

Official Plan Amendment No. 12  
(Wiseman)

to the

Official Plan for the Township of Cavan Monaghan

DRAFT

January 2023

**Certificate**

**Official Plan Amendment No. 12  
Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 12 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. 2023-xx in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Matthew Graham, 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. 12 to the Township of Cavan Monaghan Official Plan.

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

\_\_\_\_\_  
**Iain Mudd  
Director of Planning  
County of Peterborough**

**Adoption By-law for Official Plan Amendment No. 12**

**By-law No. 2023-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. 12 to the Township of Cavan Monaghan Official Plan consisting of the attached text and map (Schedule "1") 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. 12 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            , 2023.

\_\_\_\_\_  
Matthew Graham  
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. 12 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. 12 to the Official Plan for the Township of Cavan Monaghan is to add a special policy to the Rural designation to permit the creation of a new non-farm residential lot by consent (severance).

### 2. Location:

The Amendment applies to the property located at 461 Highway 7A in part of Lot 6, Concession 8 (Cavan) as shown on the Key Map attached hereto.

### 3. Basis:

#### i) Proposal

The property subject to the Application is approximately 0.66 hectares (1.65 acres) in size with approximately 60 metres (197 feet) of frontage on Highway 7A and approximately 110 metres (360 feet) of frontage on Tapley  $\frac{1}{4}$  Line.

The property is currently developed with a single residential dwelling with an attached garage. The house is serviced with private well and sewage disposal systems.

Official Plan Amendment No. 12 adds a special policy to the Rural designation to permit the creation of a new residential lot via the consent (severance) process.

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 February 6, 2023.

#### iii) Agency Review

All agency comments received are included in the Appendix.

# 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. 12 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:

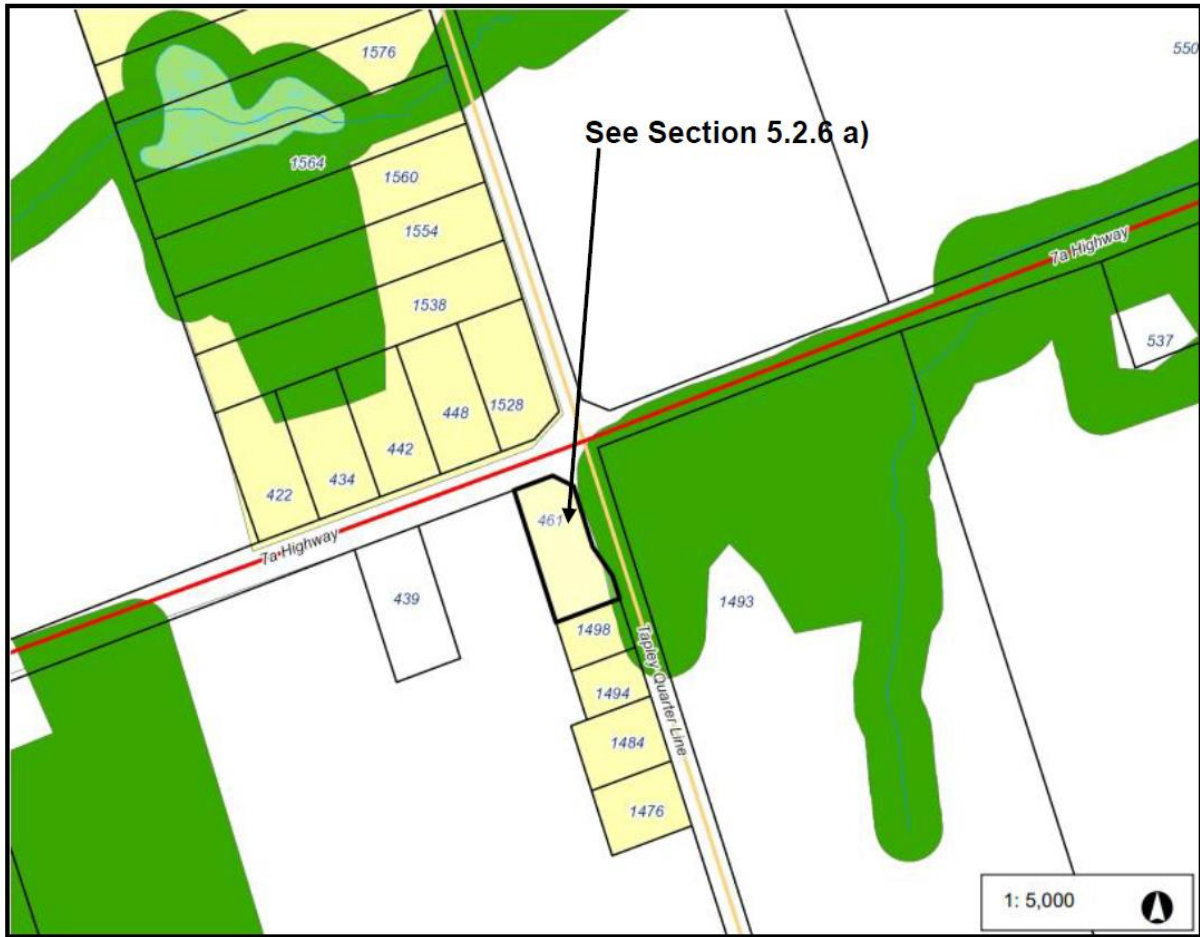
1. Schedule A to the Official Plan for the Township of Cavan Monaghan is amended by adding a text box reference for Section 5.2.6 a) as it applies to lands located at 461 Highway 7A in part of Lot 6, Concession 8 (Cavan) as shown on Schedule “1”, attached.
2. Section 5.2 of the Official Plan for the Township of Cavan Monaghan is amended by adding a new subsection, namely subsections 5.6.2 Site Specific Policies and 5.2.6 a) that shall read as follows:

**“5.2.6            Site Specific Policies**








- a)                461 Highway 7A  
Part of Lot 6, Concession 8 (Cavan)  
(Wiseman)

Notwithstanding the provisions of subsections 5.1.3 and 5.2.3, the creation of one (1) new non-farm residential lot, by consent (severance), may be considered from lands in part of Lot 6, Concession 8 (Cavan), being Property Assessment Roll Number 1509-030-253-00 and municipally known as 461 Highway 7A.”

# 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



Attachment No. 1

[Planning Justification Report](#)

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Agency Comments

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Minutes of the Public Meeting

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