



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-04-21 and ZBA-10-21
Fallis Line East & County Road 10
Part of Lot 13, 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 the corner of County Road 10 and Fallis Line East in part of Lot 13, Concession 5 of the Cavan Ward. This application has been assigned file number OPA-04-21 and will represent Amendment No. 11 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-10-21.

The Amendments are required to introduce planning policies and regulations to permit the creation of a mixed use commercial/residential development that includes a 3.10 hectare (7.66 acre) commercial block at the corner of County Road 10 and Fallis Line East as well as 70 residential lots, 2 townhouse blocks (for 10 townhouse dwellings) as well as 2 future development blocks on the subject lands with an area of 29.48 hectares (72.85 acres). Other uses on the subject lands include internal roads, stormwater management and natural heritage system blocks. The Official Plan Amendment will add banks/financial institutions as a permitted use in the Community Commercial designation. A portion of the subject lands are located outside the 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-21005. A notice of complete application for the plan of subdivision was previously issued on September 9, 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. 11 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 "Community Commercial", "Agricultural", "Natural Linkage Area" and "Natural Core Area" and "Institutional Policy Area #1" to "Residential" to permit the proposed development. The Amendment also seeks to provide relief from the

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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 currently designated “Agricultural” into the Settlement Area to “Residential”. Banks and financial institutions will be added as permitted uses in the Community Commercial designation.

Zoning By-law Amendment

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

A number of site-specific amendments are being requested through the Zoning By-law Amendment. The proposal will amend the limits of certain zones through revisions to the limits of the Commercial (C5) and Natural Linkage (NL) and Natural Core (NC) zones. In addition, some lands currently zoned Future Development (FD) will be revised to various Urban Residential (UR) zones. Some lands zoned (FD) will remain unchanged. Furthermore, some provisions of the (C5) zone will be changed to permit other uses such as bank and financial uses on the site.

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-subdivision15t21005.aspx>

Or by contacting the Executive Director of Planning and Development at iconnolly@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

