



## **Notice of Adoption**

### **With Respect to Official Plan Amendment No. 16 to the Township of Cavan Monaghan Official Plan**

#### **Application No. OPA-03-21 787 and 825 Fallis Line Part of Lot 11, Concession 5 (Cavan) Township of Cavan Monaghan**

**Take Notice** that, in accordance with Section 17 (23) of the Planning Act, the Council of the Township of Cavan Monaghan passed By-law No. 2024-10 to adopt Official Plan Amendment No. 16 to the Township of Cavan Monaghan Official Plan on the 20th day of February, 2024.

#### **Purpose and Effect of the Official Plan Amendment**

Amendment No. 16 to the Township of Cavan Monaghan Official Plan expands the Millbrook Settlement Area boundary, realigns land use designations and adds an exception policy to specify that the regulations of the Ministerial Zoning Order (Regulation 250/22 (MZO) guide development of the subject lands.

Specifically, the maximum building height for apartment buildings and mixed use buildings is 4 storeys. Development in the Community Commercial designation will be in accordance with the regulations of the MZO. The permitted uses in the Community Commercial designation are expanded to include banks, financial institutions, liquor stores, post offices, personal services, professional and medical offices as a primary use, and dwelling units in a mixed use building.

Schedule A-1 is amended by changing the land use designations on a portion of the property from Agricultural to Residential and Community Commercial. The Natural Core designation is aligned with the limits of the MZO. A text box reference for Section 4.1.8 c) is noted on the Schedule.

Schedule A is amended by changing the land use designation on a portion of the subject

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lands from Agricultural to Millbrook Settlement Area and by including all of the subject lands within the Millbrook Settlement Area boundary. A text box is noted on Schedule A to reference Section 4.1.8 c).

**Written and Oral Submissions**

In accordance with S. 17 (23.1) (a) of the Planning Act, Council received public comments about the OPA and associated Plan of Subdivision application from several members of the public. Comments from the Kawartha Pine Ridge District School Board, Canada Post, Enbridge, and Otonabee Conservation were also received. Council’s decision was based on conformity to the Provincial, County and Township planning frameworks and Public and Agency comments.

**Additional Information**

Official Plan Amendment No. 16 will be forwarded to Peterborough County for review and approval. Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person’s or public body’s address, fax number or email address) is made to the approval authority. Written requests can be forwarded to the County of Peterborough Planning Department, County Court House, 470 Water Street, Peterborough ON K9H 3M3.

Additional information about Official Plan Amendment No. 16 is available for public inspection by contacting the Township of Cavan Monaghan Municipal Office or the Peterborough County Planning Department.

**Dated** at the Township of Cavan Monaghan this 27th day of February, 2024.

**Cindy Page, Clerk  
Township of Cavan Monaghan**

**Key Map**

