

Official Plan Amendment No. XX
(2166 North Monaghan Parkway)

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 3rd 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 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. 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 3rd 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 Amendment No. XX to the Official Plan for the Township of Cavan Monaghan is to add a special policy to the Rural designation to permit a second dwelling on the subject property.

2. Location:

The Amendment applies to the property located at 2166 North Monaghan Parkway in part of Lot 4, Concession 11 (North Monaghan) as shown on the Key Map attached hereto.

3. Basis:

i) Proposal

The property subject to the Applications is approximately 27.97 hectares (69 acres) in size with approximately 385 metres (1,263 feet) of lot frontage on North Monaghan Parkway.

The property currently contains one (1) existing detached residential dwelling connected to private individual well and septic system as well as one (1) accessory detached garage. The residential dwelling is set back approximately 370 metres (1210 feet) from North Monaghan Parkway. The lands immediately surrounding the residential dwelling (within 100 metres; approximately 4 hectares total) are grassed and/or landscaped with minimal vegetation. The balance of the lands (approximately 20 hectares) is used for agricultural purposes.

Official Plan Amendment No. XX adds a special policy to the Rural designation, as it affects the subject lands, to permit a second dwelling. A Planning Justification Report was prepared by Ecovue Consulting in support of the Application. The Report is provided as Attachment No. 1 to this Amendment.

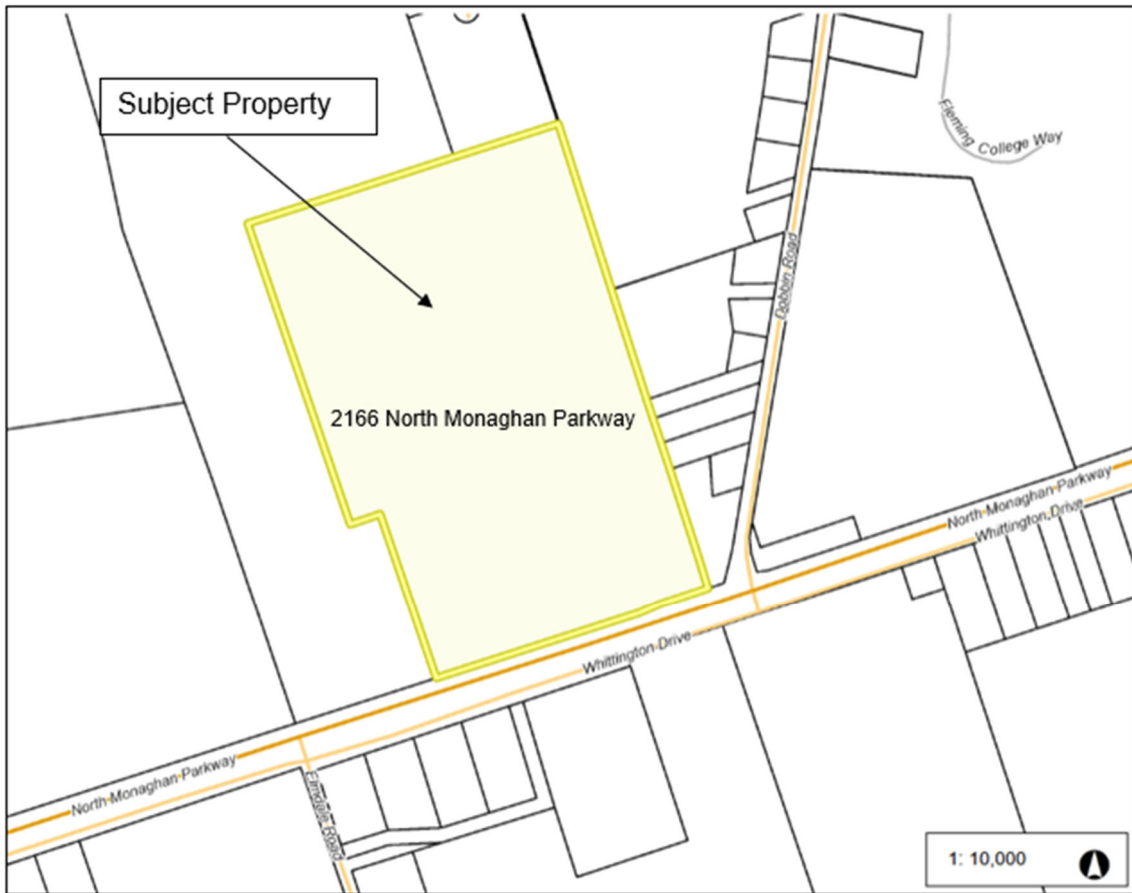
ii) Public Consultation

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 3rd 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:

