



## Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	January 27, 2025
<b>From:</b>	Matt Wilkinson, Planner
<b>Report Number:</b>	PEB 2025-03
<b>Subject:</b>	OPA-03-24, 988 County Road 10, Official Plan Amendment No. 17 Report

### Recommendations:

1. That Council receive and consider any public comments received at the Public Meeting; and
2. That Council approve By-law No. 2025-04 to adopt Official Plan Amendment No. 17 to the Township of Cavan Monaghan Official Plan; and
3. That Council authorize the submission of the adopted Official Plan Amendment to Peterborough County for review and approval.

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### Overview:

The Township of Cavan Monaghan seeks to change the designation from Institutional to Residential on a portion of the property known as 988 County Road 10, described as part of Lot 12, Concession 6 (Cavan) and more specifically known as Parts 1, 2 and 3 of Plan 45R-17774. The Residential designation will permit residential development on three (3) future lots. A key map showing the location of the subject lands is provided as Attachment No. 1 to this Report.

On October 7, 2024, Township Council approved resolution R-2024-262 declaring a portion of the property at 988 County Road 10 to be surplus. Council also directed Staff to proceed with rezoning the portion of the property to permit the development of three (3) single detached residential lots for sale. Council also directed staff to provide Towerhill Developments with the first right of refusal on the purchase of these lots.

### Zoning By-law:

On December 2, 2024, Township Council approved Zoning By-law No. 2024-63 changing the zoning on a portion of the subject property from the Institutional Exception One (I-1)

Zone to the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone.

The UR1-A-6-H13 Zone permits a single detached dwelling, an accessory apartment, a bed and breakfast, a group home, home business, private home daycare, and public park.

The holding provision can be lifted after the approval of an Official Plan Amendment to redesignate the subject lands to permit residential uses by the County of Peterborough.

The Zoning By-law conforms to the Township Official Plan.

### **Official Plan Amendment:**

As drafted, Official Plan Amendment No. 17 changes the designation from Institutional to Residential on a portion of the subject property. The Residential designation will apply to approximately 0.12 hectares (0.3 acres) of the subject property.

A complete copy of Official Plan Amendment No. 17 is provided as Attachment No. 2 to this Report.

### **Response to Notice**

Notice of the Official Plan Amendment application was circulated, by first class prepaid mail, to all assessed persons within 120 metres (400 feet) of the lands affected by the Application, to all required ministries and agencies and to all Township Department Directors. A sign was posted on the property. The Notice of Public Meeting was posted on the Township website. The notice complies with the requirements of the Planning Act.

As of the date of the writing of this Report, Township Staff has not received any public comments about or objections to the Official Plan Amendment.

Township Staff have no objections to the Application.

As of the date of writing this Report, comments from Enbridge Gas Distribution, Peterborough Public Health and the Kawartha Pine Ridge District School Board were not received for this Application. However, these agencies did provide comment for the Zoning By-law Amendment and had no objection to the Application at that time.

Otonabee Region Conservation Authority comments confirmed they are satisfied that the Application conforms to Section 5 of the Provincial Policy Statement (PPS) related to natural hazards, that a permit is not required under Ontario Regulation 686/21, and the lands are not within a vulnerable area under the source water protection plan.

### **Analysis**

A Planning Justification Report (PJR) was written by Township Planning Staff in support of the Official Plan Amendment. The PJR details the applicable policies of the Provincial

Policy Statement (2024), the Peterborough County Official Plan, the Township of Cavan Monaghan Official Plan and the Township Zoning By-law. The PJR is provided as Attachment No. 3 to this Report.

**Financial Impact:**

None at this time.

