

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 10-(Clerk's office will assign the number)

**BEING A BY-LAW TO ADOPT AMENDMENT NO. ??? TO
THE OFFICIAL PLAN OF THE CITY OF PETERBOROUGH FOR
CERTAIN LANDS WITHIN THE COLDSPRINGS PLANNING AREA**

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. Section 10 – Secondary Plans of the Official Plan of the City of Peterborough is amended by inserting the following:

“10.7 COLDSPRINGS SECONDARY PLAN

10.7.1 The Coldsprings Secondary Plan shall apply to the area generally bounded by Highway 7/115, Bensfort Road/Wallace Point Road, Driscoll Road, Matchett Line and the Otonabee River. The actual limits of the area are as shown on Schedule ‘F’ – Key Map to Secondary Land Use Plans and as presented on Schedule ‘P’ of the Official Plan. It is the policy of Council that land within the Coldsprings Secondary Plan shall be developed in accordance with the land use pattern shown on Schedule ‘P’. Reference shall also be made to the policies of Section 10.7 in addition to other policies of the Official Plan. The land use categories shall have the same meaning as in the Official Plan and Zoning By-law.

10.7.2 DEVELOPMENT POLICIES

Development of the Planning Area shall take place in conformity with detailed regulations for all properties within the Planning Area established in the Zoning By-law and in accordance with the following policies:

10.7.2.1 The land use designations applied to lands within the Coldsprings Secondary Planning Area, do not imply a pre-commitment of municipal services to future development. Conditions of Draft Plan of Subdivision Approval and “H” – Holding Provisions will be applied to development applications to allow the consideration of development proposals within this planning area without committing municipal servicing. Official Plan, Draft Plan of Subdivision and Zoning approvals granted to development applications within this area will not be considered in the calculation of the City's uncommitted reserve capacity until Final Approval for plans of subdivision are granted, and “H” – Holding Provisions are removed.

- 10.7.2.2 It is intended that the land use areas, location of streets and limits of other features or site specific land uses shown on Schedule "P"-Coldsprings Secondary Land Use Plan are approximate. Adjustments can be made without amendment to the Official Plan provided the general intent and purpose of the Secondary Plan is maintained. The location and alignment of streets will be determined at the time of subdivision approval without amendment to the Secondary Plan.
- 10.7.2.3 Development of the Planning Area will proceed in a logical sequence having regard for the adequacy of municipal services including water, stormwater and sanitary systems.
- 10.7.2.4 The City will have the authority to expand designated road rights-of-way at collector/collector street intersections and collector/arterial street intersections if determined necessary for intersection design.
- 10.7.2.5 When reviewing development proposals, the City will have regard for the existing natural features of the Secondary Planning Area, particularly the Otonabee River and its shoreline. Development proposals adjacent to these features shall define, through the preparation of an Environmental Study as described in Section 3.3.7, the limit of the Natural Area, development setback requirements, and the limit of any flood plain within the Natural Area. Areas defined as Natural Area or required as a buffer to the Natural Area shall be dedicated to the City at no cost.
- 10.7.2.6 The City may require the dedication of additional open space lands outside of the lands designated "Major Open Space" to facilitate useable parkland and linear open space systems.
- 10.7.2.7 The Coldsprings Transportation Study identifies the need for transportation network improvements both within the Secondary Plan Area and external to the Secondary Plan Area to accommodate development within the Plan Area. Development approvals within the Secondary Plan Area will be conditional upon securing the necessary approvals for, and construction of, the transportation network improvements recommended in the Coldsprings Transportation Study generally in accordance with the development thresholds identified therein and/or as identified through the completion of Municipal Class Environmental Assessments, as required.
- 10.7.2.8 The City will cooperate with the County of Peterborough, the Township of Otonabee-South Monaghan, the Ministry of

