

Official Plan Amendment No. 8  
Stewart Severances (Ida)

to the

Official Plan for the Township of Cavan Monaghan

DRAFT

September 2021

**Certificate**

**Official Plan Amendment No. 8  
Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 8 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. 2021-XX in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**Scott McFadden, Mayor**

**Corporate Seal  
of Municipality**

\_\_\_\_\_  
**Cindy Page, 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. 8 to the Township of Cavan Monaghan Official Plan.

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Bryan Weir  
Director of Planning & Public Works  
County of Peterborough**

**Adoption By-law for Official Plan Amendment No. 8**

**By-law No. 2021-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. 8 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. 8 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 \_\_\_\_\_th day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Scott McFadden  
Mayor

\_\_\_\_\_  
Cindy Page  
Clerk

## **The Statement of Components**

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

**Part B – The Amendment** constitutes Amendment No. 8 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. 8 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 the creation of two (2) non-farm residential lots through consent (severance).

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 872 Sharpe Line in part of Lot 12, Concession 11 of the Cavan Ward as shown on the Key Map attached hereto.

### 3. Basis:

#### i) Proposal

The property subject to the Application is approximately 40.82 hectares (100.88 acres) in size with approximately 231 metres (757.87 feet) of frontage on Sharpe Line. The property also abuts Stewart Line to the North for approximately 200 metres (656.16 feet). The property is predominantly used for agricultural purposes, with an associated residential use.

The property is presently developed with a single residential dwelling, attached garage, shed, converted barn and a liquid manure tank which has been converted for use as an irrigation pond. The existing development is serviced with private well and septic.

Official Plan Amendment No. 8 will change the land use designation on a portion of the subject lands from “Agricultural” to “Hamlet” to permit the creation of two residential lots via the consent process.

The “Hamlet” designation will apply to approximately 0.82 hectares (2 acres) of the subject property. The remainder of the subject property including the existing buildings and structures will continue to be designated “Agricultural”.

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.

ii) Public Consultation

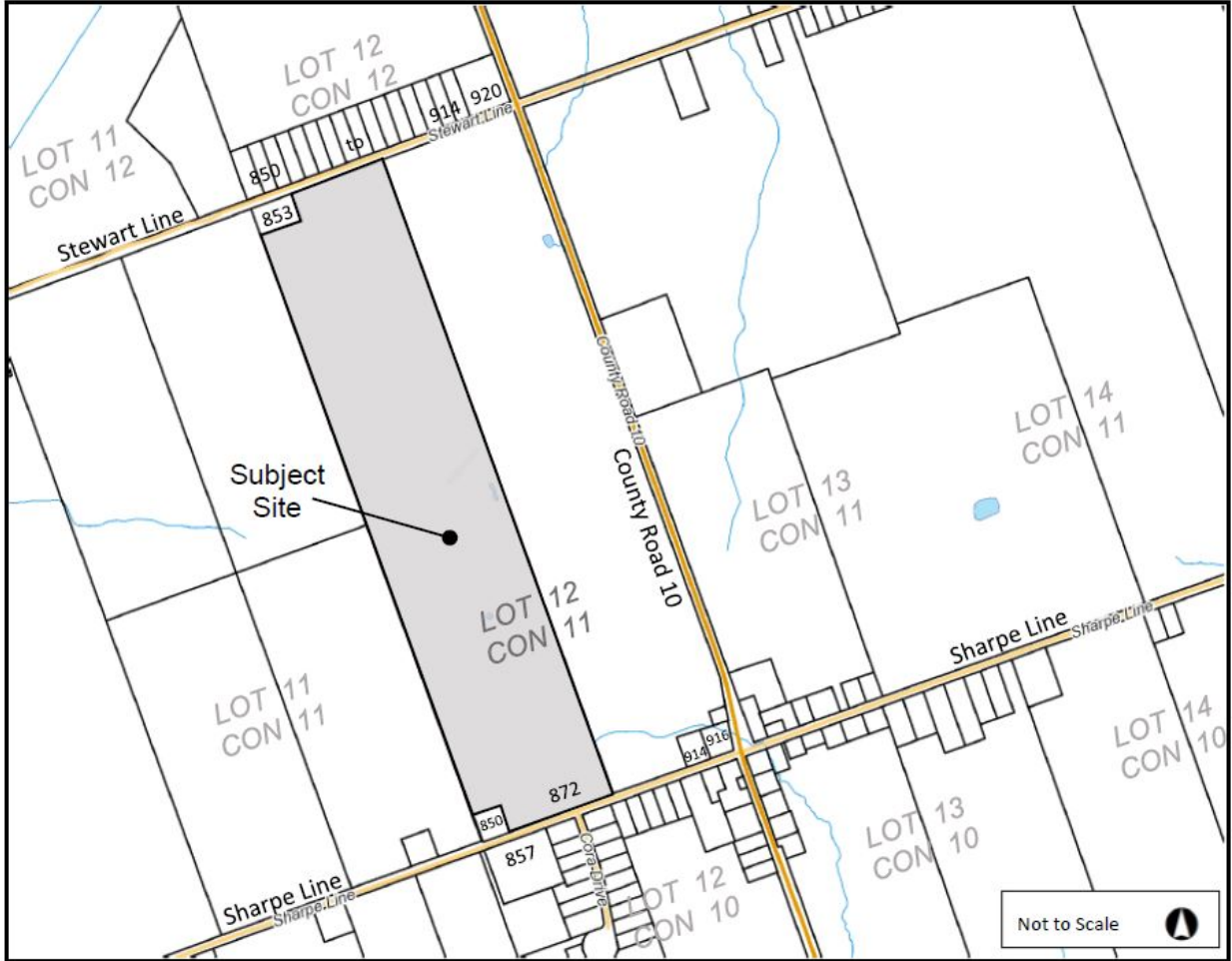
A public meeting is required to be held under Sections 17 and 22(b) of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. The public meeting was held November 1, 2021. The draft Amendment along with written comments received were presented to Council and the public on \_\_\_\_\_, 2021.