**Attachments:**

- Attachment No. 1: Key Map
- Attachment No. 2: Official Plan Amendment No. 17
- Attachment No. 3: Planning Justification Report

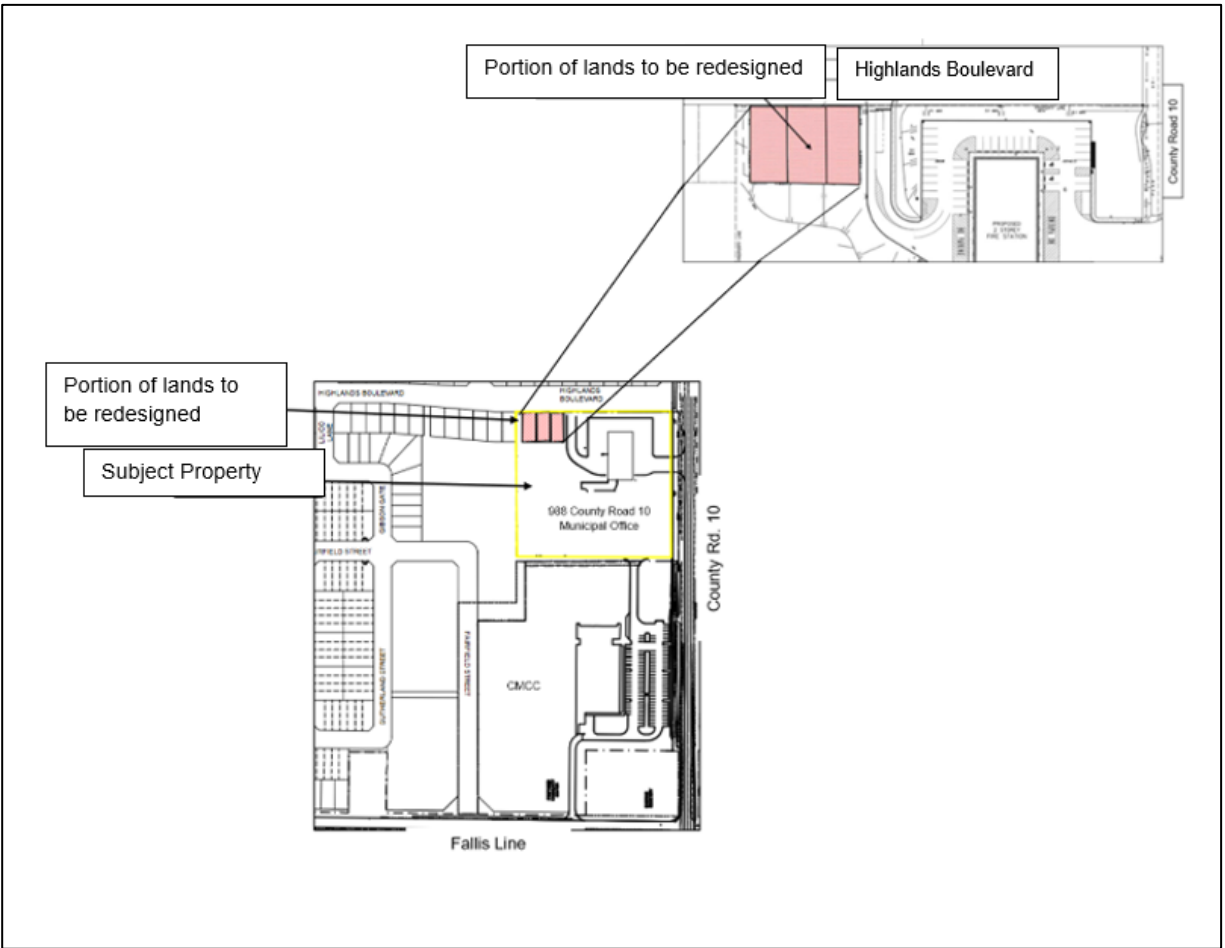
Respectfully Submitted by,

Reviewed by,

Matt Wilkinson  
Planner

Yvette Hurley  
Chief Administrative Officer

# Attachment No. 1 Key Map



**Attachment No. 2 Official Plan Amendment No. 17**

Official Plan Amendment No. 17  
(988 County Road 10)

to the

Official Plan for the Township of Cavan Monaghan

Prepared by the Township Planning Department  
January 2025

**Certificate**

**Official Plan Amendment No. 17  
Township of Cavan Monaghan Official Plan**

The attached map, constituting Amendment No. 17 to the Township of Cavan Monaghan Official Plan was prepared for the Council of the Township of Cavan Monaghan and was adopted by the Township of Cavan Monaghan by By-law No. 2025-04 in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the 27<sup>th</sup> day of January, 2025.

