



Regular Council Meeting

To:	Mayor and Council
Date:	April 7, 2025
From:	Matt Wilkinson, Planner
Report Number:	Planning Department 2025-18
Subject:	988 County Road 10 – Removal of Holding Symbol from the UR1-A-6-H13 Zone

Recommendation:

That By-law No. 2025-21 be approved to remove holding symbol (H13) from the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone as it pertains to Parts 1, 2 and 3 of Plan 45R-17774 in part of Lot 12, Concession 6 (Cavan).

Overview:

In December of 2024, the Township of Cavan Monaghan approved By-law No. 2024-63 to rezone 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, to the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone. A key map showing the location of the subject lands is provided as Attachment No. 1 to this Report

The UR1-A-6 Zone permits a single detached dwelling on a lot with a minimum lot area of 400 square metres (0.1 acres).

The holding provision attached to the UR1-A-6-H13 Zone can be removed only after an official plan amendment (OPA) to redesignate the subject lands to permit residential uses is approved by the County of Peterborough. The County of Peterborough approved OPA No. 17 on February 14, 2025 to redesignate the noted portion of the property from the Institutional to Residential in the Cavan Monaghan Township Official Plan. The appeal period expired March 11, 2025. The decision Notice is provided as Attachment No. 2 to this Report.

Once the holding symbol is removed, a single detached dwelling will be permitted on a lot with a minimum lot area of 400 square metres (0.1 acres) and a minimum lot frontage of 13 metres (42.5 feet).

As drafted, By-law No. 2025-21 removes the holding symbol (H13) from the Urban Residential One Subzone A Exception Six Holding Thirteen (UR1-A-6-H13) Zone. By-law No. 2025-21 is provided as Attachment No. 3 to this Report.

Financial Impact:

None at this time.

Attachments:

Attachment No. 1: Key Map

Attachment No. 2: County of Peterborough Certificate File No. 15OP-25001

Attachment No. 3: By-law No. 2025-21

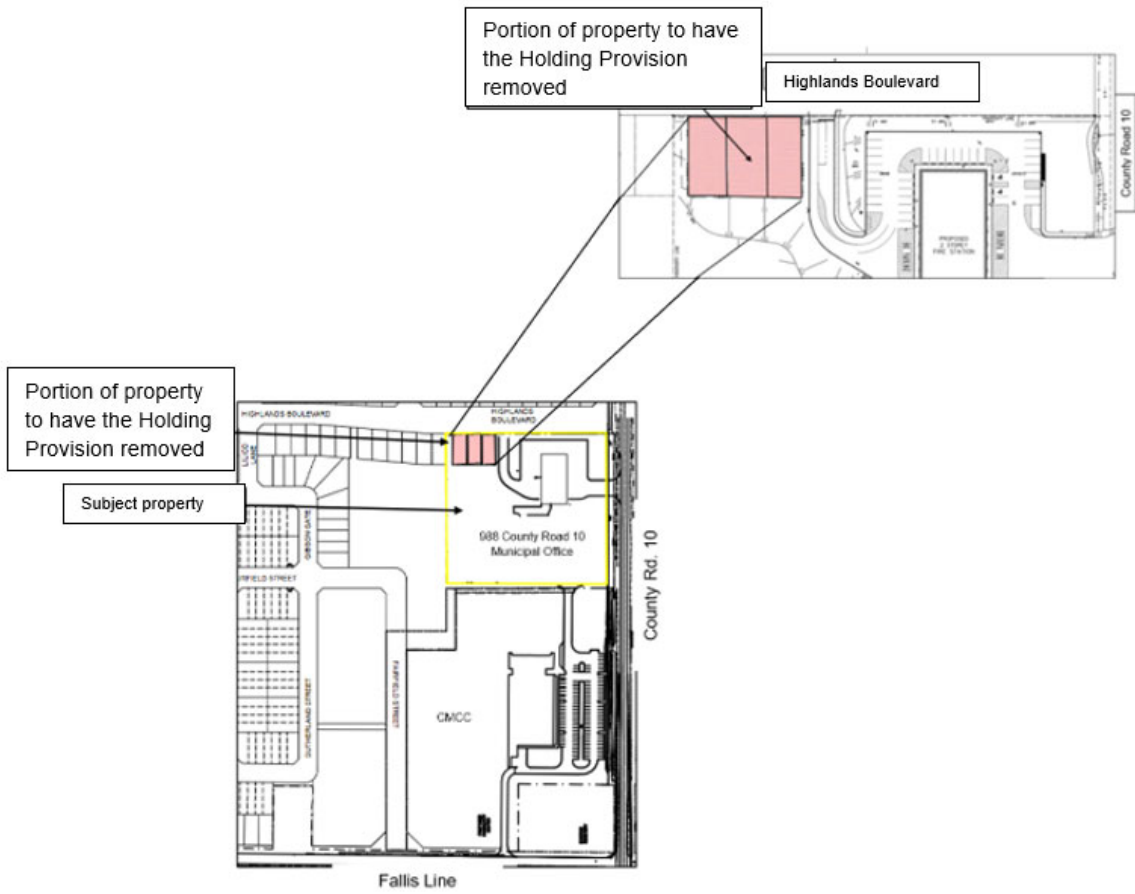
Respectfully Submitted by,

Reviewed by,

Matt Wilkinson
Planner

Yvette Hurley
Chief Administrative Officer

Attachment No.1: Key Map



Certificate

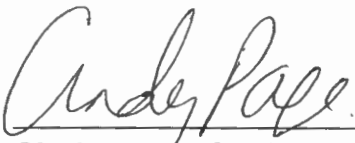
**Official Plan Amendment No. 17
Township of Cavan Monaghan Official Plan**

The attached map constituting Amendment No. 17 to the Township of Cavan Monaghan Official Plan was prepared by 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 27th day of January, 2025.



Matthew Graham, 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. 17 to the Township of Cavan Monaghan Official Plan.

March 12, 2025

Date



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

Attachment No. 3: By-law No. 2025-21

The Township of Cavan Monaghan

By-law No. 2025-21

Being a by-law to Remove the Holding (H) Symbol from By-law No. 2018-58, as amended, related to the Lands Described as Parts 1, 2 and 3 of Plan 45R-17774 in part of Lot 12, Concession 6, Geographic Township of Cavan, Township of Cavan Monaghan

Whereas By-law No. 2018-58, as amended, zoned certain lands in part of Lot 12, Concession 6 (Cavan) as subject to the Holding Thirteen (H13) symbol to be removed upon the subject lands being designated Residential in the Township Official Plan.

And Whereas the conditions for the removal of the Holding Thirteen (H13) symbol have been addressed to the Township's satisfaction;

And Whereas a Notice of Intention to remove a Holding (H) symbol was, pursuant to Section 36(4) of the Planning Act, R.S.O., 1990, as amended, circulated to all assessed persons within 120 metres of the subject lands by first class pre-paid mail.

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

1. That the Holding Thirteen (H13) symbol identified on lands located at 988 County Road 10, and described as Parts 1, 2 and 3 of Plan 45R-17774, part of Lot 12, Concession 6 in the Geographic Township of Cavan, Township of Cavan Monaghan is hereby removed.

Read a first, second and third time and passed this 7th day of April, 2025.

Matthew Graham
Mayor

Cindy Page
Clerk