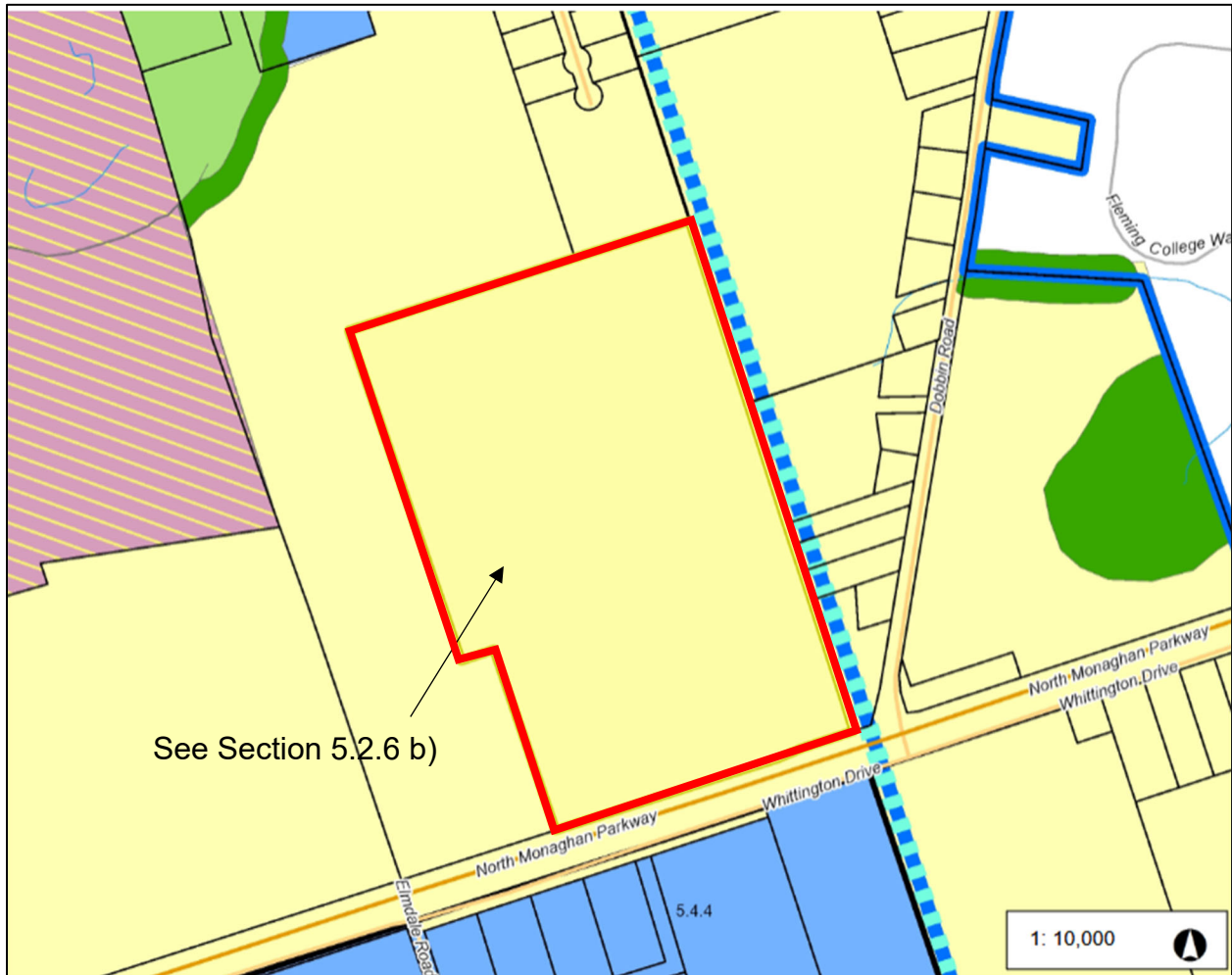
1. Schedule A to the Official Plan for the Township of Cavan Monaghan is amended by adding a text box reference for Section 5.2.6 b) as it applies to lands located at 2166 North Monaghan Parkway in part of Lot 4, Concession 11 (North Monaghan) as shown on Schedule “1”, attached.
2. Section 5.2.6 of the Official Plan for the Township of Cavan Monaghan is amended by adding a new subsection, namely subsection 5.2.6 b) that shall read as follows:

“ b) 2477 North Monaghan Parkway
 Part of Lot 4, Concession 11 (North Monaghan)
 (Bennett)








In addition to the uses permitted in Section 5.2.2, a second dwelling may be permitted subject to the following:

- i) the habitable space of the second dwelling is limited to a maximum of 50% of the gross floor area of the principal dwelling; and
- ii) a maximum of one (1) accessory apartment is permitted on the subject property.

Schedule '1'



Legend

-  Rural
-  Employment
-  Recreational
-  Natural Linkage Area
-  Natural Core Area
-  Urban Rural Fringe
-  Special Study Area No. 1