

Official Plan Amendment No. XX
(1702 Cedar Valley Road)

to the

Official Plan for the Township of Cavan Monaghan

January 2025

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. 2025-XX in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the 18th day of February, 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. XX to the Township of Cavan Monaghan Official Plan.

Date

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

Adoption By-law for Official Plan Amendment No. XX

By-law No. 2025-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 amended, hereby enacts as follows:

1. Amendment No. XX to the Township of Cavan Monaghan Official Plan consisting of the attached text and maps (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. 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 18th day of February, 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. XX 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 Official Plan Amendment No. XX is to amend the Recreational designation to the Rural designation and provide relief from the Minimum Distance Separation (MDS) setback requirement on the lands where the new lot is proposed to permit a severance of the existing single detached dwelling.

2. Location:

The Amendment applies to the property located at 1702 Cedar Valley Road in part of Lot 23, Concession 6 (Cavan) as shown on the Key Map attached hereto.

3. Basis:

i) Proposal

The property subject to the Applications is approximately 67.6 hectares (167.2 acres) in size with a frontage of approximately 465 metres (1,525 feet) on Cedar Valley Road.

The portion of the property proposed to be severed currently contains one (1) existing detached residential dwelling connected to private individual well and septic system, as well as one (1) attached driveway. The residential dwelling is set back approximately 37 metres (120 feet) from County Road 28.

The 0.63 hectare (1.55 acres) area of land that is proposed to be severed contains an existing single detached residential dwelling with an attached driveway, driveway, well and septic. The surrounding area is grassed and/or landscaped with minimal vegetation. The maintenance driveway for the golf course abuts the proposed northern interior lot line of the severed parcel.

The property is developed for use as a commercial 18-hole golf course (Baxter Creek Golf Club). There are several existing buildings associated with the golf course on the Subject Property, including a single detached dwelling, clubhouse, maintenance buildings, and several small accessory structures. The main access to the Subject Property is provided by an existing entrance from Cedar Valley Road. Additionally, the property can be accessed by several accessory driveways from County Road 28 located to the east and off Larmer Line to the north.

A desktop review of the Subject Property identified some natural heritage features, including a creek that runs through the property, several small sized water bodies area associated with the Golf Course, as well as an unevaluated wetland on the northern part of the property. These areas will make up the

retained portion of the property. No development is proposed on the retained portion of the property.

Official Plan Amendment No. XX amends the Recreational designation to a Rural designation and provides relief from the Minimum Distance Separation (MDS) setback requirement on the lands where the new lot is proposed.

A Planning Justification Report was prepared by D.M. Wills Associates Inc. in support of the Application is provided as Attachment No. 1 to this Amendment.