Exhibit D
Sheet 3 of 9

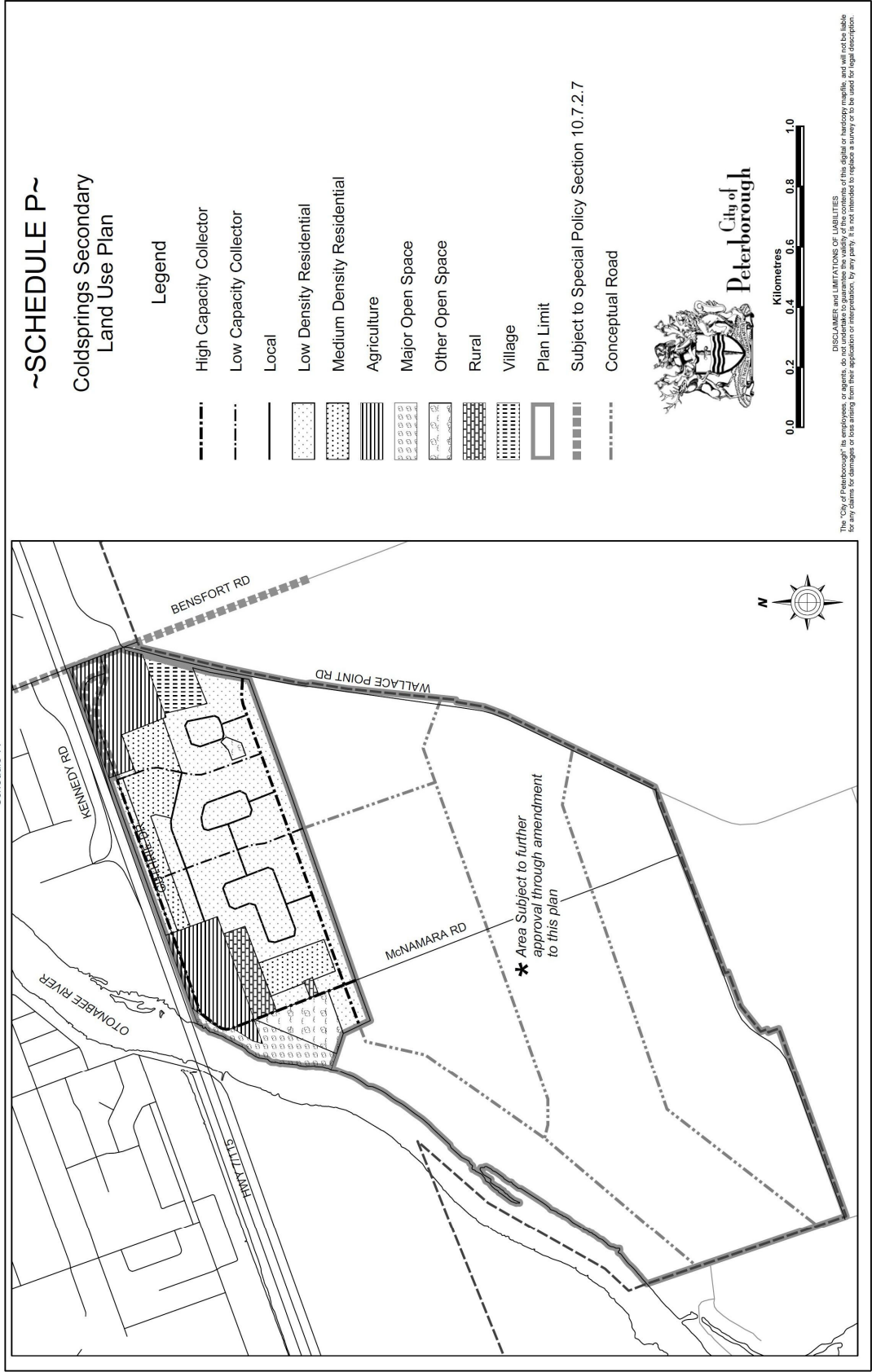
Transportation and other affected authorities to ensure that any roadway improvements beyond the City's boundary that are required to serve the Secondary Plan area are done in accordance with any applicable County or Township Transportation Plan."

