



Notice of Complete Application for an Official Plan Amendment & Zoning By-law Amendment

and

**Notice of Future Public Meeting
Concerning the Official Plan and Zoning By-law Amendment Applications**

**Application Nos. OPA-03-21 and ZBA-09-21
787 and 825 Fallis Line
Part of Lot 11, Concession 5, Cavan Ward
Township of Cavan Monaghan**

Take Notice that the Township of Cavan Monaghan has received a complete application for an Official Plan Amendment, in accordance with Section 22 (6.4) of the Planning Act, R.S.O., 1990 as amended, for lands at 787 and 825 Fallis Line West in part of Lot 11, Concession 5 of the Cavan Ward. This application has been assigned file number OPA-03-21 and will represent Amendment No. 10 to the Official Plan for the Township of Cavan Monaghan.

Take Notice that the Township of Cavan Monaghan has received a Zoning By-law Amendment application for the same lands and has deemed the application complete in accordance with the Planning Act, R.S.O., 1990 as amended. This application has been assigned file number ZBA-09-21.

The Amendments are required to introduce planning policies and regulations to permit the creation of a 696 unit residential plan of subdivision including single detached dwellings (371), townhouses (125) and residential apartment units (200) on the subject lands with a total area of 49.2 hectares (121.58 acres). Other uses on the subject lands include internal roads, stormwater management pond blocks, and natural heritage system blocks. In addition, a portion of the subject properties are outside the current Millbrook Settlement Area boundary and are proposed to be brought into the Settlement Area.

The Corporation of the County of Peterborough assigned the Plan of Subdivision application file number 15T-21007. A notice of complete application for the plan of subdivision was previously issued on July 28, 2021.

A future public meeting will be scheduled on these applications and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

Official Plan Amendment

The purpose and effect of Amendment No. 10 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", "Natural Linkage Area" and "Natural Core" to "Residential" to permit the proposed development. The Amendment also seeks to provide relief from the policies of the Official Plan which prohibit the expansion of settlement area boundaries in order to expand the boundaries of the Millbrook Settlement Area to accommodate a portion of the proposed development.

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Zoning By-law Amendment

A Zoning By-law Amendment application is also required to implement the Official Plan Amendment and provide site-specific zoning to establish the appropriate residential zones in place of existing Future Development and Agricultural Zones.

Several site-specific amendments are being requested through the Zoning By-law Amendment. The proposal includes changing lands currently zoned Future Development (FD) to various Urban Residential (UR) zones and lands from Agricultural (A) to (UR) zones. The current Natural Linkage (NL) and Natural Core (NC) Zones will mostly remain unchanged and only modified by supporting studies (e.g., Environmental Impact Study).

A **Key Map** showing the lands to which the Amendments apply is provided below.

Additional information about the proposed Official Plan Amendment and Zoning By-law Amendment is available for inspection online at:

<https://www.cavanmonaghan.net/en/news/notice-of-complete-application-concerning-a-plan-of-subdivision15t21007.aspx>

Or by contacting the Executive Director of Planning and Development at iconolly@cavanmonaghan.net or 705-932-9329.

Dated at the Township of Cavan Monaghan this 29th day of October, 2021.

Cindy Page, Clerk
Township of Cavan Monaghan

Key Map

