



**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-20008.

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-10-20.

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 18, Concession 4, Smith Ward, Township of Selwyn. A key map is provided with this notice which indicates the location of the lands which are the subject of the proposed OPA and ZBA.

Purpose and Effect of the Applications

The purpose of the applications is to amend the Local Component of the County Official Plan and Township of Selwyn Zoning By-law 2009-021, as amended, in order to facilitate the redevelopment of the lot. The proposed redevelopment of the property includes the following:

- Conversion of the former Fairview United Church to a rental music hall;
- Conversion of the former rectory office into an administrative office for the property owners existing landscaping business;
- Conversion of the education centre to an accessory residential unit for use by the property owners with the addition of a small rear yard deck; and,
- The establishment of recreational gardens and a small orchard on the balance of the property with the construction of a small seasonal produce stand.

The subject lands are currently designated Prime Agricultural in the Official Plan and zoned Community Facility (CF) in the Township of Selwyn Zoning By-law. The proposed amendments would establish a site-specific policy and a site-specific zone on the subject lands to permit the conversion of the former church to the uses noted above.

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

- Planning Justification Report, prepared by D.M. Wills Associates Limited, dated August 2020;
- Traffic Impact Brief, Study, prepared by D.M. Wills Associates Limited, dated August 21, 2020;
- Site Services Option Report, prepared by D.M. Wills Associates Limited, dated August 2020;
- Plan of Survey, prepared by JBF Surveyors, dated April 13, 2020;
- Proposed Drainage Plan, prepared by D.M. Wills Associates Limited, dated August 24, 2020;
- Response Letter to County and Township Comments, prepared by D.M. Wills Associates Limited, dated September 15, 2020.

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 Local Planning Appeals 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 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 County of Peterborough or Township of Selwyn at the addresses noted below.

Getting Additional Information

The applications and supporting documents are posted online at www.ptbocounty.ca and at www.selwyntownship.ca

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

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Dated this 5th day of October, 2020.

Key Map