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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. 17 to the Township of Cavan Monaghan Official Plan.

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**Date**

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**Iain Mudd  
Director of Planning, Development  
and Public Works  
County of Peterborough**

**Adoption By-law for Official Plan Amendment No. 17**

**By-law No. 2025-04**

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. 17 to the Township of Cavan Monaghan Official Plan consisting of the attached 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. 17 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 27<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Matthew Graham  
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. 17 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. 17 to the Official Plan for the Township of Cavan Monaghan is to change the designation from Institutional to Residential on a portion of the subject property.

### 2. Location:

The Amendment applies to a portion of the property located at 988 County Road 10 in part of Lot 12, Concession 6 (Cavan), more specifically known as Parts 1, 2 and 3 of Plan 45R-17774, as shown on the Key Map attached hereto.

### 3. Basis:

#### i) Proposal

The portion of land subject to the Official Plan Amendment is located in the northwest corner of the subject property. The three (3) future lots will each have approximately 13.94 metres (47.7 feet) of frontage on Highlands Boulevard and will be approximately 415 square metres (0.1 acres) in size.

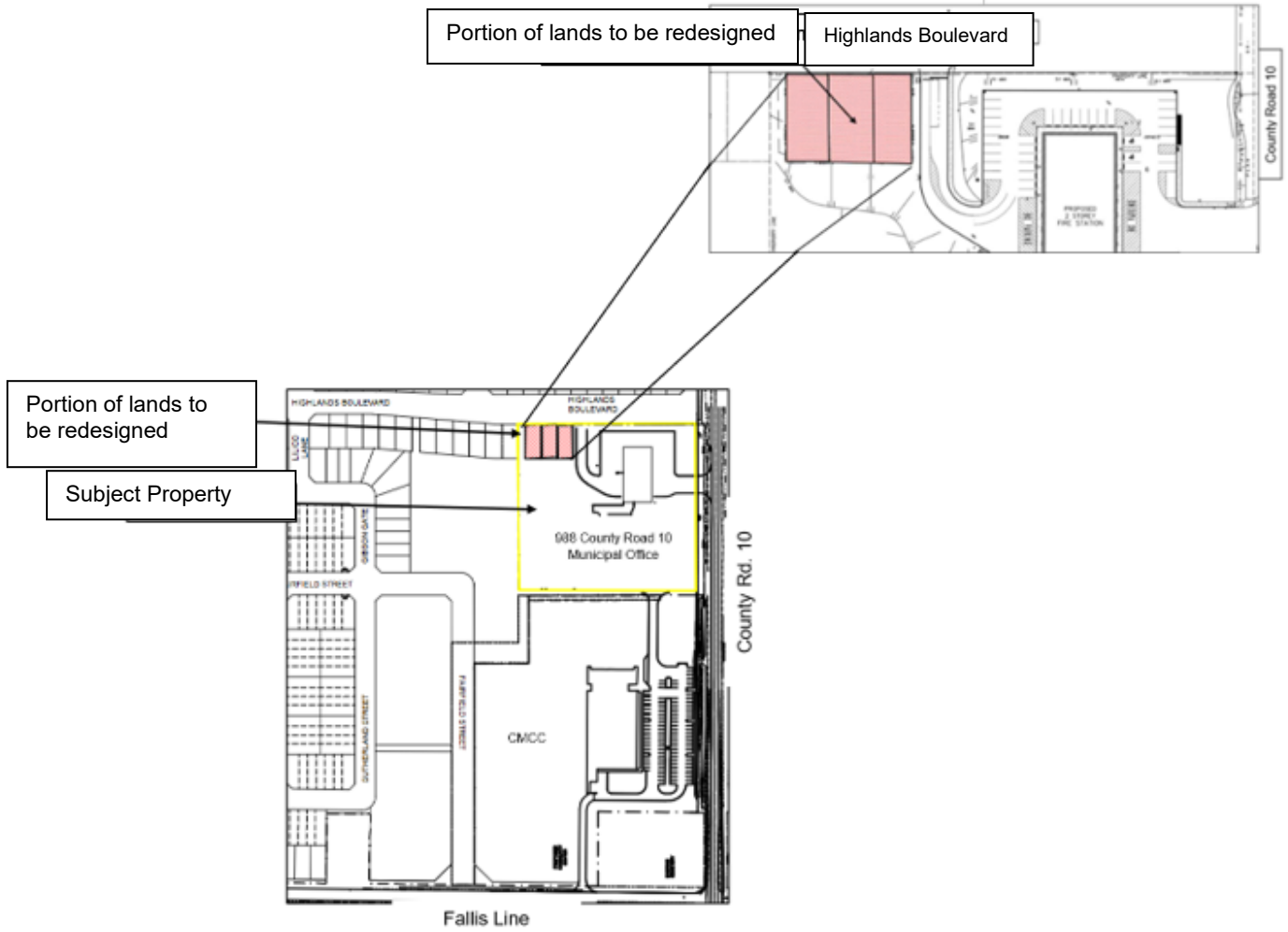
The portion of the property is currently vacant.

