



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



**Notice of Complete Application  
Concerning a Proposed Official Plan Amendment and  
a Proposed Zoning By-Law Amendment**

**Take notice** that the Corporation of the County of Peterborough is in receipt of a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the Planning Act. The application has been assigned file number **15OP-16009**.

**Take notice** that the Corporation of the Township of Selwyn is in receipt of a complete application to amend Zoning By-Law No. 2009-021, as amended, under Section 34 of the Planning Act. The application has been assigned file number **C-15-16**.

**Purpose and Effect of the Applications:**

The purpose of the applications is to accommodate an expansion of an existing trailer park known as Lovesick Lake Park. The proposed expansion will be completed in three (3) phases, totaling 294 new trailers and camping sites; and will also include: a registration / administration facility to be located at the proposed main entrance on Forest Hill Road; three (3) comfort stations, recreational features including splash-pads / playground and passive recreational trails. The development is proposing a 'staircase feature' to provide pedestrian access to Strickers Lane, and ultimately the existing Lovesick Lake trailer park.

The official plan amendment will have the effect of changing the land use designation of the subject lands from **Rural** and **Environmental Constraint Area** to **Trailer Park** and **Environmental Constraint Area** to specifically permit the proposed trailer park expansion.

The proposed zoning by-law amendment will have the effect of changing the zone category on the subject lands from **Rural (RU)** to **Recreational Commercial (RC) Exception**, to specifically permit the proposed trailer park having a maximum of 294 trailer sites.

**Submission Documents:**

In support of the applications the following documents were completed:

- Planning Justification Report prepared by Kevin Duguay Community Planning and Consulting Inc. dated July 15, 2016;
- Original Stage 1 & 2 Archaeological Assessment Prepared by Earthworks Archaeological Services dated January 28, 2014;
- Environmental Impact Study completed by Cambium Inc. dated October 28, 2015;
- Functional Stormwater Management Report prepared by Engage Engineering Ltd. dated July 2016;
- Traffic Impact Study prepared by Tranplan Associated dated October 2015, together with a supplementary letter completed by Tranplan Associates, dated May 9, 2016; and,
- Private Servicing Options Report – Executive Summary completed by Canadian Shield Consultants Agency dated August 2015

The above documents will be circulated to Public Agencies for technical review in accordance with the *Planning Act*. Further, some of the documents will be peer reviewed by an independent third party consultant. Copies of these documents are available for inspection by the public during regular office hours at the County of Peterborough and the Township of Selwyn.

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

**Public Consultation:**

A public meeting concerning this application has not yet been scheduled. A meeting will be scheduled following the completion of the peer review process. A notice will be provided in due course advising the date, time and location of the public meeting. Written comments on the proposal may be submitted to the County of Peterborough and Township of Selwyn at any time.

If you wish to be notified of the decision of the County of Peterborough and / or of the Township of Selwyn on the proposed Official Plan Amendment and / or Zoning By-law Amendment, you must make written request to the County of Peterborough and / or the Township of Selwyn at the respective addresses noted below.

**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 and / or the Township of Selwyn before the proposed amendments are adopted/passed, the person or public body is not entitled to appeal the decision of the Council of the County of Peterborough and / or the Council of the Township of Selwyn 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 and/or the Township of Selwyn before the proposed amendments are adopted / passed, 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.

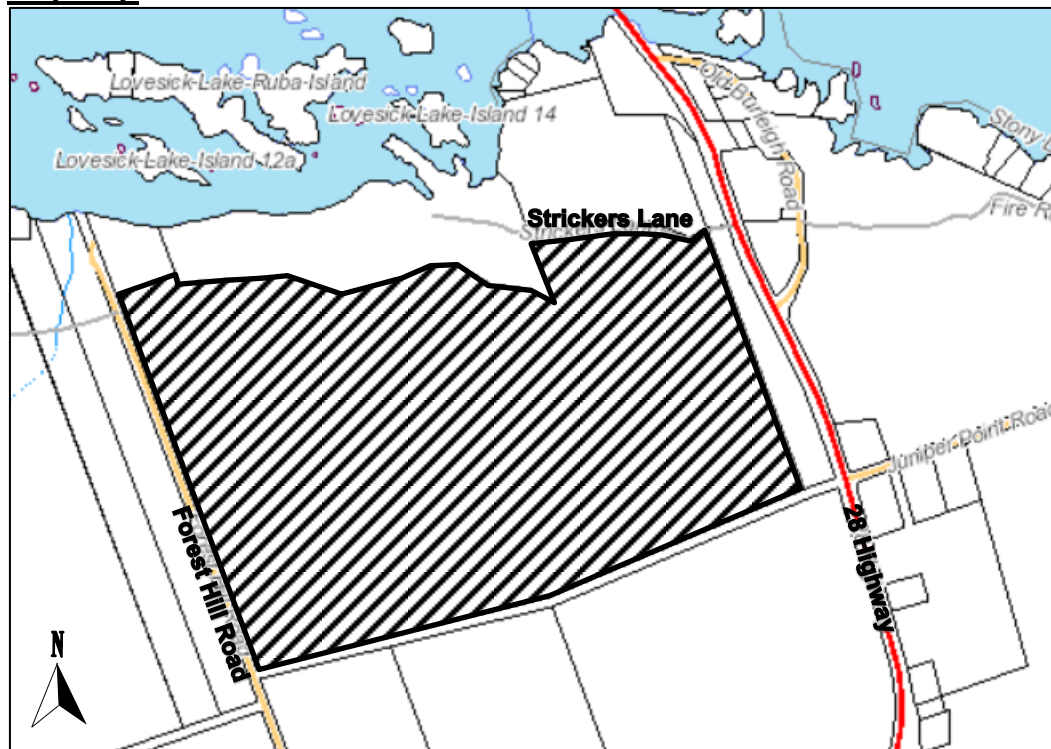
**Additional information** relating to the proposed amendments, including the submission documents, are available for inspection by the public during regular office hours at the County of Peterborough (for the Official Plan Amendment) and at the Township of Selwyn (for the Zoning By-law Amendment) Municipal Office at the addresses shown below.

Caitlin Robinson, Planner  
County of Peterborough  
County Court House  
470 Water Street  
Peterborough, ON K9H 3M3  
Phone: 705-743-0380  
Fax: 705-876-1730

Jeannette Thompson, Planner  
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1310 Centre Line  
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Bridgenorth, ON K0L 1H0  
Phone: 705-292-9507  
Fax: 705-292-8964

*Dated this 22<sup>nd</sup> day of August, 2016.*

## Key Map



Location of Subject  
Lands:  
Part Lots 43 & 44,  
Concession 16 (Smith  
Ward)

Scale (metric)  
1 : 15,000