

Date Received: _____

Deemed Complete: _____

File Number: _____



County of Peterborough

Official Plan Amendment Application Form

Note to Applicants: This application form must be used for amendments to the County of Peterborough Official Plan. In this form, the term “subject land” means the land that is the subject of this application.

Prior to submitting this application to the County, pre-consultation with County Planning Department staff is mandatory in accordance with By-Law No. 2015-04. This process is utilized to determine which supporting studies or documentation, as outlined in the County Official Plan, will be required to be submitted with the application in order to deem the application ‘complete’. If the appropriate studies or documentation are not submitted with the application, the application will be refused.

Completeness of the Application

The information in this form that **must** be provided by the applicant is indicated by the **black arrows (➔)** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 543/06 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information, including the fee is not provided, the County will return the application or refuse to further consider the application until the prescribed information, and fee have been provided.

Submission of the Application

The County requires:

- 5 copies of the completed application form;
- 5 copies of the survey and/or sketch (measurements to be in metric units), on 8¹/₂” x 14” paper if the amendment is site specific and is amending the land use description on a property;
- 1 digital copy of the survey/sketch and the draft amendment;
- 5 hard copies and 1 digital copy of additional information or reports, if required;
- The applicable fee - as indicated on the County’s Fee Schedule; and
- Peer Review and Planning Reimbursement Agreement (if applicable) and associated fee/deposit

For Help

If you require help completing the application form, please contact the County of Peterborough, Planning Department at (705) 743-0380. Monday to Friday 8:30 a.m. - 4:30 p.m.

Please complete the following:

- ➔ 1. Name of Applicant: DPH Developments Inc. c/o Justin Cogan
Address: 2345 Yonge Street, Suite 800, Toronto ON M4P 2E5
Telephone: 416-483-5588 ext. 232 E-mail: fram@danicamanagement.ca
2. Name of Agent (if any): EcoVue Consulting Services Inc. c/o Kent Randall
Address: 311 George Street North, Suite 200, Peterborough ON
Telephone: 705-876-8340 E-mail: krandall@ecovueconsulting.com
3. Name of Registered Owner(s): Joel and Dyanne Carmichael
Address: 158 Albine Street, Norwood ON
Telephone: 705-768-5373 E-mail: dyanne Carmichael@gmail.com

→4. Description of Subject Lands:

Municipality: Asphodel Ward, Township of Asphodel-Norwood

Lot: Part of 19 Concession: 8

Reference Plan: _____ Part Number: _____

Street Name: Albine Street Street Number: 158

→5. Total area of land covered by the proposed amendment, if applicable and if known:

Approximately 13.8 hectares (34.1 acres)

→6. Indicate how water will be provided to the subject property (municipal piped water system, private individual or communal well, lake, or by other means).

Municipal piped water

→7. Indicate how sewage disposal will be provided to the subject property (municipal sanitary sewage system, private individual or communal septic system, privy, or by other means).

Municipal sanitary sewage system

IMPORTANT: If the requested amendment would permit development on privately owned and operated individual or communal septic system, and more than 4500 litres of effluent would be produced per day as a result of the development, please include a **servicing options report** and a **hydrogeological report**.

→8. Does the amendment propose to (please indicate yes or no):	Yes / No
i) Change, replace or delete a policy in the County Official Plan?	<u> </u> / <u> X </u>
ii) Add a policy to the County Official Plan?	<u> X </u> / <u> </u>
iii) Change or replace a land-identification category on Map A of the County Official Plan?	<u> X </u> / <u> </u>

→9. If the amendment request changes, replaces or deletes a policy, please identify the appropriate policy (by page and section number):

N/A

→10. If the amendment request changes, replaces or deletes a policy or adds a policy, please indicate the purpose of the official plan amendment request (use additional sheets if necessary):

Please see Planning Justification Report prepared by EcoVue Consulting Services Inc.

→11. If a policy is being changed, replaced or deleted or if a policy is being added to the County Official Plan, indicate the text of the Official Plan Amendment request (use additional sheets if necessary):

Please see Planning Justification Report prepared by EcoVue Consulting Services Inc.

→12. What is the current designation of the subject lands in the County Official Plan and the land uses authorized by this category (if applicable)?

Rural and Cultural Landscape - permits uses related to "resource activity, resource based recreational activity and other rural land uses"

→13. If the amendment request changes or replaces a designation, please identify the designation to be changed or replaced **and** the purpose of such change:

Redesignate lands on Schedule 'A2' (Asphodel-Norwood Rural Land Use Plan) to redesignate from Rural Area to Hamlet Area; and redesignate lands on Schedule 'A2-1' (Village of Norwood Urban Land Use Plan) to expand the settlement boundary to include the subject lands. Additionally, the lands will be redesignated from 'Rural' to 'Residential' in order to facilitate the future residential development of the lands. Additional details can be found in the Planning Justification Report prepared by EcoVue Consulting Services Inc.

