

Official Plan Amendment No. XX

(Fallis North Subdivision)

to the

Official Plan for the Township of Cavan Monaghan

XXXXX 20XX

Certificate

Official Plan Amendment No. XX

Township of Cavan Monaghan Official Plan

The attached map and explanatory text, constituting Amendment No. XX 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. 20XX-XX in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, as amended, on the XX day of XXXXX 20XX.

Signed _____
Mayor

Signed _____
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. XX to the Township of Cavan Monaghan Official Plan.

Date

Iain Mudd, Director of Planning,
County of Peterborough

Adoption By-law for Official Plan Amendment No. XX

The Township of Cavan Monaghan

By-law No. 20XX-XX

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 amendment, hereby enacts as follows:

1. Amendment No. XX to the Township of Cavan Monaghan Official Plan consisting of the attached explanatory text 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. XX 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 XX Day of XXXXX, 20XX.

Signed _____
Mayor

Signed _____
Clerk

The Statement of Components

Part A - The Preamble does not constitute part of this Amendment.

Part B - The Amendment constitutes Amendment No. XX to the Township of Cavan Monaghan Official Plan.

Part A- The Preamble

1. Purpose:

The purpose of Amendment No. XX to the Township of Cavan Monaghan Official Plan is to realign land use designations, and to add an exception policy specifying that the provision of the MZO shall guide development on the Subject Lands. The changes will permit the development of a plan of subdivision on the subject lands. The proposed mixed-use subdivision proposes the following elements:

- 159 single detached blocks;
- 27 street townhouse blocks (containing a total of 148 townhouse units);
- 2 medium density blocks (containing up to 176 medium density apartment units);
- 2 community commercial blocks;
- 1 park block;
- 1 stormwater management pond block;
- 2 natural Heritage System blocks; and,
- 9 new public roads.

2. Location:

The Amendment applies to certain property located to the east of County Road 10 from Fallis Line in the south to Larmer Line in the north, in the Township of Cavan Monaghan as shown on the Key Map attached hereto. The land is legally described as Part of Lot 13, Concession 6, Geographic Township of Cavan.

3. Basis:

i) Proposal

The lands subject to the Application are approximately 33.62 hectares in size with approximately 857 metres of frontage on County Road 10, 282 metres of frontage on Larmer Line, and 291 metres of frontage on the future extension of Fallis Line. The land is legally described as Part of Lot 13, Concession 6, Geographic Township of Cavan. The property is largely vacant, aside from one single-family home and associated shed structures near the southern edge, an unused barn structure in proximity to the natural heritage areas, and hydroelectrical infrastructure related structures along the lands northern edge.

Official Plan Amendment No. XX will change the land use designation on a portion of the subject lands from "Urban Employment Area", "Community Commercial", "Natural Core Area" and "Natural Linkage Area" to "Residential", "Park & Open Space", "Community Commercial", "Institutional", "Natural Core Area", "Natural Linkage Area"

The draft amendment includes draft exception policies related to the maximum height permitted for multi-unit residential buildings, the provision of the MZO which apply to a

portion of the proposed Community Commercial lands, and the list of permitted uses within the Community Commercial designation.

A Planning Justification Report for the Application is provided as Attachment No. 1 to this Amendment.

