



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



**Notice of Complete Application Concerning a
Plan of Subdivision 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 in accordance with Sections 51 (19.4) and 51(17) of the *Planning Act*. The application has been assigned file number 15T-17001.

Take notice that the Corporation of the Township of Selwyn has received a complete application for a Zoning By-Law Amendment in accordance with Section 34(10.4) of the *Planning Act*. The application has been assigned file number C-09-17.

Purpose and Effect of the Applications

The purpose and effect of the application is for the approval of 24 lot plan of subdivision intended for the construction of single detached dwellings, together with a commercial component consisting of two (2) commercial blocks fronting onto Chemong Road. The residential lots and commercial blocks are proposed to have access via a new internal street. The proposal also contains two (2) open space blocks and an environmental protection block.

The proposed zoning by-law amendment is intended to rezone the subject lands in order to facilitate the development of the subject lands by plan of subdivision as described above.

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

- Planning Justification Report prepared by Landmark Associates Limited (March 2017)
- Hydrogeological and Site Servicing Study prepared by Oakridge Environmental Ltd. (June 2016)
- Preliminary Stormwater Management Report prepared by Landmark Associates Limited (March 2017)
- Traffic Impact Study prepared by Tranplan Associates (September 2013) and Addendum Letter (July 6, 2016)
- Letter of Review of Archaeological Assessment from Ministry of Culture Tourism and Sport (July 5, 2016)
- Environmental Impact Study prepared by Oakridge Environmental Ltd. (June 2016)

A key map is attached which indicates the location of the lands which are subject to the applications.

A public meeting concerning these applications has not yet been scheduled. A notice will be provided in due course advising the date, time and location of the public meeting.

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 plan of subdivision or to the Township of Selwyn in respect of the proposed Zoning By-Law Amendment, before the approval authority gives or refuses to give approval to the draft plan of subdivision or Zoning By-Law Amendment, the person or public body is not entitled to appeal the decision of the approval authority to the Ontario Municipal Board.

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 to the Township of Selwyn in respect of the proposed Zoning By-Law Amendment, before the approval authority gives or refuses to give approval to the draft plan of subdivision 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 Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

To Be Notified

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

Getting Additional Information

The applications, supporting information and material are posted online at www.ptbocounty.ca or at www.selwyntownship.ca

To view a hard copy of the submission items or for additional information, please contact the County of Peterborough or Township of Selwyn at the addresses noted below:

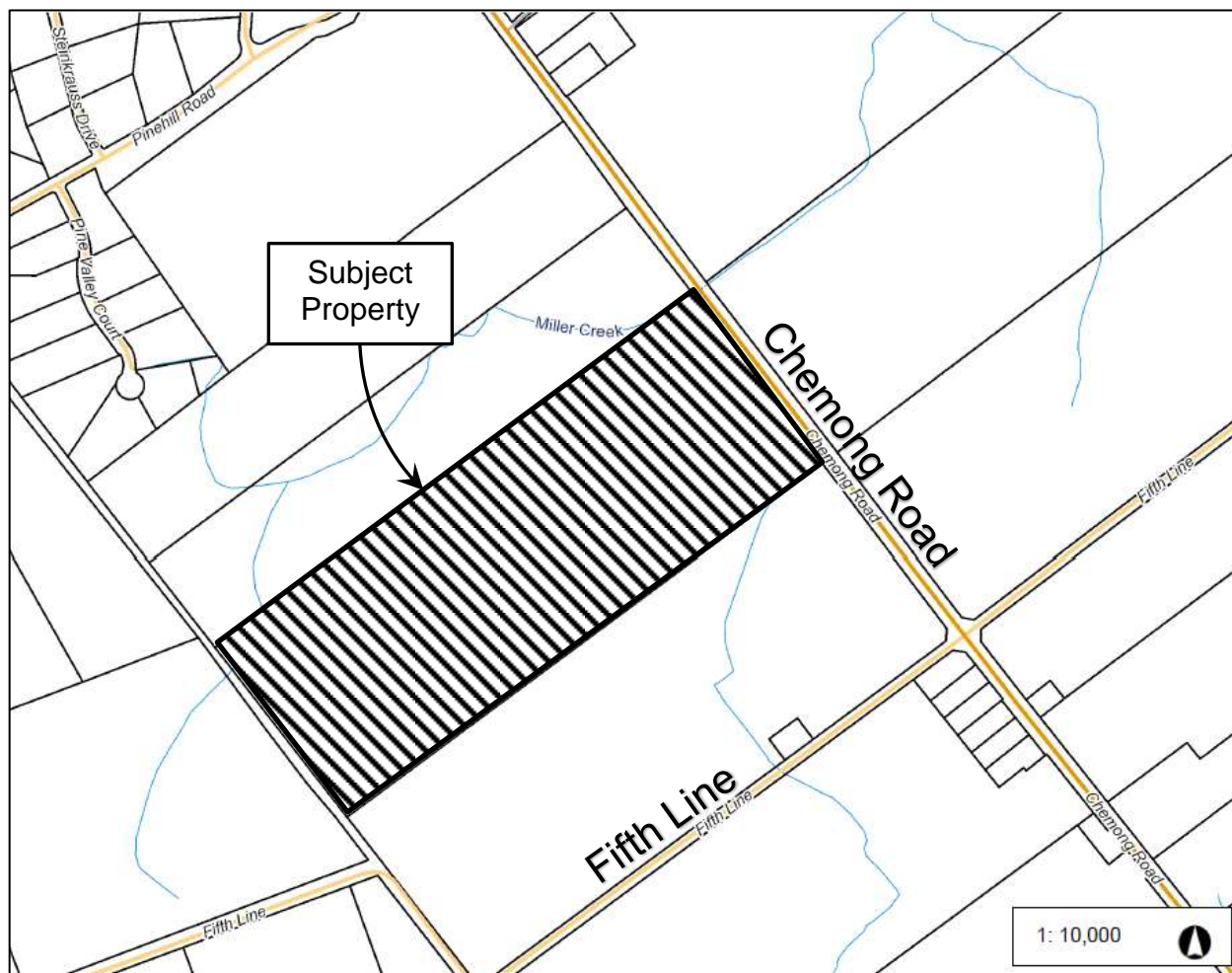
Mailing / Emailing Address

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Dated this 25th day of April, 2017

Key Map



2379 Chemong Road
Township of Selwyn