



Notice of Public Meeting and Proposed Zoning By-law Amendment

**988 County Road 10
Part Lot 12, Concession 6 (Cavan)
Township of Cavan Monaghan**

File No. ZBA-08-24

In accordance with the provisions of the Planning Act, as amended, this Notice is to advise that the Township of Cavan Monaghan is proposing a Zoning By-law Amendment. The Amendment applies to a portion of the lands located on 988 County Road 10 in part Lot 12, Concession 6 (Cavan).

The Zoning By-law Amendment is required to permit residential uses consistent with the neighbouring residential parcels. It is intended that the lands subject to the amendment will be severed into three (3) lots in the future.

Township Council passed motion R-2024-262, directing Staff to proceed with rezoning the identified portion of the subject property to permit the development of single residential dwellings.

Subject Lands

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

The portion of land subject to the Zoning By-law Amendment is currently vacant in the northwest corner of the subject property. The three (3) future lots will each have approximately 20 metres (65 feet) of frontage on Highlands Boulevard and will be approximately 414 square metres (0.1 acres) in size.

The surrounding lands uses include a developing residential subdivision to the west, the Township Fire Hall to the east and the Cavan Monaghan Community Center to the south. The Township Office is on the subject property to the southeast of the portion of land subject to the Zoning By-law Amendment.

Purpose and Effect of Zoning By-law Amendment Application

The subject lands are currently zoned the Institutional Exception One (I-1) Zone on Map E-2 to By-law No. 2018-58, as amended.

The purpose and effect of the Zoning By-law Amendment is to rezone a portion of the subject lands from the Institutional Exception One (I-1) Zone to the Urban Residential One Subzone A Exception Six (UR1-A-6) Zone to permit residential uses consistent with the neighbouring residential parcels.

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 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-08-23 as follows:

Meeting Date: Monday, December 2, 2024
Location: Township of Cavan Monaghan Council Chambers
988 County Road 10, Millbrook
Time: 1 p.m.

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 December 2, 2024.

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:

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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

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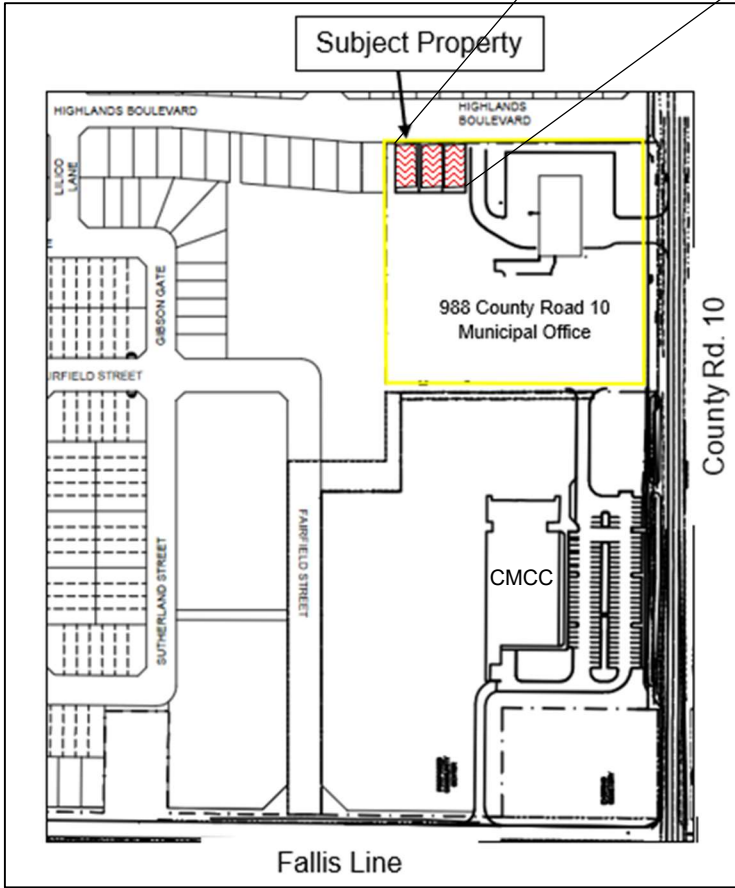
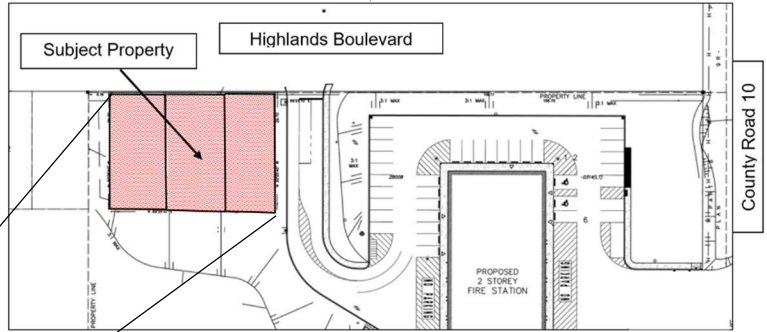
By email at cpage@cavanmonaghan.net

