

**TOWNSHIP OF OTONABEE-SOUTH MONAGHAN**

**NOTICE OF PUBLIC MEETING CONCERNING  
AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT  
AND AN APPLICATION FOR A ZONING BY-LAW AMENDMENT  
(CITY OF PETERBOROUGH – COMPOSTING FACILITY)**

**TAKE NOTICE** that the Council of the Corporation of the Township of Otonabee-South Monaghan has received a complete application for an amendment to the Official Plan of the Township of Otonabee-South Monaghan, and is notifying the public in accordance with Section 22 of the *Planning Act*. Notice of the complete OPA application was given on February 16, 2016.

**AND TAKE NOTICE** that the Council of the Corporation of the Township of Otonabee-South Monaghan has received a complete application for an amendment to Comprehensive Zoning By-law No. 2010-65 of the Township of Otonabee-South Monaghan, and is notifying the public in accordance with Section 34 of the *Planning Act*. Notice of the complete ZBA application was given on February 16, 2016.

**AND TAKE NOTICE** that the Council of the Corporation of the Township of Otonabee-South Monaghan will hold a public meeting on **Monday, June 26<sup>th</sup>, 2017, at 6:00 p.m. at the Fire Hall Training Room (east entrance), 21 Third Street in Keene**, to consider a proposed Official Plan Amendment and a proposed Zoning By-law Amendment under the provisions of the *Planning Act*.

**Location of the Subject Lands**

The proposed Official Plan Amendment and Zoning By-law Amendment apply to a portion of the lands with the civic address of 1923 Base Line (Property Roll No. 15-06-010-007-016-00) located in part of Lot 16, Concession 14, in the Otonabee Ward of the Township of Otonabee-South Monaghan. The lands are located immediately north of the Bensfort Landfill site on the west side of Bensfort Road.

The overall area of the subject property is approximately 39 ha, however, the amendments would only apply to approximately 11.8 ha of the property. Key Maps are attached showing the location of the lands which are the subject of the proposed OPA and ZBA amendments.

**Purpose and Effect of the Official Plan Amendment and Zoning By-law Amendment**

The subject property is currently designated as Agricultural (A) and Environmental Protection (EP) in the Official Plan of the Township of Otonabee-South Monaghan. The portion of the property which is the subject of the applications is designated Agricultural. The purpose of the proposed Official Plan Amendment is to add a site specific Special Policy Area 5.8.12 in the Agricultural designation that would apply to approximately 11.8 ha as shown on the attached Key Map for the OPA. The new Special Policy Area is intended to facilitate the development of a composting facility to be operated under an Environmental Compliance Approval immediately adjacent to, and accessed from, the Bensfort Landfill Site.

The subject property is currently zoned Agricultural, Agricultural Hold (A-H) and Environmental Protection (EP) in Zoning By-law No. 2010-65, as amended. The purpose of the proposed Zoning By-law Amendment is to change the zoning on part of the subject property (approximately 11.8 hectares) from the Agricultural Holding (A-H) zone to an Agricultural Special Exception 25 Zone (A-25) to permit a composting facility including an associated stormwater management facility and other related works. The proposed ZBA will also rezone a portion of the lands currently zoned Agricultural Holding (A-H) to Environmental Protection (EP) to recognize the watercourse crossing the property, including a setback as required by Otonabee Conservation.

The proposed A-25 Special Exception Zone will be subject to two Hold Provisions under Section 36 of the Planning Act. The A-25 H<sup>CF</sup> Holding Symbol relates to the Composting Facility and will not be removed until an ECA been issued by the MOECC for the operation of a composting facility; a Stormwater Management Plan has been prepared to the satisfaction of MOECC and ORCA; and the City has entered into a City Plan Agreement to the satisfaction of the Township.

The A-25 H<sup>LF</sup> Holding Symbol relates to the buffer zone around the Landfill Site and may only be removed when the provisions of Section 4.15.4 of the General Provisions of the OSM Zoning By-law have been satisfied. This Hold Symbol replaces the prior A-H Holding Symbol on the subject lands and is subject to the same zoning provisions as currently in effect. The only reason for the change is to differentiate between the two Holding Symbols on the subject lands.

### **Additional Applications**

This property is not currently the subject of any other application under the Planning Act. The City of Peterborough has however applied to the Ministry of the Environment and Climate Change for an Environmental Compliance Approval (ECA) to operate the composting facility.

### **Representation**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Otonabee-South Monaghan before the proposed Official Plan Amendment is adopted or before the By-law is passed, the person or public body is not entitled to appeal the decision of the County of Peterborough (for the Official Plan Amendment) or the decision of the Council of the Township of Otonabee-South Monaghan (for the Zoning By-law Amendment) to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Otonabee-South Monaghan before the proposed Official Plan Amendment is adopted or before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the adoption of the proposed Official Plan Amendment and/or Zoning By-law Amendment, or of the refusal of a request to amend the Official Plan or Zoning By-law, you must make a written request to the Township of Otonabee-South Monaghan at the address given below.

**Information**

Additional information relating to the proposed Official Plan Amendment and Zoning By-law Amendment (including a copy of this notice) is available to the public for inspection at the Township office in Keene during regular office hours or on the Township Website at [www.osmtownship.ca/planning](http://www.osmtownship.ca/planning) under Upcoming Public Meetings. The draft Official Plan Amendment and draft Zoning By-law amendment together with the Planning Reports will also be available for viewing on the website.

**Dated at the Township of Otonabee-South Monaghan this 2<sup>nd</sup> day of June, 2017.**

Eleanor J. Rath, CMO  
CAO, Director of Planning and Economic Development  
Township of Otonabee-South Monaghan  
20 Third Street  
P.O. Box 70  
Keene, Ontario K0L 2G0  
Telephone 705-295-6852  
Fax 705-295-6405