



City of
Peterborough

TO: Members of Planning Committee

FROM: Malcolm Hunt, Director, Planning & Development Services

MEETING DATE: December 14, 2009

SUBJECT: Report PLPD09-073
Final Draft Letter Of Understanding between the City of Peterborough, the Township of Otonabee – South Monaghan and The County of Peterborough

PURPOSE

A report to seek endorsement of a Letter of Understanding between the City of Peterborough, the Township of Otonabee-South Monaghan and the County of Peterborough concerning the Coldsprings Settlement area.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD09-073 dated December 14, 2009, of the Director of Planning & Development Services, as follows:

- a) That Council endorse the Letter of Understanding, attached to Report PLPD09-073 as Appendix A, between the City of Peterborough, the Township of Otonabee-South Monaghan and the County of Peterborough respecting the transfer of the servicing allocation from the Coldsprings Settlement Area to the Donwood Settlement Area, and the annexation of the Coldsprings Settlement Area to the City of Peterborough.
- b) That the requisite Official Plan Amendment process to permit the transfer of services be initiated.

- c) That a by-law be passed to authorize the Mayor and Clerk to sign the Letter of Understanding on behalf of the City of Peterborough.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications arising from the recommendation.

BACKGROUND

On March 27, 1998, the Minister of Municipal Affairs and Housing approved a Restructuring Proposal between the City of Peterborough, the former Township of Otonabee and the County of Peterborough. In the intervening years the Township and the City have found that the long-term interests of both municipalities can be more effectively addressed by a mutually acceptable amendment to the principles of the original restructuring proposal.

The Restructuring Proposal granted the Township the ability to access a municipal servicing allocation for 300 units or the hydraulic equivalent of 300 units. The Township has requested the City to consent to a reallocation of the municipal services extension from the Coldsprings Settlement Area to the Donwood Settlement Area. The Donwood Settlement Area holds greater development potential given fewer environmental constraints and a larger supply of vacant land.

The Restructuring Proposal granted the City a substantial expansion of the municipal boundary to support the ongoing growth of the City of Peterborough. The City has substantially completed a Functional Planning Study for the Coldsprings Planning Area in the City and has completed a comprehensive assessment of the requisite transportation network improvements for the Coldsprings Planning Area in association with the Ministry of Transportation ("Coldsprings Transportation Study Final Report – May 2008"). Both studies identify that major infrastructure improvements will be required over time within the existing limits of the Township's Coldsprings Settlement Area in order to support the full development of the Coldsprings Planning Area in the City.

Attached as Appendix A is the proposed text of a Letter of Understanding between the City, County and Township of Otonabee South Monaghan to give effect to a shifting of the 1997 Annexation Agreement's Servicing allocation from the Coldsprings Settlement Area to the Donwood Settlement Area. In return, the City would annex the existing Coldsprings Settlement Area in 3 years thus granting the City jurisdictional control of the

critical roads supporting the ongoing development of the Coldsprings Planning Area within the City. Further, the City would gain corridor protection within the Township's Official Plan for a future east-west roadway at the south end of the Coldsprings Planning Area and establish the principle of a joint City/Township serviced industrial land opportunity.

The Township has expressed concern that over 10 years has elapsed since the original annexation and there has been little growth within the annexed lands from which the Township can enjoy the time limited annexation payment. To recognize this, the Letter of Understanding 'resets the clock' for future development in the Coldsprings Planning Area only, extending the annexation payment period to 2027 rather than 2017.

Council's endorsement of the Letter of Understanding would commence 2 independent planning processes – a City initiated Official Plan Amendment to shift services from Coldsprings to Donwood and a Township initiated Official Plan Amendment to amend the Township's Urban Fringe policies to respect the corridor protection and a serviced industrial land reservation objectives. The City, Township and County would commence the preparation of a restructuring Proposal for approval by the Minister under the *Municipal Act, 2001* to give effect to the Annexation. If either Planning process or the Restructuring Proposal fails to achieve the intended outcome then the terms of the Letter of Understanding no longer apply.

Submitted by,

Malcolm Hunt
Director, Planning & Development Services

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Attachments:
Appendix A – Letter of Understanding