



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-04-24 and ZBA-11-24
1702 Cedar Valley Road
Part of Lot 23, Concession 6 (Cavan)
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 1702 Cedar Valley Road in part of Lot 23, Concession 6 (Cavan). The Applications have been assigned file numbers OPA-04-24 and ZBA-11-24.

The Amendments are required to redesignate a portion of the property and reduce the setback required for Minimum Distance Separation (MDS) in order to permit a severance of the existing residential use from the existing golf course portion of the property. Information filed in support of the Applications includes a Planning Justification Study completed by D.M. Wills and Associates Inc.

Take Notice that the Council of the Township of Cavan Monaghan will hold a public meeting on **Tuesday, February 18, 2024 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 change the current Recreational designation to the Rural designation on the lands where the new lot is proposed and amend the Rural designation to provide relief from Minimum Distance Separation (MDS) setback requirement to permit the severance.

The portion of the lands subject to a future severance application currently have a single detached dwelling with private septic and well water services.

Zoning By-law Amendment

The ZBA will apply to both the retained and severed parcels.

The ZBA will rezone the portion of the property proposed to be severed from the Recreational Commercial Exception Two (C3-2) Zone to the Rural Residential Exception Twenty-Eight (RR-28) Zone. The RR-28 Zone recognizes a 0-metre minimum northern side yard for the existing building. However, all future redevelopment on the property shall comply with the standard 6 metre (19.68 foot) interior side yard setback.

The ZBA will also remove a single detached dwelling as a permitted use on the golf course lands.

All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

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

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 18, 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 and 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 30th day of January, 2025.

Cindy Page, Clerk
Township of Cavan Monaghan

