

Official Plan Amendment No. 13  
(Kennedy)

to the

Official Plan for the Township of Cavan Monaghan

DRAFT

May 2023

**Certificate**

**Official Plan Amendment No. 13  
Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 13 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. 2023-xx in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the xxxxx day of xxxxxx, 2023.

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**Matthew Graham, Mayor**

**Corporate Seal  
of Municipality**

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**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. 13 to the Township of Cavan Monaghan Official Plan.

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**Date**

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**Iain Mudd  
Director of Planning  
County of Peterborough**

## **Adoption By-law for Official Plan Amendment No. 13**

### **By-law No. 2023-xx**

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 amended, hereby enacts as follows:

1. Amendment No. 13 to the Township of Cavan Monaghan Official Plan consisting of the attached text and map (Schedule "1") 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. 13 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 xx day of xxxx, 2023.

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Matthew Graham  
Mayor

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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. 13 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.

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## Part A – The Preamble

### 1. Purpose:

The purpose of Amendment No. 13 to the Official Plan for the Township of Cavan Monaghan is to add a special policy to the Agricultural designation to permit the establishment of on-farm diversified uses in an existing building on the property.

### 2. Location:

The Amendment applies to the property located at 1657 Mount Pleasant Road in part of Lot 22, Concession 13 (Cavan) as shown on the Key Map attached hereto.

### 3. Basis:

#### i) Proposal

The property subject to the Application is approximately 27.29 hectares (67.43 acres) in size with approximately 671 metres (2201 feet) of frontage on Mount Pleasant Road.

The property is currently developed with a single residential dwelling and four(4) agricultural buildings. The house and one of the agricultural buildings are serviced with private well and sewage disposal systems.

Official Plan Amendment No. 13 adds a special policy to the Agricultural designation, as it affects the subject lands, to permit the establishment of on-farm diversified uses in an existing building on the property.

A Planning Justification Report for the Application is provided as Attachment No. 1 to this Amendment.

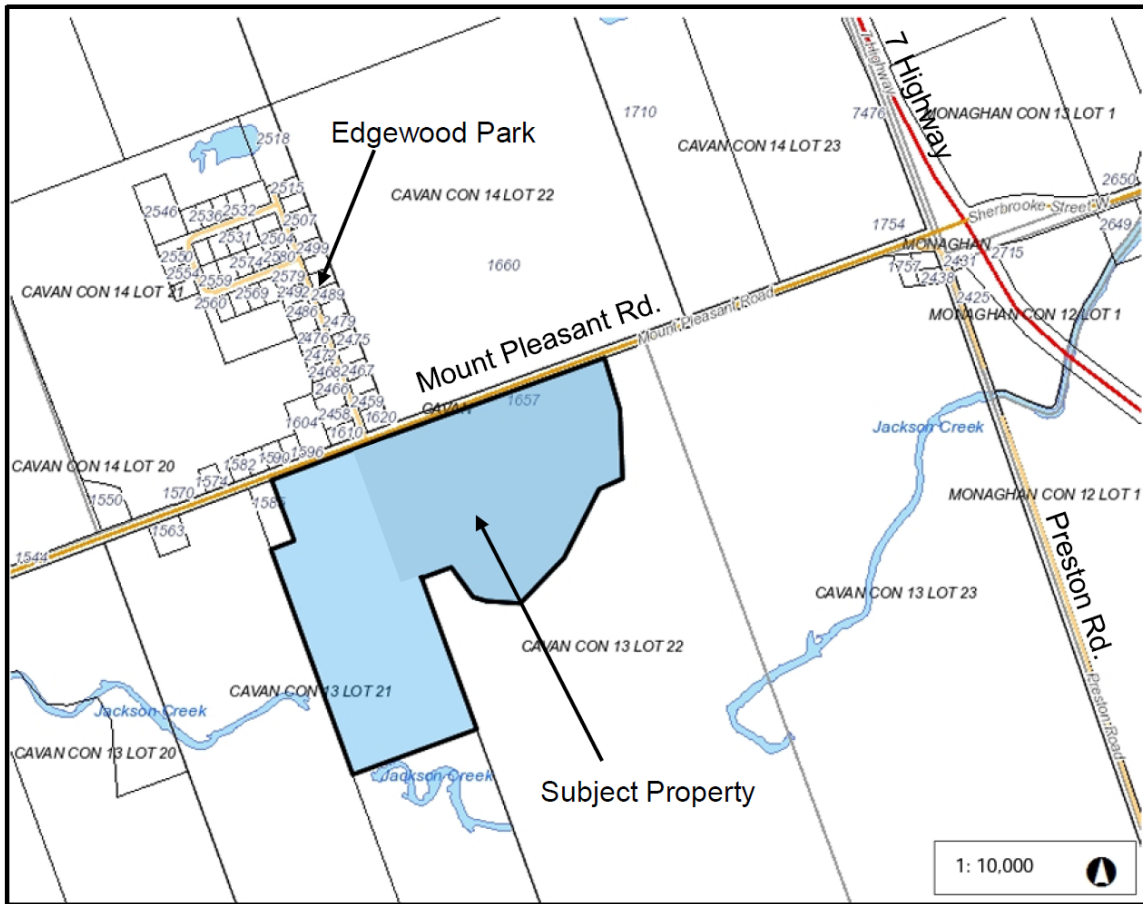
#### ii) Public Consultation

A public meeting is required to be held under Sections 17 and 22(b) of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. The public meeting was held May 15, 2023.

#### 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 map designated as Schedule “1” constitute Amendment No. 13 to the Official Plan for the Township of Cavan Monaghan.