2. The Official Plan of the City of Peterborough is amended by adding Schedule 'P' – Coldsprings Secondary Land Use Plan in accordance with the Schedule 'A' attached hereto.
3. Schedule 'A' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'B' attached hereto.
4. Schedule 'B' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'C' attached hereto.
5. Schedule 'D' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'D' attached hereto.
6. Schedule 'E' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'E' attached hereto.
7. Schedule 'F' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'F' attached hereto.

By-law read a first, second and third time this day of _____, 2010.

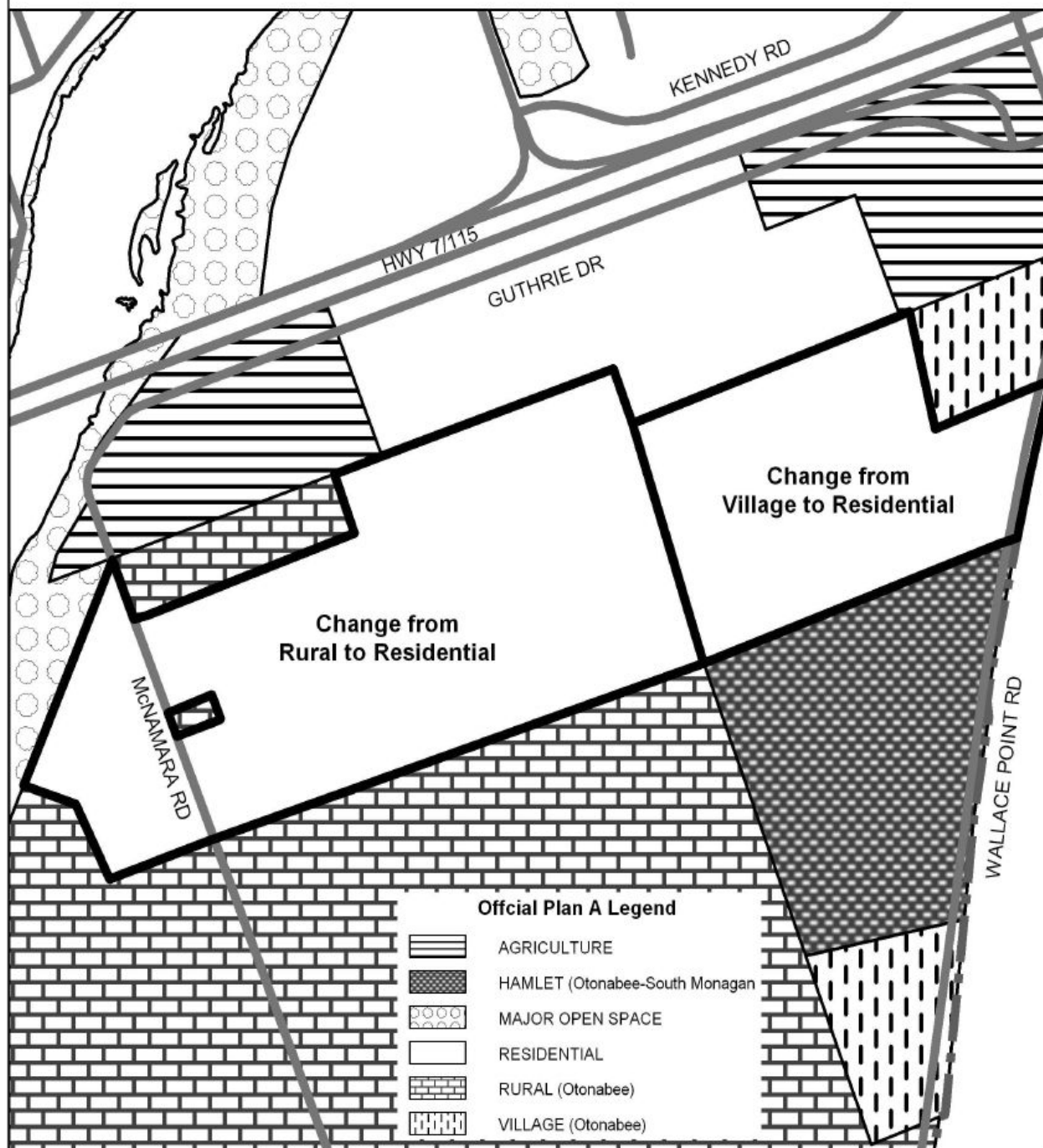
D. Paul Ayotte, Mayor

Nancy Wright-Laking, City Clerk



Schedule B

Official Plan Amendment to Schedule - A Land Use



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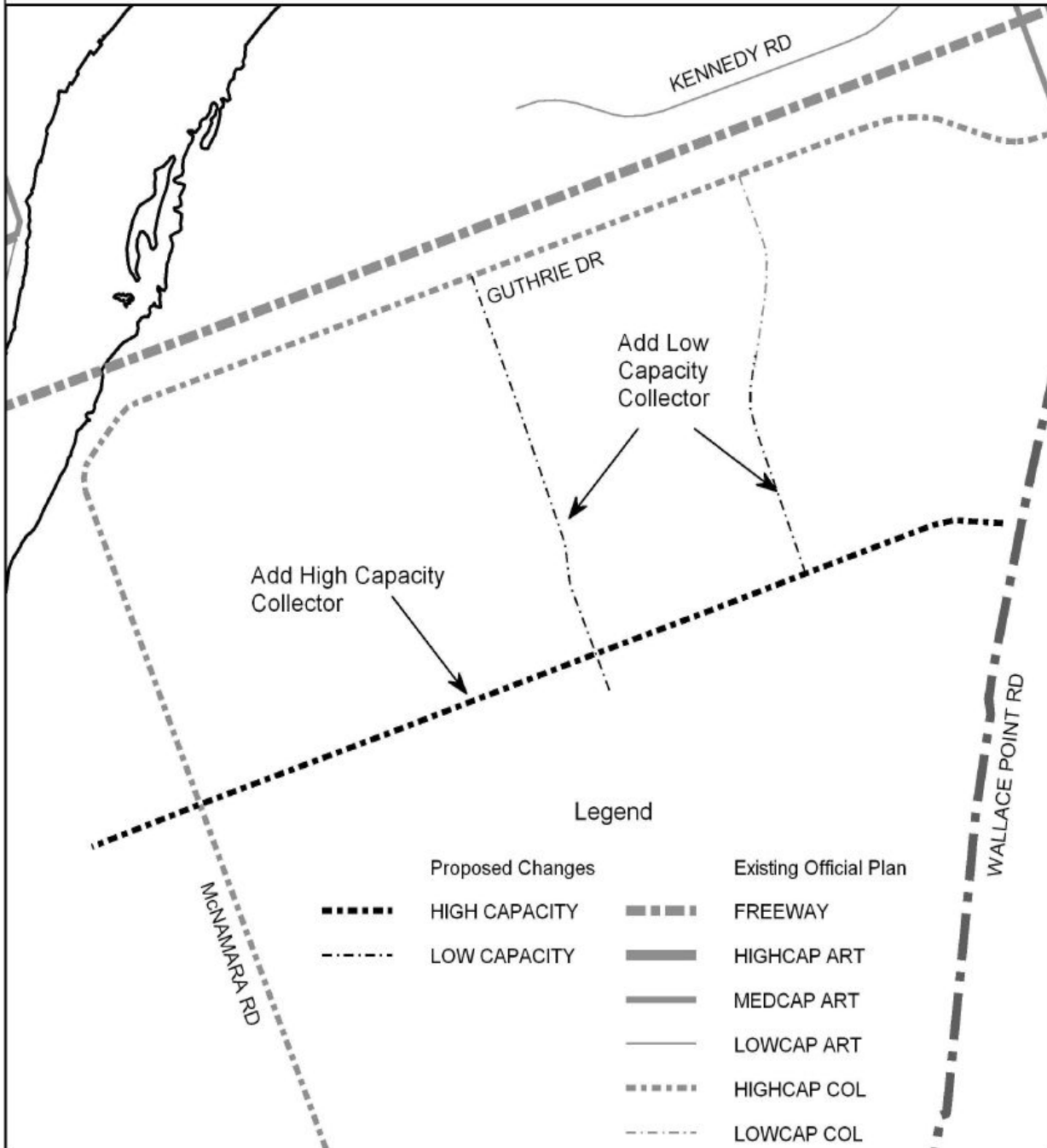


