

Official Plan Amendment No. xx (Murad)
to the
Official Plan for the Township of Cavan Monaghan

DRAFT

June 2024

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. 2024-xx in accordance with the provisions of Section 21 of the Planning Act, R.S.O., 1990, as amended, on the day of, 2024.

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
County of Peterborough**

Adoption By-law for Official Plan Amendment No. xx

By-law No. 2024-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 day of, 2024.

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.

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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 Oak Ridges Moraine Natural Core Area designation to permit a farm resort on the property.

2. Location:

The Amendment applies to the property located at 401 Elgar Drive in part of Lots 8 and 9, Concession 2 (Cavan) as shown on the Key Map attached hereto.

3. Basis:

i) Proposal

The property subject to the Application is approximately 65.9 hectares (163 acres) in size. Access to the property is provided from Elgar Drive but the frontage of the property is located on Carmel Line. There is approximately 450 metres (1476 feet) of frontage on Carmel Line.

The property is currently developed with four buildings. A single detached dwelling, a cabin and a detached garage are associated with the residential use of the property.

The fourth building will house the proposed farm resort business. Township Staff are of the opinion that a barn on the property was removed and replaced with a six bedroom single detached dwelling. The Owner of the property considers the 6 bedroom structure a renovation of an existing barn.

Official Plan Amendment No. xx adds a special policy to the Oak Ridges Moraine Natural Core Area designation, as it affects the subject lands, to permit an on-farm diversified use (farm resort) on the property.

The Planning Justification Report for the Application (Clark Consulting Services - January 2024) is provided as Attachment No. 1 to this Amendment.

ii) Public Consultation

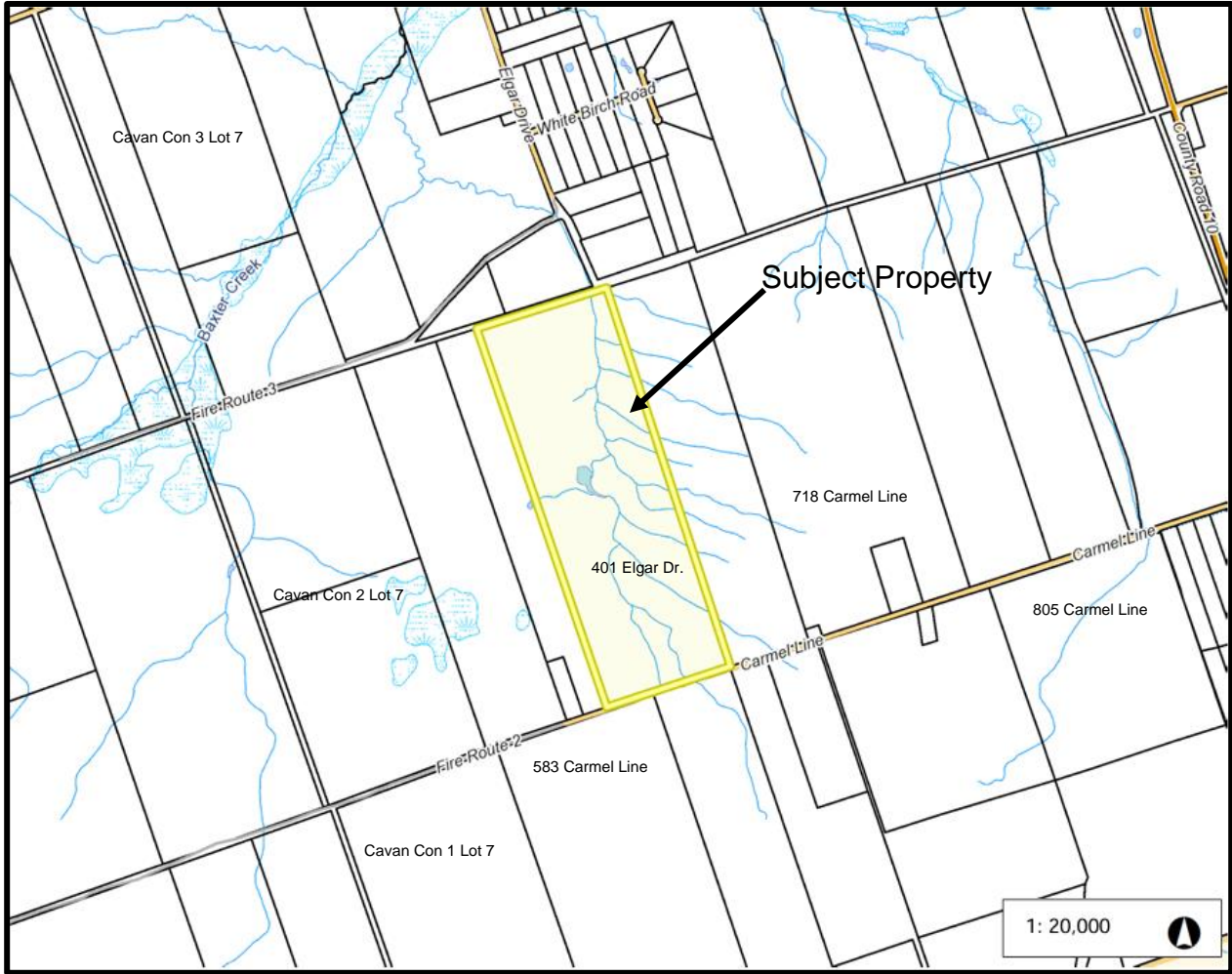
A public meeting is required to be held under Sections 17 and 22(b) of the Planning Act, R.S.O. 1990, as amended, as a minimum toward the fulfillment of the requirements for public consultation. The public meeting was held June 24, 2024.

