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## **Notice of a Complete Application of a Proposed Zoning By-law Amendment**

**Take notice** that the Corporation of the Township of Selwyn is in receipt of 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-09-20. 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.

### **Location**

The subject lands are located in part of Lot 5, Concession WCR in the Smith Ward (municipally known as 1575 Chemong Road). A key map is provided with this notice which indicates the location of the lands which are the subject of the proposed ZBLA.

### **Purpose and Effect of the Applications**

The purpose of the application is to amend the Township of Selwyn Zoning By-law 2009-021, as amended, in order to facilitate the redevelopment of the subject property.

The proposed redevelopment of the property will occur in two (2) phases and includes the following:

- Phase 1 will permit the existing principal building (former Rona Building) to be retrofitted and used as an athletic training facility, including indoor turf fields, playing courts and fitness/training areas on the main floor. During this phase the upper floor will remain vacant.
- Phase 2 is intended to accommodate the proposed future development of the site; which includes:
  - the construction of a fieldhouse able to accommodate multiple sports with regulation sized fields;
  - a reception building;
  - replacement of the southern most Quonset hut with a newly constructed building to accommodate an indoor turf field and additional training space; and required parking areas.

In support of Phase 1 of the application, the following documents were submitted:

- Planning Justification Report, prepared by D.M. Wills Associates Limited, dated September 2020;
- Preliminary Concept Plan, prepared by D.M. Wills Associates Limited, dated 2020-08-11;
- Environmental Constraints Map, prepared by D.M. Wills Associates Limited, dated June 2020;
- Traffic Study Report prepared by D.M. Wills Associates Limited, dated August 2020; and
- Hydrogeological Assessment (Phase 1), prepared by D.M. Wills Associates Limited, dated September 2020.

A holding provision will be placed on the lands subject to Phase 2 of the proposal, which would indicate that additional studies (e.g. Archaeological Assessment; Stormwater Management Plan; and Natural Heritage Study / Environmental Impact Study) are to be completed to the satisfaction of the relevant agencies prior to the removal of the holding provision.

**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 Township of Selwyn in respect of the proposed Zoning By-Law Amendment, before the approval authority gives or refuse to give approval to the Zoning By-Law Amendment, the person or public body is not entitled to appeal the decision of the approval authority to the Local Planning Appeals Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions the Township of Selwyn in respect of the proposed Zoning By-Law Amendment, before the approval authority makes a decision regarding the amendment, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal 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 Township of Selwyn at the address noted below.

**Getting Additional Information**

The applications and supporting documents are posted online at [www.selwyntownship.ca](http://www.selwyntownship.ca) under the "Current Planning Applications" tab.

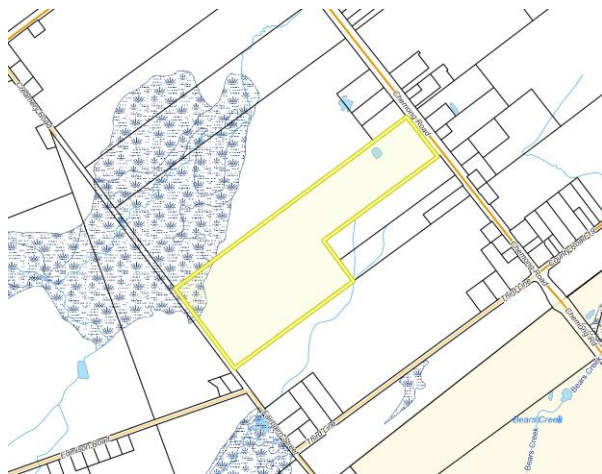
To view a hardcopy of the submission items or for additional information concerning the applications, please contact the Township of Selwyn at the address noted below:

**Contacts:**

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Dated this Tuesday, October 13, 2020, at the Township of Selwyn.



Key Map: 1575 Chemong Road