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Schedule C

Official Plan Amendment to Schedule - B Roadway Network



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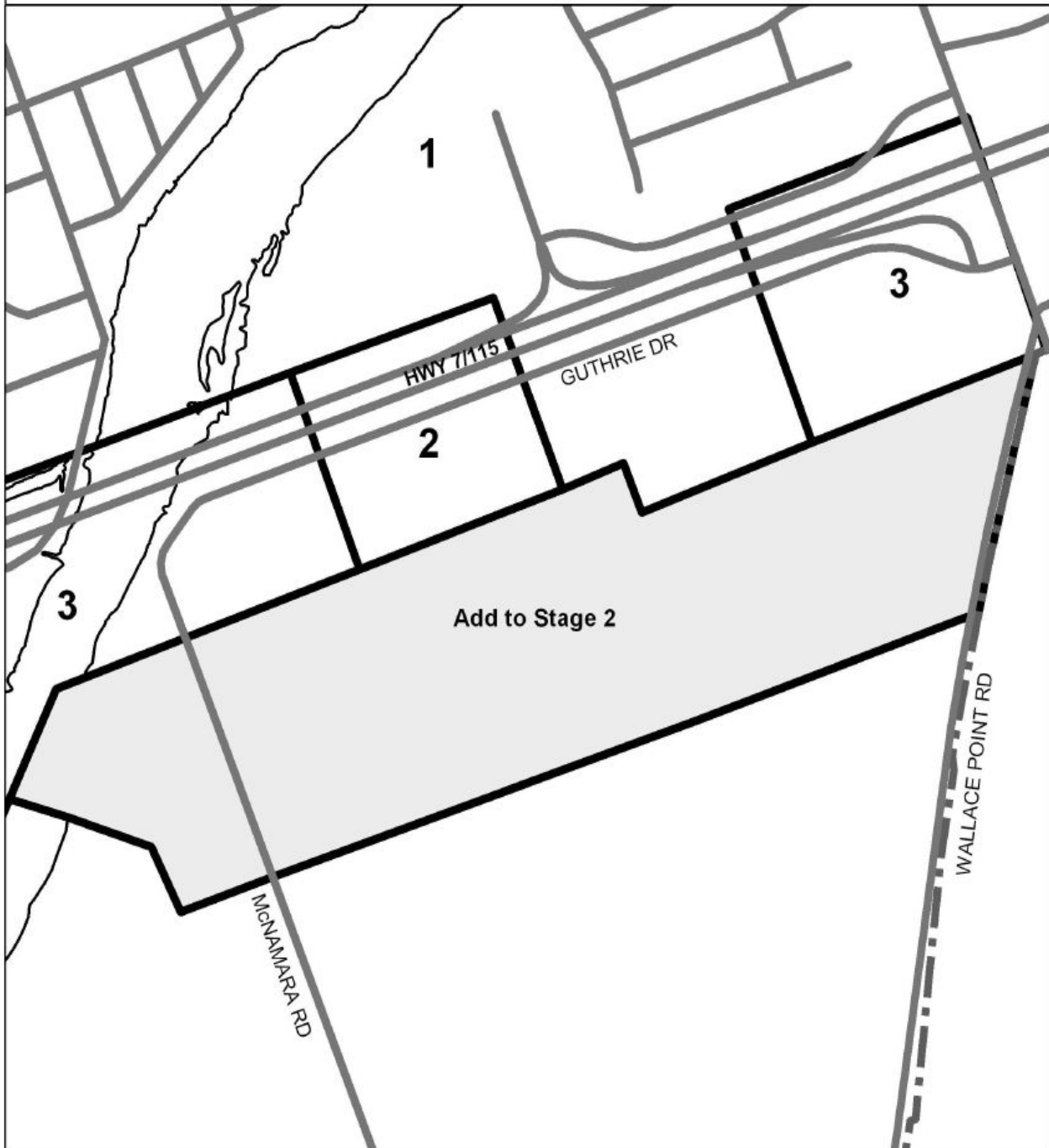


