



**The Corporation of the County of Peterborough
and the Township of Cavan Monaghan**

Notice of Complete Application for a Zoning By-law Amendment

and

**Notice of Public Meeting Concerning the Proposed Plan of Subdivision
and Zoning By-law Amendment**

File Nos. 15T-21003 and ZBA-07-21

Take Notice that the Corporation of the County of Peterborough has received Application No. 15T-21003 for approval of a Plan of Subdivision in the Township of Cavan Monaghan under Section 51 of the Planning Act, R.S.O. 1990, as amended. The Township received an associated Zoning By-law Amendment Application (File No. ZBA-07-21) under Section 34 of the Planning Act, R.S.O. 1990, as amended.

The Plan of Subdivision and Zoning By-law Amendment Applications apply to lands located in part of Lot 23, Concession 11 of the Cavan Ward. The Key Map below indicates the location of the lands subject to the above-noted Applications.

The purpose of this Notice is to inform the public of the nature of the Applications, invite public input, advise how to provide comments on the Applications, and to advise the public of future notification and appeal rights. Please note that the County of Peterborough is the approval authority for the Plan of Subdivision and the Council of the Township of Cavan Monaghan is the approval authority for the Zoning By-law Amendment.

Purpose and Effect of the Applications

The Subdivision Application proposes a 24 lot residential subdivision for single detached dwellings on private services (i.e. well and septic), a stormwater management block (Block 26), two (2) wetland blocks (Blocks 25 and 29), and one (1) road transfer block (Block 27). The lots will be accessed from proposed Streets 'A', 'B' and 'C'. Block 28 will provide the connection between Ashley Crescent and Street 'C'.

The Plan of Subdivision and Zoning By-law Amendment applications include an area of land approximately 10.9 hectares (26.9 acres) in size.

The site of the proposed subdivision is currently zoned Future Development (FD) in the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended. The zoning by-law amendment will rezone the subject lands from the Future Development (FD) Zone to the Hamlet Residential (HR) Zone, the Hamlet Residential Exception Nineteen (HR-19) Zone, the Open Space Exception Three (OS-3) Zone, the Natural Core (NC) Zone and the Natural Core Exception Two (NC-2) Zone to facilitate the development of the plan of subdivision.

The HR Zone permits single and semi-detached residential uses. The HR-19 Zone permits all of the uses of the HR Zone and contains a clause to permit construction to a maximum of 241.9 metres above sea level. This exemption is required to address the Airport Obstacle Limit. The NC Zone permits primarily conservation uses. In the NC-2 Zone, permitted uses are limited to conservation uses excepting buildings, structures and swimming pools. In the OS-3 Zone, permitted uses are limited to a stormwater management facility. No buildings or structures, except essential structural works for flood control and/or erosion or sediment control are permitted in the OS-3 Zone.

In support of the Applications, the following documents/studies were submitted:

- Draft Plan of Subdivision prepared by M.J. Davenport & Associates Ltd., dated March 2021 and revised January 6, 2022;
- Planning Justification Report prepared by Ron Davidson Land Use Planning Consultant Inc. dated March 17, 2021;
- Traffic Impact Study prepared by Tranplan Associates Inc., dated February, 2021;
- Stage 1 and Stage 2 Archaeological Assessment prepared by York North Archaeological services Inc., dated November 19, 2020;
- Functional Planning Report Stormwater Management Component prepared by M.J. Davenport & Associates Ltd., dated March, 2021 and Revised January, 2022;
- Servicing Options Study prepared by M.J. Davenport & Associates Ltd., dated March 16, 2021;
- Hydrogeological Assessment Report prepared by GHD, dated February 23, 2021;
- Environmental Impact Study prepared by GHD, dated November 3, 2020 and revised May 17, 2022; and
- Geotechnical Investigation Report prepared by GHD, dated October 29, 2020.

Public Meeting

During the COVID-19 pandemic, the Municipal Office has limited public access and the Council of the Township of Cavan Monaghan will hold an electronic public meeting in accordance with the requirements of the *Planning Act*, R.S.O. 1990, as amended as follows:

Meeting Date: Monday, July 4, 2022
Location: Township of Cavan Monaghan Council Chambers
 988 County Road 10, Millbrook
 Via Zoom
Time: 1:00 p.m.

To Speak at the Public Meeting or Provide Written Comments

If you wish to speak to the application at the public meeting, please contact the Clerk by email at cpage@cavanmonaghan.net no later than 4:00 p.m. on the business day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or phone. The Township is using Zoom for electronic meetings and it is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Any person may “attend” the electronic/virtual public meeting and/or make a verbal or written representation either in support of or in opposition to the proposed Plan of Subdivision and/or Zoning By-law Amendment. If you are unable to “attend” the meeting, written submissions may be submitted and should include a request for further notice, if desired.

Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with Council by forwarding written comments in support or opposition to cpage@cavanmonaghan.net

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Township YouTube Channel at:

https://www.youtube.com/channel/UCk8cGK2GvckFHWz_9_KaleQ?view_as=subscriber

The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Personal information as defined by the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provision of MFIPPA. Personal information collected in relation to materials submitted for an agenda will be used to acknowledge receipt, however, please be aware that your name is subject to disclosure by way of publication of the agenda. If you have questions about this collection, use and disclosure of this information, please contact the Clerk’s Department at 705-932-9326.

In accordance with the Accessibility for Ontarians with Disabilities Act, the Township of Cavan Monaghan is pleased to accommodate individual needs of anyone wishing to attend Council meetings. Please call 705-932-9326 or email the Township Clerk if you require an accommodation to ensure your needs are met prior to the meeting.

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 Ontario Land 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 Ontario Land 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 regarding the Subdivision application or the Township of Cavan Monaghan regarding the Zoning By-law Amendment application. Such a request should note the Peterborough County File No. **15T-21003** for the proposed Plan of Subdivision and Township of Cavan Monaghan File No. **ZBA-07-21** for the proposed Zoning By-law Amendment.

Other Related Applications

There are no other additional related applications.

For More Information

Additional information about the proposed Plan of Subdivision and the proposed Zoning By-law Amendment is available for inspection online at:

<https://www.ptbocounty.ca/Modules/News/index.aspx?feedId=29a3fecc-631e-49e2-998c-635bcda7fd55&page=4&newsId=ac8ca146-46bb-4541-b79d-a0ff4916997a>

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

Or by contacting the County Manager of Planning at imudd@ptbocounty.ca or 705-743-0380 ext. 2401 or the Township Director of Planning at kellis@cavanmonaghan.net or 705-932-9334.

Dated this 14th day of June 2022.

Key Map