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. 8 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 b) as it applies to a portion of the lands located at 872 Sharpe Line in part of Lot 12, Concession 11 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 b) as it applies to a portion of the lands located at 872 Sharpe Line in part of Lot 12, Concession 11 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 b), immediately following subsection 4.9.4 a) which shall read as follows:

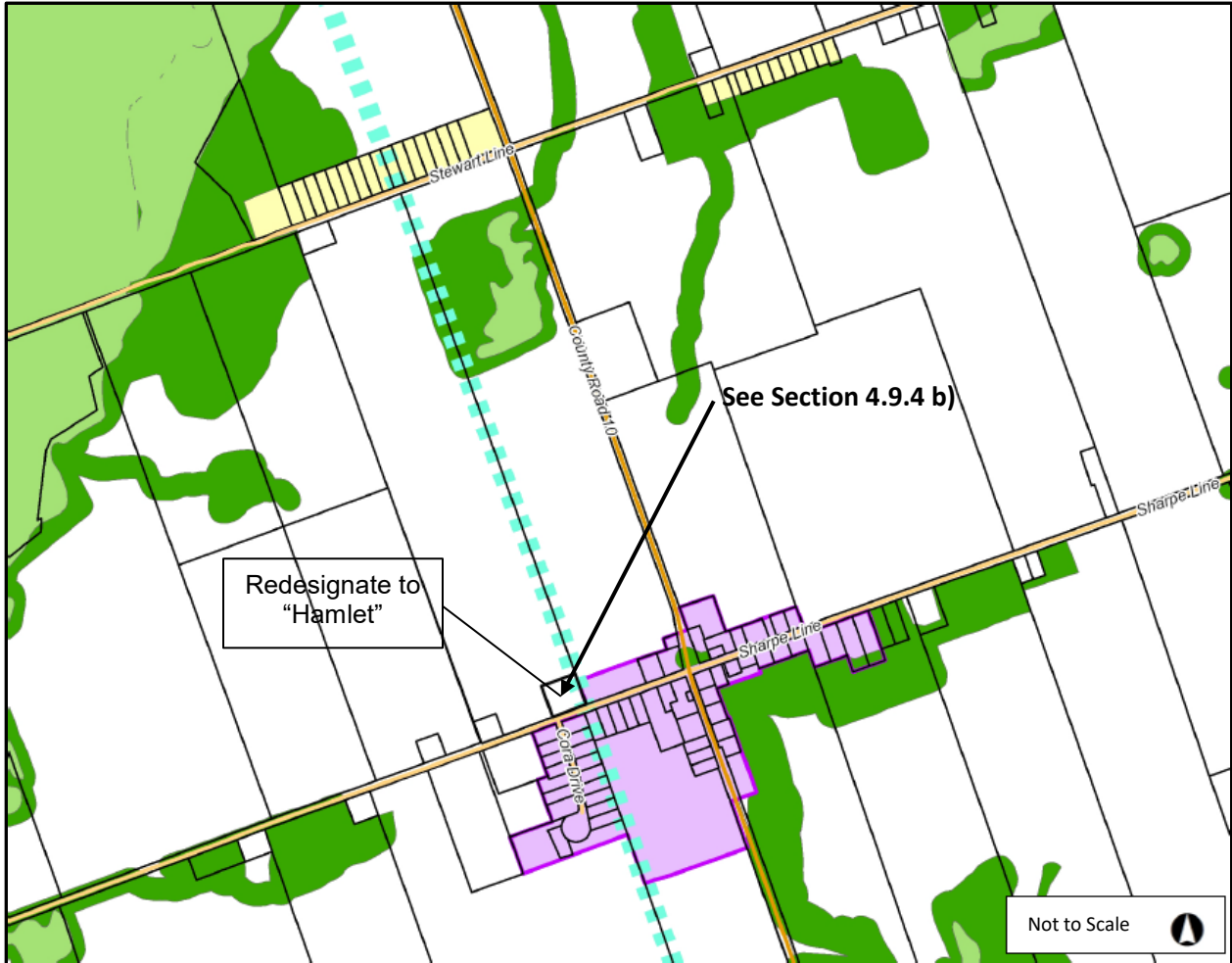
#### **“4.9.4 Site Specific Policies**

- b) 872 Sharpe Line  
Part of Lot 12, Concession 11, Cavan Ward  
(Stewart Severances - Ida)









Notwithstanding the provisions of 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 11 of the Cavan Ward, being Roll Number 1509-010-040-23000 and municipally known as 872 Sharpe Line.”