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Schedule D

Official Plan Amendment to Schedule - D Development Areas



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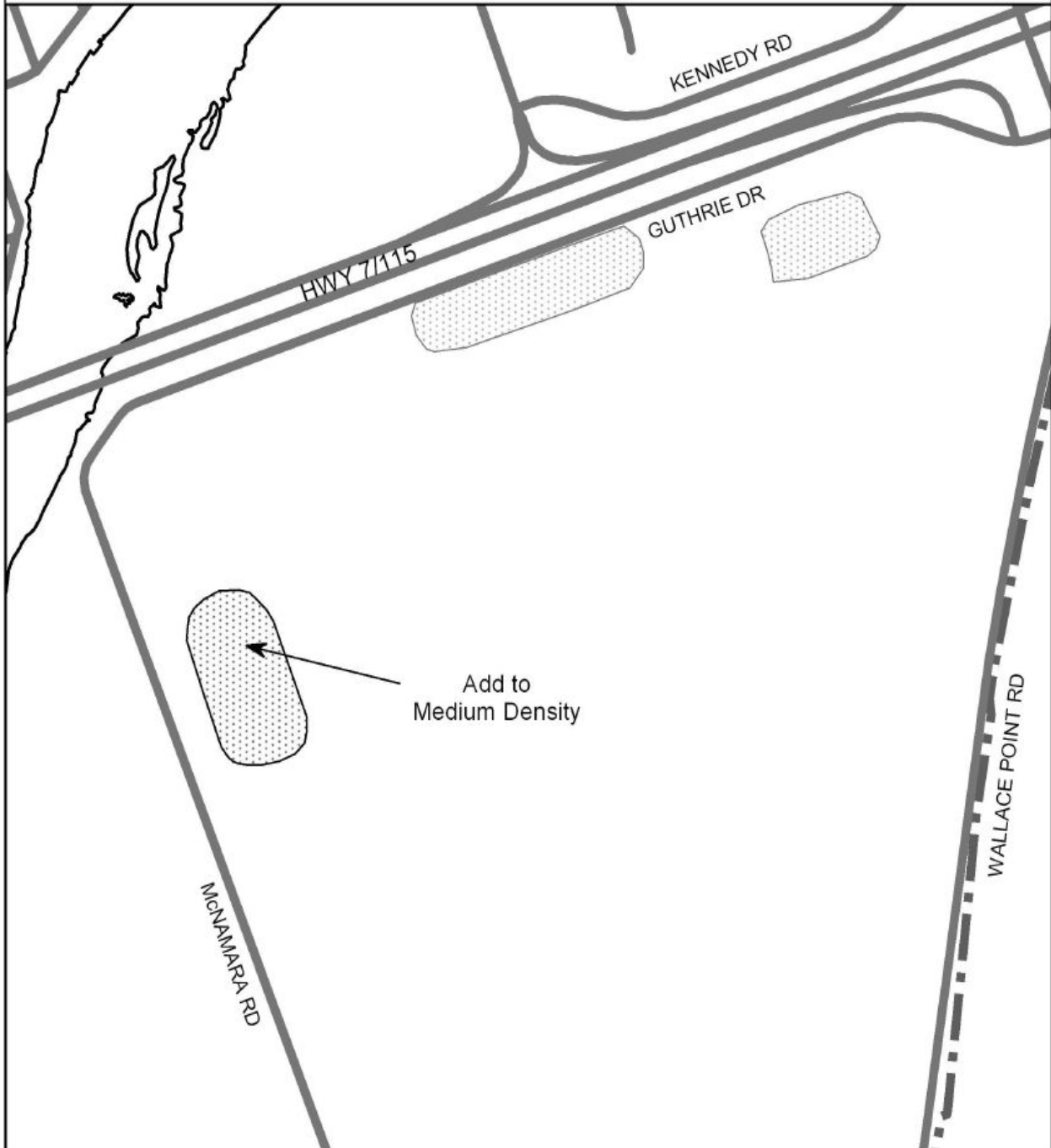