### Details of the Amendment

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

1. Schedule A to the Official Plan for the Township of Cavan Monaghan is amended by adding a text box reference for Section 5.1.6 b) as it applies to lands located at 1657 Mount Pleasant Road in part of Lot 22, Concession 13 (Cavan) as shown on Schedule “1”, attached.
2. Section 5.1 of the Official Plan for the Township of Cavan Monaghan is amended by adding a new subsection, namely subsection 5.1.6 b) that shall read as follows:

“ b)                    1657 Mount Pleasant Road  
                          Part of Lot 22, Concession 13 (Cavan)  
                          (Kennedy)

In addition to the uses permitted in Section 5.1.2, small-scale on-farm diversified uses may be permitted subject to the following:

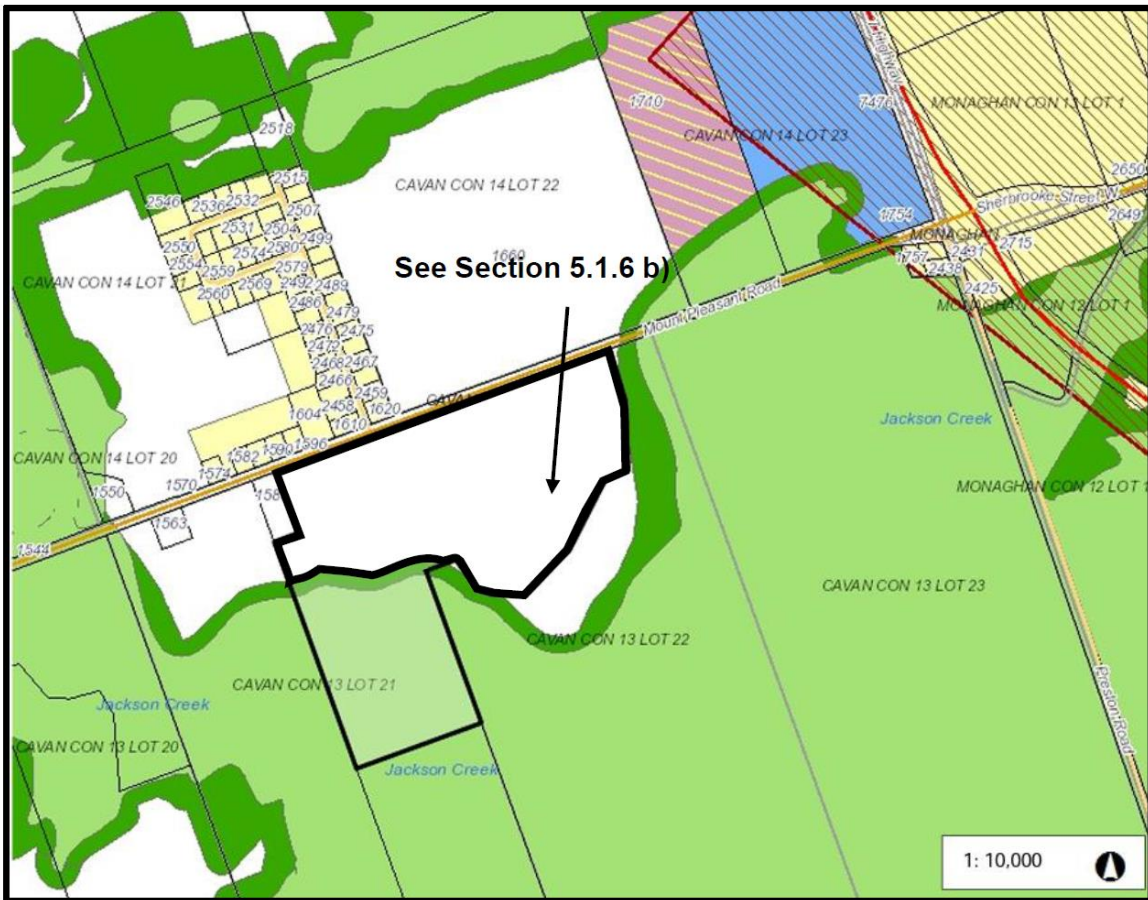
- i) remains secondary to the principal agricultural use of the property and are limited in area, up to 2% of a farm parcel, to a maximum of 1 hectare;
- ii) require that the buildings and structures housing the on-farm diversified use(s) are located within the existing farm building cluster;
- iii) must be compatible with surrounding land uses, in accordance with the policies of this Plan, and shall not conflict or interfere with the principal agricultural uses on the property or normal farm practices in the area;
- iv) permanently displace little-to-no agricultural land;
- v) require minimal site grading and/or drainage unless it improves conditions for agricultural production;
- vi) may be required to demonstrate that there is sufficient quality and quantity of water supply to serve the proposed use;

- vii) mitigate impacts to the site itself and surrounding agricultural operations, including but not limited to compaction, drainage, and trespassing;
- viii) meet the requirements of Sections 3.27 (Minimum Distance Separation), 7.3 (Road Network) and 8.7 (Site Plan Control);
- ix) meet any other requirement deemed necessary by the Township of Cavan Monaghan, Peterborough County, and/or commenting agency;
- x) where there is more than one on-farm diversified use, the combined area of all uses shall not exceed the lot area criteria outlined above; and
- xi) the applicant must demonstrate that they are a bona-fide farmer by providing their Farm Business Registration number."









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### Schedule '1'



### Legend

-  CM OP Special Section
-  CM OP Land Use
-  Hamlet
-  Agricultural
-  Rural
-  Natural Linkage Area
-  Natural Core Area
-  CM OP Special Study Area

Attachment No. 1

[Planning Justification Report](#)

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