



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



**Notice of Complete Application for an
Official Plan Amendment and Zoning By-law Amendment**

Take notice that the Corporation of the County of Peterborough has received a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the *Planning Act*. The application has been assigned file number 15OP-22008.

And take notice that the Corporation of the Township of Selwyn has received a complete application for a Zoning By-Law Amendment (ZBA) in accordance with Section 34(10.4) of the *Planning Act*. The application has been assigned file number C-06-22.

Location

A key map is attached which indicates the location of the lands which are subject to the application. The lands are located at Part Lot 7, Concession 17 (Lakefield Ward) in the Township of Selwyn, having the municipal address of 93 Ermatinger Street.

Purpose and Effect of the Application

The proposed Official Plan amendment will facilitate the development of a 19 unit affordable, seniors' residential apartment building on the property, amending the current Low Density Residential designation. The proposed Zoning By-law Amendment will amend the existing (R1) and (D) zoning of the subject lands to permit the development as described above.

In support of the applications, the following documents/studies were submitted and are currently undergoing technical review:

- Planning Justification Report, prepared by EcoVue Consulting Services Inc., dated August 3, 2022.
- Geotechnical Investigation Report, prepared by Cambium Inc., dated December 17, 2021
- Natural Heritage Evaluation, prepared by Cambium Inc., dated June 28, 2022
- Preliminary Stormwater Management Report, prepared by Engage Engineering, dated June 2022
- Functional Servicing Report, prepared by Engage Engineering, dated June 2022
- Stage 1 & 2 Archaeological Assessment, prepared by Earthworks Archaeological Services Inc., dated October 25, 2021
- Traffic Impact Brief prepared by D.M. Wills Associates Ltd, dated September 6, 2022
- Conceptual Site Plan prepared by Christopher Z. Tworkowski with a revision date of May 5, 2022
- Elevation Rendering and Building Floor Plan prepared by Christopher Z. Tworkowski with a revision date of July 6, 2022
- Plan of Survey prepared by Elliott and Parr with a plot date of 12/9/2021
- Topographic Survey prepared by Elliott and Parr dated 03/14/2022

Related Applications

There are two (2) concurrent consent applications under review that propose to separate the existing dwelling on the property from the proposed apartment development; and grant a right-of-way access to the severed (dwelling) lot via an existing driveway on the retained (apartment) lot. These consent applications have been assigned County Land Division File Nos. B-97-22 and B-98-22.

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 Official Plan Amendment, or to the Township of Selwyn in respect of the proposed Zoning By-Law Amendment, before the approval authorities give or refuse to give approval to the Official Plan Amendment or Zoning By-Law Amendment, 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 Official Plan Amendment

or to the Township of Selwyn in respect of the proposed Zoning By-Law Amendment, before the approval authorities make a decision regarding the 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.

A Public Meeting concerning this application has not yet been scheduled. Such meeting will be scheduled following the completion of the peer review of the supporting documents / studies / plans. A notice will be provided in due course advising the date, time, and location of the public meeting.

To Be Notified

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

Getting Additional Information

The application and supporting documents are posted online at www.ptbocounty.ca and at www.selwyntownship.ca. Hard copies and additional information concerning the applications can be obtained by contacting the County of Peterborough or the Township of Selwyn.

This notice is circulated as a requirement of the *Planning Act* and is intended to provide the public and ministries / agencies with information related to the proposed amendment, in order to solicit public / agency input. This notice does not infer that the application is approved.

Contact Information

Malini Menon, Planner
County of Peterborough
470 Water Street
Peterborough, ON K9H 3M3
Tel: (705) 743-0380
mmenon@ptbocounty.ca

Per Lundberg, Planner
Township of Selwyn
1310 Centre Line
Selwyn, ON K9J 6X5
Tel: (705) 292-9507 x 220
plundberg@selwyntownship.ca

Key Map

