



**The Corporation of the
County of Peterborough
and
The Corporation of the
Township of Selwyn**



**Notice of Public Meeting for an
Official Plan Amendment and Zoning By-Law Amendment**

Take notice that the Corporation of the County of Peterborough previously provided Notice of Complete Application for an Official Plan Amendment (OPA) in accordance with Section 22 of the Planning Act. The application has been assigned file number 15OP-21006.

And take notice that the Corporation of the Township of Selwyn previously provided Notice of Complete Application for a Zoning By-law Amendment (ZBLA) in accordance with Section 34 of the Planning Act. The application has been assigned file number C-15-20.

And take notice that the County and Township will hold a public meeting as outlined below to consider the proposed OPA and ZBLA under Sections 22 and 34 of the Planning Act.

Public Meeting Information

The statutory public meeting will take place:

Date: Tuesday, March 4, 2025

Time: 5:00 p.m.

Location: Council Chambers, Township of Selwyn, 1310 Centre Line, Selwyn, ON

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law Amendments. All written submissions must be received by 11:00 a.m. of the day of the Public Meeting.

Participation in the Public Meeting

In-Person (Council Chamber)	Virtual (Zoom)
<p>Any person wishing to make an oral submission may attend the public meeting (no need to register as a delegation).</p> <p>There is limited space in the Council Chambers. For those that only wish to watch the meeting we encourage you to watch through our Livestreaming. Link to Livestreaming is noted below.</p>	<p>Any person wishing to make an oral submission may attend the public meeting virtually. Contact the Clerk by email at achittick@selwyntownship.ca no later than 4:00 p.m. on the day prior to the scheduled public meeting to be provided with the zoom link.</p> <p>When emailing indicate if you are:</p> <ul style="list-style-type: none"> • in favour of • opposed to • have questions <p>It is the responsibility of those interested in attending virtually to have the technology in place to connect to the meeting.</p>
<p>Livestreaming (watch the meeting via livestream on YouTube) https://www.youtube.com/user/SelwynTownship</p>	

Location of Subject Lands

The subject lands are located in Part of Lots 26 and 27, Concession 7 in Lakefield, Township of Selwyn. The lands are made up of several separate parcels which extend from Lakefield Road south to the 7th Line of Smith. A key map is provided which indicates the location of the subject lands.

Purpose and Effect of Applications

The proposed Official Plan and Zoning By-Law Amendments are being sought to facilitate a related 910-unit residential Plan of Subdivision application (County file no. 15T-21001) to be developed in 10 phases. Two of the apartment lots are proposed to be developed as mixed use commercial and residential buildings, with the commercial space being on the ground floor.

The Official Plan Amendment (County file no. 15OP-21006) proposes to change the land use designation from 'Low Density Residential' to 'Medium Density Residential', and adds a site specific policy which sets a maximum residential density of 50 units per hectare and limits the commercial uses within the area to 4,000 square metres.

The Zoning By-Law Amendment (Township file no. C-15-20) proposes to change the zoning from 'Development (D)' and 'Environmental Protection (EP)' to 'Residential Type 3 (R3)' as well as certain lots which will have site specific (R1-XX) and (R3-XX) exception zone regulations. The amendment

is also proposing a realignment of the 'Environmental Protection (EP)' zone to match the boundaries of wetlands and compensation areas as delineated through the Environmental Impact Study. Proposed parks and paths will be zoned Recreation Open Space (RE) zone with stormwater management ponds being zoned a special exception Recreation Open Space (RE-XX) zone.

Related Applications

A related application for consent was processed by and has received a decision from the County of Peterborough, file B-101-23.

Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision (s) of the Councils of the Township of Selwyn/County of Peterborough 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 Selwyn/County of Peterborough before the by-law is passed, 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 Township of Selwyn/County of Peterborough before the 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 do so.

To Be Notified

If you wish to be notified of the decision for these amendments, you must make a written request to the County of Peterborough or the Township of Selwyn at the addresses noted below.

