

Official Plan Amendment No. 5
Cameron Subdivision (Ida)

to the

Official Plan for the Township of Cavan Monaghan

DRAFT

March 2020

Certificate

**Official Plan Amendment No. 5
Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 5 to the Township of Cavan Monaghan Official Plan was prepared by the Council of the Township of Cavan Monaghan and was adopted by the Township of Cavan Monaghan by By-law No. **2020-XX** in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the ____ day of _____, 2020.

Scott McFadden, Mayor

**Corporate Seal
of Municipality**

Elana Arthurs, Clerk

This Amendment to the Township of Cavan Monaghan Official Plan which has been prepared and adopted by the Council of the Township of Cavan Monaghan is hereby approved in accordance with the provisions of Section 17 of the Planning Act, R.S.O., 1990, as amended, as Amendment No. 5 to the Township of Cavan Monaghan Official Plan.

Date

**Bryan Weir
Director of Planning
County of Peterborough**

Adoption By-law for Official Plan Amendment No. 5

By-law No. 2020-XX

The Council of the Township of Cavan Monaghan, in accordance with the provisions of Section 17 of the Planning Act, R.S.O., 1990, as amended, hereby enacts as follows:

1. Amendment No. 5 to the Township of Cavan Monaghan Official Plan consisting of the attached explanatory text is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Peterborough County Planning Department for approval of the aforementioned Amendment No. 5 to the Township of Cavan Monaghan Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the approval of the Peterborough County Council.

Enacted and passed this _____ day of _____, 2020.

Scott McFadden
Mayor

Elana Arthurs
Clerk

The Statement of Components

Part A – The Preamble does not constitute part of this Amendment.

Part B – The Amendment constitutes Amendment No. 5 to the Township of Cavan Monaghan Official Plan.

Part C – The Appendices do not form part of this Amendment. These appendices contain the record of the public involvement associated with the Amendment, including agency comments.

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Part A – The Preamble

1. Purpose:

The purpose of Amendment No. 5 to the Official Plan for the Township of Cavan Monaghan is to change the land use designation on a portion of the subject lands from “Agricultural” to “Hamlet” to permit a 15-lot residential plan of subdivision.

The Amendment also seeks to provide relief from the policies of the Official Plan which prohibit the expansion of settlement area boundaries.

2. Location:

The Amendment applies to a portion of the property at 1844 County Road 10 in part of Lot 12, Concession 10 of the Cavan Ward as shown on the Key Map attached hereto.

3. Basis:

i) Proposal

The property subject to the Application is approximately 22.24 hectares (54.96 acres) in size with approximately 595 metres (1952 feet) of frontage on County Road 10. The property is currently developed with a single detached dwelling, shed and barn and is serviced with private well and septic.

Official Plan Amendment No. 5 will change the land use designation on a portion of the subject lands from “Agricultural” to “Hamlet” to permit a 15-lot residential plan of subdivision.

The “Hamlet” designation will apply to approximately 9.47 hectares (23.40 acres) of the subject property. The existing residential dwelling will remain and will be located on proposed Lot 2 of the Draft Plan of Subdivision, Peterborough County File No. 15T-15001 while the existing shed and barn will be removed.

The Amendment also seeks to provide relief from the policies of the Official Plan which prohibit the expansion of settlement area boundaries.

A Planning Justification Report for the Application is provided as Attachment No. 1 to this Amendment. The Planning Report also addresses a companion Zoning By-law Amendment which is currently being processed by the Township and has been assigned File No. ZBA-12-17.