14. Please provide the rationale/justification for the amendment request related to questions 8 to 13 on a separate sheet of paper.

→15. What are the land uses which would be authorized by the official plan amendment request?

Expansion of Settlement Boundary and redesignation to 'Residential' to facilitate the future residential development of the lands.

→16. If the amendment request changes or replaces a schedule in the County Official Plan, please attach the proposed schedule to the back of this application.

→17. If the amendment request changes all or any part of a settlement area boundary, or establishes a new settlement area in a municipality, please describe the current Official Plan policies dealing with the alteration or establishment of a settlement area (attach a separate sheet if necessary).

Please see Planning Justification Report prepared by EcoVue Consulting Services Inc.

→18. If the amendment request removes the subject land from an area of employment, please describe the current Official Plan policies dealing with the removal of land from an area of employment (attach a separate sheet if necessary).

N/A

→19. Is the requested amendment consistent with the *Provincial Policy Statement* and the *Growth Plan for the Greater Golden Horseshoe*? Please explain how.

Please see Planning Justification Report prepared by EcoVue Consulting Services Inc.

→20. Is the subject property within an area of land designated under any provincial plan(s) as defined in Section 1 of the *Planning Act*? If yes, please explain how this amendment conforms or does not conflict with the provincial plan(s).

Please see Planning Justification Report prepared by EcoVue Consulting Services Inc.

→21. Is the subject property or a portion of the subject property within a designated Vulnerable Area around the source of a municipal residential drinking water supply and subject to policy(s) in the Trent Source Protection Plan, developed under the *Clean Water Act*? If yes, please indicate if a Section 59 Notice is attached or explanation for not including this Notice.

N/A

→22. Are the subject lands, or lands within 120 metres of the subject lands, the subject of any other application under the *Planning Act* (please indicate yes or no)?

	Yes / No
i) application for approval of an official plan amendment:	_____ X
ii) zoning by-law amendment:	_____ X
iii) Minister's zoning order amendment:	_____ X
iv) minor variance:	_____ X
v) plan of subdivision or condominium:	_____ X
vi) consent:	_____ X
vii) site plan:	_____ X

→23. If yes to any of the above, and if known, please indicate:

i) the file number(s) of the application(s): N/A

ii) the name of the approval authority considering the application: _____

iii) the lands affected by the application:

Municipality _____

Lot: _____ Concession: _____

Reference Plan: _____ Part Number: _____

Street Name: _____ Street Number: _____

iv) the purpose of the application: _____

v) the status of the application: _____

vi) the effect of the application on the proposed amendment: _____

→24. Please provide a proposed strategy for consulting with the public with respect to the proposed amendment.

Public Open House and Statutory Public Meeting

Note: If more space is required, please attach the required information to the back of this application

→25. SWORN DECLARATION

I/We (applicant(s)) DPH Devel opmmen lns.

of the City of Peterborough
(Village/Township/Town/City) (Municipality Name)

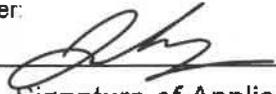
solemnly declare that:

all the above statements and the information contained in all the exhibits transmitted herewith, are true and accurate, and make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the Canada Evidence Act and agree to allow the County of Peterborough, its employees and agents to enter upon the subject property for the purposes of conducting surveys and tests that may be necessary to process this application.

I/we also agree to pay any additional funds required by the County for the processing of this application in accordance with the County Fee Structure By-Law. Additional funds will not be required until the original application fee has been expended.

DECLARED before me at the City of Peterborough
this 20 day of May 2024


A Commissioner, etc.

DPH Developments Inc.
Per: 
Signature of Applicant

Signature of Property Owner
(if not the same as applicant)

Date

Please Note: *Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of the application. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3 (705-743-0380).*

AUTHORIZATION

THE UNDERSIGNED hereby authorize and direct DPH DEVELOPMENTS INC. and/or LLF LAWYERS LLP, Barristers and Solicitors and/or EcoVue Consulting, to act as their authorized agent with respect to an application for a severance and a draft plan of subdivision, including any related Official Plan Amendments or re-zoning approvals from the County of Peterborough, the Township of Asphodel-Norwood and any other applicable authorities, with respect to the property legally described as Part Lots 18 and 19, Concession 8 (Asphodel), Township of Asphodel-Norwood, County of Peterborough (158 Albina Street, Norwood, ON) (the "Property").

AND FOR SO DOING this shall be your good and sufficient authority.

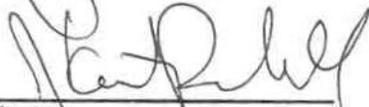
DATED this *4th* day of May, 2021.



Witness



Joel Martin Carmichael



Witness



Dyanne Deborah Carmichael