

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-01-24 and ZBA-05-24
401 Elgar Drive
Part of Lots 8 and 9, Concession 2 (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 401 Elgar Drive in part of Lots 8 and 9, Concession 2 (Cavan). These Applications have been assigned file numbers OPA-01-24 and ZBA-05-24.

The Amendments are required to permit the establishment of an on-farm diversified use (farm resort) on a portion of the property.

Information filed in support of the Applications includes a Planning Justification Study and an Environmental Impact Statement.

Take Notice that the Council of the Township of Cavan Monaghan will hold a public meeting on **Monday, June 24, 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 add a policy to the Oak Ridges Moraine Natural Core designation, as it affects a portion of the subject property, to permit the establishment of an on-farm diversified use (farm resort) on the property.

A farm resort is defined as “a farming operation that provides, as a secondary use, educational and active opportunities related to the farm operation that:

- allows guests to experience and enjoy the agricultural way of life;
- is compatible with, and does not conflict or interfere with, agricultural operations on the property or normal farm practices in the area; and
- occupies a limited area of the property.”

Overnight accommodation for the farm resort use shall be limited to the six (6) bedroom structure currently on site. Township Staff are of the opinion that the structure is a single detached dwelling. The Owner of the property considers the structure to be a renovation of an existing barn.

Recreational uses are limited to low-intensity recreational uses as defined in the Oak Ridges Moraine Conservation Plan (ORMCP).

The farm resort shall be operated by the resident farmer or a resident member of the farm family and shall be secondary to the principal agricultural use of the property.

The area of the property used for the farm resort shall be limited to 2% of the area of the farm parcel, to a maximum of 1 hectare (2.5 acres). The buildings and structures used for the farm resort use shall be limited to those buildings and structures existing as of January 1, 2024.

The farm resort shall be subject to Minimum Distance Separation Formulae.

A Zoning By-law Amendment and site plan approval are 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 a portion of the property from the Oak Ridges Moraine Core (ORMC) Zone to the Oak Ridges Moraine Core Exception One (ORMC-1) Zone.

In the ORMC-1 Zone, a farm resort will be added to list of permitted uses. A farm resort is defined as “a farming operation that provides, as a secondary use, educational and active opportunities related to farm operations that:

- allow guests to experience and enjoy the agricultural way of life;
- are compatible with and do not hinder the surrounding agricultural operations; and
- occupy a limited area of the property.”

Overnight accommodation related to the farm resort use shall be limited to six (6) guest rooms located in the single detached dwelling (renovated barn). Recreational uses are limited to low-intensity recreational uses.

The farm resort shall clearly be secondary to the agricultural use of the property and shall not change the character of the property. The farm resort shall not create or become a public nuisance with regard to noise, traffic, emissions, parking or communication interference.

The farm resort shall be operated by the resident farmer or a resident member of the farm family. The farm resort shall employ a maximum of one (1) employee in addition to the permanent residents of the single detached dwelling related to the agricultural use.

The farm resort use shall be limited to 2% of the area of the farm parcel to a maximum of 1 hectare (2.5 acres).

The farm resort use shall not be rented to any one party for more than fourteen (14) consecutive days.

No sign or display other than a non-illuminated sign not exceeding 1 square metre in area shall indicate that a farm resort business is being operated on site.

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

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 June 24, 2024.

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_9_KaleQ?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, 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, 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 County of Peterborough before the proposed official plan amendment is adopted, 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>

Or by contacting the Director of Planning at kellis@cavanmonaghan.net

Dated at the Township of Cavan Monaghan this 4th day of June, 2024.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map

