



Notice of Adoption

With Respect to Official Plan Amendment No. 7 to the Township of Cavan Monaghan Official Plan

Application No. OPA-01-18 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. 2021-44 to adopt Official Plan Amendment No. 7 to the Township of Cavan Monaghan Official Plan on the 5th day of July, 2021.

Purpose and Effect of the Official Plan Amendment

The purpose of Amendment No. 7 to the Township of Cavan Monaghan Official Plan is to realign land use designations, to expand the Millbrook Settlement Area boundary and to add an exception policy for the maximum height of multi unit residential buildings on lands at 862 Fallis Line and 1080 County Road 10. The changes will permit the development of a 718 residential lot/unit plan of subdivision on the subject lands. A key map showing the subject lands is attached.

Specifically, the Official Plan Amendment changes the land use designation on a portion of the subject lands from "Agricultural" to "Residential" and "Natural Core Area", from "Institutional" to "Residential" and "Natural Core Area", from "Residential" to "Natural Core Area" and from "Natural Linkage Area" to "Residential" and "Natural Core Area". The expansion of the Settlement Area boundary is required to accommodate a proposed school site, a realigned stream channel and some residential lots.

The Amendment also amends the policies of the Official Plan that prohibit the expansion of settlement area boundaries and modifies the maximum height permitted for an apartment/condo building to 4 storeys.

The Corporation of the County of Peterborough assigned the related subdivision application file number 15T-18002. A Zoning By-law Amendment application is required to implement the Official Plan Amendment and Plan of Subdivision Applications and has been assigned file number ZBA-07-18.

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A notice of complete application for the plan of subdivision, the official plan amendment and the zoning by-law amendment was issued December 1, 2018 and the Notice of Public Meeting was issued March 1, 2021. The public meeting was held on March 25, 2021.

Written and Oral Submissions

In accordance with S. 17 (23.1) (a) of the Planning Act, Council received written comments and objections to the proposed amendment from a number of people. In summary, the comments and objections related to the loss of agricultural land, the cost of growth, the proposed height of the multi-unit buildings, the impacts of the development on climate change, the provision of parklands, open space and trails, potential impacts on water quality and quantity, the need for a watershed plan, potential impacts on local trout populations, and impacts on the rural landscape.

Council's decision was based on conformity to the Provincial, County and Township planning documents, the merits of the Application, and the associated Staff Report.

Additional Information

Official Plan Amendment No. 7 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. 7 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 13th day of July, 2021.

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

Key Map

