

**Notice of Complete Application for a
Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment**

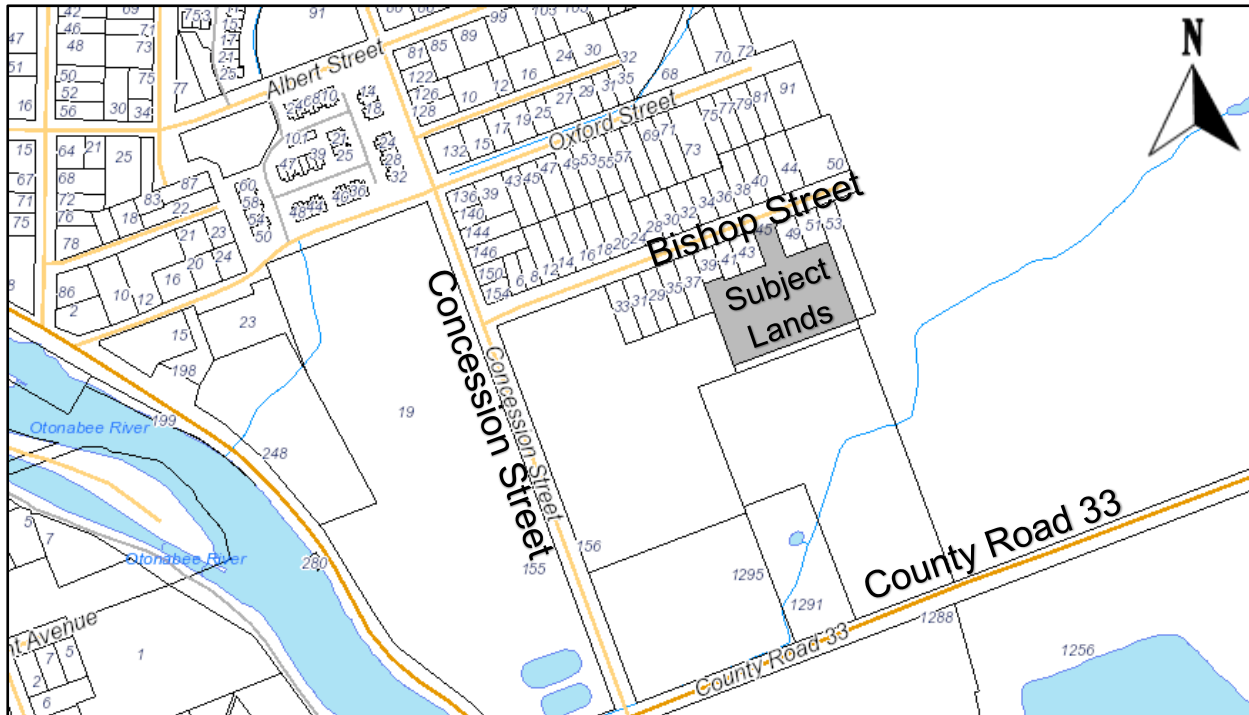
Take notice that the Corporation of the County of Peterborough has received a complete application for a plan of subdivision and an Official Plan Amendment in accordance with Sections 51 (17), 51 (19.1) and 22 (6.1) of the Planning Act. The applications have been assigned file numbers 15T-21002 and 15T-21007, respectively.

And Take notice that the Corporation of the Township of Selwyn has received a complete application for a Zoning By-law Amendment (ZBLA) in accordance with Section 34(10.4) of the Planning Act. The application has been assigned file number C-04-21.

A future public meeting will be scheduled on these applications and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

Location

A key map below indicates the location of the lands which are subject to the above stated applications and legally described as Part of Block F, Registered Plan 9, Lakefield Ward (municipal address 45 Bishop Street).



Purpose and Effect of the Applications

The purpose of the subdivision application is for a 16-unit residential plan of subdivision consisting of townhouse and semi-detached dwellings. A total of four (4) lots and two (2) blocks are proposed to be created to facilitate the development. Lots 1-4 will each contain two semi-detached dwellings. Future Part Lot Control applications will be made to divide Lots 1-4, resulting in a total of 8 lots/units. Blocks 5 and 6 will contain four (4) townhouse dwellings. Future Part Lot Control applications will be made to divide the townhouse dwellings resulting in 8 dwelling units. A new municipal road is proposed, connecting to Bishop Street and terminating in a cul-de-sac. The subdivision proposal includes an area of 1 hectare (2.47 ac.).

The site of the proposed subdivision is currently designated 'Low Density – Residential.' The Official Plan Amendment proposes to re-designate the subject lands to 'Medium Density – Residential'.

The site of the proposed subdivision is zoned 'Residential Type One (R1-H)'. The zoning by-law amendment will remove the R1-H Zone and apply the 'Residential Type Two (R2)' and 'Residential Type Three (R3) Zones'. Site-specific exceptions will apply to address lot area,

lot frontage, rear yard setback, dwelling unit area, and maximum lot coverage deficiencies for the irregular lot shapes resulting from the cul-de-sac.

The OPA and ZBLA are intended to re-designate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above.

In support of the applications, the following documents were submitted:

- Draft Plan prepared by Zelinka Priamo Ltd., dated January, 2021;
- Planning Justification Report prepared by Zelinka Priamo Ltd., dated January, 2021;
- Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering dated February 26, 2021;
- Environmental Impact Assessment prepared by GHD dated September 22, 2020;
- Stage 1 and 2 Archaeological Assessment prepared by AMICK Consultants Ltd., dated December 14, 2020; and,
- Traffic Impact brief prepared by Paradigm dated March 11, 2020

These documents are available for viewing on the County and Township websites. Peer review of the supporting documents will be coordinated through the County and Township offices. A public meeting as required under the Planning Act will be scheduled following the completion of the peer review of the supporting documents.

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of Peterborough in respect of the proposed plan of subdivision or to the Official Plan Amendment, or to the decision of the Council of the Township of Selwyn in respect to the proposed Zoning By-law Amendment to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough or Township of Selwyn before the approval authorities give or refuse to give approval to the plan of subdivision, Official Plan Amendment or 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 County of Peterborough in respect of the proposed plan of subdivision or Official Plan Amendment or to the Township of Selwyn in respect of the Zoning By-law Amendment before the approval authorities make a decision regarding the plan of subdivision, Official Plan Amendment 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information: relating to the proposed amendments are available on the Township Website www.selwyntownship.ca and on the County Website www.ptbocounty.ca.

Notification of Decision: If you wish to be notified of the decision for any or all of the applications, you must make a written request to the Township of Selwyn or the County of Peterborough at the addresses noted below.

Contacts:

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Dated this Thursday, April 22, 2021.