



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: July 26, 2010

SUBJECT: Report PLPD10-057
Coldsprings Functional Planning Study

PURPOSE

A report to present the findings of the Coldsprings Functional Planning Study and to obtain City Council authorization to initiate an Official Plan Amendment process to adopt a Secondary Plan for the Coldsprings Planning Area.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD10-057 dated July 26, 2010, of the Manager, Planning Division, as follows:

- a) That the Coldsprings Functional Planning Study, attached as Appendix 1 to Report PLPD10-057, completed by Meridian Planning Consultants Inc., be received.
- b) That the Coldsprings Functional Planning Study be relied upon to evaluate the planning merits of Draft Plan of Subdivision 15T-10504 filed by AON Inc. including secondary land use plan designations for the north portion of the Secondary Land Use Planning Area.
- c) That the Planning Division be authorized to initiate the public process for the preparation and adoption of a Secondary Plan for the balance of the Coldsprings Secondary Planning Area.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget and financial implications arising out of this matter. The necessary Official Plan Amendment to adopt a Coldsprings Secondary Plan will be a City-initiated application carried out by the Planning Division with expenditures for advertising and public notices drawn from the Division's operating budget.

BACKGROUND

On January 1, 1998, the City of Peterborough annexed approximately 285 hectares of land from Smith Township and 375 hectares of land from Otonabee Township, as phase one of a two-phase annexation agreement made with the townships, and approved by the Ministry of Municipal Affairs in 1997. As phase two of the agreement, the City annexed an additional 350 hectares of land from Smith-Ennismore-Lakefield and 170 hectares of land from Otonabee-South Monaghan on January 1, 2008. The Minister's order approving the annexation was the culmination of five years of negotiations with the townships in an attempt to accommodate the future growth of the City.

The boundary adjustment proposal, which was first initiated in 1992, concentrated on large tracts of vacant land, which were within the servicing shed of the City. This focus would provide the City with the opportunity to consider comprehensive development proposals of an urban scale with full municipal services. Although a few "pockets" of existing rural development were included in the annexation, primarily to ensure that the new municipal boundary was sensible, the primary objective of annexing larger tracts of serviceable land to accommodate future city growth was achieved.

Prior to considering development applications for the annexed lands, it has been the City's position that the large, contiguous tracts of vacant land should be the subject of a comprehensive area wide review of the major planning issues. This provides the City with the opportunity to plan on a community/neighbourhood wide basis, rather than the more traditional subdivision by subdivision approach.

Coldsprings Functional Planning Study:

The Coldsprings Planning Area is located at the southern limit of the City and is approximately 280 hectares (700 acres) in area. The area is bounded by the Otonabee River and Matchett Line to the west, Highway No. 7/115 to the north, Wallace Point Road to the east and Driscoll Road to the south (see Exhibit A). Bensfort Road/River Road and Highway 7/115 are the key transportation corridors that connect the area to the rest of the City.

The study area has a rolling drumlin topography that gradually falls southward. One drumlin encompasses the north-northeast portion of the site, adjacent to Highway 7/115 while two parallel drumlin features are situated further south, one near Driscoll Road/Wallace Point Road and the other near the Otonabee River. Between the parallel drumlins there is a large woodlot/wetland, however, most natural vegetation in the study area occurs primarily as isolated woodlots and along fence lines, hedgerows, roadways and the Otonabee River shoreline. McNamara Road generally bisects the study area into east and west halves.

Generally, the study area drains to the Otonabee River. However, the drumlin topography creates localized drainage divides, allowing a substantial amount of runoff to flow southward and concentrate in the low lying woodlot/wetland located between the parallel drumlins before draining westerly to the river.

Land use in the study area is predominantly rural with some agricultural uses and rural residential uses. In particular, concentrations of rural residential use exist in pockets along Guthrie Drive near Bensfort Road, along Wallace Point Road, along McNamara Road near the centre of the study area, and adjacent to the Otonabee River at the terminus of Matchett Line. The head office for the Ontario Federation of Anglers and Hunters is located where McNamara Road and Guthrie Drive meet.

Meridian Planning Consultants Inc. was retained by the City through a competition process (P-07-03) in 2003, funded by Development Charges, to provide land use planning services for the completion of the Coldsprings Functional Planning Study. This included managing a team of sub-consultants whose responsibility it was to complete a review of the major issues that would affect the development of a Secondary Plan. These major considerations include:

- Natural environment;
- Transportation;
- Municipal Servicing
- Stormwater Management;
- Hydrogeological/Soils; and,
- Archaeology.