iii) Agency Review

All agency comments received during the circulation of the Application are included in the Appendix.

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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 6.3.4 b) as it applies to lands located at 410 Elgar Drive in part of Lots 8 and 9, Concession 2 (Cavan) as shown on Schedule “1”, attached.
2. Section 6.3 of the Official Plan for the Township of Cavan Monaghan is amended by adding a new subsection, namely subsection 6.3.4 b) that shall read as follows:

“ b) 401 Elgar Drive
 Part of Lots 8 and 9, Concession 2 (Cavan)
 (Murad)

a) In addition to the uses permitted in Section 6.3.2, a farm resort may be permitted. A farm resort is defined as ““a secondary use to an established farm operation that provides educational and active opportunities related to the farm operation that:

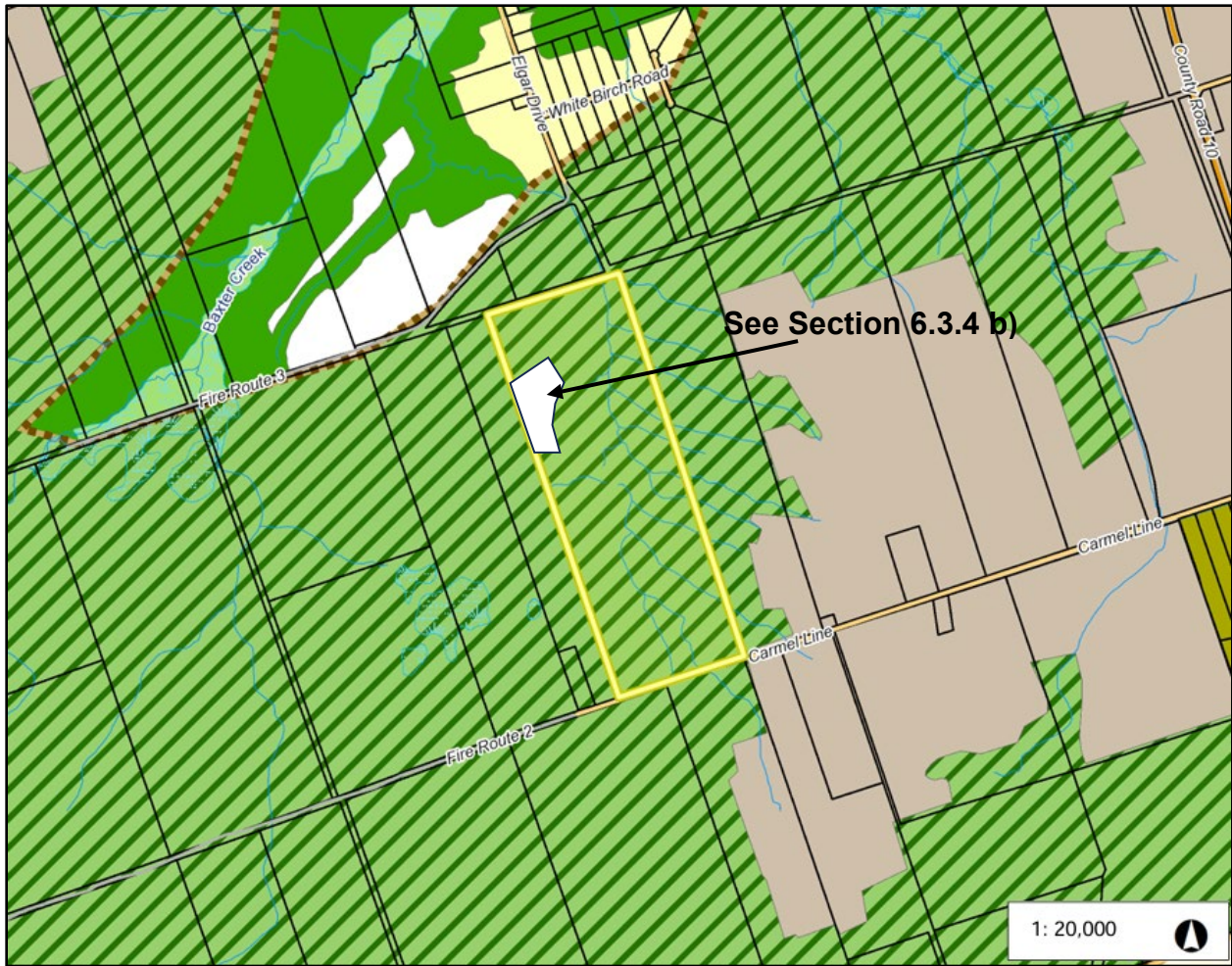
- allows guests to experience and enjoy the agricultural way of life;
- is compatible with, and does not conflict or interfere with agricultural operations on the property or normal farm practices in the area; and
- occupies a limited area of the property”.














- b) Overnight accommodation related to the farm resort uses shall be limited to the six (6) bedroom single detached dwelling existing as of January 1, 2024.
- c) Recreational uses are limited to low-intensity recreational uses as defined in the Oak Ridges Moraine Conservation Plan (ORMCP).
- d) The farm resort shall be operated by the resident farmer or a resident member of the farm family.

- e) The farm resort use shall be secondary to the principal agricultural use of the property and shall be limited in area, up to 2% of the area of the farm parcel, to a maximum of 1 hectare (2.5 acres).
- f) The buildings and structures used for the farm resort use shall be limited to those buildings and structures existing as of January 1, 2024.
- g) The farm resort shall be subject to Minimum Distance Separation Formulae.
- h) The farm resort use shall be subject to site plan approval.”

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Schedule '1'



-  ORM - Prime Agricultural
-  Rural
-  ORM - Rural
-  Mineral Aggregate Extractive
-  ORM - Extractive
-  Rural Employment
-  Commercial Entertainment
-  Airport Employment
-  Recreational
-  Natural Core Area
-  ORM - Natural Core Area
-  Natural Linkage Area
-  ORM - Natural Linkage Area

Attachment No. 1

Planning Justification Report
(Clark Consulting Services – January 2024)

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