Official Plan Amendment No. 17 amends the designation from Institutional to Residential to permit residential uses on each of the three future lots.

#### 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 January 27, 2025.

# Key Map



## **Part “B” – The Amendment**

### Introductory Statement

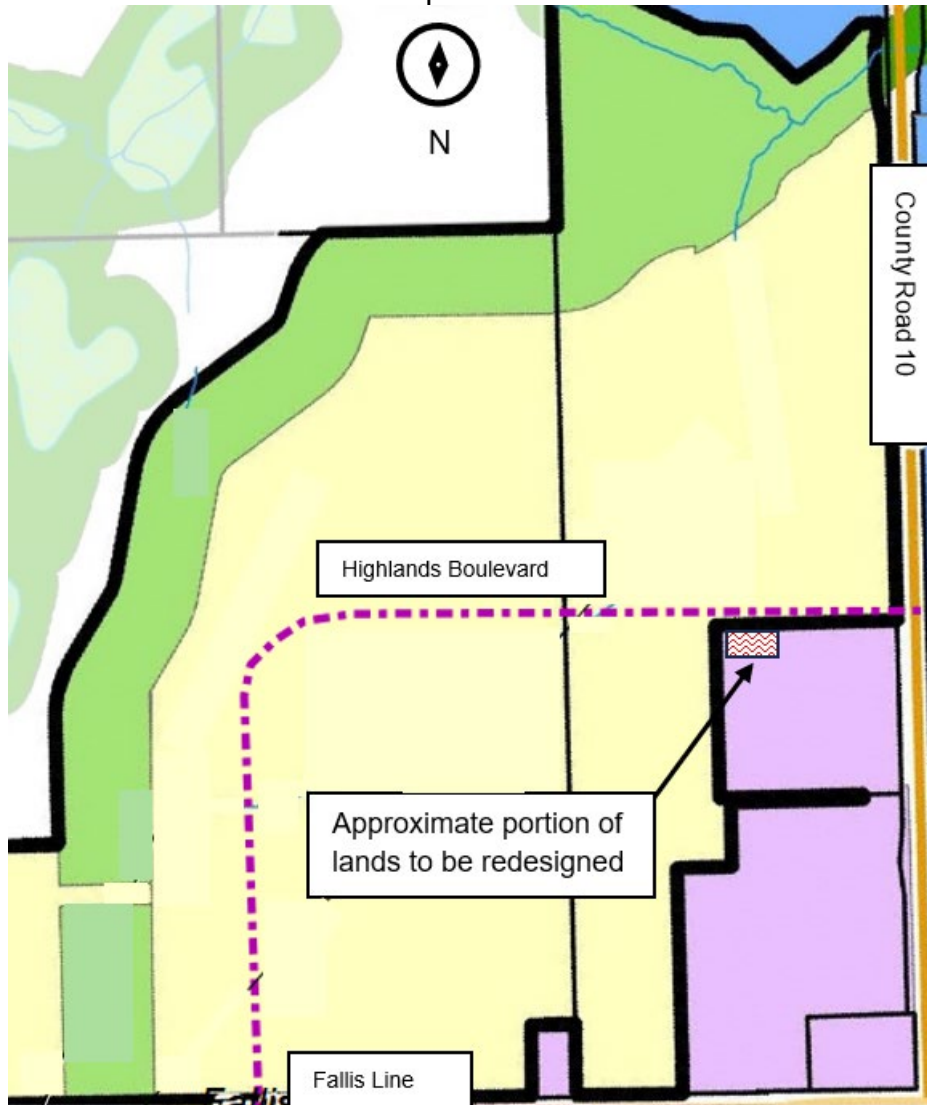
All of this part of the document entitled Part “B” – The Amendment consisting of the attached map designated as Schedule “1” constitute Amendment No. 17 to the Official Plan for the Township of Cavan Monaghan.

