



**The Corporation of the  
County of Peterborough**

**Notice of Complete Application for  
Approval of a Plan of Subdivision  
and  
Notice of Complete Application for  
Approval of an Official Plan 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-24001.

And **Take notice** that the Corporation of the County of Peterborough has received 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-24001.

**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 part of Lots 17, 18 & 19, Concession 9, Asphodel Ward, Township of Asphodel-Norwood, and are known municipally as 42 & 52 Mill Street.

**Purpose and Effect of the Applications**

The purpose of the subdivision application is to develop the site with a total of 643 dwelling units, in the form of 199 single detached units, 204 townhouse units, 60 multi-unit dwelling units, 40 apartment units within a mixed use residential/commercial building, and 116 four-plex units. The plan includes blocks for a park and a storm water management facility, and a network of public streets. The development proposal, to occur in 8 phases, comprises an area of 35.5 hectares (87.7 ac.) and is within the Norwood Settlement Area.

The purpose of the Official Plan amendment application is to change the largely Rural designation of the property to Residential in order to permit the subdivision.

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

- Draft Plan of Subdivision, prepared by RFA Planning Consultant Inc., dated December 21, 2023.
- Development Site Plan, prepared by RFA Planning Consultant Inc., dated December 22, 2023.
- Phasing Plan, prepared by RFA Planning Consultant Inc., dated December 22, 2023.
- Planning Justification Report prepared by RFA Planning Consultant Inc., dated January 2024.
- Functional Servicing Report, prepared by Jewell Engineering, dated November 28, 2023.
- Hydrogeological Assessment, prepared by Cambium Inc., dated January 5, 2024.
- Geotechnical Investigation, prepared by Cambium Inc., dated June 17, 2022.
- Stormwater Management Study, prepared by Jewell Engineering, dated December 1, 2023.
- Traffic Impact Study, prepared by Tranplan Associates Inc., dated January 2024.
- Phase 1 Environmental Site Assessment, prepared by Cambium Inc., dated April 21, 2022.
- Environmental Impact Study, prepared by Cambium Inc., dated January 10, 2024.
- Stage 1 & 2 Archaeological Assessment, prepared by Ground Truth Archaeology Limited, dated November 9, 2023.
- Noise & Vibration Feasibility Study, prepared by HGC Engineering Ltd., dated November 23, 2023.
- Restricted Land Use Notice No. 2023-0158-N2a, issued by Otonabee Region Conservation Authority; Issue date December 22, 2023.

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 would otherwise have an ability to appeal the decision of the County of Peterborough 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 in respect of the proposed plan of subdivision and Official Plan amendment before the approval authority gives

or refuses to give approval to the plans, the person or public body is not entitled to appeal the decision of the County of Peterborough 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 before the proposed official plan is adopted, 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 add the person or public body as a party.

### 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 at the address noted below.

### Getting Additional Information

The application and supporting documents are posted online at [www.ptbocounty.ca](http://www.ptbocounty.ca). 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