Getting Additional Information

The applications and supporting documents are posted online at www.ptbocounty.ca and at www.selwyntownship.ca.

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 Selwyn at the addresses noted below.

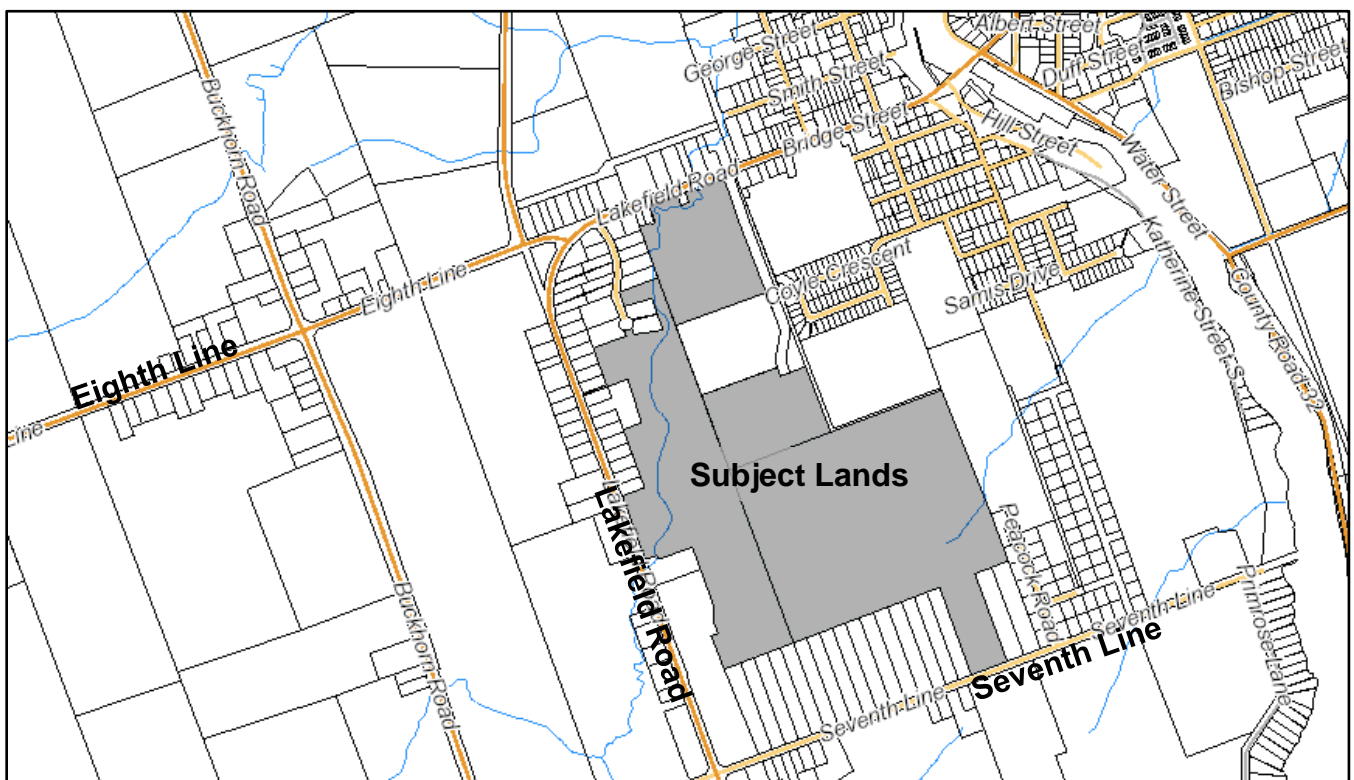
County of Peterborough
470 Water Street
Peterborough, ON K9H 3M3

Phone: (705) 743-0380
Fax: (705) 876-1730
planning@ptbocounty.ca

Township of Selwyn
1310 Centre Line P.O. Box 270
Bridgenorth, ON K0L 1H0

Phone: (705) 292-9507
Fax: (705) 292-8964
planning@selwyntownship.ca

Key Map



Lakefield South Area
Township of Selwyn