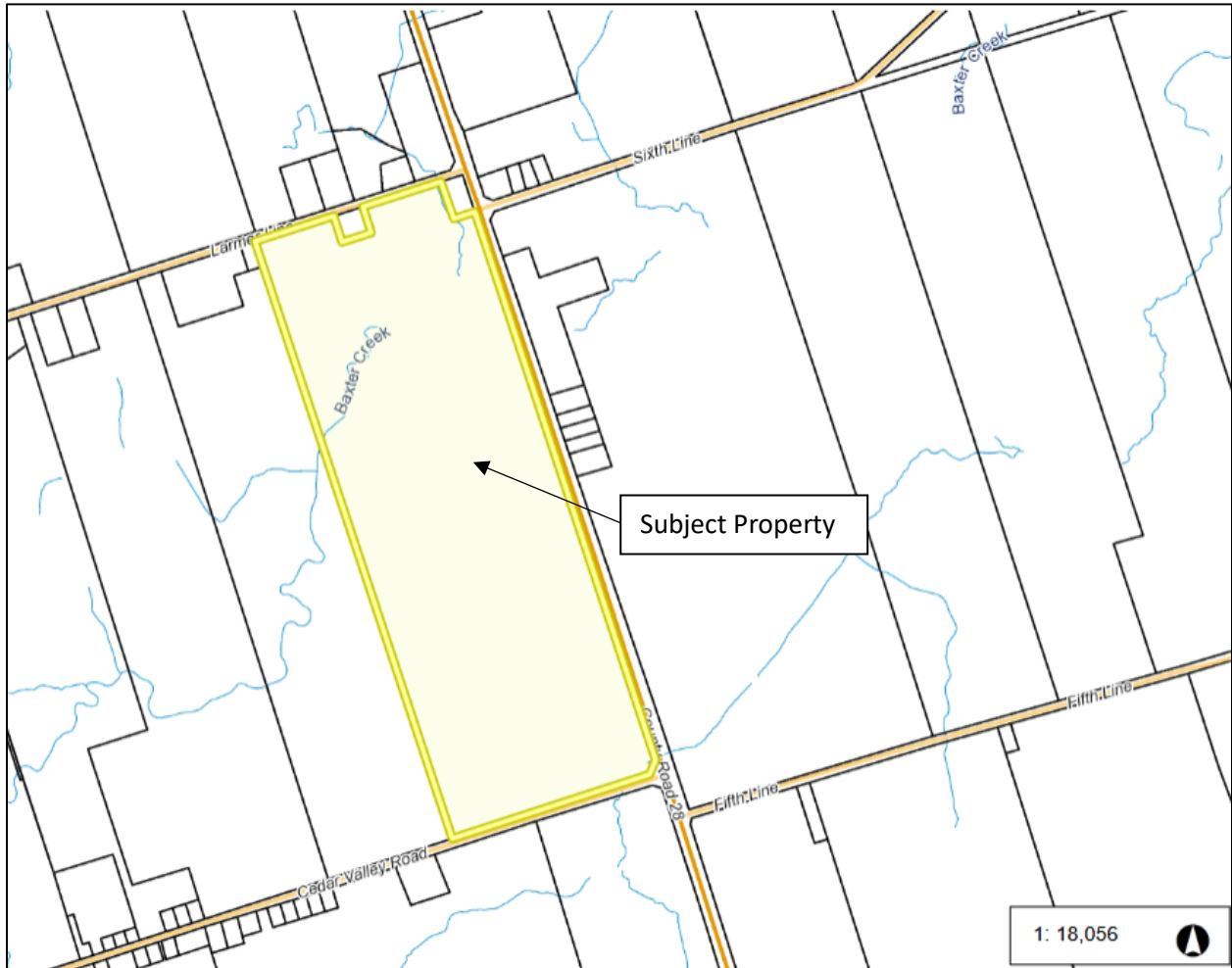
ii) Public Consultation

A public meeting is required to be held under Sections 17 and 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 on the 18th day of February, 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 Schedule “1” constitute Amendment No. XX to the Official Plan for the Township of Cavan Monaghan.

Details of the Amendment

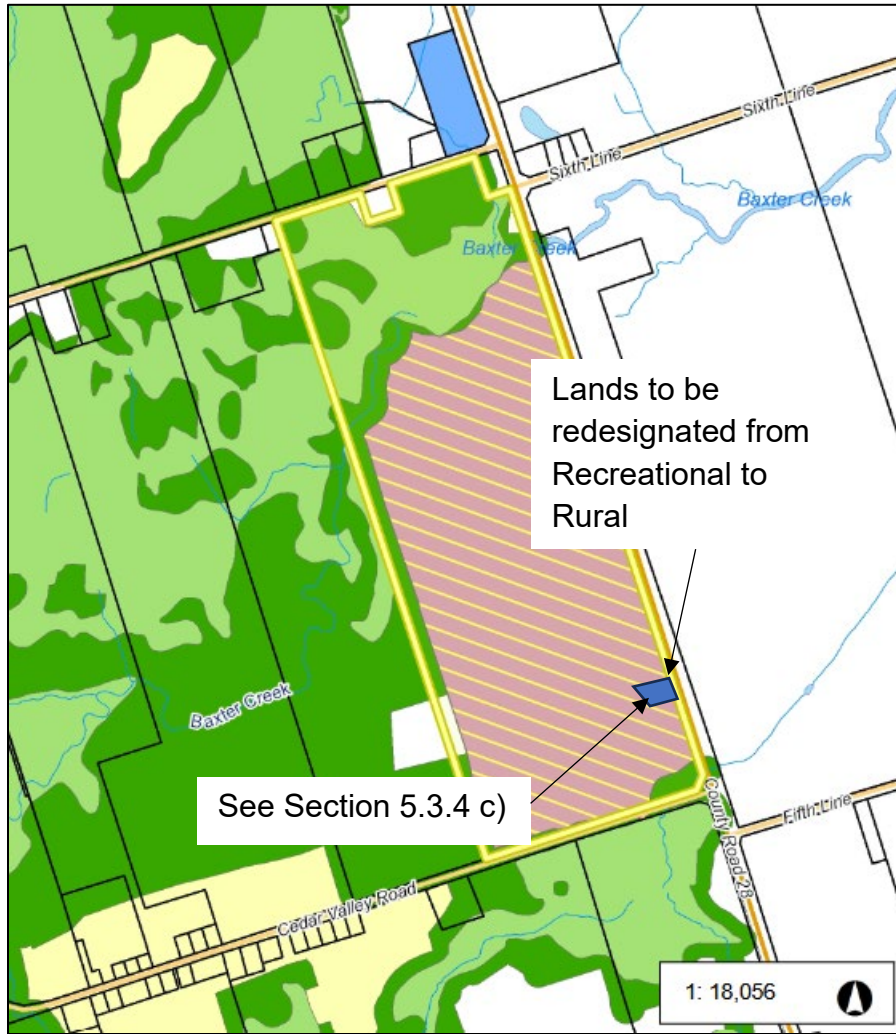
The Official Plan for the Township of Cavan Monaghan is amended as follows:

1. Schedule A to the Official Plan for the Township of Cavan Monaghan is amended by changing the designation on a portion of the property located at 1702 Cedar Valley Road in part of Lot 23, Concession 6 (Cavan) from Recreational to Rural as shown on Schedule “1”, attached.
2. Schedule A to the Official Plan for the Township of Cavan Monaghan is amended by adding a text box reference for Section 5.3.4 c) as it applies to a portion of the property located at 1702 Cedar Valley Road part of Lot 23, Concession 6 (Cavan) as shown on Schedule “1”, attached.
3. Section 5.3.4 of the Official Plan for the Township of Cavan Monaghan is amended by adding a new subsection, namely subsection 5.3.4 c) that shall read as follows:







- “ c) 1702 Cedar Valley Road
 Part of Lot 23, Concession 6 (Cavan)
 (Baxter Creek Golf Course)

Notwithstanding any policies to the contrary, the portion of the property to be severed, being located in Part of Lot 23, Concession 6 (Cavan), being Roll No. 1509-010-030-08200 and known municipally as 1702 Cedar Valley Road is not required to meet the required Minimum Distance Separation (MDS) setback of 248 metres.”

Schedule '1'



Legend

-  Rural
-  Employment
-  Recreational
-  Natural Linkage Area
-  Natural Core Area
-  Lands to be redesignated from Recreational to Rural