### Details of the Amendment

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

1. Schedule A-1 to the Official Plan for the Township of Cavan Monaghan is amended as it applies to a portion of the lands located at 988 County Road 10 in part of Lot 12, Concession 6 (Cavan), more specifically Parts 1, 2 and 3 of Plan 45R-17774 as shown on Schedule “1”, attached.

Schedule 1 to Township Official Plan Schedule 'A-1'



Legend

Land Use



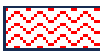
Institutional



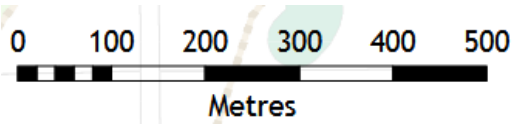
Residential



Natural Core Area



Lands to be redesigned from  
Institutional to Residential



**Attachment No. 3 Planning Justification Report**

Planning Justification Report

Prepared in support of an Official Plan Amendment  
For a portion of 988 County Road 10

Prepared by Township Cavan Monaghan Planning Staff  
January 2025

## 1. Introduction

The proposed Official Plan Amendment (OPA) seeks to change the designation on a portion of 988 County Road 10 from Institutional to Residential. This designation will permit residential uses on the future three (3) lots to be consistent with the surrounding residential parcels.

On October 7, 2024, Township Council approved resolution R-2024-262 declaring a portion of the property at 988 County Road 10 to be surplus. Council also directed staff to proceed with rezoning the portion of the property to develop three single detached residential lots for sale on this property and that Council direct staff to provide Towerhill Developments with the first right of refusal on the purchase of these lots.

On December 2, 2024, Township Council approved Zoning By-law No. 2024-63 changing the zoning on a portion of the subject property from the Institutional Exception One (I-1) Zone to the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone. The holding provision can be lifted after the approval of an OPA to redesignate the subject lands to permit residential uses. The holding provision will be lifted pending the approval of the OPA by the County of Peterborough.

## 2. Site Description

The subject property is located on a portion of the lands described as part of Lot 12, Concession 6 (Cavan), known municipally as 988 County Road 10 and more specifically as Parts 1, 2 and 3 of Plan 45R-17774. The portion of the property is currently vacant. And three lots are to be severed from the property in the future. A residential subdivision is being developed to the north and west and a township fire hall is to the east of the subject property. The Township municipal office is to the southeast on the same property. A key map showing the subject property and the location of the lands to be redesigned is provided as figure No. 1.

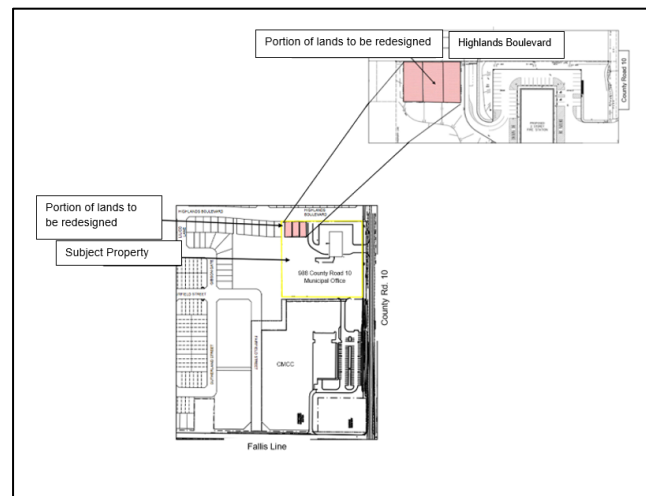


Figure 1-Key Map

## 3. Planning Policy and Analysis

Land use policies and regulations affecting the subject lands include the 2024 Provincial Planning Statement (PPS), the County of Peterborough Official Plan, the Township of Cavan Monaghan Official Plan and the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended. In this section of the Report, the proposed OPA is reviewed in the context of the polices and provisions contained within these documents.

