

Official Plan Amendment No. 10
1066 Syer Line

to the

Official Plan for the Township of Cavan Monaghan

DRAFT

March 2022

Certificate

**Official Plan Amendment No. 10
Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 10 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. 2022-XX in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the XX day of XXXXXXXX, 2022.

Scott McFadden, Mayor

**Corporate Seal
of Municipality**

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. 10 to the Township of Cavan Monaghan Official Plan.

Date

**Bryan Weir
Director of Planning & Public Works
County of Peterborough**

Adoption By-law for Official Plan Amendment No. 10

By-law No. 2022-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. 10 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. 10 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 XXXXXX, 2022.

Scott McFadden
Mayor

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. 10 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. 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” to “Rural Employment” to permit the establishment of uses permitted in the “Rural Employment” designation.

2. Location:

The Amendment applies to the property known locally as 1066 Syer Line in Part of Lot 14, Concession 8 of the Cavan Ward as shown on the Key Map attached hereto.

3. Basis:

i) Proposal

The property was acquired by Township of Cavan Monaghan in 2019 with the intention of investigating the potential to establish, if appropriate, rural employment opportunities on a portion of these lands.

The lands that are the subject of this Application are approximately 31.25 ha (77.2 acres) in size with approximately 490 metres (1,698 feet) of frontage on Syer Line. The property is presently uninhabited with a single residential dwelling, attached garage, barn and associated outbuildings (i.e., driveshed, silos). The existing development is serviced with private well and septic. The rear portion of the property backs onto Highway #115.

Official Plan Amendment No. 10 will change the land use designation on a portion of the subject lands from “Agricultural” to “Rural Employment” to permit the establishment of uses permitted in the “Rural Employment” designation. The “Rural Employment” re-designation will only apply to the lands on the subject property which are currently designated “Agricultural” and not those portions of the subject lands which will remain designated “Natural Core Area” and “Natural Linkage Area”.

The effect of the Amendment is to permit a portion of the subject property to be used for the range of permitted uses in the “Rural Employment” designation.

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

ii) Public Consultation

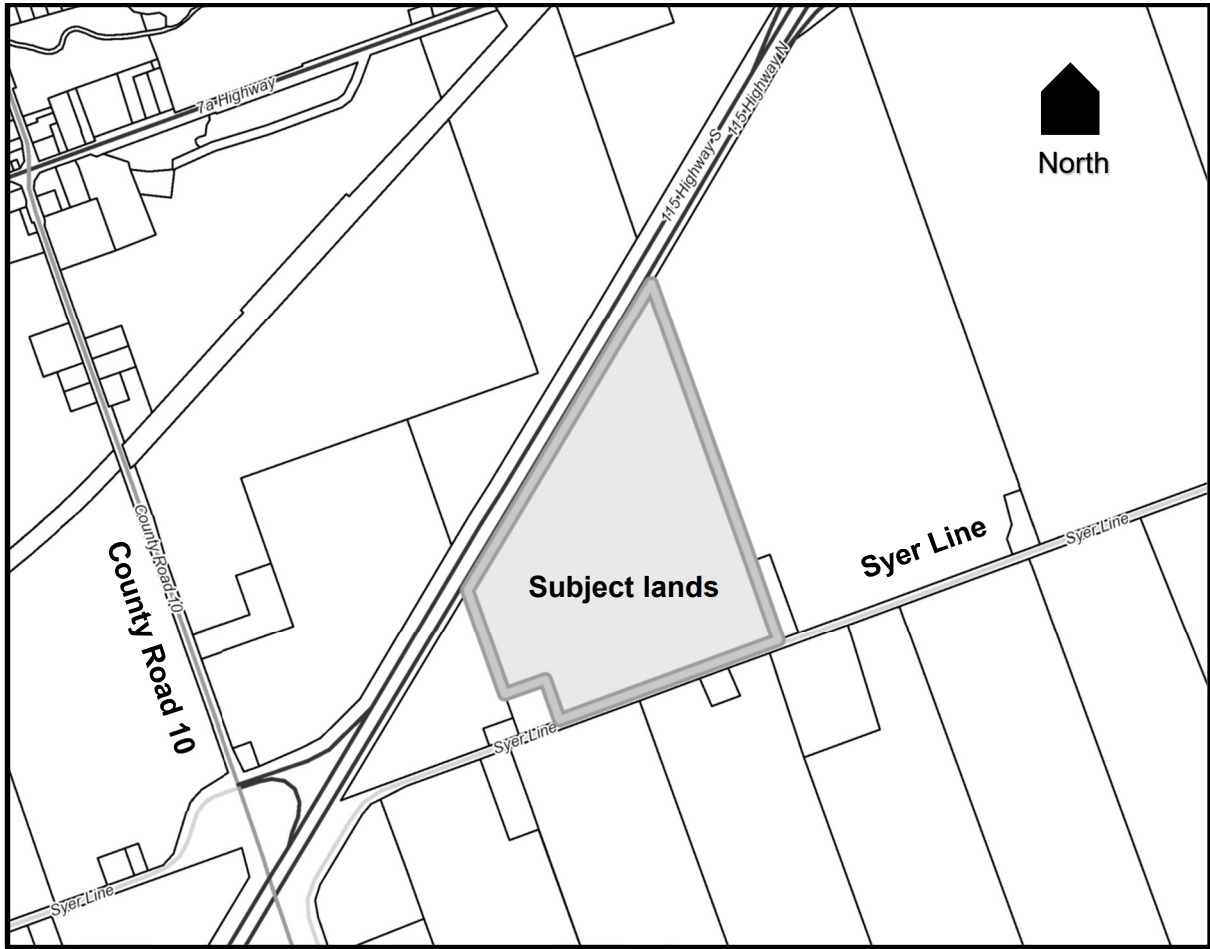
A public meeting is required to be held under Sections 17 and 22(b) of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. The public meeting was held April 19, 2022. The draft Amendment along with written comments received were presented to Council and the public on XXXXX, 2022.

iii) Agency Review

All agency comments received are included in the Appendix.