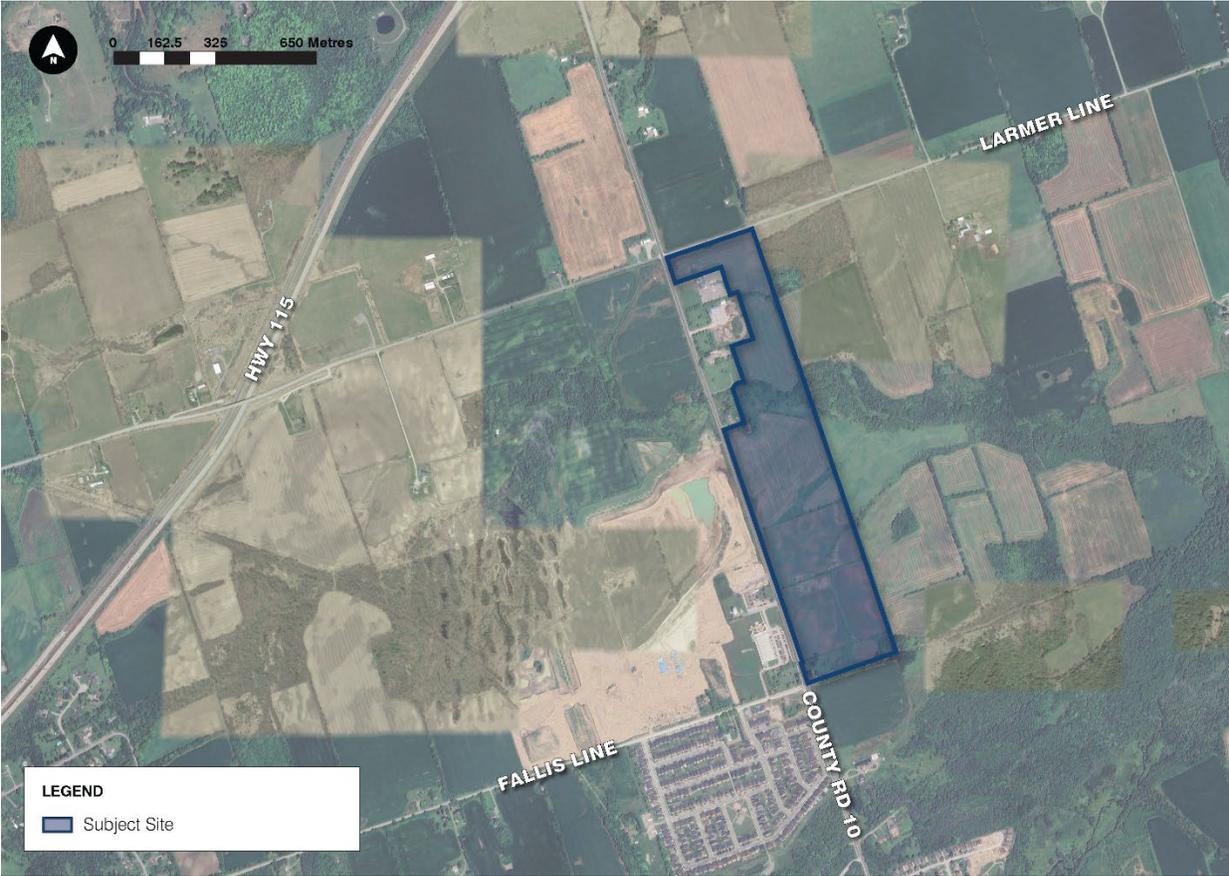
ii) Public Consultation

A public meeting is required to be held under Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. A Statutory Public Meeting was held in collaboration with Township staff on December 1st, 2025.

iii) Agency Review

All agency comments received are included in the Appendix.

Key Map



Part “B” - The Amendment

Introductory Statement

All of this part of the document entitled Part “B” The Amendment consisting of the following text and attached map designated as Map ‘A’ constitute Amendment **No. XX** to the Township of Cavan Monaghan Official Plan.

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

1. Schedule ‘A-1’ of the Township of Cavan Monaghan Official Plan is amended by changing the land use designations from “Urban Employment Area”, “Community Commercial”, “Natural Core Area” and “Natural Linkage Area” to “Residential”, “Park & Open Space”, “Community Commercial”, “Institutional”, “Natural Core Area”, “Natural Linkage Area” as shown on Map ‘A’ below.
2. Section 4.1 *Residential* of the Township of Cavan Monaghan Official Plan is amended by adding a new subsection, namely subsection **4.1.8 XX**, immediately following subsection **4.1.8 XX** that shall read as follows:

“4.1.8 XX

Site Specific Policies

Northeast corner of Fallis Line & County Road 10
Part of Lot 13, Concession 6 (Geographic Township of Cavan)
Township of Cavan-Monaghan (County of Peterborough)
(Fallis North Subdivision)

- a) Notwithstanding the policies of Section 4.1.3 a) and 4.4.3 herein, the maximum building height for single, semi-detached and townhouse dwellings shall be three (3) storeys and the maximum building height for apartment buildings and mixed-use apartment buildings shall be four (4) storeys.
 - b) The density policies of Section 4.1.3 a) shall be interpreted to apply to the entirety of the lands subject to this policy on a gross basis – and shall not be applied on an individual block, lot, or parcel basis.
 - c) Notwithstanding the policies of Section 4.1.3 p) i) medium density residential development shall be permitted on local roads where such local roads provide direct access to Collector or Arterial roads.
 - d) Notwithstanding section 7.3.4 b) i). local roads are permitted to have a minimum width of 18.00 metres
3. Section 4.4 *Community Commercial* of the Township of Cavan Monaghan Official Plan is amended by adding a new subsection, namely subsection **4.4.5 XX**, immediately following subsection **4.4.5 XX** that shall read as follows:

“4.4.5 XX

Site Specific Policies

Northeast corner of Fallis Line & County Road 10

Part of Lot 13, Concession 6 (Geographic Township of Cavan)
Township of Cavan-Monaghan (County of Peterborough)
(Fallis North Subdivision)

- a) The lands subject to Ministerial Zoning Order (O. Reg. 250/22 & Map 304) are identified on Schedule 'A-1'. If there is a conflict between the policies of the Cavan Monaghan Official Plan and the regulations contained within the Ministerial Zoning Order, then the text and mapping of the Ministerial Zoning Order shall prevail. Development on the lands subject to a Ministerial Zoning Order shall occur within the terms of a Subdivision Agreement between the City and the landowner, as appropriate.
- b) Development in the entire "Community Commercial" Designation identified on Schedule 'A-1' shall generally be in accordance with the regulations associated with the "Commercial/Mixed Use Zone" of the Ministerial Zoning Order (O. Reg. 250/22 & Map 304).
 - i. In addition to the uses permitted in Section 4.4.2 the following uses are also permitted: banks and financial institutions; liquor stores; post offices; personal services; business professional and medical offices as a primary use; and dwelling units in mixed-use buildings.
 - ii. Policies 4.4.3a) through d) shall not apply.

THE CORPORATION OF THE COUNTY OF
PETERBOROUGH

THIS IS MAP 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 20__

MAYOR _____ CLERK _____

LEGEND

-  Residential
-  Community Commercial
-  Parks & Open Space
-  Natural Linkage Area
-  Natural Core Area
-  Institutional