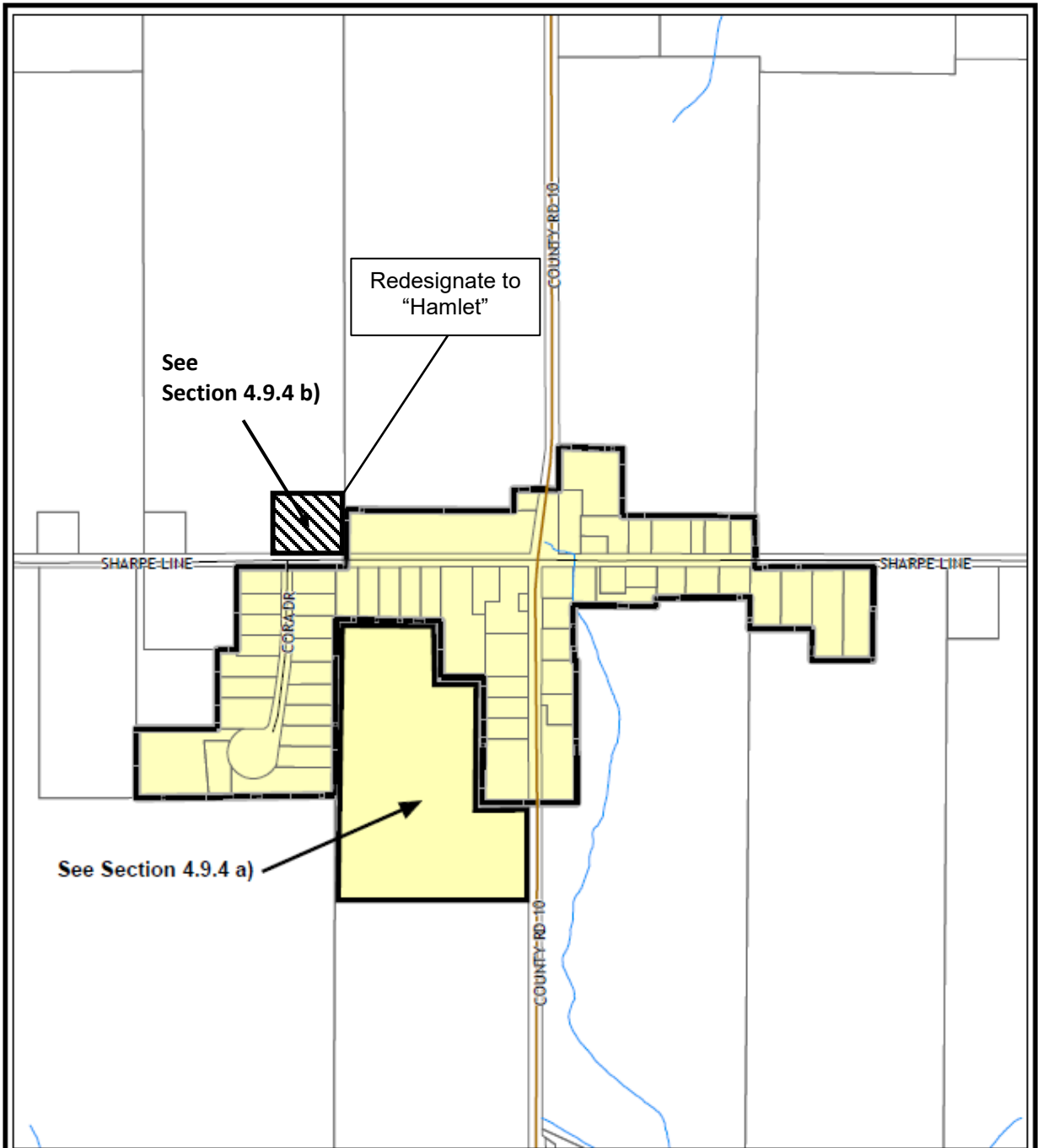
# Schedule "1"



## Legend

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

# Schedule "2"



TOWNSHIP OF CAVAN MONAGHAN  
Schedule F - Map 4  
IDA



### LEGEND

- |                 |                       |
|-----------------|-----------------------|
| Hamlet Boundary | <b>Transportation</b> |
| Parcel          | County Road           |
| Watercourse     | Township Road         |



Attachment No. 1

Planning Justification Report

Official Plan Amendment No. 8  
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to the

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Agency Comments

Official Plan Amendment No. 8  
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to the

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Minutes of the Public Meeting

Official Plan Amendment No. 8  
Stewart Severances (Ida)

to the

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