

**Minutes**  
**The Township of Cavan Monaghan**  
**Special Council Meeting**

**Monday, March 25, 2021**

**6:00 p.m.**

**Remote Locations**

**Those members in attendance were:**

Council	Scott McFadden	Mayor
	Matthew Graham	Deputy Mayor
	Tim Belch	Councillor
	Ryan Huntley	Councillor
	Cathy Moore	Councillor
Staff	Yvette Hurley	CAO
	Cindy Page	Interim Clerk
	John Connolly	Executive Director of Planning & Development
	Karen Ellis	Director of Planning
	Kimberley Pope	Director of Finance/Treasurer
	Wayne Hancock	Director of Public Works
	Bill Balfour	Fire Chief
	Brigid Ayotte	Economic & Community Development Coordinator

**1. Open Session**

**2. Call to Order**

Mayor McFadden called the meeting to order at 6:05 p.m.

**3. Approval of the Agenda**

SC/25/03/21/01

Moved by: Graham

Seconded by: Moore

That the agenda for the Special Council meeting be approved as presented.

<b>Recorded</b>	<b>For</b>	<b>Against</b>
Moore	X	
Belch	X	
Huntley	X	
McFadden	X	
Graham	X	
<b>Results</b>	<b>5</b>	<b>0</b>

Carried

**4. Disclosure of Pecuniary Interest and the General Nature Thereof**

There was no pecuniary interest noted.

**5. Closed Session**

These was no closed session.

**6. Delegation**

**6.1 Isabella Fabiilli, 39 Fernridge Heights, Millbrook**

Isabella Fabiilli sent her regrets. The comments from the delegation were captured in an email submitted from Isabella Fabiilli for consideration.

**7. Public Meeting**

**7.1 Resolution to open the Public Meeting**

SC/25/03/21/02

Moved by: Huntley

Seconded by: Moore

That the Public Meeting be opened pursuant to Section 17 of the Planning Act, R.S.O. 1990 P.13, as amended.

<b>Recorded</b>	<b>For</b>	<b>Against</b>
Belch	X	
Graham	X	
McFadden	X	
Moore	X	
Huntley	X	
<b>Results</b>	<b>5</b>	<b>0</b>

Carried

**7.2 Introductions - Township of Cavan Monaghan, John Connolly, Executive Director of Planning and Development**

John Connolly, Executive Director of Planning and Development explained the process and introduced the County of Peterborough's Manager of Planning, Iain Mudd and the applicant's consultant Innovative Planning Solutions Inc, Planner and President, Darren Vella.

**7.3 Plan of Subdivision & OPA - County of Peterborough, Caitlin Robinson, Planner & Iain Mudd, Manager of Planning**

County of Peterborough's Planner Caitlin Robinson was unable to attend.

County of Peterborough's Manager of Planning, Iain Mudd provided an

overview of the specifics of the revised Plan of Subdivision. Mr. Mudd explained the process and timelines as they relate to the County and Township.

Mr. Mudd spoke to the revised application from a previous plan for 796 units previously deemed complete by the County of Peterborough on November 18, 2018 and the current revised plan subsequently on November 24, 2020. Noting a number of changes to the proposal such as a reduction in the number of proposed residential from 796 units to 718 units, including single detached dwellings, townhouses, and mid high rise residential buildings, other notable changes include the addition and identification of a proposed school site at the request of the School Board and a change in some of the street patterns, walkways and lot configurations. The Official Plan Amendment and Zoning By-law Amendments are intended to redesignate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision. Mr. Mudd outlined the comments received to date from the agencies, school boards and First Nations, further consultation is being undertaken and studies are being reviewed.

