



**The Corporation of the  
County of Peterborough  
And  
The Corporation of the  
Township of Asphodel-Norwood**



**Notice of Complete Application  
for Approval of a  
Plan of Subdivision and Zoning By-law Amendment**

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**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-24002.

**And take notice** that the Corporation of the Township of Asphodel-Norwood 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 ZBLA-03-2024.

**Location**

A Key Map below indicates the location of the lands which are subject to the applications. The lands are located in part of Lot 17 and 18, Concession 9, Asphodel Ward, Township of Asphodel-Norwood, fronting on Mill Street.

**Purpose and Effect of the Application**

The purpose of the subdivision application is to permit development of a portion of the site with 164 residential units, in the form of 152 single detached dwellings and 12 row houses. The plan includes blocks for drainage and stormwater management, as well as a network of public streets. This Phase 1 development proposal comprises an area of 10.9 hectares (26.9 ac.).

The purpose of the zoning amendment application is to amend the existing zoning of the subject lands to permit the development of Phase 1 consisting of:

- 31 dwelling units having frontage of 7.6 metres,
- 59 dwelling units having frontage of 11 metres,
- 16 dwelling units having frontage of 12.2 metres,
- 45 dwelling units having frontage of 15.2 metres,
- 12 dwelling units (row houses) having frontage of 6 metres, and
- 1 dwelling unit having frontage of 19 metres.

The subject lands were previously designated and zoned to permit a mix of housing units and types by County OPA 35 and Township By-law 2021-35 in 2021. The applicant has made some changes to that approval in the form of reconfigured lot sizes and orientation, and plans to proceed in phases. Subdivision approval is required to permit development of Phase 1.

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

- Draft Plan of Subdivision prepared by MHBC Planning Limited, dated April 2024.
- Planning Justification Report prepared by MHBC Planning Limited, dated April 2024.
- Functional Servicing Report prepared by Engage Engineering, dated March 2024.
- Preliminary Stormwater Management Report prepared by Engage Engineering, dated March 2024.
- Traffic Impact Assessment Report prepared by Tranplan Associates Inc., dated March 2024.
- Stage 3 Archaeological Assessment prepared by Earthworks Archaeological Services, dated March 30, 2017.
- Updated Species at Risk Assessment prepared by GHD, dated February 14, 2024.
- Plan of Survey prepared by KRCMAR, dated July 2022.

The above listed documents are available for viewing on the County website. Peer review of the supporting documents will be coordinated through the County office.

**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 plan of subdivision, or to the Township of Asphodel-Norwood in respect of the proposed Zoning By-Law Amendment, before the approval authorities give or refuse to give approval to the plans, the person or public body is not entitled to appeal the decision of the approval authority 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 plan of subdivision, or to the Township of Asphodel-Norwood in respect of the proposed Zoning By-Law Amendment, before the approval authorities make a decision regarding the plans, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 the application, you must make a written request to the County of Peterborough or the Township of Asphodel-Norwood at the addresses noted below.

**Getting Additional Information**

The application and supporting documents are posted online at [www.ptbocounty.ca](http://www.ptbocounty.ca) and at <https://www.antownship.ca/en/township-services/current-planning-applications-and-notices.aspx> Hard copies and additional information concerning the applications can be obtained by contacting the County of Peterborough or the Township of Asphodel-Norwood.

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**

