



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

**Notice of Complete Application for Official Plan Amendments  
and  
Notice of Public Meeting Concerning the Proposed Plans of Subdivision  
and Official Plan Amendments**

**File Nos. 15T-21007 (OPA-03-21) and 15T-21005 (OPA-04-21)**

**Take notice** that the Corporation of the County of Peterborough has received application No. 15T-21007 (CSU Developments) and application No. 15T-21005 (Vargas Properties) for approval of Plans of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, as amended. The Corporation of the Township of Cavan Monaghan has also received applications for Official Plan Amendments for these proposed subdivisions under Section 17(15) of the Planning Act, R.S.O. 1990, as amended. The applications have been assigned file numbers Official Plan Amendments OPA-03-21 and OPA-04-21 respectively. Both applications were assigned file numbers Zoning By-law Amendments ZBA-09-21 and ZBA-10-21 respectively, which are no longer being processed as they have approved through Minister's Zoning Order (Ontario Regulation 250/22), dated April 1, 2022.

The Plans of Subdivision and Official Plan Amendments apply to lands located in Part of Lots 11, Concession 5 (CSU) and Part of Lot 13, Concession 5 (Vargas) of the Cavan Ward. The Key Map below indicates the location of the subject lands 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 Plans of Subdivision and the Official Plan Amendment. As noted earlier, previously, the Zoning By-law Amendments for these applications were approved through Minister's Zoning Order (Ontario Regulation 250/22) filed on April 1, 2022.

**Purpose and Effect of the Applications**

Subdivision Application 15T-21007 (OPA-03-21) proposes approval of 669 residential units in the form of 148 townhouse units; 371 single detached dwellings; and 150 residential units within a 4-storey building. The proposed development will include 13 internal roads, contain parkland and trails as well as 2 stormwater management pond blocks. This application applies to 49.2 hectares (121.6 acres) of land at 787 and 825 Fallis Line.

Subdivision Application 15T-21005 (OPA-04-21) proposes approval of 176 residential units in the form of 48 townhouse units; and 128 single detached dwellings along with a commercial mixed use block. The proposed development will include 4 internal roads, contain parkland and trails as well as a stormwater management pond block. This application applies to 29.48 hectares (72.8 acres) of land at southeast corner of Fallis Line and County Road 10.

Through the issuing of Minister's Zoning Order (Ontario Regulation 250/22) on April 1, 2022, the developable portions of the subject lands (both properties) are zoned Commercial/Mixed Use and Community Zone. The Commercial/Mixed Use Zone permits a wide range of uses permitted in the Community Commercial (C5) Zone with some exceptions. The Community Zone permits the uses as permitted in the Urban Residential One (UR-1) and Urban Residential Two (UR-2) zone as well as Open Space (OS) uses. The Plan of Subdivision Applications have been revised to comply with the zoning designations delineated in the Minister's Zoning Order (MZO).

The proposed Official Plan Amendments seek to coordinate the Official Plan designations on the subject lands to the zoning designations outlined in the MZO. For the CSU subject lands, the OPA proposes to expand the Millbrook Settlement Area boundary by 31 hectares (76.6 acres) and change that portion of the current OP designation from Agricultural to Residential to accommodate the proposed development. The current portions of the lands designated Natural Linkage Area and Natural Core will remain unchanged through the proposed OPA.

The CSU proposed development also seeks to connect to municipal water and wastewater when there is sufficient capacity to expand and service this portion of the subject lands. For wastewater, if there is not

sufficient available treatment capacity in the existing Water Wastewater Treatment Plant (WTTP), a second treatment facility is being proposed on the subject site, which would be phased to service future development. The Township has retained a consultant that is currently conducting a Master Servicing Study which will inform current and future capacity for water and wastewater for Millbrook including this proposed development. The study is to be completed later this year, this part of the proposed development would not proceed until water and wastewater allocation is available.

The proposed Official Plan Amendment for the Vargas subject lands would result in part of the subject lands currently designated Agricultural being brought into the Millbrook Settlement Area boundary and re-designated as residential. In addition, the current Institutional Special Policy Area #1 will be re-designated to residential, as those lands are no longer required for the WTTP. The current portions of the subject lands designated Natural Linkage Area and Natural Core will remain unchanged. The Community Commercial and Residential designations will be revised to reflect Commercial/Mixed Use and Community Zones consistent with the approved MZO.

For this application, it is anticipated that there is sufficient water and wastewater capacity in the WTTP to service this development. The previously identified Master Servicing Study is underway and will confirm servicing.

**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:** Tuesday, August 2, 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](mailto: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 Plans of Subdivision and/or Official Plan Amendments. 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](mailto: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](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 Plans of Subdivision or to the

Township of Cavan Monaghan in respect of the proposed Official Plan Amendments before the approval authority gives or refuses to give approval to the draft plans of subdivision or Official Plan Amendments, 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 Plans of Subdivision or to the Township of Cavan Monaghan in respect of the proposed Official Plan Amendments, before the approval authority gives or refuses to give approval to the draft plans of subdivision or Official Plan Amendments, 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 applications and the Official Plan Amendment applications. Such a request should note the Peterborough County File No. **15T-21007 (OPA-03-21)** and/or **15T-21005 (OPA-04-21)** for the proposed Plans of Subdivision and Official Plan Amendments.

**Other Related Applications**

There are no other additional related applications.

**For More Information**

Additional information about the proposed Plans of Subdivision and proposed Official Plan Amendments are available for inspection online at:

<https://www.ptbocounty.ca/Modules/News/index.aspx?feedId=29a3fecc-631e-49e2-998c-635bcda7fd55&page=3&newsId=ef86f420-51cb-4ce2-935b-8daf28d633ec>

<https://www.ptbocounty.ca/Modules/News/index.aspx?feedId=29a3fecc-631e-49e2-998c-635bcda7fd55&page=3&newsId=bede38e3-3f08-473e-a54f-3cbb00e8cc6f>

**Additional information** concerning the applications is available for public inspection during regular office hours at the County of Peterborough and Township of Cavan Monaghan Municipal Offices at the addresses shown below.

<b>County of Peterborough</b> County Court House 470 Water Street Peterborough, ON K9H 3M3 Tel: (705) 743-0380	<b>Township of Cavan Monaghan</b> 988 County Rd 10 Millbrook ON L0A 1G0 Tel: (705) 932-9326
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Dated this 27<sup>th</sup> day of June, 2022

**Key Map**

