



**The Corporation of the
County of Peterborough
and
The Corporation of the
Township of Douro-Dummer**



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

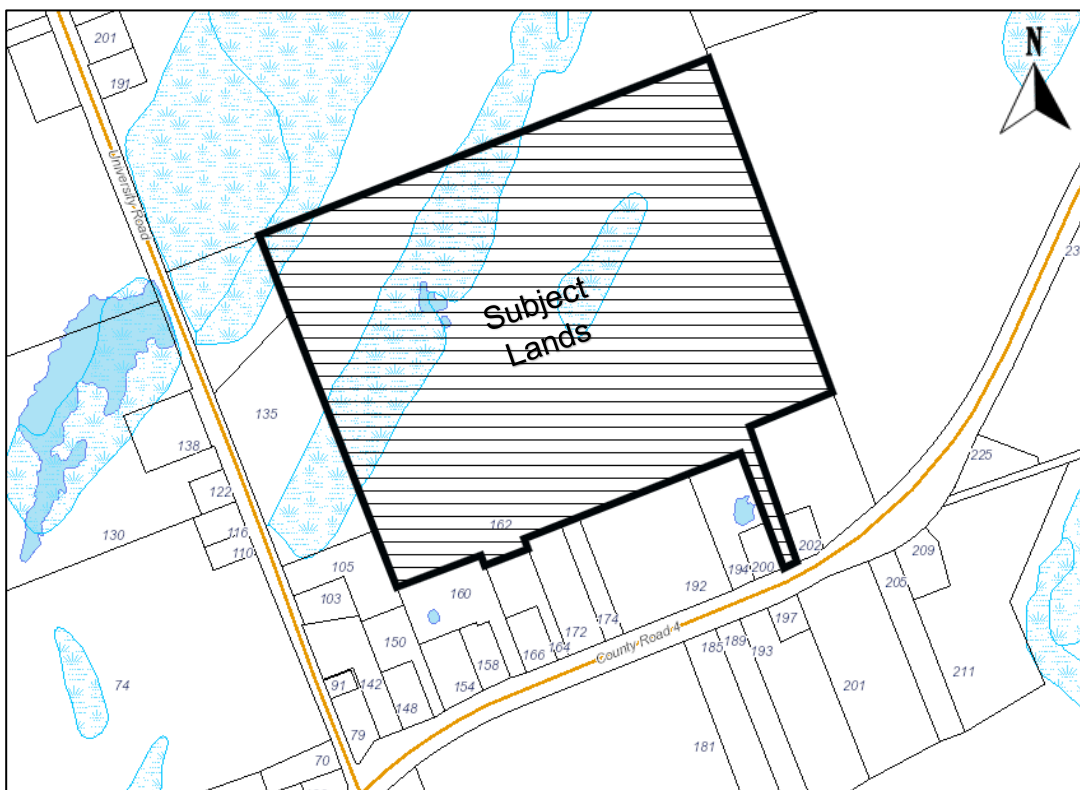
Take notice that the Corporation of the County of Peterborough has received a complete application for a Plan of Subdivision and an Official Plan Amendment in accordance with Sections 51 (17), 51 (19.1) and 22 (6.1) of the Planning Act. The applications have been assigned file numbers 15T-21006 and 15OP-21010, respectively.

And Take notice that the Corporation of the Township of Douro-Dummer 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 R-08-21.

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 above stated applications and legally described as Part of Lot 2, Concession 10, Douro Ward (municipal address 162 County Road 4).



Purpose and Effect of the Applications

The purpose of the subdivision application is for a 25-unit residential plan of subdivision consisting of single-detached dwellings. A total of twenty-five (25) lots and two (2) blocks are proposed to be created to facilitate the development. A new municipal road is proposed, connecting to County Road 4 and terminating in a cul-de-sac.

The site of the proposed subdivision is currently designated 'Rural' and 'Industrial'. The Official Plan Amendment proposes to expand the Hamlet Area Boundary and redesignate the subject lands to 'Hamlet' and 'Recreational – Open Space'.

The site of the proposed subdivision is zoned 'Rural (RU)'. The zoning by-law amendment will rezone the northern portion of the lot (Block 27) and proposed stormwater management pond (Block 26) to 'Open Space (OS)' Zone and the remaining portions to 'Hamlet Residential (HR)' Zone.

The OPA and ZBLA are intended to re-designate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above.

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

- Draft Plan, prepared by IPS Consulting Inc., dated March 2020;
- Planning Justification Report, prepared by IPS Consulting Inc., dated May 2021;
- Preliminary Stormwater Management Report, prepared by WMI & Associates Ltd., dated May 2021;
- Flood Hazard Assessment Summary, prepared by WMI & Associates Ltd., dated May 5, 2021;
- Revised Hydrogeological Assessment, prepared by Ian D. Wilson Associates Ltd., dated September 21, 2020, revised March 15, 2021;
- Environmental Impact Study, prepared by Cambium Inc., dated March 11, 2021;
- Stage 1 and 2 Archaeological Assessment, prepared by Irvin Heritage Inc., dated November 26, 2020; and,
- Traffic Impact Study, prepared by JD Northcote Engineering Inc., dated March 18, 2021.

These documents are available for viewing on the County website. 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 Official Plan Amendment, or to the decision of the Council of the Township of Douro-Dummer 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 Douro-Dummer 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 Official Plan Amendment or to the Township of Douro-Dummer in respect of the Zoning By-law Amendment before the approval authorities make a decision regarding the Plan of Subdivision, 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information: relating to the proposed amendments are available on the County Website www.ptbocounty.ca.

Notification of Decision: If you wish to be notified of the decision for any or all of the applications, you must make a written request to the Township of Douro-Dummer or the County of Peterborough at the addresses noted below.

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Dated this Monday, June 7, 2021.