

The Corporation of the County of Peterborough and the Corporation of the Township of Asphodel-Norwood



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

**Take notice** that the Corporation of the County of Peterborough and the Council of the Corporation of the Township of Asphodel-Norwood will hold a **Public Meeting** under Section 22 and 34 of the Planning Act with regard to zoning by-law amendment and official plan amendment County file no. 15OP-16013. You are invited to attend the Statutory Public Meeting for the proposed Official Plan and Zoning By-law amendments. This meeting will take place on:

**Date: June 22, 2021**

**Time: 2:00 pm**

**Location: During the COVID-19 pandemic, regular meetings of Council are being held electronically.**

If you wish to participate in the electronic meeting in real time, please contact the CAO/Clerk for the Township of Asphodel-Norwood by email at [cwhite@antownship.ca](mailto:cwhite@antownship.ca) no later than 2:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or phone. Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with Council by forwarding written comments in support or opposition of the Zoning By-law Amendment to the CAO/Clerk for the Township of Asphodel-Norwood. Written submissions must be received by the CAO/Clerk for the Township of Asphodel-Norwood no later than June 16, 2021 at 4:00 p.m.

The Township is using Zoom for electronic meetings. These meetings are livestreamed on the Township’s YouTube channel and are also available after the meeting for public viewing.

#### **Purpose and Effect of the Applications**

The purpose of these applications is **NOT** to approve a Plan of Subdivision. The purpose of the official plan amendment is to only re-designate the subject lands from the ‘Rural’ and ‘Recreation Open Space’ designations to the ‘Residential’ designation. The purpose of the zoning by-law amendment is to only re-zone the subject lands from the Rural (RU) Zone to the Residential One Exception Eight Holding (R1-8(H)) Zone, Residential One Exception Nine Holding (R1-9(H)) Zone, Residential Two Exception One Holding (R2-1(H)) Zone, Residential Three Exception Four Holding (R3-4(H)) Zone and Open Space Exception Four Holding (OS-4(H)) Zone. Through the Holding (H) Zone provision, only existing uses will be permitted on the subject lands. **The Holding (H) Zone may be removed when municipal services are provided to the satisfaction of the Township.** The subject lands are within the settlement area of Norwood and encompass an area of about 71 acres (29 ha).

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

- Planning Justification Report dated October 20, 2016 prepared by MHBC
- Traffic Impact Study dated June, 2016 prepared by TranPlan Associates.
- Functional Servicing Review dated October, 2016 prepared by D.M. Wills Associated Ltd.
- Functional Servicing Addendum Report dated May, 2018 prepared by Engage Engineering Ltd.
- Functional Servicing Addendum Report dated March, 2019 prepared by Engage Engineering Ltd.
- Floodplain Assessment Report dated August, 2019 prepared by Engage Engineering Ltd.
- Visioning Report prepared by MHBC
- Stage 1/2 Archaeological Assessment dated August 29, 2016 prepared by Earthworks Archaeological Services
- Stage 3 Archaeological Assessment dated October 28, 2016 prepared by Earthworks Archaeological Services
- Species At Risk Assessment dated July 5, 2016 prepared by Niblett Environmental Associates Ltd.
- Master Drainage Plan Report dated July 17, 2017 prepared by D.M. Wills Associates Ltd.

**A key map** is attached which indicates the location of the lands which are subject to the above stated applications at Part Lots 17 & 18, Concession 9 (Asphodel) in Norwood.

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**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 official plan amendment or to the Township of Asphodel-Norwood in respect of the proposed zoning by-law amendment, before the approval authority gives or refuses to give approval to the official plan amendment or zoning by-law amendment, the person or public body is not entitled to appeal the decision of the approval authority to the Local Planning Appeal 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 official plan amendment or to the Township of Asphodel-Norwood in respect of the proposed zoning by-law amendment, before the approval authority gives or refuses to give approval to the 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.

**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 regarding the Official Plan Amendment or the Township of Asphodel-Norwood regarding the Zoning By-law amendment at the addresses noted below.

**Other Related Applications**

There are no other additional related applications.

**Getting Additional Information**

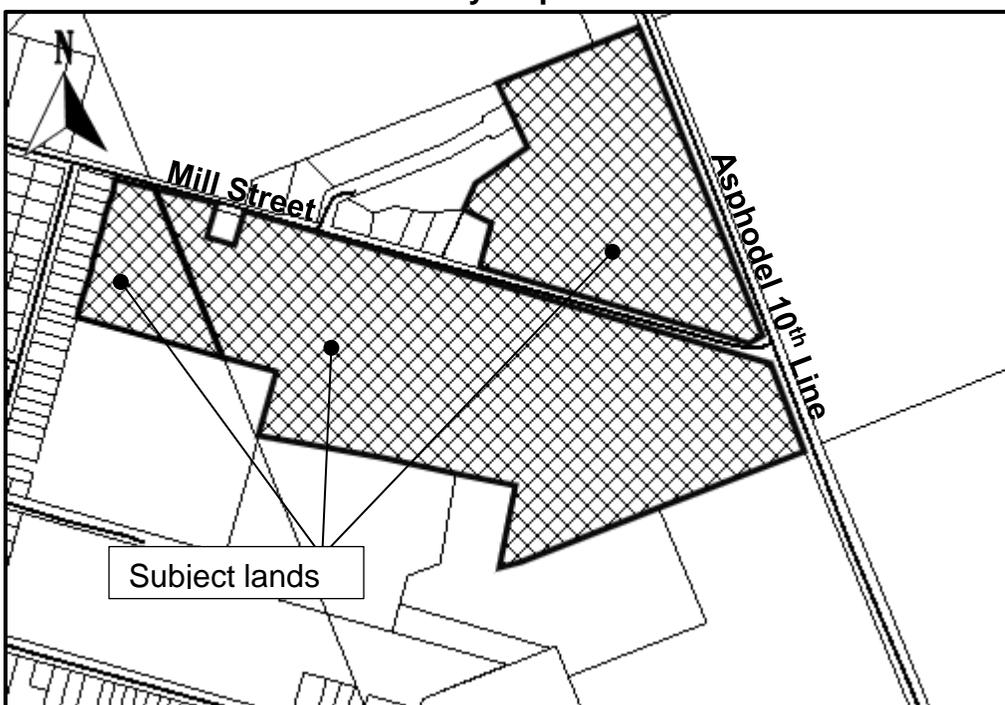
This notice and the supporting documents for these applications are posted online at <https://www.ptbocounty.ca>

Further information is available by contacting:

Per Lundberg  
County of Peterborough  
470 Water Street  
Peterborough, ON K9H 3M3  
Phone: 705-743-0380  
Email: [plundberg@ptbocounty.ca](mailto:plundberg@ptbocounty.ca)

Ed Whitmore  
Township of Asphodel-Norwood  
2357 County Road 45  
Norwood, ON K0L 2V0  
Phone: 705-639-5343  
Email: [ewhitmore@antownship.ca](mailto:ewhitmore@antownship.ca)

**Key Map**



**Date: 2021/05/27**