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Key Map



1066 Syer Line, Part of Lot 14, Concession 8, Cavan Ward, Township of Cavan Monaghan

Part “B” – The Amendment

Introductory Statement

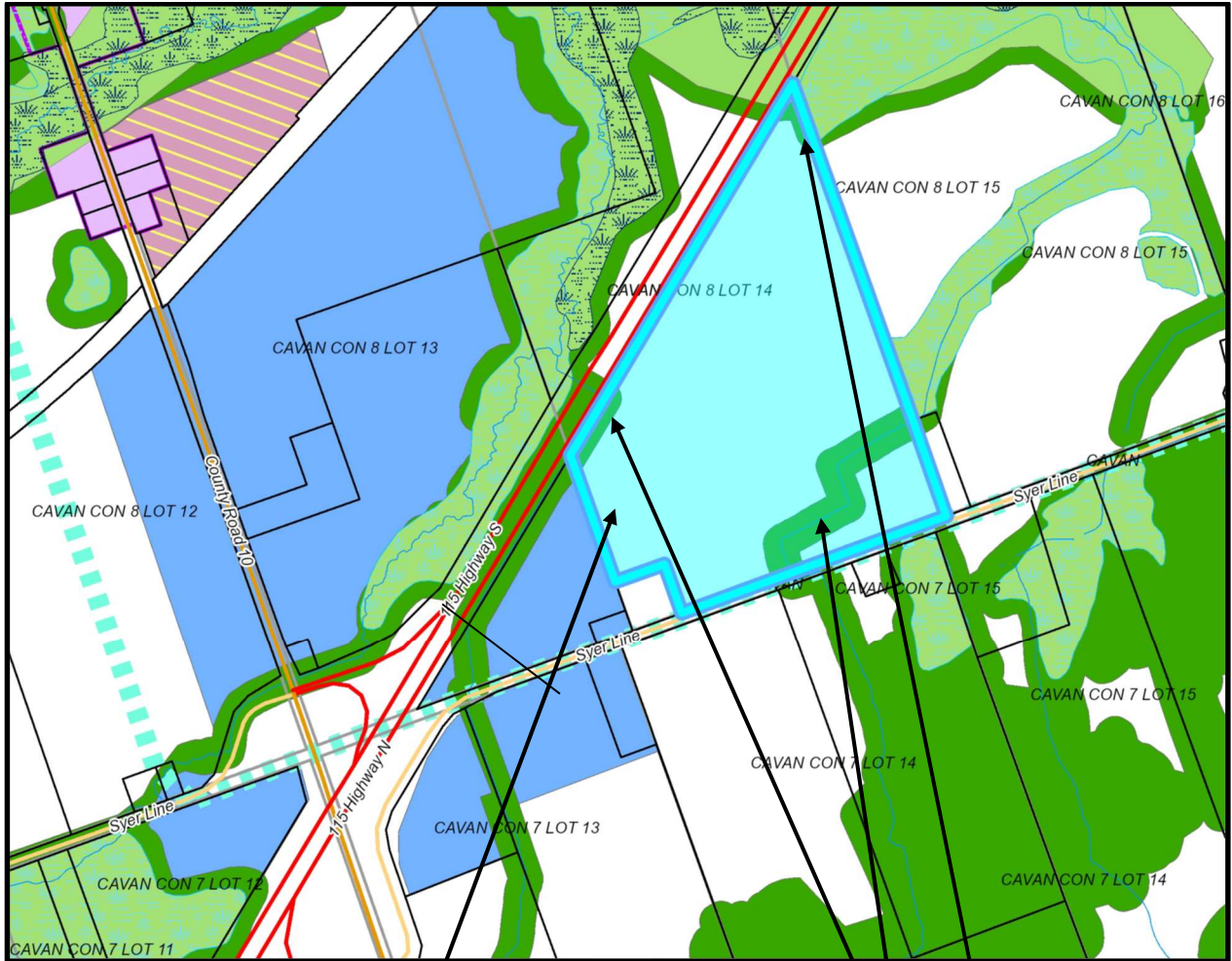
All of this part of the document entitled Part “B” – The Amendment consisting of the following text and attached map designated as Schedule “1” constitute Amendment No. 10 to the Official Plan for the Township of Cavan Monaghan.

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 changing the designation from “Agricultural” to “Rural Employment” as it applies to a portion of the lands located at 1066 Syer Line in part of Lot 14, Concession 8 of the Cavan Ward as shown on Schedule “1”, attached.

Schedule "1"



Subject Lands – Re-designate (in part) from Agriculture to Rural Employment

Subject Lands – Lands designated Natural Core Area and Natural Linkage Area will remain unchanged

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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Agency Comments

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Minutes of the Public Meeting

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