



Notice of Complete Official Plan and Zoning By-law Amendment Applications

Application Nos. OPA-01-26 and ZBA-05-26 1812 County Road 10 Part of Lot 12, Concession 10 (Cavan) Township of Cavan Monaghan

Take Notice that the Township of Cavan Monaghan received complete Official Plan and Zoning By-law Amendment applications for lands located at 1812 County Road 10 in part of Lot 12, Concession 10 (Cavan). These Applications have been assigned file numbers OPA-01-26 and ZBA-05-26.

The following documents were submitted to the Township in support of the applications:

- Agricultural Impact Assessment (AIA), completed by One Community Planning Inc. Dated June 9, 2026.
- Planning Justification Report (PJR), completed by KMD Community Planning and Consulting Inc. Dated March 2026.
- Servicing Options Report, completed by Engage Engineering. Dated March 2026.
- Traffic Impact Study, completed by Asurza Engineers. Dated January 9, 2026.
- Stage 1-2 Archaeological Assessment, completed by AMICK Consultants Limited. Dated September 19, 2025.
- Hydrogeological Report, completed by Pigeonview Consulting Inc. Dated January 8, 2026.
- Environmental Impact Study, completed by Sumac Environmental Consulting. Dated April 2026.
- Geotechnical Investigation Report, completed by Redstone Engineering. Dated June 13, 2025.
- Functional Stormwater Management Report, completed by Engage Engineering. Dated January 26, 2026.

- Typical Lot Layout, completed by Engage Engineering. Dated February 28, 2026.
- Preliminary Grading Plan, completed by Engage Engineering. Dated October 31, 2025.
- Draft Plan of Subdivision, completed by Engage Engineering. Dated October 31, 2025.

Purpose and Effect of the Applications

The purpose and effect of the Official Plan Amendment is to expand the settlement area of IDA to include the subject property, change the land use designations on the property to permit the development of a rural plan of subdivision with residential and natural heritage areas.

The Zoning By-law Amendment will change the zoning on the property to permit the proposed residential uses.

A **Key Map** showing the lands to which the Amendments apply is provided below.

Related Applications

A plan of subdivision application has been filed with Peterborough County. The application has been assigned file number 15T-26002.

A Public Meeting concerning the Official Plan and Zoning By-law Amendment Applications has not yet been scheduled. The public meeting will be scheduled following the completion of the peer review of the supporting documents, studies and plans. A notice of the public meeting will be provided to confirm the date, time and location of the public meeting.

Getting Additional Information

Additional information about the proposed Official Plan and Zoning By-law Amendments and the Site Plan Approval application is available online at:

<https://www.cavanmonaghan.net/News/Planning-notice/>

Or by contacting the Planning Department at mwilkinson@cavanmonaghan.net

Hard copies of the documents, studies and plans concerning the Applications can be reviewed at the Township of Cavan Municipal Office at 988 County Road 10.

If you wish to be notified of the decision of the Township of Cavan Monaghan on the proposed Official Plan Amendment or Zoning By-law Amendment, you must make a written request to Township of Cavan Monaghan at 988 County Road 10, Millbrook, ON L0A 1G0.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Cavan Monaghan to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Cavan Monaghan before the proposed official plan amendment is adopted or before Council approves or refuses to approved the Zoning By-law Amendment, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Cavan Monaghan before the proposed official plan amendment is adopted and the Zoning By-law is passed, 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 add the person or public body as a party.

Dated at the Township of Cavan Monaghan this 19th of August, 2026.

Cindy Page
Township of Cavan Monaghan

Key Map