- 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 12th day of November, 2024.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map





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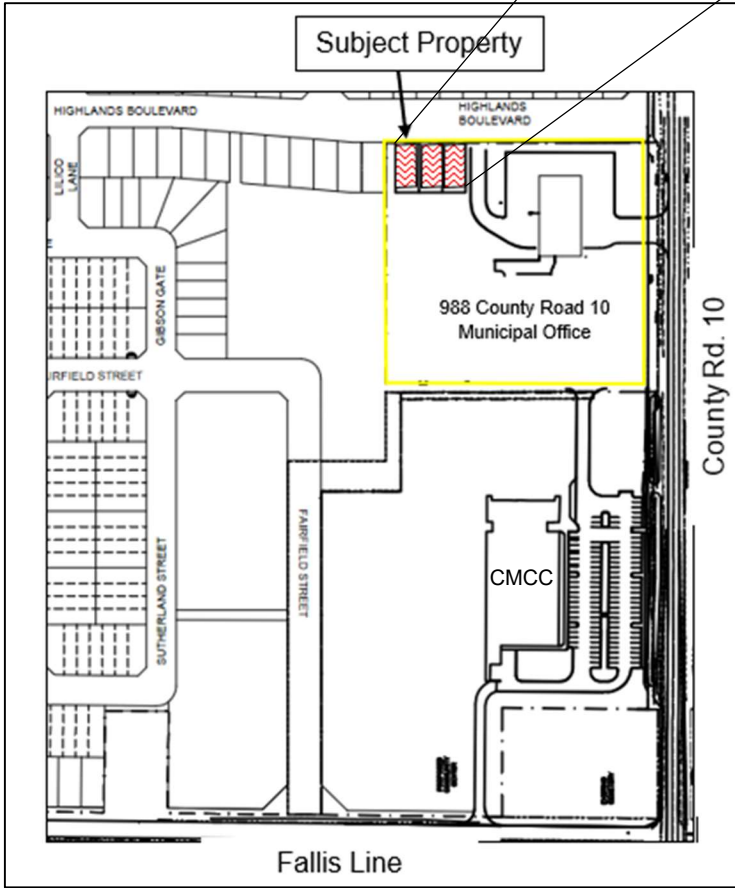
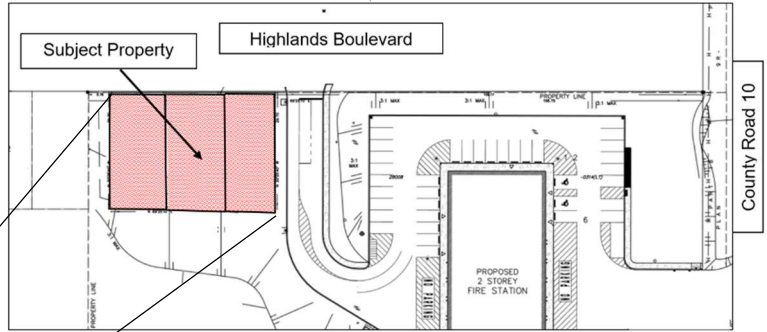
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