### 3.2 The Provincial Planning Statement (PPS 2024)

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is the responsibility of the County of Peterborough and the Township of Cavan Monaghan to uphold the policies of the PPS pertaining to land use planning and development. The planning authorities must ensure their decisions are consistent with the policies of the PPS.

#### 3.2.1 Settlement Areas

The lands affected by the proposed amendment are located within the Settlement Area of Millbrook. Therefore, policies in Section 2.3.1.1 (General Policies for Settlement Area) of the PPS apply to this amendment. "Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas."

The future three (3) lots will contribute to the growth and development of a residential settlement area. Each property will be designated to permit the development of a single detached dwelling. This designation will be consistent with the designations of the surrounding residential parcels.

Section 2.3.1.2 of the PPS seeks to achieve efficient land use patterns that sustain healthy, livable and safe communities. Specifically, section 2.3.1.2 emphasizes the efficient use of land and resources, optimizing existing and planned infrastructure and public service facilities.

This policy aligns with the proposed redesignation of a portion of the subject property to be consistent with the designation of the neighbouring residential parcels. The development is being created in a compact fashion which is an efficient use of land and optimizes existing and planned infrastructure and public service facilities.

Therefore, it is the opinion of Township Planning Staff that the proposed Amendment is consistent with the PPS.

### 3.3 County of Peterborough Official Plan

The County of Peterborough Official Plan (CPOP) is a high-level policy document intended to direct all forms of development to appropriate lands within the County, while protecting important natural features, such as lakes, rivers woodlands, and species habitat. The Plan is also intended to provide opportunities for future growth and development within the County of Peterborough and the lower-tier municipalities, that includes Cavan Monaghan.

The Millbrook Settlement Area has been planned to accommodate growth that ensures natural resources are being protected and infrastructure and space are being used efficiently while a local community identity is maintained. The proposed development supports the CPOP direction for Settlement Areas.

Therefore, it is the opinion of Township Planning Staff that the proposed Amendment conforms to the County of Peterborough Official Plan.

### 3.4 Cavan Monaghan Official Plan

The subject lands affected by the proposed Amendment are designated Institutional as shown on Schedule 'A-1' to the Township Official Plan.

The Amendment proposes to amend Schedule A-1 to the Official Plan for the Township of Cavan Monaghan as shown on Schedule "1" to this Report.

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

The objectives of the Residential designation include maintaining and enhancing the character and identity of existing residential areas, the promotion of efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification and ensuring a range of housing types are provided throughout the Township.

The proposed Amendment supports the objectives of the Residential designation including enhancing the character and identity of existing residential areas and promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification (4.1.1 a) & c)).

Therefore, if approved, the proposed Amendment will conform to the Cavan Monaghan Official Plan.

### 3.5 Township of Cavan Monaghan Zoning By-law

The lands affected by the proposed Amendment were rezoned Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone through By-law No. 2024-63, on December 2, 2024.

The UR1-A-6-H13 Zone permits a single detached dwelling, an accessory apartment, a bed and breakfast a group home, home business, private home daycare, and public park. The holding provision can be lifted after the approval of an Official Plan Amendment (OPA) to redesignate the subject lands to permit residential uses by the County of Peterborough.

The proposed Amendment complies with By-law No. 2018-58, as amended.

### 4.0 Conclusion

The Planning Report describes the proposed Amendment to the Township Official Plan.

The Planning Report provides the support to amend the Official Plan to permit residential uses on the subject lands.

It is the opinion of the Township Planning Staff that:



- The proposed Amendment is consistent with the 2024 Provincial Policy Statement (PPS).
- The proposed Amendment conforms to the policies of the County of Peterborough Official Plan.
- The proposed OPA to amend Schedule 'A-1' of the Township Official Plan is appropriate and conforms to the Township Official Plan.
- The proposed Amendment to the Official Plan supports the zoning on the subject property.
- The Amendment represents good planning and is in the public interest.

Schedule "1"

