



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-19002.

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-03-19.

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 an 85 unit residential plan of subdivision to be serviced by municipal water and sanitary sewer systems. The subdivision proposal encompasses an area of 10.642 ha (26.297 ac) at the north end of Turner Street in Millbrook.

The 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 D.G. Biddle & Associates Ltd. (March 2019)
- Traffic Impact Study prepared by TranPlan Associates (February 2019)
- Stage 1-2 Archaeological Assessment prepared by Northeastern Archaeological Associates Ltd. (August 17, 2018)
- Preliminary Stormwater Drainage and Functional Servicing Report prepared by D.G. Biddle & Associates Ltd. (October 2018)
- Natural Heritage Evaluation prepared by Oakridge Environmental Ltd. (December 2018)
- Fiscal Impact Assessment prepared by Watson & Associates Economists Ltd. (July 26, 2018)
- Geotechnical Investigation Report prepared by GHD (September 12, 2018)
- Restricted Land Use Notices issued under the *Clean Water Act, 2006* for the Plan of Subdivision and Zoning By-law Amendment applications.

The **key map** shows the location of the lands which are subject to the above stated applications at Part Lot 11, Concession 5 (Millbrook).

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 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 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 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

To Be Notified

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 or the Township of Cavan Monaghan at the addresses noted below.

Other Related Applications

There are no other additional related applications.

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

