

**Notice of Complete Application for a
Plan of Subdivision, Official Plan Amendment 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 Section 51 (17) and 51 (19.1) of the Planning Act. The application has been assigned file number 15T-21001.

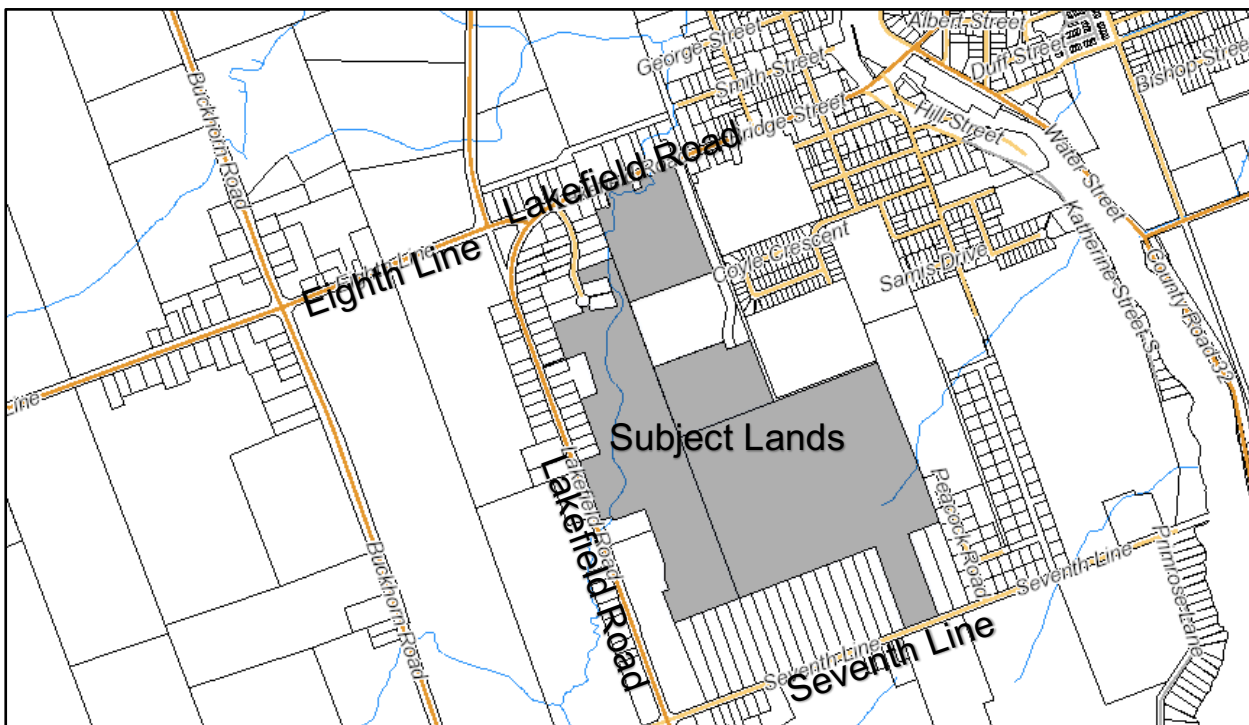
Take notice that the Corporation of the County of Peterborough has received a complete application for an Official Plan Amendment (OPA) in accordance with Section 22(6.4) of the Planning Act. The application has been assigned file number 15OP-21006.

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-15-20.

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

A key map below indicates the location of the lands which are subject to the above stated applications at Part of Lots 26 and 27, Concession 7 in Lakefield.



Purpose and Effect of the Applications

The purpose of the subdivision application is for a 966-unit residential plan of subdivision and includes a number of blocks intended for various uses including stormwater management, open space, and environmental protection/recreational. There are a total of 10 proposed internal streets. The residential units are in various forms ranging from single detached dwellings (281), townhouses (100) and residential apartments (586). Neighbourhood commercial uses are proposed on the main level of some of the apartment buildings. The development is proposed to be phased. The subdivision proposal includes an area of 66.1 hectares (163 ac.).

The site of the proposed subdivision is currently designated 'Low Density – Residential,' 'Recreation Open Space,' 'Environmental Constraint Area,' and 'Environmental Constraint Area – Site Specific Policy Area'. The Official Plan Amendment proposes to re-designate a majority of the subject lands to 'Medium Density – Residential'. The amendment is proposing a realignment of the 'Environmental Constraint Area – Site Specific Policy Area.' In addition, the official plan amendment is seeking to modify the density of development and permit neighbourhood commercial uses.

The site of the proposed subdivision is zoned 'Development (D)' and 'Environmental Protection (EP)'. The zoning by-law amendment will re-zone the subject lands to 'Residential Type 1 (R1)' and 'Residential Type 3 (R3)'. The amendment is proposing a realignment of the 'Environmental Protection (EP)' zone by re-zoning additional lands 'Environmental Protection (EP)'. An 'Open Space (OS)' zone is being added to recognize pedestrian pathways and stormwater management facilities.

The OPA and ZBLA are intended to re-designate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above.

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

- Draft Plan prepared by EcoVue Consulting Services Inc., dated February 25, 2021;
- Planning Justification Report prepared by Ecovue Consulting Services Inc., revised dated February 26, 2021;
- Functional Servicing and Preliminary Stormwater Management Report prepared by Tatham Engineering dated November 18, 2020;
- Geotechnical Investigations prepared by Cambium dated January 23, 2017, March 14, 2017 and September 18, 2020;
- Environmental Impact Assessment prepared by GHD dated October 20, 2020;
- Stage 1 and 2 Archaeological Assessment prepared by Northeastern Archaeological Associates Ltd., dated June 13, 2020;
- Traffic Study Report prepared by Tranplan Associates dated March 30, 2020; and,
- Restricted Land Use Notices issued under the Clean Water Act, 2006, Section 59 (2)(a).

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.

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 plan of subdivision or to the Official Plan Amendment, or to the decision of the Council of the Township of Selwyn in respect to the proposed Zoning By-law Amendment 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 plan of subdivision, Official Plan Amendment or Zoning By-law Amendment, 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 plan of subdivision or Official Plan Amendment or to the Township of Selwyn in respect of the Zoning By-law Amendment before the approval authorities make a decision regarding the plan of subdivision, Official Plan Amendment 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 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 at the addresses noted below.

Contacts:

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Dated this Thursday, April 1, 2021.