The Coldsprings Functional Planning Study attached to this Report as Appendix 1, provides a summary of the recommendations resulting from the detailed research undertaken as part of the above-noted sub-consultant reports and presents a conceptual land use plan for the Coldsprings Planning Area based on this background information. Each of the detailed sub-consultant reports is available through the Planning Division. This information will serve as the basis for a City-initiated Official Plan Amendment to adopt a Coldsprings Secondary Land Use Plan, which will include Official Plan policies for the area.

As part of the Functional Planning Study, IBI Group undertook an analysis of transportation needs, however, after several Steering Committee meetings involving

City, County and Ministry of Transportation staff, it was determined that a more detailed transportation study was required. Additional study was needed to assess the functional needs of the existing Highway 7/115 interchange, intersections in the immediate vicinity of the interchange, and the road network in the surrounding area, particularly due to the convergence of Guthrie Drive, Neal Drive, Bensfort Road and Wallace Point Road.

In July 2006, Council awarded a contract to Earth Tech Canada Inc. to complete the Coldsprings Transportation Study. Funded equally by the City and the Ministry of Transportation (MTO), and overseen by a Steering Committee comprised of MTO, County of Peterborough, Township of Otonabee-South Monaghan and City staff, the study was intended to complete the transportation component of the Coldsprings Functional Planning Study.

The study built upon the preliminary assessment completed for the Functional Planning Study by assessing the external transportation network needs associated with proposed growth for the Planning Area. The study identified a number of improvements necessary to support full build out of the Planning Area and a phasing plan that is tied to development of the Planning Area. The results of the study, which are outlined in reports PLPD08-035 (May 12, 2008) and PLPD08-035A (September 22, 2008), were endorsed by Council to serve as the basis for completing the Coldsprings Functional Planning Study on October 6, 2008.

Implementation of the recommended transportation network improvements will require collaboration with a number of agencies including: MTO, County of Peterborough, Township of Otonabee-South Monaghan and Otonabee Region Conservation Authority. In particular, widening or realignment of existing roads or the construction of new roads and intersections will be subject to approvals under the Municipal Class Environmental Assessment (EA) process. The City is currently in discussions with the MTO regarding Class EA approvals for implementation of the recommended transportation plan. Protecting future road corridors outside of the City limit may require amendments to the County of Peterborough Official Plan and the Township of Otonabee-South Monaghan Official Plan, if affected.

Coldsprings Secondary Plan:

Should Council accept the results of the Coldsprings Functional Planning Study and authorize staff to commence the process for the preparation and adoption of a Coldsprings Secondary Plan, staff will prepare a draft secondary plan for the area that will be brought forward for public consultation.

As noted in Report PLPD10-058 for proposed Official Plan Amendment O1004, Zoning By-law Amendment Z1006SB, and Draft Plan of Subdivision 15T-10504 for AON Inc. that is being considered concurrent with this report, staff have recommended that the proposed AON development be reflected in the Official Plan as the initial portion of a Coldspring Secondary Plan. Should Council approve that recommendation, the City-

initiated Coldspring secondary planning process would encompass all other lands within the Planning Area that are not affected by the current proposed development. Proposed Draft Plan of Subdivision 15T-10504 and existing draft approved Plan of Subdivision 15T-05503 is consistent with the findings of the Coldsprings Functional Planning Study and do not compromise the planning for the remainder of the Secondary Plan Area.

A public open house meeting was held on July 14, 2010 to provide residents with the opportunity to review the draft findings of the Coldsprings Functional Planning Study which identified opportunities and constraints for development in the study area. Issues raised by those attending pertained to various matters such as property and lifestyle impacts resulting from potential alterations that may be made to the existing road network, the potential for adverse groundwater quality and quantity impacts on nearby well users, the impact of development on the Otonabee River ecosystem, and the potential for existing residents using private services to receive municipal service. Many of the queries involved site specific matters which can only be addressed in the subsequent and more detailed Secondary Plan and Plan of Subdivision approval processes and, where necessary, through the completion of Class Environmental Assessments.

SUMMARY

The lands associated with the Coldsprings Planning Area were annexed by the City to accommodate, in part, future growth of the City. The completion of a City-initiated Secondary Plan for the Coldsprings Planning Area is a proactive planning approach that will assist in guiding the active development interests in the Planning Area.

Submitted by,

Ken Hetherington,
Manager, Planning Division

Prepared by,

Brad Appleby,
Planner, Subdivision Control
& Special Projects

Concurred with,

Malcolm Hunt, Director,
Planning and Development Services

Contact Name:

Brad Appleby
Planner, Subdivision Control and Special Projects
Planning & Development Services
Phone – (705)742-7777 Ext. 1886
Fax – (705)742-5218
E-Mail – bappleby@peterborough.ca

Attachments:

Appendix 1 - Coldsprings Functional Planning Study