

Official Plan Amendment No. 11
Community Improvement Plan Area Expansion

to the

Official Plan for the Township of Cavan Monaghan

DRAFT

June 2022

Certificate

**Official Plan Amendment No. 11
Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 11 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. 2022-XX in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the day of, 2022.

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. 11 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. 11

By-law No. 2022-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. 11 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. 11 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, 2022.

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. 11 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.

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Part A – The Preamble

1. Purpose:

The purpose of Amendment No. 11 to the Official Plan for the Township of Cavan Monaghan is to modify the existing Community Improvement Plan (CIP) area and establish a Township wide CIP.

The Amendment will also update existing CIP policies within the Official Plan to include objectives and criteria related to the expanded CIP areas.

2. Location:

The Amendment applies to all lands located within the Township of Cavan Monaghan as identified on Schedule 'A'.

3. Basis:

Official Plan Amendment No. 11 has been initiated by the Township of Cavan Monaghan to facilitate the expansion of the existing CIP area to include all lands within the Township. The CIP expansion will offer financial incentives to all applicable businesses located in the urban and rural areas of the Township.

Section 28 of the *Planning Act*, R.S.O. 1990 c., provides that where there is an official plan in effect in a local municipality that contains provisions related to community improvement in the municipality, the Council may, by by-law, designate the whole or any part of an area covered by such an official plan as a community improvement project area and prepare a community improvement plan.

Two (2) new CIP areas identified as the Urban Fringe Area and the Rural Area will be created through the CIP expansion. It is the intent of amended CIP policies to allow for all existing and new incentive programs to be available to all businesses within each identified CIP area, including the previously designated downtown Millbrook CIP area.

The Amendment is consistent with the policies of the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the County of Peterborough Official Plan (1994).

The Draft CIP is provided as Attachment No. 1 to this Amendment.

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. 11 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 designated CIP area by adding the Urban Fringe Area and the Rural Area as shown on Schedule “1”, attached.
2. Section 8.10 of the Official Plan for the Township of Cavan Monaghan is amended by deleting and replacing subsections 8.10, 8.10.2 and 8.10.3, which shall read as follows:

“8.10 Community Improvement

Community Improvement may be generally defined as encompassing all those activities, both public and private, that maintain, rehabilitate and redevelop the existing physical environment to accommodate the social and economic priorities within the community. These activities will improve the general appearance and economic viability of a Community Improvement Area.

Community Improvement Plans identify the specific projects that need to be carried out in a particular area to improve the quality of life and the built environment in an area. Community Improvement Areas may be established by Council and designated by bylaw, in accordance with the provisions of the *Planning Act*.

The Community Improvement Areas within the Township of Cavan Monaghan are identified on Schedule A. Three Community Improvement Areas have been identified as follows:

1. Downtown – Lands designated Community Core in this Official Plan which are within downtown Millbrook;
 2. Urban Fringe – Lands within the designated settlement area of Millbrook as identified in this Official Plan which are outside of the Downtown CIP Area;
- Rural – All lands within the Township that are outside of the Downtown and Urban Fringe CIP Areas, including the rural hamlets.

8.10.1 Objectives

- a) Maintain or improve municipal services, public utilities and social and recreational facilities;
- b) Improve conditions in older neighbourhoods;

c) Promote the renewal of older housing stock together with improving the range and diversity of housing options;

d) Improve the property and business tax base by encouraging economic expansion and new development by both the private and public sectors;

e) Promote the revitalization and intensification in the downtown business area;

f) Promote the revitalization and redevelopment of existing commercial and industrial areas;

g) Promote the growth, improvement and innovation of on-farm diversified uses, agricultural-related businesses, agri-tourism opportunities;

h) Undertake significant improvements to the Mill Pond area;

i) Improve parking facilities in the downtown business area;

j) Improve stormwater management and treatment;

k) Encourage investment and improvement in the maintenance and rehabilitation of existing commercial, industrial, institutional and residential buildings and structures and the development of existing vacant employment lands;

l) Establish programs that identify and support economic, land development and housing supply needs throughout the Township;

m) Encourage the preservation and maintenance of cultural heritage assets;

n) Support the adoption and implementation of sustainable development practices and features.

8.10.2 Criteria for Designation

a) The area contains a number of buildings in need of maintenance, repair or rehabilitation due to age, appearance and inability to meet current energy efficiency and structural standards; or,

b) There are deficiencies in the sanitary sewer, water or stormwater systems in the area; or,

c) There are deficiencies in the road network and associated infrastructure in the area including parking facilities and signage; or,

d) There is a lack of appropriate parkland and other recreational facilities within the area; or,

e) The potential exists to achieve economic growth in an area as a result of building improvement, repair and/or replacement or development of designated lands; or,

f) A number of environmental problems such as soil contamination exist in the area;
or,

g) There are a number of screening, buffering, streetscaping or landscaping deficiencies in the area; or

h) There are cultural heritage resources in an area warranting protection and/or enhancement; or

i) There are poor drainage conditions such as flooding, ponding in low lying and flat areas and inadequate ditching; or

j) Inadequate supply of mixed housing types or housing stock; or

k) Inadequate supply of available land to accommodate commercial or industrial development or building expansion.

