



Notice of Complete Official Plan and Zoning By-law Amendment Applications

Application Nos. OPA-01-25 and ZBA-05-25 963 County Road 10 Part of Lot 13, Concession 6 (Cavan) Township of Cavan Monaghan

Take Notice that the Township of Cavan Monaghan received complete Official Plan and Zoning By-law Amendment applications for lands located at 963 County Road 10 in part of Lot 13, Concession 6 (Cavan). These Applications have been assigned file numbers OPA-01-25 and ZBA-05-25.

The following documents were submitted to the Township in support of the applications:

- Planning Rationale Report – Biglieri – July 2025
- Hydrogeological and Geotechnical Assessment – GHD – June 2025
- Phase One Environmental Site Assessment – GHD – June 2025
- Functional Servicing Report – Valdor Engineering Inc. – June 2025
- Traffic Impact Study – Asurza Engineers – June 2025
- Agricultural Impact Assessment – Clark Consulting Services – May 2025
- Natural Environment Constraints Letter – GHD – July 2025
- Environmental Impact Study – GHD – August 2025
- Stage 1-2 Archaeological Assessment (Southern Portion) – Amick Consultants – January 2024
- Stage 1-2 Archaeological Assessment (Northern Portion) – Amick Consultants – February 2025
- Topographic Survey – IBW Surveyors – November 2021
- Plan of Survey – IBW Surveyors – November 2021
- Conceptual Block Plan – Biglieri – July 2025
- Conceptual Site Plan – Block 186 and Block 187 – Biglieri – July 2025
- Phasing Plan – Biglieri – July 2025
- Draft Plan of Subdivision – Biglieri – July 2025

Purpose and Effect of the Applications

The purpose and effect of the Official Plan Amendment is to change the land use designations on portions of the property to permit the development of a plan of subdivision with community commercial, residential, parkland and natural heritage areas.

The Zoning By-law Amendment will change the zoning on portions of the property to permit the proposed commercial, residential, and parkland uses. Regulations for the uses will also be established.

A **Key Map** showing the lands to which the Amendments apply is provided below.

Related Applications

A site plan approval application for the community commercial lands has been filed with the Township. The application has been assigned file number SPA-02-25.

A plan of subdivision application has been filed with Peterborough County. The application has been assigned file number 15T-25004. Information regarding the plan of subdivision application is available online at:

<https://www.ptbocounty.ca/news/posts/notice-of-complete-application-for-approval-of-a-plan-of-subdivision-file-15t-25004/>

A **Public Meeting** concerning the Official Plan and Zoning By-law Amendment Applications has not yet been scheduled. The public meeting will be scheduled following the completion of the peer review of the supporting documents, studies and plans. A notice of the public meeting will be provided to confirm the date, time and location of the public meeting.

Getting Additional Information

Additional information about the proposed Official Plan and Zoning By-law Amendments and the Site Plan Approval application is available online at:

<https://www.cavanmonaghan.net/Modules/News/en?CategoryNames=Planning+Notices&mid=20762>

Or by contacting the Director of Planning at kellis@cavanmonaghan.net

Hard copies of the documents, studies and plans concerning the Applications can be reviewed at the Township of Cavan Municipal Office at 988 County Road 10.

If you wish to be notified of the decision of the Township of Cavan Monaghan on the proposed Official Plan Amendment or Zoning By-law Amendment, you must make a written request to Township of Cavan Monaghan at 988 County Road 10, Millbrook, ON L0A 1G0.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Cavan Monaghan 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 Township of Cavan Monaghan before the proposed official plan amendment is adopted or before Council approves or refuses to approved the Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

Dated at the Township of Cavan Monaghan this 3rd day of September, 2025.

Key Map

