



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



**Notice of Complete Application Concerning a  
Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment**

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**Take notice** that the Corporation of the County of Peterborough has received a complete application for a plan of subdivision in accordance with Sections 51 (17) and 51(19.1) of the *Planning Act*. The application has been assigned file number 15T-18002. This is a revised application from a previous plan for 796 units previously deemed complete by the County on November 28, 2018.

**Take notice** that the Corporation of the Township of Cavan Monaghan has received a complete revised application for an Official Plan Amendment in accordance with Section 22(6.1) of the *Planning Act*. The application has been assigned file number OPA-01-18.

**Take notice** that the Corporation of the Township of Cavan Monaghan has received a complete revised application for a Zoning By-law Amendment in accordance with Section 34 (10.4) of the *Planning Act*. The application has been assigned file number ZBA-07-18.

A public meeting has not yet been scheduled. A notice will be provided in due course advising the date, time and location of the public meeting for the above stated applications.

**Purpose and Effect of the Applications**

The purpose of the subdivision application is for a 765 unit residential plan of subdivision including 54 blocks intended for various uses including stormwater management, open space, institutional and environmental protection. There are a total of 12 internal streets. The subdivision proposal includes an area of 52.1 hectares (128.74 acres). The Official Plan Amendment and Zoning By-law Amendments are intended to re-designate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above.

The site of the proposed subdivision is currently designated 'Agricultural', 'Residential', 'Natural Linkage Area' and 'Institutional' in the Township of Cavan Monaghan Official Plan. The site of the proposed subdivision is currently zoned the Future Development (FD) Zone, the Agricultural (A) Zone, the Natural Linkage (NL) Zone and the Institutional Exception One (I-1) Zone in the Township of Cavan Monaghan Zoning By-law No. 2018-58. The official plan amendment and zoning by-law amendment are intended to re-designate and re-zone the subject lands in order to facilitate 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 Innovative Planning Solutions (Rev. 4 – March 13, 2020)
- Planning Justification Report prepared by Innovative Planning Solutions (June 2020)
- Traffic Impact Study prepared by JD Engineering (May 25, 2020)
- Stage 1, 2 & 3 Archaeological Assessment prepared by Irvin Heritage Inc. (October 29, 2020)
- Functional Servicing Report prepared by Valdor Engineering Inc. (May 2020)
- Hydrogeological Assessment Report Addendum #1 prepared by Geologic Inc. (August 26, 2020)
- Hydrogeological Assessment Report Addendum #1 (Revised) prepared by Geologic Inc. (September 14, 2020)
- Environmental Impact Study prepared by Dillon Consulting (September 2020)
- Fiscal Impact Assessment prepared by Watson & Associates Ltd. (October 25, 2018)
- Geotechnical Investigation Report Addendum #2 prepared by Geologic Inc. (August 26, 2020)

**A key map** below indicates the location of the lands which are subject to the above stated applications at Part Lots 11 & 12, Concession 6 in the Cavan Ward having the municipal addresses of 862 Fallis Line and 1080 County Road 10.

## 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 Official Plan Amendment, 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, Official Plan Amendment 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 Official Plan Amendment 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, Official Plan Amendment 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 regarding the Official Plan Amendment and Subdivision applications or the Township of Cavan Monaghan regarding the Zoning By-law Amendment application at the addresses noted below.

## Other Related Applications

There are no other additional related applications.

## Getting Additional Information

The revised draft plan and supporting documents are posted online at [www.ptbocounty.ca](http://www.ptbocounty.ca) and at [www.cavanmonaghan.net](http://www.cavanmonaghan.net).

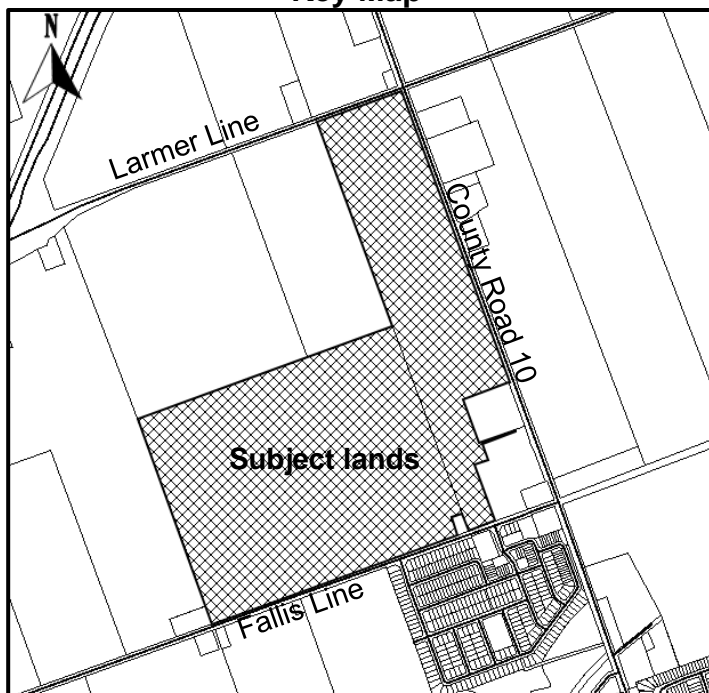
To view a hardcopy of the submission items or for additional information concerning the applications, please contact the County of Peterborough or the Township of Cavan Monaghan at the addresses noted below:

## Contacts:

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**Key Map**



**DATE: November 26, 2020**