

March 5, 2026

Peterborough County

Planning Department
470 Water Street
Peterborough, ON
K9H 3M3



Attention: Iain Mudd, Director of Planning

**Re: Second Submission - Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Applications (County File: 15T-25004, Township Files: OPA-01-25 and ZBA-05-25)
963 County Road 10, Township of Cavan Monaghan
TBG Project Number 20698**

On behalf of our client, Vargas P Inc. (the landowner), The Biglieri Group Ltd. (“TBG”) is pleased to submit the second submissions of the above mentioned Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”), and Draft Plan of Subdivision (“DPS”) applications. These applications are being made for the property known municipally as 963 County Road 10, in the Township of Cavan Monaghan (“subject lands”). The property is approximately 33.62 hectares in area and stretches from the unopened Fallis Line right-of-way in the south, to Larmer Line in the north, and is generally bound by County Road 10 to the west. The subject lands are legally described as: Part Lot 13, Concession 6 Cavan, Township of Cavan Monaghan.

An initial submission was made in July 2025, and was deemed complete on August 27th, 2025. County, Township, Conservation and peer-review comments on the initial submissions were received between October 2025 to January 2026. Discussions with County and Township staff have also occurred since the initial submission. The enclosed second submission reflects all comments received and discussions had to date. Please see the enclosed Comment Response Matrix for fulsome responses to each comment.



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Supporting Documents

In support of this second submission OPZ, ZBA, and DPS package, please find the following materials attached.

#	Document Name	Author	Date
1	Cover Letter	The Biglieri Group Ltd.	03.05.2026
2	Comment Response Matrix		03.05.2026
3	Draft Official Plan Amendment		03.2026
4	Draft Zoning By-law Amendment		03.2026
5	Draft Plan of Subdivision		02.27.2026
6	Archaeological Status Map		03.2026
7	Response to Otonabee Conservation Review Comments	GHD	03.05.2026
8	Response to Stantec Peer Review Comments		03.05.2026
9	Hydrogeological and Geotechnical Assessment		02.11.2026
10	Phase One Environmental Site Assessment		01.16.2026
11	Erosion Hazard Limit Assessment		02.27.2026
12	Functional Servicing Report	Valdor Engineering Inc.	03.2026
13	Transportation Impact Study – Memo	Asurza Engineers Ltd.	02.20.2026
14	Fluvial Geomorphic Assessment	Water’s Edge Environmental Solutions Team Ltd.	02.26.2026
15	Stage 1-2 Archaeological Assessment (Northern Portion)	AMICK Consultants Ltd.	02.25.2026
16	Stage 1-2 Archaeological Assessment (Southern Portion) Entered Into Register	Ministry of Citizenship and Multiculturalism	10.01.2025
17	Stage 1-2 Archaeological Assessment (Northern Portion) Entered Into Register		02.25.2026

We trust you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.



Michael Testaguzza, MCIP, RPP
Partner



Federico Palacios, M.Pl
Planner