



Regular Council Meeting

To:	Mayor and Council
Date:	December 2, 2024
From:	Matt Wilkinson, Planner
Report Number:	PEB 2024-55
Subject:	Zoning By-law Amendment (ZBA-08-24)

Recommendations:

1. That Council receive and consider any public comments received on December 2nd, 2024; and
2. That By-law No. 2024-63 be approved to rezone a portion of the subject lands from the Institutional Exception One (I-1) Zone to the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone.

Overview:

Township Council passed motion R-2024-262 directing Staff to proceed with rezoning the identified portion in the northwest corner of the subject property to permit the development of single residential dwellings. The subject property is located in part Lot 12, Concession 6 (Cavan) known municipally as 988 County Road 10. A key map showing the location of the lands to be rezoned and subject property is provided as Attachment No. 1 to this Report.

Response to Notice:

Notice of the Zoning By-law Amendment application was circulated, by first class prepaid mail, to all assessed persons within 120 metres (400 feet) of the lands affected by the Zoning By-law Amendment application. Notice was provided by email to all Township Department Directors, Ministries and Agencies requesting notice by email. A sign was posted on the County Road 10 frontage of the subject property and the Notice of Public Meeting was posted on the Township website. The Notice complies with the requirements of the Planning Act.

To date, Township Staff have not received any comments from the public.

Township Staff have received comments from the County of Peterborough Public Works Department, Enbridge Gas, the Kawartha Pine Ridge District School Board (KPRDSB) and the Ministry of Transportation (MTO). None of the agencies had any objection to the application.

Township Fire, Building and Public Works Departments do not have any objection to the proposed amendment.

As of the date of drafting this Report, Township Staff have not received comments from Otonabee Conservation.

Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended

As drafted, By-law No. 2024-63 will rezone the identified portion of the subject lands from the Institutional Exception One (I-1) Zone to the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone to permit residential uses consistent with the neighbouring residential parcels. By-law No. 2024-63 is provided as Attachment No. 2 to this Report.

The holding provision attached to the UR1-A-6-H13 Zone will be removed upon approval of an official plan amendment to permit the residential use.

With the approval of the Zoning By-law Amendment residential uses will be permitted in accordance with the regulations in By-law No. 2018-58, as amended.

Township of Cavan Monaghan Official Plan

The subject lands are designated Institutional in the Township of Cavan Monaghan Official Plan as shown on Schedule 'A' to the Township's Official Plan.

The listed permitted uses in the Institutional designation include Municipal offices and administration facilities, recreation and open space, public services such as emergency services and public works operations. Single detached residential uses are not permitted in the Institutional designation.

An official plan amendment (OPA) will be prepared to permit residential uses on the area to be rezoned. The residential development will not proceed until the OPA is approved and the holding provision is removed.

By implementing the holding provision, the Application conforms to the Township Official Plan.

Peterborough County Official Plan

The subject lands are described as Settlement Area in the County Official Plan.

Section 4.2.1 of the County Official Plan states that it is the goal for Settlement Areas to provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space and to maintain County unity and retain local community identity.

It is the opinion of Township Staff that the Application conforms to the County Official Plan.

Provincial Policy Statement (2024) (PPS)

Policy 2.3.1.1 of the PPS indicates that settlement areas shall be the focus of growth and development. Section 2.3.1.3 states planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed residential use supports the general intensification of the neighbouring residential subdivision is locally appropriate and permitted.

The Application is consistent with the PPS.

Financial Impact:

The costs associated with the zoning by-law and official plan amendments are covered through PEB operating budget.

Attachments:

