



## The Corporation of the County of Peterborough

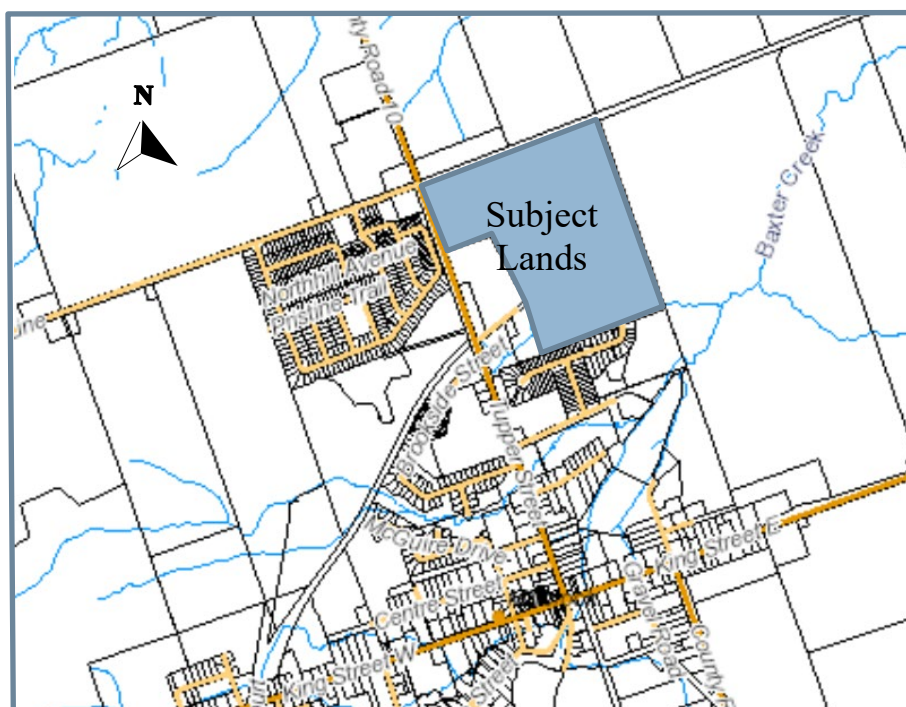
### Notice of Complete Application for a Plan of Subdivision

**Take notice** that the Corporation of the County of Peterborough has received a complete application for a plan of subdivision in accordance with Section 51 (17) and 51 (19.1) of the Planning Act. The application has been assigned file number 15T-21005.

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

#### Location

A key map below indicates the location of the lands which are subject to the above stated application are at Part Lot 15, Concession 5 of Cavan Ward at the south-east corner of County Road 10 and Fallis Line.



#### Purpose and Effect of the Application

The purpose of the subdivision application is for a 80 unit residential plan of subdivision with a 3.1 hectare commercial block and additional blocks intended for various uses including stormwater management, natural heritage system, future development and future road connections. There are a total of 2 internal streets. The subdivision proposal includes an area of 29.48 hectares (72.85 acres).

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

- Draft Plan prepared by The Biglieri Group, dated April 27, 2021;
- Planning Rationale Report prepared by The Biglieri Group, dated April, 2021;
- Agricultural Impact Assessment prepared by Clark Consulting Services dated April 2021;
- Functional Servicing Report prepared by Valdor Engineering Inc. dated April, 2021;
- Geotechnical Investigation Report prepared by GHD Ltd. dated March 8, 2021;
- Environmental Impact Study prepared by GHD Ltd. dated May 28, 2021;
- Stage 1 Archaeological Assessment prepared by AECOM Canada Ltd., dated April 2021;
- Fiscal Impact Study, prepared by Watson and Associates Economists Ltd., dated July 21, 2021; and,
- Traffic Impact Study prepared by Asurza Engineers Ltd., dated April 28, 2021;

These documents are available for viewing on the County website. Peer review of the supporting documents will be coordinated through the County office. A public meeting as required under the Planning Act will be scheduled following the completion of the peer review of the supporting documents.

### **The Right to Appeal**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of Peterborough in respect of the proposed plan of subdivision to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough 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.

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 makes a decision regarding the plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional information:** relating to the proposed subdivision are available on the County Website [www.ptbocounty.ca](http://www.ptbocounty.ca).

**Notification of Decision:** 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 at the addresses noted below.

### **Contacts:**

County of Peterborough  
470 Water Street  
Peterborough, ON  
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Tel: (705) 743-0380  
[planning@ptbocounty.ca](mailto:planning@ptbocounty.ca)

Dated Thursday, September 9, 2021.