

Official Plan Amendment No. 7
(Towerhill North Subdivision)

to the

Official Plan for the Township of Cavan Monaghan

July 2021

Original

Certificate

Official Plan Amendment No.7

Township of Cavan Monaghan Official Plan

The attached map and explanatory text, constituting Amendment No. 7 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. 2021-44 in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, as amended, on the 5th day of July 2021.


Signed


Scott McFadden, Mayor



Corporate Seal
of Municipality

Signed


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. 7 to the Township of Cavan Monaghan Official Plan.

Date

Bryan Weir, Director of Planning and
Public Works, County of Peterborough

Adoption By-law for Official Plan Amendment No. 7

The Township of Cavan Monaghan

By-law No. 2021-44

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 amendment, hereby enacts as follows:

1. Amendment No. 7 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. 7 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 5th Day of July, 2021.

Signed


Scott McFadden, Mayor

Signed


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. 7 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, including agency comments.

Part A- The Preamble

1. Purpose:

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. The changes will permit the development of a 718 residential lot/unit plan of subdivision on the subject lands.

2. Location:

The Amendment applies to the properties at 862 Fallis Line and 1080 County Road 10, located on the north side of Fallis Line, west of County Road 10 in the Settlement Area of Millbrook, in the Township of Cavan Monaghan as shown on the Key Map attached hereto.

3. Basis:

i) Proposal

The lands subject to the Application are approximately 52.108 hectares (128.75 acres) in size with approximately 516 metres (1,693 feet) of frontage on County Road 10 and approximately 691.33 metres (2268 feet) of frontage on Fallis Line. The municipal addresses are 1080 County Road 10 and 862 Fallis Line. The property is currently vacant.

Official Plan Amendment No. 7 will change 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 Amendment will also expand the Settlement Area boundary to accommodate a proposed school site, a realigned stream channel and some residential lots on the property. The addition of an exception policy related to the maximum height permitted for multi-unit residential buildings is also proposed.

A Planning Justification Report for the Application and subsequent addendums are provided as Attachment No. 1 to this Amendment.

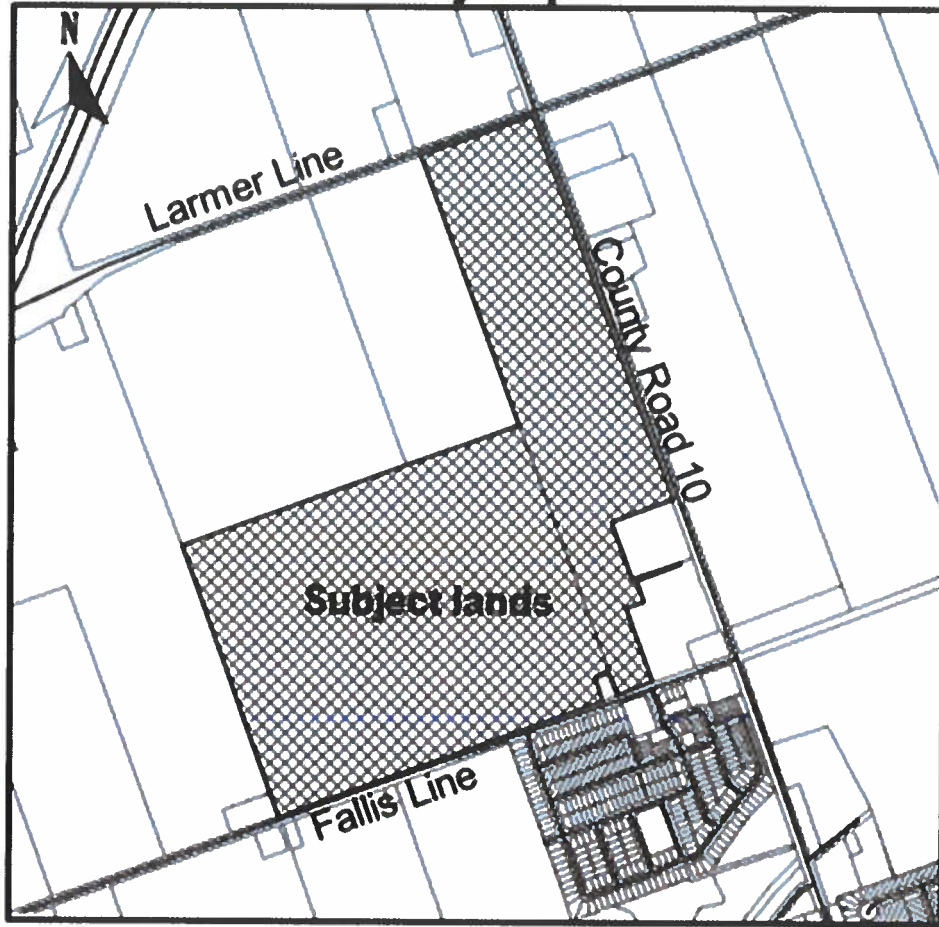
ii) Public Consultation

A public meeting is required to be held under Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. A public meeting was held on March 25, 2021.

iii) Agency Review

All agency comments received are included in the Appendix.

