

**Notice of Complete Application
Concerning a Plan of Subdivision**

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-21003.

A future public meeting will be scheduled on this application and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

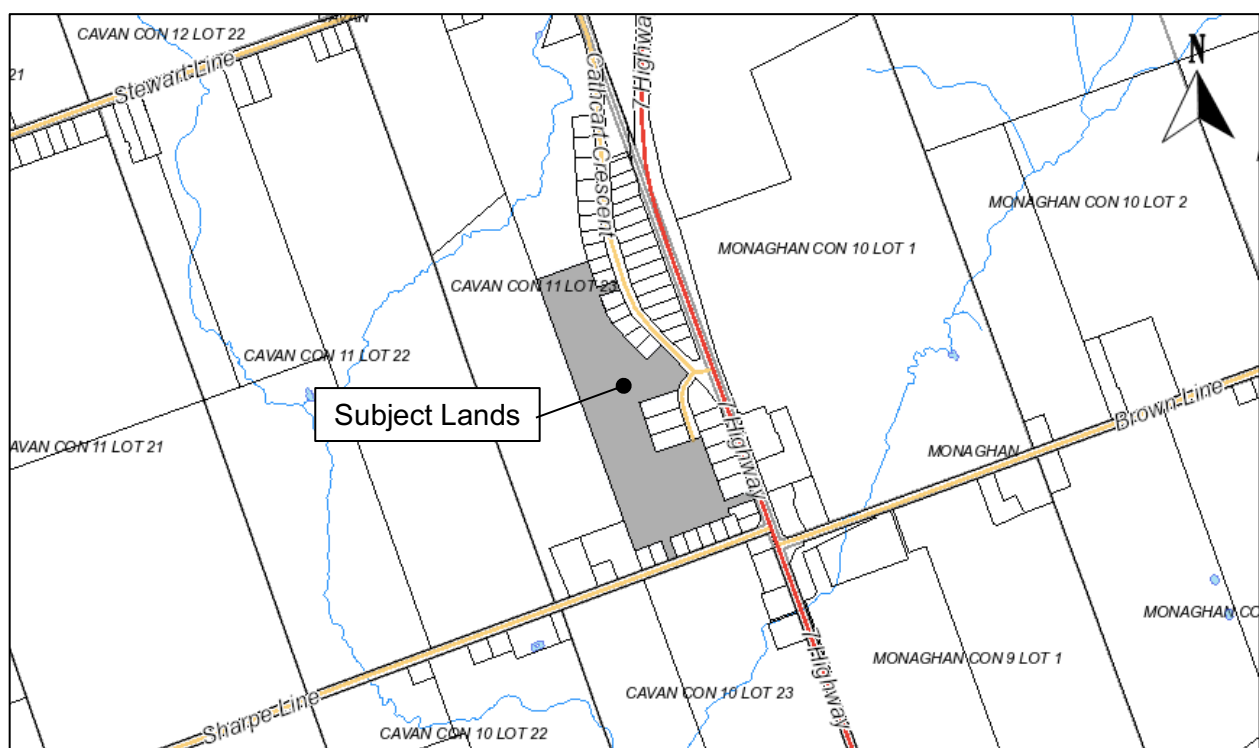
Purpose and Effect of the Applications

The purpose of the subdivision application is for a 24-lot residential plan of subdivision consisting of single detached dwellings on private services (i.e. septic and well) and includes two blocks – a park block (Block 25) and a stormwater management block (Block 26). Three (3) internal roads are proposed. The subdivision proposal includes an area of 10.9 hectares (26.9 ac.).

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

- Draft Plan of Subdivision prepared by M.J. Davenport & Associates Ltd., dated March 2021;
- Planning Justification Report prepared by Ron Davidson Land Use Planning Consultant Inc., dated March 17, 2021;
- Traffic Impact Study prepared by Tranplan Associates Inc., dated February, 2021;
- Stage 1 and 2 Archaeological Assessment prepared by York North Archaeological Services Inc., dated November 19, 2020;
- Functional Planning Report Stormwater Management Component prepared by M.J. Davenport & Associates Ltd., dated March, 2021;
- Servicing Options Study prepared by M.J. Davenport & Associates Ltd., dated March 16, 2021;
- Hydrogeological Assessment Report prepared by GHD dated February 23, 2021;
- Environmental Impact Study prepared by GHD dated November 3, 2020; and,
- Geotechnical Investigation Report prepared by GHD dated October 29, 2020.

A key map below indicates the location of the lands which are subject to the above stated applications at Part of Lot 23, Concession 11 in the Cavan Ward.



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 before the approval authority gives or refuses to give approval to the plan of subdivision, 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, before the approval authority gives or refuses to give approval to the plan of subdivision, 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.

Note: The Planning Act was updated in 2019, whereby only the applicant, Municipality, Minister, public bodies and parties listed under s. 51(48.3) of the Planning Act are entitled to appeal a decision for the approval of plans of subdivision or condominium.

To Be Notified

If you wish to be notified of the decision for this application, you must make a written request to the County of Peterborough at the addresses noted below.

Other Related Applications

There are no other additional related applications.

Getting Additional Information

The draft plan of subdivision and supporting documents are posted online at www.ptbocounty.ca.

To view a hardcopy of the submission items or for additional information concerning the application, please contact the County of Peterborough at the address noted below:

Contacts:

County of Peterborough
County Court House
470 Water Street
Peterborough, ON
K9H 3M3
Tel: (705) 743-0380
Email: planning@ptbocounty.ca