Planner at [mwilkinson@cavanmonaghan.net](mailto:mwilkinson@cavanmonaghan.net) or 705-932-9321.

## **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 ZBA-01-25 (2097 Whittington Drive) as follows:

<b>Meeting Date:</b>	<b>Monday, April 7, 2024</b>
<b>Location:</b>	<b>Township of Cavan Monaghan 988 County Road 10, Millbrook</b>
<b>Time:</b>	<b>1 p.m.</b>

The purpose of the Public Meeting is to provide more information about the Application and provide an opportunity for public input.

## **To Speak at the Public Meeting or Provide Written Comments**

Any person may attend the public meeting and make written and/or verbal representation either in support of or in opposition to the proposed Amendment. If you are unable to attend the meeting, written submissions may be submitted and should include a request for further notice, if desired. Written submissions must be received by the Clerk's Office no later than 9 a.m. on April 7, 2025.

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Township YouTube Channel at:  
[https://www.youtube.com/channel/Uck8cGK2GvckFHWz\\_9KaleQ?view\\_as=subscriber](https://www.youtube.com/channel/Uck8cGK2GvckFHWz_9KaleQ?view_as=subscriber)

The meeting will also be recorded and available after the meeting for public viewing on the same platform.

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

### **Right to Appeal**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cavan Monaghan in respect of the Zoning By-law Amendment before Council approves or refuses to approve the Amendment, the person or public body is not entitled to appeal the decision of the Township to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cavan Monaghan before the Council approves or refuses to approve the Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

### **To Be Notified**

If you wish to be notified of the decision of the Council of the Township of Cavan Monaghan on the Zoning By-law Amendment, you must make a written request to the Clerk in one of the following ways:

By email at [cpage@cavanmonaghan.net](mailto:cpage@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

**Dated** at the Township of Cavan Monaghan this 17th day of March, 2025.

Cindy Page, Clerk  
Township of Cavan Monaghan

### Key Map