**7.4 Report - Planning 2021-08 Plan of Subdivision (15T-18002), Official Plan Amendment (OPA-1-18) and Zoning By-law Amendment (ZBA-07-18)**

John Connolly explained the process and the applications for the Plan of Subdivision (15T-18002), Official Plan Amendment (OPA-1-18) and Zoning By-law Amendment (ZBA-07-18). Mr. Connolly noted the recommendations before Council are to review and consider the comments from the public and agencies both verbal and written and that the draft plan conditions for the plan of subdivision, the official plan amendment and the zoning by-law will be presented to Council at a future date.

**7.5 Applicant Presentation - Innovative Planning Solutions Inc.- Darren Vella, President and Director of Planning**

Innovative Planning Solutions President and Director of Planning Darren Vella presented the draft Plan of Subdivision, the Official Plan and Zoning By-law Amendment. Mr. Vella spoke to the Environmental Impact Study and the field work results, the wetland evaluation and channel realignment and the impacts and mitigation measures. Mr. Vella noted the comments that are received by Council and members of the public will be reviewed and a final report for consideration will be presented to both County Council and the Township of Cavan Monaghan Council.

**7.6 Questions/Comments from members of Council**

Councillor Huntley requested consideration be given to underground parking at the apartment buildings to reduce the parking footprint.

Deputy Mayor Graham requested that opportunities be considered within the builds to accommodate accessibility needs.

**7.7 Questions/Comments from members of the public**

Doug and Pauline Brodie – 29 Fernridge Heights, Millbrook

Glen Spurrell – 7 Prince Street, Millbrook

**7.8 Consideration of the Report**

SC/25/03/21/03

Moved by: Graham

Seconded by: Moore

That Council review and consider all public and agency verbal and written comments regarding these applications; and

That proposed draft plan conditions for the plan of subdivision and official plan and zoning by-law amendments be presented to Council at a future date for consideration.

<b>Recorded</b>	<b>For</b>	<b>Against</b>	
Huntley	X		
McFadden	X		
Moore	X		
Graham	X		
Belch	X		
<b>Results</b>	<b>5</b>	<b>0</b>	<b>Carried</b>

**7.9 Resolution to close the Public Meeting**

SC/25/03/21/04

Moved by: Graham

Seconded by: Huntley

That the Public Meeting be closed.

<b>Recorded</b>	<b>For</b>	<b>Against</b>	
McFadden	X		
Huntley	X		
Belch	X		
Graham	X		
Moore	X		
<b>Results</b>	<b>5</b>	<b>0</b>	<b>Carried</b>

**8. Confirming By-law**

**8.1 By-law No. 2021-17 being a by-law to confirm the proceedings of the special meeting held March 25, 2021 at 6:00 p.m.**

SC/25/03/21/05

Moved by: Belch

Seconded by: Graham

That By-law No. 2021-17 being a by-law to confirm the proceedings of the Special Council meeting held March 25, 2021 at 6:00 p.m. be read a first, second and third time and passed this 25<sup>th</sup> day of March, 2021, signed by the Mayor and Interim Clerk and the Corporate Seal attached.

<b>Recorded</b>	<b>For</b>	<b>Against</b>
Moore	X	
Belch	X	
Huntley	X	
McFadden	X	
Graham	X	
<b>Results</b>	<b>5</b>	<b>0</b>

**Carried**

**9. Adjournment**

SC/25/03/21/06

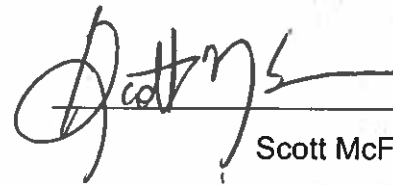
Moved by: Graham

Seconded by: Huntley

That the Special Council Meeting of the Township of Cavan Monaghan adjourn at 7:09 p.m.

<b>Recorded</b>	<b>For</b>	<b>Against</b>
Graham	X	
Huntley	X	
Moore	X	
Belch	X	
McFadden	X	
<b>Results</b>	<b>5</b>	<b>0</b>

**Carried**

  
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Scott McFadden  
Mayor

  
\_\_\_\_\_  
Cindy Page  
Interim Clerk