



Notice of Complete Official Plan and Zoning By-law Amendment Applications

and

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

**Application Nos. OPA-02-24 and ZBA-10-24
2166 North Monaghan Parkway
Part of Lot 4, Concession 11 (North Monaghan)
Township of Cavan Monaghan**

Take Notice that the Township of Cavan Monaghan received complete Official Plan and Zoning By-law Amendment applications for lands located at 2166 North Monaghan Parkway in part of Lot 4, Concession 11 (North Monaghan). These Applications have been assigned file numbers OPA-02-24 and ZBA-10-24.

The Amendments are required to permit a second dwelling on the subject property.

Information filed in support of the Applications includes a Planning Justification Report from Ecovue Consulting.

Take Notice that the Council of the Township of Cavan Monaghan will hold a public meeting on **Monday, February 3rd, 2025 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 and effect of the Official Plan Amendment is to add a policy to the Rural designation to permit the construction of a second dwelling on the subject property.

A Zoning By-law Amendment 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 on the subject property from the Rural (RU) Zone to the Rural Exception Eleven (RU-11) Zone.

All of the standard regulations of the RU Zone will apply to the RU-11 Zone except that a second dwelling will be a permitted use on the subject property.

Regulations regarding the required setbacks, size of the second dwelling, accessory buildings and structures are included in the draft RU-11 Zone. The RU-11 limits a maximum of one accessory apartments on the property.

A **Key Map** showing the lands to which the Amendments apply is provided below.

988 County Road 10
Millbrook, Ontario L0A 1G0

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Phone: (705) 932-2929

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Email: services@cavanmonaghan.net

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. The Clerk must receive written submissions before 12 noon on February 3rd, 2025.

If you wish to view the public meeting in real time, but do not wish to speak to the Applications, the meeting will be hosted on the Township YouTube Channel at: 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.

If you wish to be notified of the decision of the Township of Cavan Monaghan on the proposed Official Plan Amendment or Zoning By-law Amendment, you must make a written request to Township of Cavan Monaghan at 988 County Road 10, Millbrook, ON L0A 1G0.

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 Ontario Land Tribunal but the 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 proposed official plan amendment is adopted or before Council approves or refuses to approved the Zoning By-law Amendment, 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 proposed official plan amendment is adopted and the Zoning By-law is passed, 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 add the person or public body as a party.

Additional information about the proposed Official Plan and Zoning By-law Amendments is available for inspection online at:

[https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices & _mid_=20762](https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices&_mid_=20762)

Or by contacting the Planner at mwilkinson@cavanmonaghan.net

Dated at the Township of Cavan Monaghan this 14th day of January, 2025.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map