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Schedule E

Official Plan Amendment to Schedule - E Residential Density



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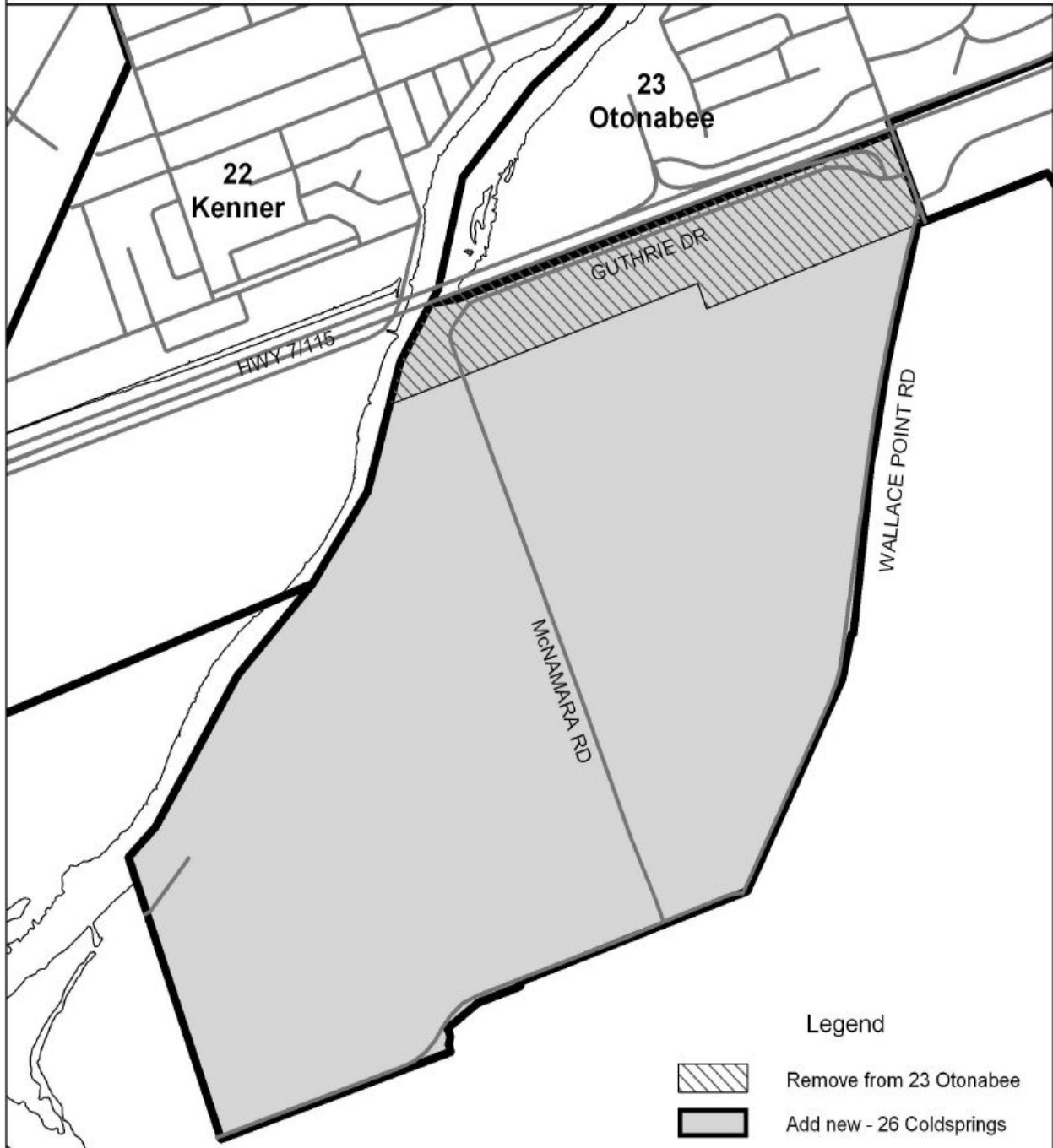


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Schedule F

Official Plan Amendment to Schedule - F Key Map to Secondary Land Use Plans



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