8.10.3 Community Improvement Area Designation

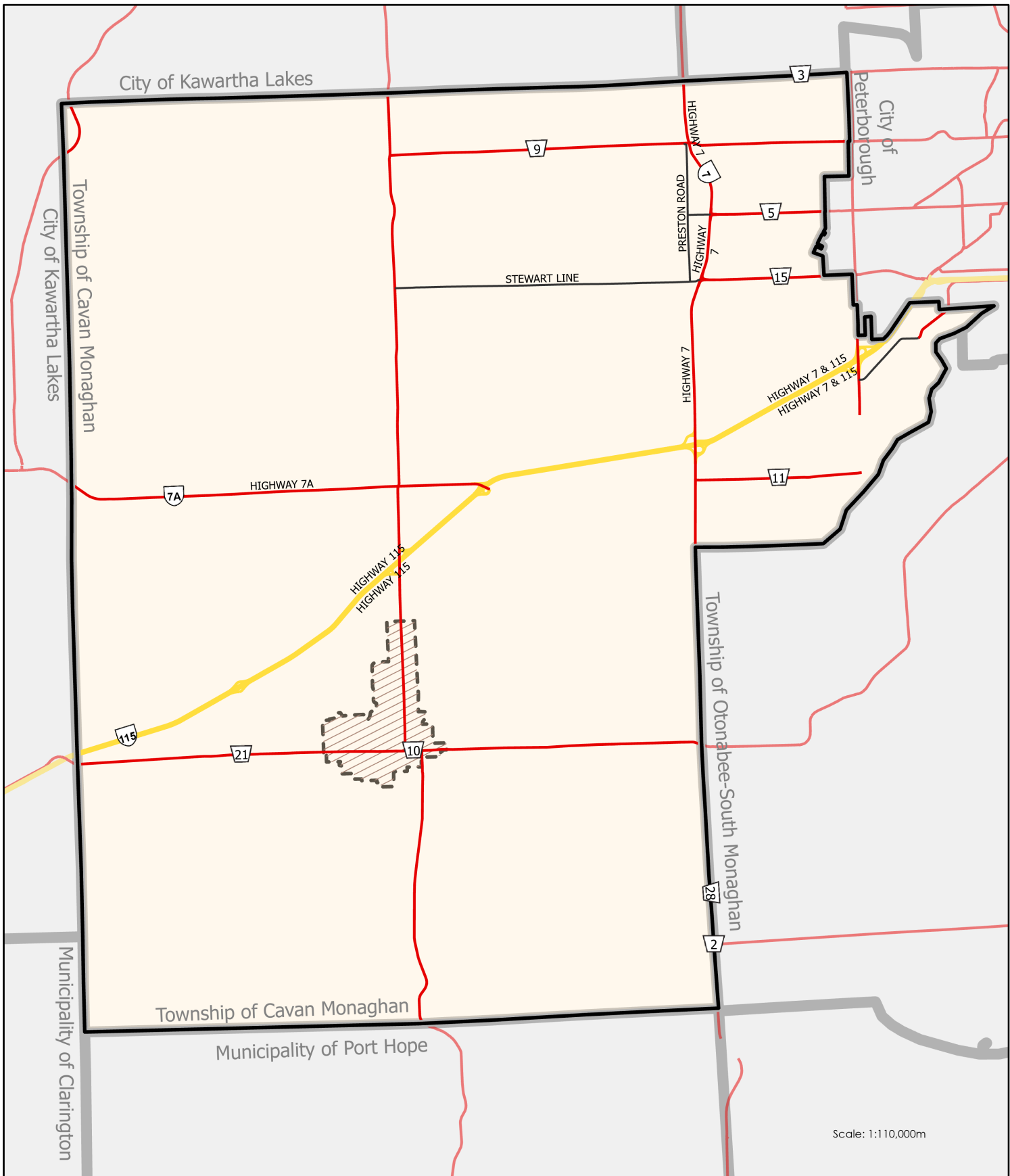
a) On the basis of Section 8.10.2, this Plan establishes the following Community Improvement Areas:

- ***Community Core Area of Millbrook;***
- ***Urban Fringe Area of Millbrook; and,***
- ***Rural Area of the Township.***

b) Council may by by-law establish other Community Improvement Plan Areas as appropriate, in accordance with 8.10.2 of this Plan.”

Schedule "1"



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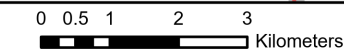




TOWNSHIP OF CAVAN MONAGHAN

Schedule 'A' to the Township of Cavan Monaghan Official Plan

Legend

-  Municipality of Cavan Monaghan
-  Settlement Area Boundary



-  Rural Area
-  Urban Fringe Area



Attachment No. 1

Draft Community Improvement Plan

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