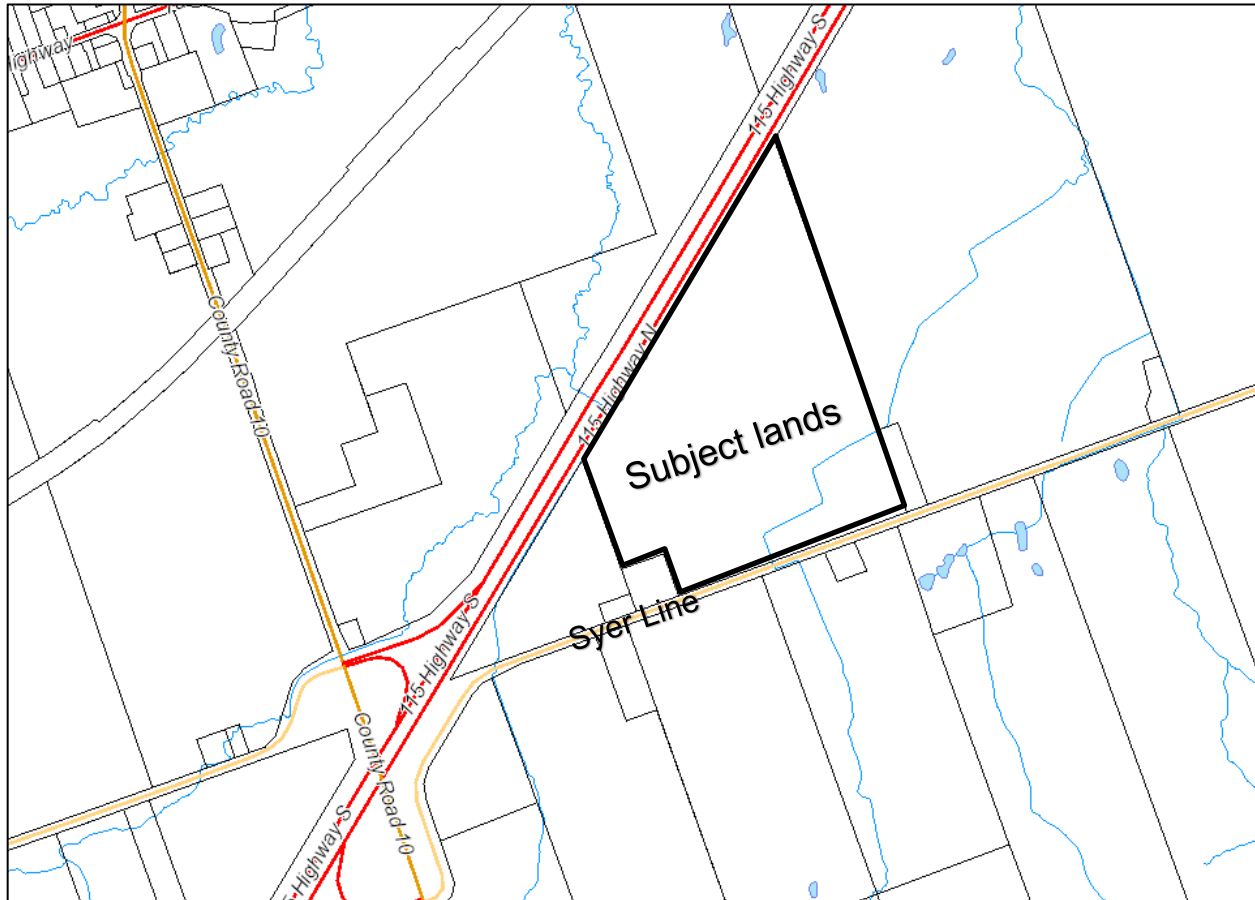


**Notice of Complete Application  
for  
Plan of Subdivision and Plan of Condominium**

**Take notice** that the Corporation of the County of Peterborough has received a complete application for a plan of subdivision and plan of common element condominium, in accordance with Sections 51(17) and (19.1) of the *Planning Act*. The applications have been assigned file numbers 15T-23004 (subdivision) and 15CD-23001 (common element condominium).

**Location**

A key map below indicates the location of the lands which are subject to the applications. The lands are located in part of Lot 6 Concession 8, Cavan Ward, Township of Cavan Monaghan, and are known municipally as 1066 Syer Line.



**Purpose and Effect of the Application**

The purpose of the subdivision application is for an eight (8) to ten (10) lot rural industrial plan of subdivision. The total number of lots will depend on the spatial needs of the interested businesses. A total of five (5) Blocks are proposed. Blocks two (2), three (3) and five (5) are proposed to be further divided in the future through Part Lot Control. The proposed lots will be served by a common element condominium road block (Block 1). The development proposal comprises an area of 29.35 hectares (72.5 ac.).

The subject lands are designated Rural Employment and Natural Linkage Area.

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

- Planning Justification Report prepared by EcoVue Consulting Services, dated October 30, 2023.
- Stage 1 & 2 Archaeological Assessments prepared by Earthworks Archaeological Services, dated November 2, 2023
- Traffic Impact Study prepared by JD Northcote Engineering Inc., revised date October 30, 2023.
- Preliminary Stormwater Management Report prepared by Engage Engineering, dated September 2023.
- Draft Plan of Subdivision prepared by EcoVue Consulting Services, dated October 16, 2023.

The above listed documents are available for viewing on the County website. Peer review of the supporting documents will be coordinated through the County office.

### **The Right to Appeal**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Peterborough in respect of the proposed plan of subdivision and plan of condominium before the approval authority gives or refuses to give approval to the plans, the person or public body is not entitled to appeal the decision of the County of Peterborough to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Peterborough in respect of the proposed plan of subdivision and plan of condominium before the approval authority gives or refuses to give approval to the plans, 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 add the person or public body as a party.

### **To Be Notified**

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

**Other Related Applications:** Consent (severance) files B-63-23 and B-64-23. These applications are in process.

### **Getting Additional Information**

The application and supporting documents are posted online at [www.ptbocounty.ca](http://www.ptbocounty.ca). Hard copies and additional information concerning the applications can be obtained by contacting the County of Peterborough.

This notice is circulated as a requirement of *The Planning Act* and is intended to provide the public and ministries / agencies with information related to the proposed application, in order to solicit public / agency input. This notice does not infer that the application is approved.

### **Contact Information**

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