ii) Public Consultation

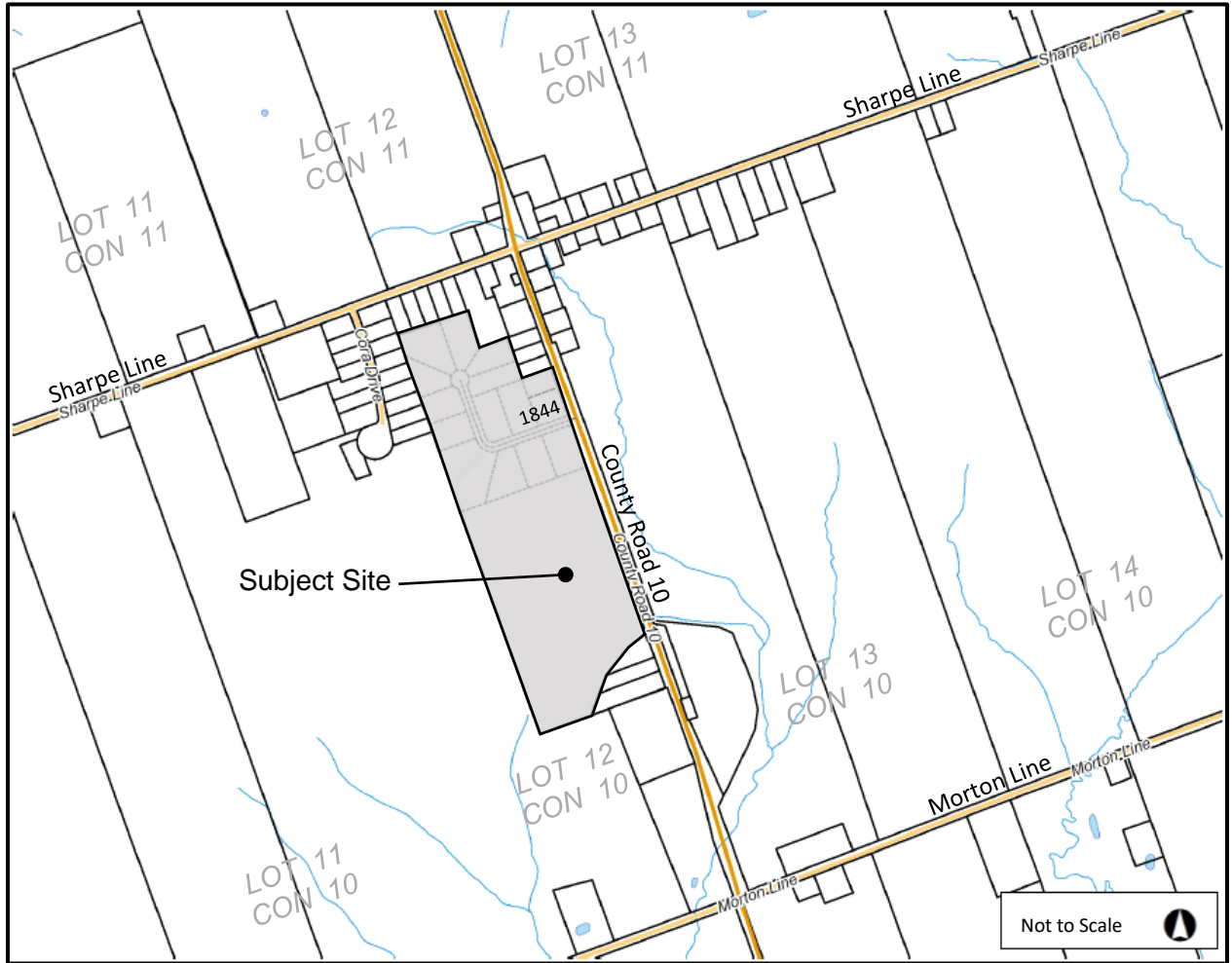
A public meeting is required to be held under Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. The public meeting was held XXXX XX, 2020. The draft Amendment along with written comments received were presented to Council and the public on XXXX XX, 2020.

iii) Agency Review

All agency comments received are included in the Appendix.

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Key Map



Part “B” – The Amendment

Introductory Statement

All of this part of the document entitled Part “B” – The Amendment consisting of the following text and attached map designated as Schedule “1” constitute Amendment No. 5 to the Official Plan for the Township of Cavan Monaghan.

Details of the Amendment

The Official Plan for the Township of Cavan Monaghan is amended as follows:

