



The Corporation of the
County of Peterborough
And
The Corporation of the
Township of Cavan Monaghan



**Notice of Public Meeting Concerning a
Plan of Subdivision and Zoning By-law Amendment**

Take notice that the Corporation of the County of Peterborough previously issued a notice of complete application for a plan of subdivision in accordance with Sections 51 (17) and 51(19.1) of the Planning Act on September 7, 2017. This application has been assigned file number 15T-17002.

Take notice that the Corporation of the Township of Cavan Monaghan previously issued a notice of complete application for a zoning by-law amendment in accordance with Section 34 (10.4) of the Planning Act on September 7, 2017. This application has been assigned file number ZBA-08-17.

A Public Meeting is scheduled for Monday, December 16, 2019, at 1:00 pm at the Township of Cavan Monaghan Municipal Office, 988 County Rd 10, Millbrook, ON pursuant to the requirements of Sections 34 and 51 of the Planning Act.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed plan of subdivision and/or zoning by-law amendment.

Purpose and Effect of the Applications

The purpose of the subdivision application is to create a 19 lot residential plan of subdivision to be serviced by individual on-site wells and septic systems. The lots are proposed to be developed with single detached dwellings. The subdivision proposal encompasses an area of 20.4 ha (50.4 ac).

The subject lands are currently zoned Future Development (FD), Agricultural (A), Natural Core (NC) and Natural Linkage (NL) in the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended.

The zoning by-law amendment is intended to re-zone the subject lands in order to permit the development of the lands by plan of subdivision as described above.

In support of the applications, the following documents / studies were submitted:

- Draft Plan of Subdivision prepared by Engage Engineering Ltd. (October 15, 2019)
- Planning Justification Report prepared by EcoVue Consulting Services Inc. (July 2017)
- Traffic Impact Study prepared by TranPlan Associates (June 2017)
- Stage 1-2 Archaeological Assessment prepared by York North Archaeological Services (February 2016)
- Functional Stormwater Management Report prepared by Engage Engineering Ltd. (April 2019)
- Environmental Impact Assessment prepared by Niblett Environmental Associates (June 2017)
- Hydrogeological Assessment prepared by Cambium Inc. (June 2017)

A key map is attached which indicates the location of the lands which are subject to the above stated applications at Part Lot 13, Concession 13 (Cavan Ward) in the hamlet of Mount Pleasant also known as 979 Mount Pleasant Road.

The Right to Appeal

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough in respect of the proposed plan of subdivision or to the Township of Cavan Monaghan in respect of the proposed zoning by-law amendment, before the approval authority gives or refuses to give approval to the draft plan of subdivision or zoning by-law amendment, the person or public body is not entitled to appeal the decision of the approval authority to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough in respect of the proposed plan of subdivision or to the Township of Cavan Monaghan in respect of the proposed zoning by-law amendment, before

the approval authority gives or refuses to give approval to the draft plan of subdivision or zoning by-law amendment, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

To Be Notified

If you wish to be notified of the decision for any or all of the applications, you must make a written request to the County of Peterborough or the Township of Cavan Monaghan at the addresses noted below.

Other Related Applications

There are no other additional related applications.

Getting Additional Information

The applications and supporting documents are posted online at www.ptbocounty.ca and at www.cavanmonaghan.net.

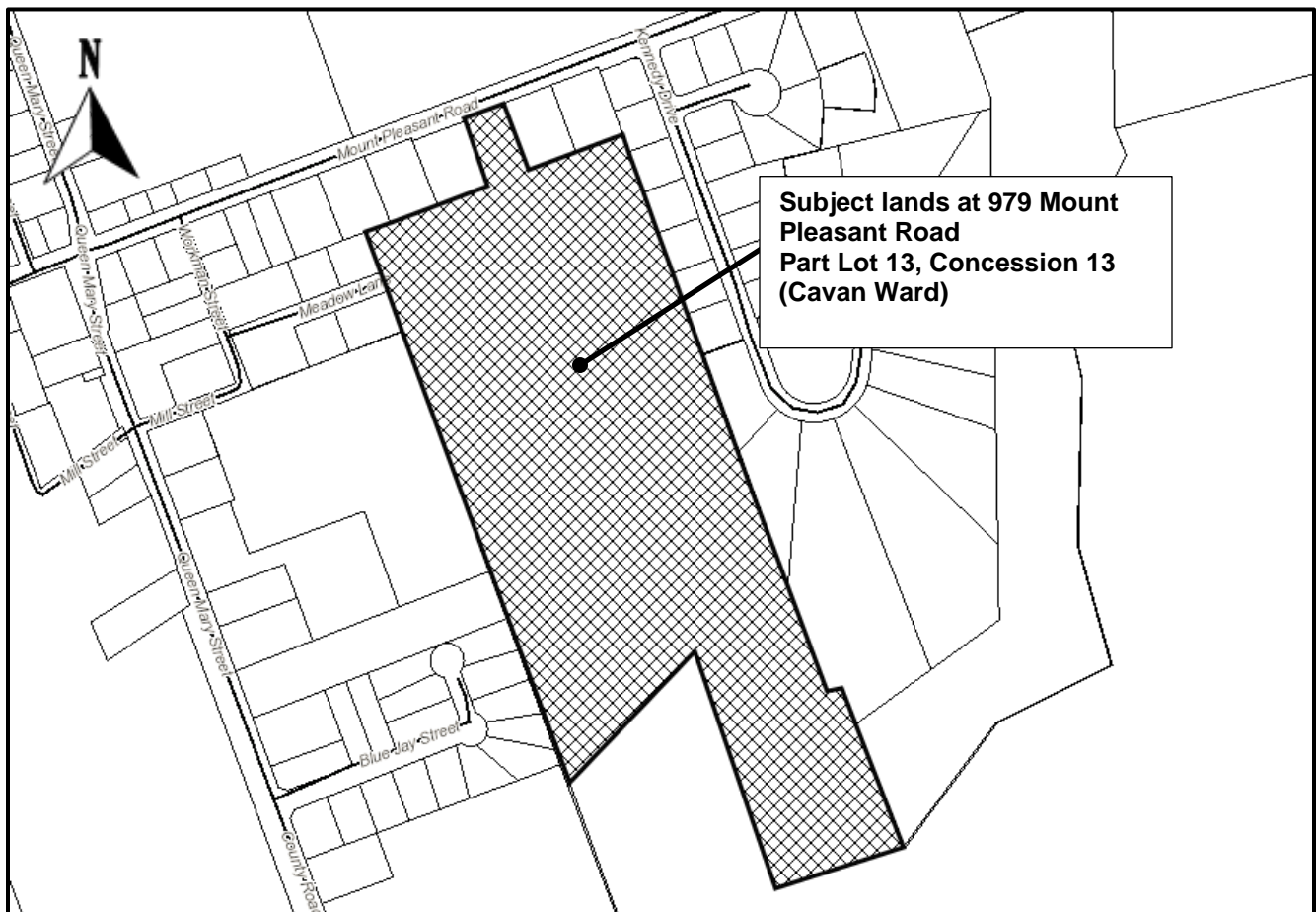
To view a hardcopy of the submission items or for additional information concerning the applications, please contact the County of Peterborough or the Township of Cavan Monaghan at the addresses noted below:

Contacts:

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Key Map



Date: November 22, 2019.