

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

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**Ministère des  
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234-2024-5433

November 26, 2024

Mayor Matthew Graham  
Township of Cavan Monaghan  
988 Peterborough County Rd. 10  
Millbrook, ON L0A 1G0  
[mgraham@cavanmonaghan.net](mailto:mgraham@cavanmonaghan.net)

**Subject: Minister's Zoning Order Regulation 5/23 in the Township of Cavan Monaghan (1840 Brown Line Road)**

Dear Mayor Graham,

On August 30, 2024, the Ministry of Municipal Affairs and Housing initiated consultation to potentially revoke Ontario Regulation 5/23 in the Township of Cavan Monaghan involving lands located at 1840 Brown Line Road. The regulation was proposed to be revoked based on limited progress being made on the subsequent approvals needed for project implementation.

The consultation was open for 45-days to provide an opportunity for municipalities, project proponents, stakeholders, Indigenous communities and the public to provide feedback and comments. Based on the information received, further progress has not been demonstrated and Ontario Regulation 5/23 has been revoked.

In the Fall of 2023, I announced a review of the approach to zoning orders to ensure decisions are made in a transparent manner and support government priorities. As part of that commitment, I have introduced a zoning order framework that will help guide how zoning order requests are received and considered. The new zoning order framework is available online [on our website](#). Moving forward, I will only be considering requests that have been submitted in accordance with the new zoning order framework.

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We are proud of the partnerships we have developed with local governments, and we will continue to work with them to utilize the tools we have provided to build more homes faster and address local challenges in their communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Calandra', with a stylized flourish at the end.

Hon. Paul Calandra  
Minister of Municipal Affairs and Housing

C: Sean Fraser, Assistant Deputy Minister, Municipal Services Division  
Jen Liptrot, Regional Director, Municipal Services Office - East