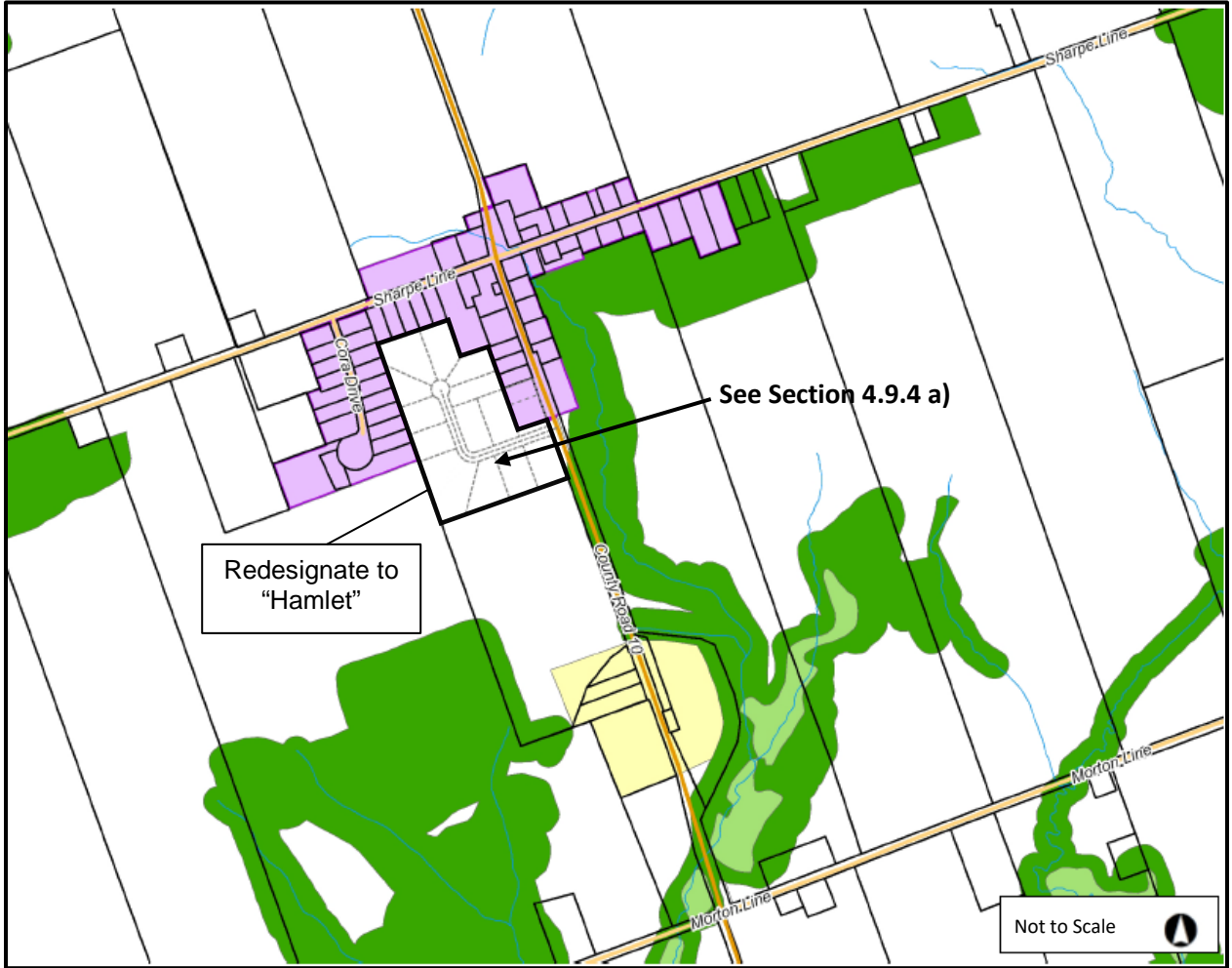
1. Schedule A to the Official Plan for the Township of Cavan Monaghan is amended by changing the designation from “Agricultural” to “Hamlet” and by adding a text box reference for Section 4.9.4 a) as it applies to 1844 County Road 10 in part of Lot 12, Concession 10 of the Cavan Ward as shown on Schedule “1”, attached.
2. Schedule F – Map 4 to the Official Plan for the Township of Cavan Monaghan is amended by changing the Hamlet boundary for Ida and by adding a text box reference for Section 4.9.4 a) as it applies to as it applies to 1844 County Road 10 in part of Lot 12, Concession 10 of the Cavan Ward as shown on Schedule “2”, attached.
3. Section 4.9 of the Official Plan for the Township of Cavan Monaghan is amended by adding a new subsection, namely subsection 4.9.4 a), immediately following subsection 4.9.3 which shall read as follows:

“4.9.4 Site Specific Policies







- a) 1844 County Road 10
Part of Lot 12, Concession 10, Cavan Ward
(Cameron Subdivision - Ida)

Notwithstanding the provisions of Section 2.6, Section 4.9.3 (a) and Section 8.3 herein, the external boundaries of the Hamlet of Ida shall be expanded as they apply to a portion of the lands in part of Lot 12, Concession 10 of the Cavan Ward, being Roll Number 1509-010-040-15500 and municipally known as 1844 County Road 10.”