- Attachment No. 1: Key Map
- Attachment No. 2: By-law No. 2024-63

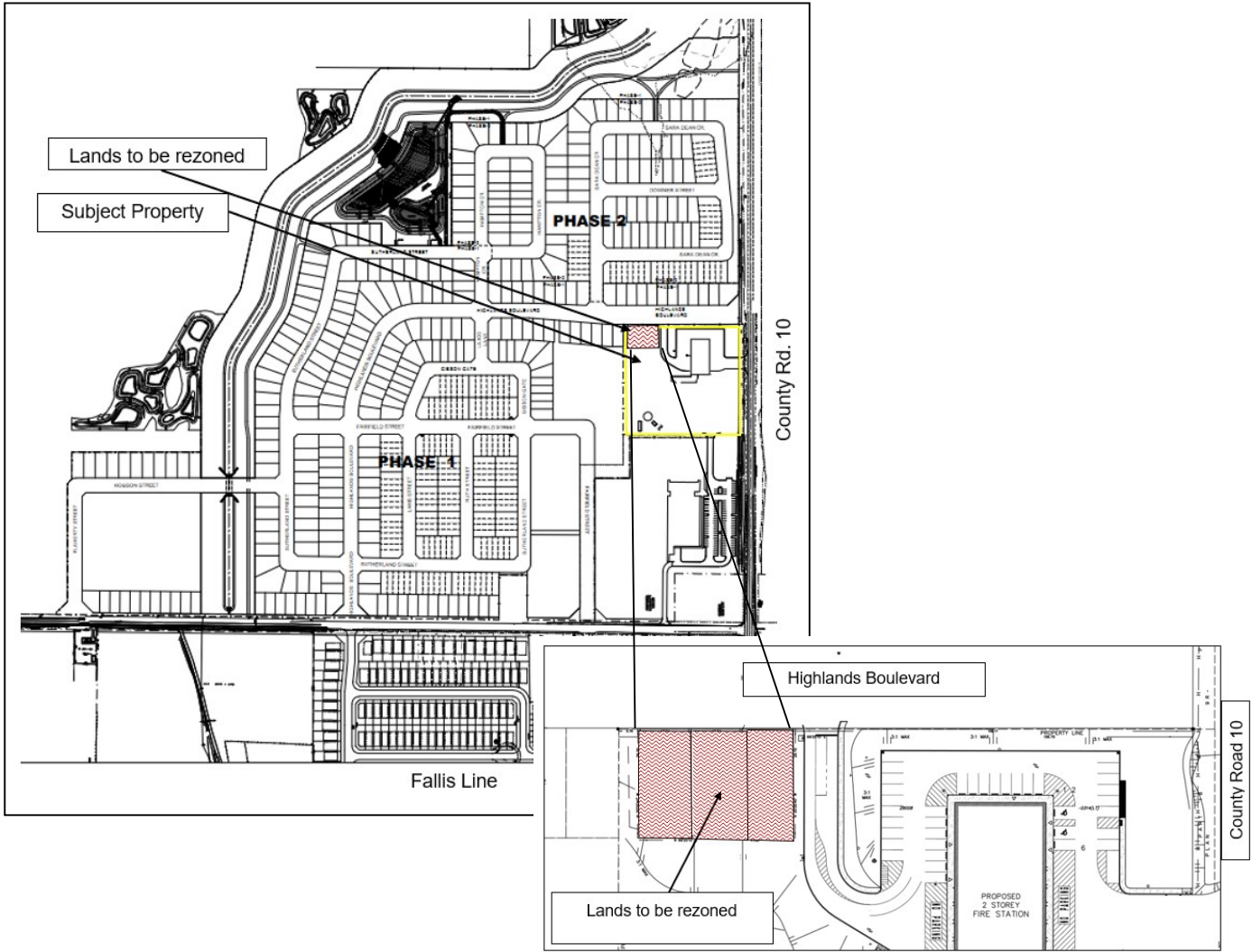
Respectfully Submitted by,

Reviewed by,

Matt Wilkinson
Planner

Yvette Hurley
Chief Administrative Officer

Attachment No.1: Key Map



Attachment No. 2: By-law No. 2024-63

The Township of Cavan Monaghan

By-law No. 2024-63

**Being a by-law to amend By-law No. 2018-58, as amended, otherwise known as
“The Township of Cavan Monaghan Zoning By-law”**

Whereas Township Council passed motion R-2024-262 directing Staff to proceed with a zoning by-law amendment to permit residential uses consistent with the neighbouring residential parcels.

And Whereas the Council of the Township of Cavan Monaghan reviewed the proposed rezoning and now deems it advisable to further amend By-law No. 2018-58, as amended.

Now Therefore the Council of the Township of Cavan Monaghan hereby enacts as follows:

1. Maps E-2 and E-2C of Schedule “A” to By-law No. 2018-58, as amended, is hereby amended by changing the zone category on a portion of the subject lands described as part Lot 12, Concession 6 (Cavan) known municipality as 988 County Road 10 from the Institutional Exception One (I-1) Zone to the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone.
2. Section 14.0, Table 14A of By-law No. 2018-58, as amended is further amended by the addition of a new Hold Number, namely Hold Number H13, immediately following Hold Number H12 that shall read as follows:

Table 14A Holding Zones			
Hold Number	Conditions of Hold Removal	Enacting By-law	By-law Removing “H”
H13	Upon approval of an Official Plan Amendment which permits the residential use.	2024-63	

3. All other relevant provisions of By-law No. 2018-58, as amended, shall apply.

If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing.

