



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 and Zoning By-law Amendment**

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(19.4) of the *Planning Act*. The application has been assigned file number 15T-17002.

Take notice that the Corporation of the Township of Cavan Monaghan has received a complete 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-08-17.

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.

Purpose and Effect of the Applications

The purpose of the subdivision application is for a 19 lot plan of residential subdivision all of which will be developed with single detached dwellings serviced by individual on-site wells and septic systems. A total of 7 blocks are included in the draft plan of subdivision. The blocks will be used for such purposes as municipal road allowances, road widenings, municipal park dedication, a 0.3 m reserve, a storm water management pond as well as a block for the remaining lands which will include the existing residence and wetland area.

The proposed zoning by-law amendment is intended to 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:

- Planning Justification Report prepared by EcoVue Consulting Services Inc. (July 2017)
- Traffic Impact Study prepared by Tranplan Associates (June 2017)
- Stage 1-2 Archaeological Assessment prepared by York North Archaeological Services Inc. (February 2016)
- Environmental Impact Study prepared by Niblett Environmental Associates Inc. (June 2017)
- Hydrogeological Assessment prepared by Cambium Inc. (June 2017)
- Functional Stormwater Management Report prepared by Engage Engineering Ltd. (May 2017)

A key map is attached which indicates the location of the lands which are subject to the above stated applications at Part Lot 13, Concession 13 (Cavan Ward) in the hamlet of Mount Pleasant also known as 979 Mount Pleasant Road.

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 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 or zoning by-law amendment, the person or public body is not entitled to appeal the decision of the County of Peterborough to the Ontario Municipal Board.

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 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 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

To Be Notified

If you wish to be notified of the decision for these applications, you must make a written request to the County of Peterborough in respect of the proposed plan of subdivision or to the Township

of Cavan Monaghan in respect of the proposed zoning by-law amendment at the addresses noted below.

Getting Additional Information

The applications and supporting documents are posted online at www.ptbocounty.ca and at 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:

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Key Map

