



**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 (OPA) in accordance with Section 22(6.4) of the Planning Act. The application has been assigned file number 15OP-21005.

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-07-20.

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.

Purpose and Effect of the Applications

The proposed official plan and zoning by-law amendment applications will recognize the on-going legal non-conforming use of the property as a motor vehicle repair shop. Further, the amendments will facilitate and permit the construction of an addition to an existing building. The proposed zoning by-law amendment will have the effect of placing a site specific exception zone on the property, which will permit the on-going use; and address deficiencies in the zone regulations (i.e. setback, coverage, parking, building height, etc.)

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

- Planning Justification Report, prepared by Kevin M. Duguay, dated August 10, 2020;
- “Supplementary” Planning Justification Report, prepared by Kevin M. Duguay, dated October 22, 2020;
- Topographic Survey of Part of Lot 13, Concession 7 (geographic Township of Smith) Township of Selwyn, prepared by Elliot and Parr (Peterborough) Ltd., dated October 19, 2018;
- Existing Conditions Plan, prepared by D.M. Wills Associates Limited, dated September 11, 2019;
- Site Plan, prepared by D.M. Wills Associates Limited, dated 2019-11-18;
- Building Elevations, prepared by eco line design studio, dated January 2019;
- Traffic Brief, prepared by D.M. Wills Associates Limited, dated May 13, 2019;
- Functional Servicing Brief, prepared by D.M. Wills Associates Limited, dated November, 2019.

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.

Location

The applications apply to lands located in part of Lot 13, Concession 7, Smith Ward (municipal address is 1291 Mann Road in Bridgenorth). A key map is provided with this notice which indicates the location of the lands what are the subject of the proposed OPA and ZBLA.

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 OPA, or to the Council of the Township of Selwyn in respect to the proposed ZBLA 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 OPA or ZBLA, 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 OPA or to the

Township of Selwyn before the approval authorities makes 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 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 by mail, fax, email or drop box (see details under written submissions).

Written submissions:

County of Peterborough Contact	Township of Selwyn Contact
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Email and Phone
(no later than 4:00 p.m. on the date of the Public Meeting)

Caitlin Robinson, Planner
crobinson@ptbocounty.ca
Phone: (705) 743-0380

Jeannette Thompson, Planner
jthompson@selwyntownship.ca
Phone: (705) 292-9507

Mail
(note – allow for sufficient delivery prior to Public Meeting)

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

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

Drop Box

Township Office Adjacent to the Front Door (no later than 4:00 p.m. on the date of the Public Meeting)

Fax (705) 876-1730

(705) 292-8964

Dated this Tuesday, February 16, 2021.

Key Map

