



The Corporation of the
County of Peterborough

And
The Corporation of the Township of Selwyn



**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 Sections 51(17) and (19.1) of the Planning Act. The application has been assigned file number 15T-26001.

And **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-26001.

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-03-26.

A future public meeting will be scheduled on the OPA and ZBA applications with notification of the public meeting to 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 applications. The lands are located in Part Lot 12, Concession East Communication Road, Smith Ward, Township of Selwyn.

Purpose and Effect of the Application

The purpose of the subdivision application is to permit development of the site with a 38-lot residential plan of subdivision for single-detached dwellings on private services in the community of Bridgenorth. The plan includes blocks for open space (park), a storm water management facility, a small commercial block and public streets. The development proposal comprises an area of 15.56 hectares.

The proponent proposes to amend the Local Component of the County Official Plan to redesignate the portion of the property currently designated Commercial located on the western portion of the site, to Residential like the eastern portion of the site. A small portion of the currently Commercial designated lands are proposed to remain to facilitate future commercial development.

The proponent also proposes to re-zone the subject property with site specific residential and commercial zones as well as open space and environmental protection zoned areas to permit the development.

The purpose of both the OPA and ZBLA is 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 subject to modifications stemming from the detailed municipal review of the proposal and other agency comments.

February 26, 2026

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

- Planning Justification Report prepared by Biglieri Group, dated January 23, 2026
- Draft Plan of Subdivision, prepared by Biglieri Group, dated November 13, 2025
- Stage 1 & 2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd., dated February 28, 2025
- Traffic Impact Study, prepared by GHD, date December 5, 2025
- Environmental Impact Study, prepared by Skelton Brumwell & Associated, dated December 22, 2025
- D-4 Hydrogeological Assessment Report, prepared by GHD, dated November 17, 2025
- Functional Stormwater Management Report, prepared by Engage Engineering, dated December 5, 2025
- Hydrogeological and Geotechnical Investigation, prepared by GHD, dated November 18, 2025
- Servicing Options Report, prepared by Engage Engineering, dated December 2025
- Preliminary Grading Plan, prepared by Engage Engineering, dated December 5, 2025

The above listed 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 by the Planning Act will be scheduled following the completion of the peer review of the submitted materials.

The Right to Appeal

If a person or public body would otherwise have the ability to appeal the decision of the County of Peterborough with respect to the OPA or of the Township of Selwyn with respect to the ZBLA to the Ontario Land Tribunal but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Peterborough or the Township of Selwyn before the approval authority gives or refuses to give approval to the OPA or ZBLA, the person or public body is not entitled to appeal the decision of the County of Peterborough or Township of Selwyn to the Ontario Land 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 OPA or to the Township of Selwyn in respect of the ZBLA before the approval authorities make a decision regarding the OPA or ZBLA, 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.

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 at the addresses noted below.

Getting Additional Information

The application and supporting documents are posted online at [Planning Notices | County of Peterborough](#) and [Planning Services | Township of Selwyn](#). Hard copies and additional information concerning the applications can be obtained by contacting the County of Peterborough.

This notice is circulated as a requirement of the Planning Act and is intended to provide the public and ministries / agencies with information related to the proposed amendment, in order to solicit public / agency input. This notice does not infer that the application is approved.

Contact Information

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Key Map