Key Map



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 maps designated as Schedule "A" & Schedule "B" constitute Amendment No. 7 to the Township of Cavan Monaghan Official Plan.

The Township of Cavan Monaghan Official Plan is amended as follows:

1. Schedule 'A-1' of the Township of Cavan Monaghan Official Plan is amended by changing the land use designations 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" as they apply to lands at 862 Fallis Line and 1080 County Road 10 in part of Lots 11 and 12, Concession 6 of the Cavan Ward as shown on Schedule "A", attached.
2. Schedule 'A' of the Township of Cavan Monaghan Official Plan is amended by changing the land use designations from "Agricultural" to "Residential" and "Natural Core Area" as they apply to lands at 862 Fallis Line in part of Lots 11 & 12, Concession 6 of the Cavan Ward as shown on Schedule "B" attached.
3. Section 4.1 of the Township of Cavan Monaghan Official Plan is amended by adding a new subsection, namely subsection 4.1.8 a), immediately following subsection 4.1.7 that shall read as follows:

"4.1.8 Site Specific Policies

- a) 1080 County Road 10 and 862 Fallis Line
Part of Lots 11 and 12, Concession 6, Cavan Ward
(Towerhill North Subdivision)

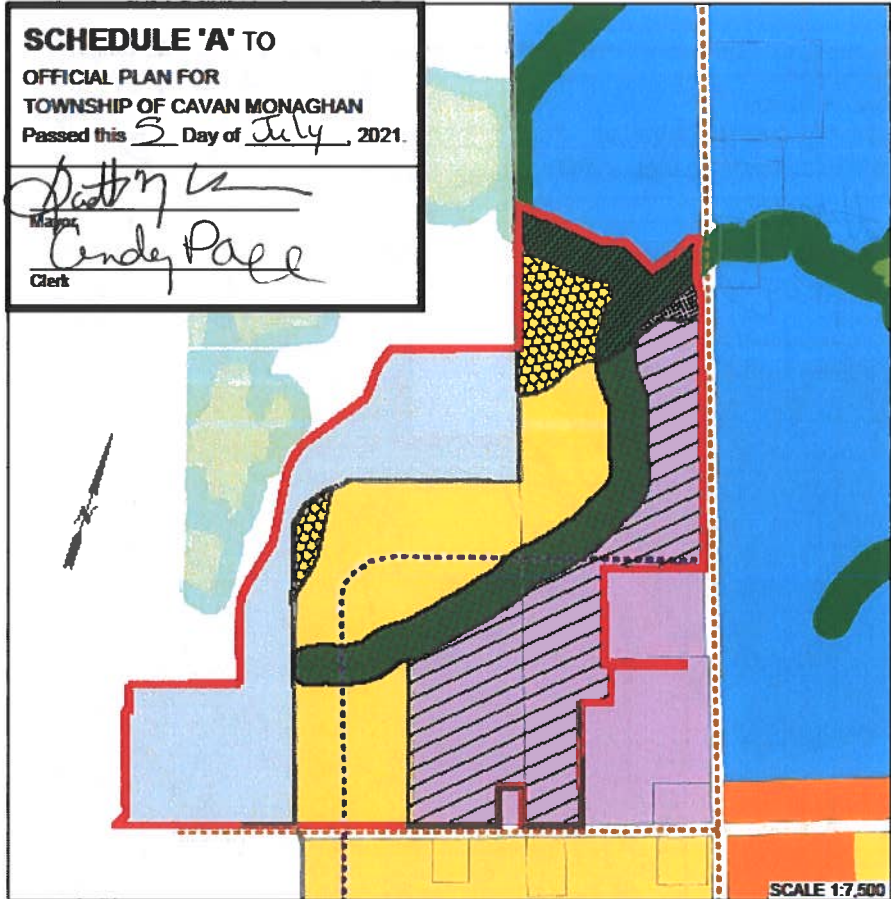
Notwithstanding the provisions of Section 8.3 herein, the external boundaries of the Millbrook Settlement Area shall be expanded as they apply to a portion of the lands in part of Lot 11, Concession 6 of the Cavan Ward, being Roll Number 1509-010-030-062-00 and municipally known as 862 Fallis Line.








Notwithstanding the provisions of Section 4.1.3 a) herein, the maximum building height for single, semi-detached and townhouse dwellings shall be three (3) storeys and the maximum building height for apartments shall be four (4) storeys."

Schedule "A"

SCHEDULE 'A' TO
OFFICIAL PLAN FOR
TOWNSHIP OF CAVAN MONAGHAN
Passed this 5 Day of July, 2021.

Anthony...
Mayor
Cendy Page
Clerk



-  Subject Lands
-  Lands to be included in Millbrook Urban Settlement Area
-  Lands to be re-designated from Institutional to Residential
-  Lands to be re-designated from Institutional to Natural Core Area
-  Lands to be designated from Residential to Natural Core Area
-  Lands to be re-designated from Natural Linkage Area to Residential
-  Lands to be re-designated from Natural Linkage Area to Natural Core Area



Schedule "B"