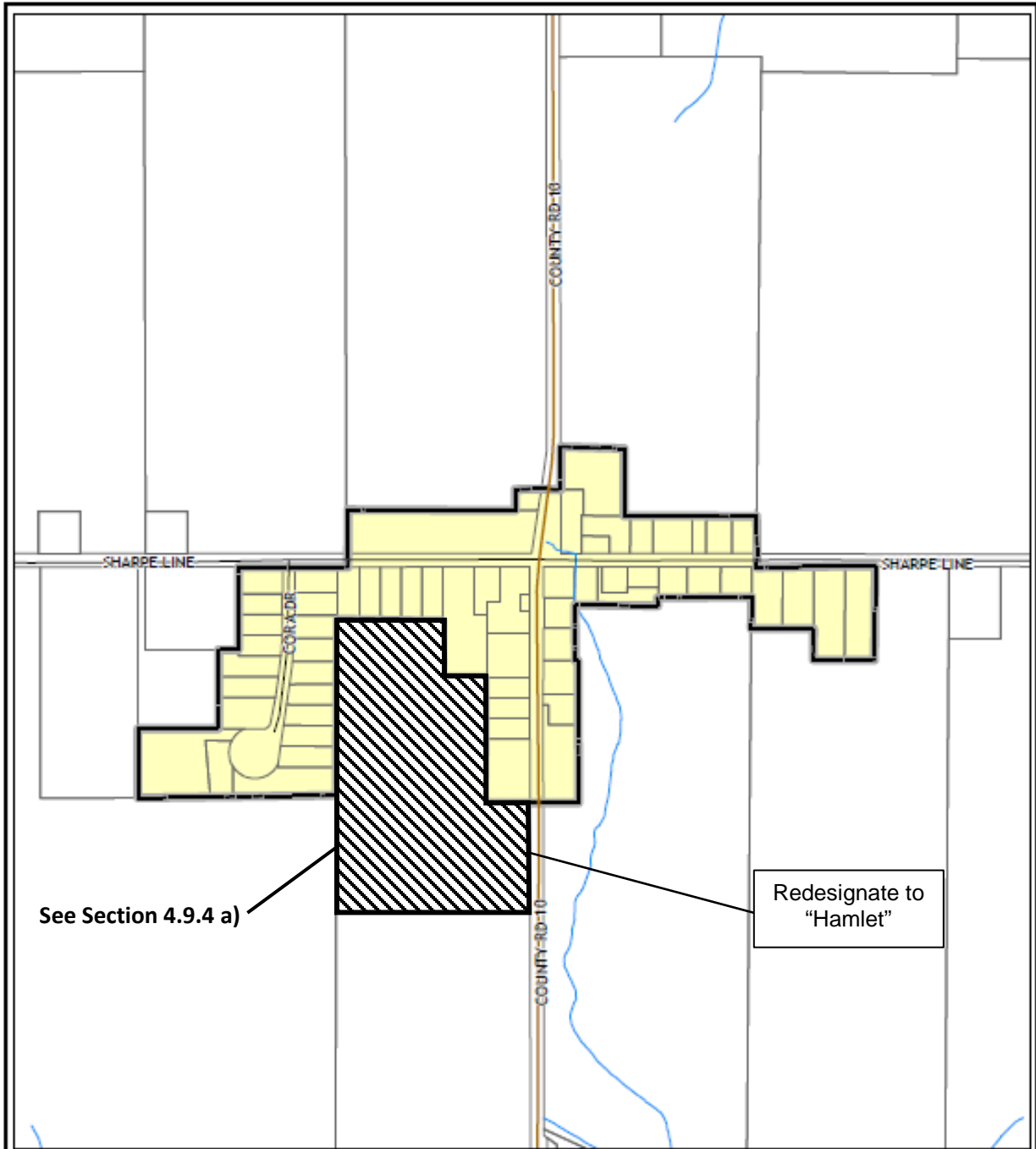
Schedule "1"



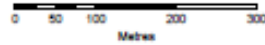
Legend

-  CM OP Special Section
- CM OP Land Use**
-  Hamlet
-  Agricultural
-  Rural
-  Natural Linkage Area
-  Natural Core Area

Schedule "2"



TOWNSHIP OF CAVAN MONAGHAN
Schedule F - Map 4
IDA



LEGEND

- | | |
|-----------------|-----------------------|
| Hamlet Boundary | Transportation |
| Parcel | County Road |
| Watercourse | Township Road |



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Attachment No. 1

Planning Justification Report

Official Plan Amendment No. 5
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Agency Comments

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Minutes of the Public Meeting

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