If a notice of objection is filed with the Clerk, this By-law shall become effective on the

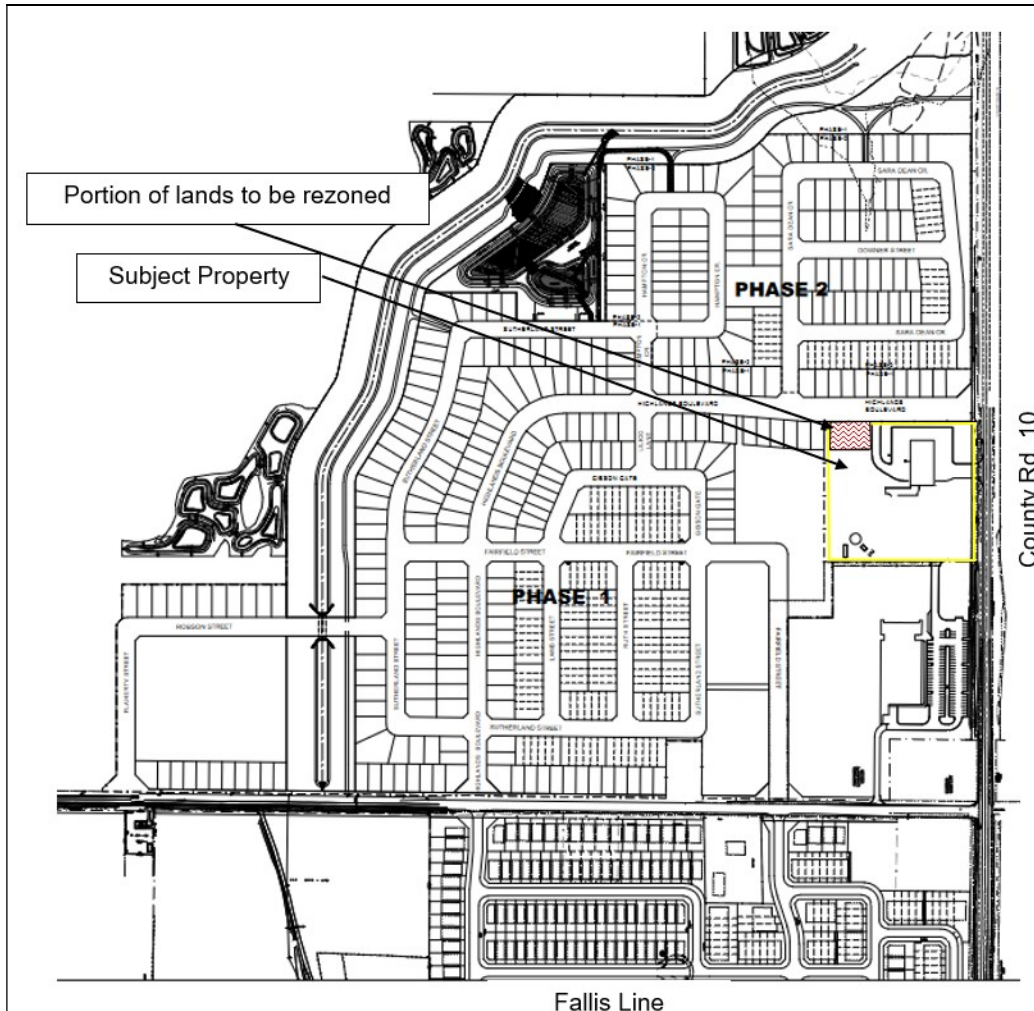
date of passing hereof subject to the disposition of any appeals.

Read a first, second and third time and passed this 2nd day of December, 2024.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule "1" to By-Law No. 2024-63



Area Affected by this By-law
 988 County Road 10
 Part Lot 12, Concession 6 (Cavan)
 Township of Cavan Monaghan

Certificate of Authentication
 This is Schedule "1" to By-law
 No. 2024-63 passed this 2nd
 day of December, 2024.



Rezone the 'Institutional Exception One (I-1) Zone' to the 'Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone'.

Matthew Graham
 Mayor

Cindy Page
 Clerk