

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

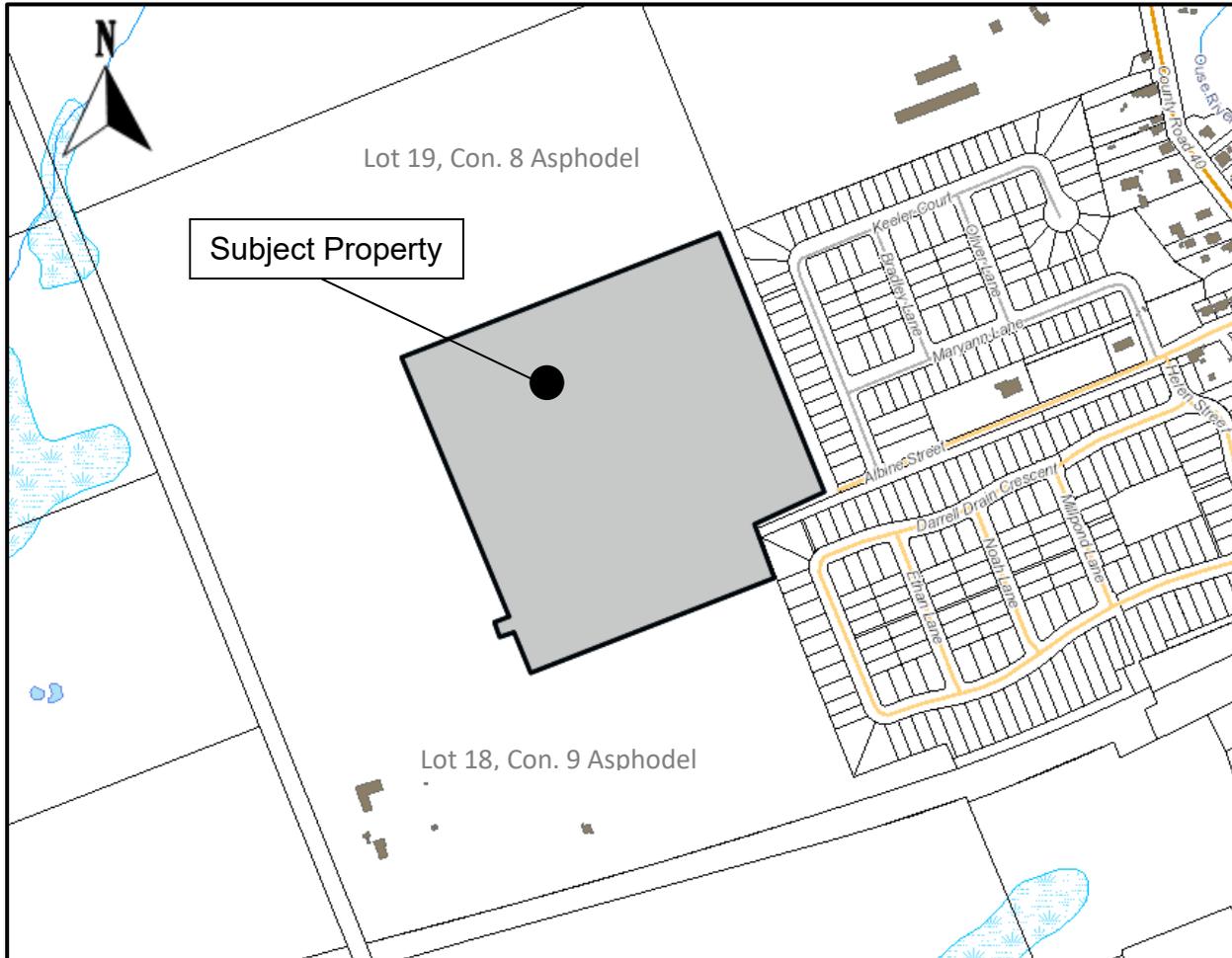
Take notice that the Corporation of the County of Peterborough has received a complete application for a plan of subdivision in accordance with Sections 51 (17) and 51 (19.1) of the Planning Act. The application has been assigned file number 15T-22001.

And Take notice that the Corporation of the Township of Asphodel-Norwood has received a complete application for a Zoning By-law Amendment in accordance with Section 34(10.4) of the Planning Act. The application has been assigned file number ZBLA-02-22.

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 applications. The lands are located in Lots 18 and 19, Concession 8, Asphodel Ward, Township of Asphodel-Norwood, and are known municipally as 158 Albine Street.



Purpose and Effect of the Applications

The purpose and effect of the subdivision application is for the approval of a 148 unit residential plan of subdivision. The proposal represents the fourth phase of the Norwood Park residential development within the Norwood Settlement Area. It includes 96 detached dwellings, 52 townhomes, as well as blocks for a park, open space, walking paths, roadways and stormwater. An Official Plan amendment was approved in November 2021 that recognizes this form of development.

The subject lands are currently zoned "Rural". The proposed zoning by-law amendment is intended to rezone the subject lands to "Residential One" and "Residential Two" in order to permit smaller-sized single and multiple dwelling lots than the 30 hectare minimum currently required by the Rural zone.

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

- Planning Justification Report (by EcoVue Consulting Services Inc., January 13, 2022) including a Draft Plan, and containing the following Appendices:
 - Functional Servicing Report (by Engage Engineering, Jan 2022) – Appendix B
 - Functional Stormwater Management Report (by Engage Engineering, Jan 2022) – Appendix C
 - Environmental Impact Assessment (by GHD, December 2021) – Appendix D
 - Stage 1 & 2 Archaeological Assessment (Northeastern Archaeological Associates Inc., December 2021) – Appendix E
 - Traffic Impact Study (Tranplan Associates Inc., December 2021) – Appendix F; and
 - Geotechnical Investigation Report (GHD, October 2021) – Appendix G

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 decision of the Council of the Township of Asphodel-Norwood in respect to the proposed Zoning By-law Amendment to the Ontario Land 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 Asphodel-Norwood 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 to the Township of Asphodel-Norwood in respect of the Zoning By-law Amendment before the approval authorities make a decision regarding the plan of subdivision 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 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 any of the applications, you must make a written request to the Township of Asphodel-Norwood or the County of Peterborough at the addresses noted below.

Getting Additional Information

The application and supporting documents are posted on the Peterborough County [website](#). Hard copies and additional information concerning the applications can be obtained by contacting the County of Peterborough or the Township of Asphodel-Norwood.

Contact

County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3
Tel: (705) 743-0380
planning@ptbocounty.ca

Township of Asphodel-Norwood
2357 County Road 45,
PO Box 29
Norwood, ON K0L 2V0
Tel: (705) 639-5343
info@antownship.ca

Dated this Friday, February 18, 2022.