

City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: August 30, 2010

SUBJECT: Report PLPD10-074
Amended 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 an amended Letter of Understanding between the City of Peterborough, the Township of Otonabee-South Monaghan and the County of Peterborough concerning the extension of services to the Township of Otonabee-South Monaghan.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD10-074 dated August 30, 2010, of the Manager, Planning Division, as follows:

That the January 18, 2010 Letter of Understanding 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, be amended as follows:

- a) That Sections 2.2 and 3.1 are amended by deleting “Donwood Settlement Area” and replacing it with “Part of Lots 30 and 31, Concession 11, Otonabee Ward, Township of Otonabee-South Monaghan (South Donwood Area)”.
- b) That Sections 4.1 a) and 4.2 are amended by deleting “Donwood Settlement Area” and replacing it with “South Donwood Area”.
- c) That Schedule ‘A’ – The Donwood Settlement Area is deleted and replaced with ‘Schedule A’ – The South Donwood Area.
- d) That a by-law be passed to authorize the Mayor and City Clerk to sign the amended Letter of Understanding on behalf of the city.

BUDGET AND FINANCIAL IMPLICATIONS

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

BACKGROUND

Late in 2009, the City and the Township of Otonabee-South Monaghan were negotiating a geographic change in the extension of City services into the Township, granted through the 1997 Restructuring Proposal. The Township had requested the City’s consent to reallocating the extension of City services from the Coldsprings Settlement Area, located at the southern boundary of the City to the Donwood Settlement Area, located to the east.

On December 14, 2009, City Council endorsed a Letter of Understanding between the City, 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 that the necessary Official Plan Amendment process be initiated.

On January 18, 2010, the Letter of Understanding was signed by the City, County and Township.

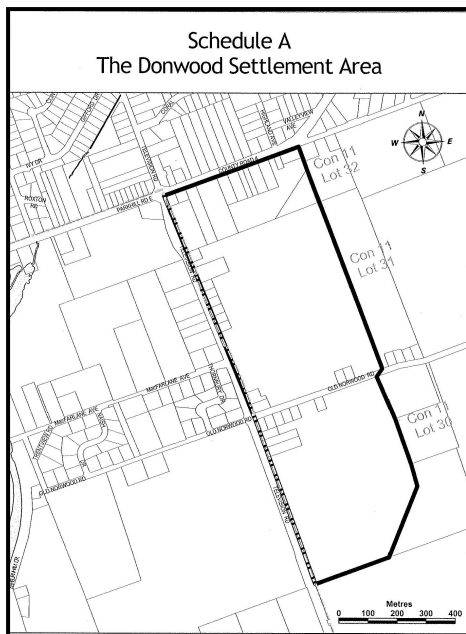
Over the course of 2010, several planning processes involving Official Plan Amendments at both the City and the Township were taking place related to the extension of services into the Township.

In accordance with the January 18, 2010 Letter of Understanding, the City processed the necessary Official Plan Amendment to reallocate the services and on April 12, 2010 approved Official Plan Amendment No. 145. The Township has processed and approved the necessary Official Plan Amendment amending the Township's Urban Fringe policies to respect the corridor protection identified in the Coldsprings Transportation Study, and the serviced industrial land reservation objectives in accordance with the Letter of Understanding.

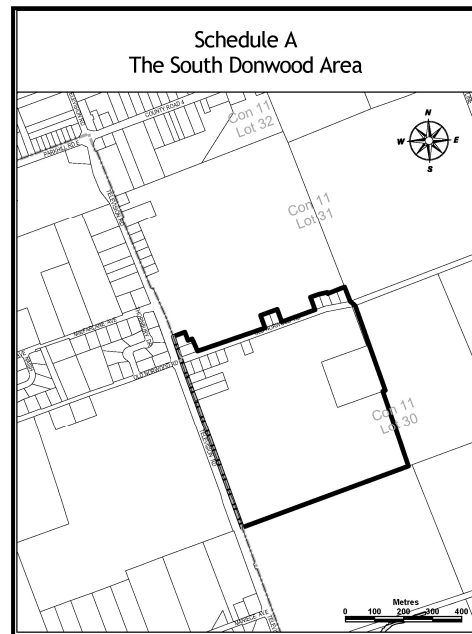
In association with the processing of the above noted Official Plan Amendments, the City and Township were working with the developer of the Safe Harbour subdivision application at the south east corner of Television Road and Old Norwood Road. Planning and Engineering staff were working towards confirmation that the Safe Harbour proposal met the Official Plan requirement of a "total servicing equivalent of 300 dwelling units".

After several meetings and revisions to the plan of subdivision, it was determined that the Safe Harbour application could be accommodated by the 300 dwelling unit capacity based on theoretical design flows and an accepted standard average number of people per unit. Included in the capacity allocation were the surrounding 18 existing residences, who through the Township approval process requested access to the City services if their wells were impacted by the development. With the servicing of the Safe Harbour Development and the existing 18 residences the capacity limit of the hydraulic equivalent of 300 units is met.

During the review of the subdivision plan, it became apparent that five of the 18 existing residences are located beyond the limits of the Donwood Settlement Area depicted on Schedule 'A' to the January 18, 2010 Letter of Understanding. As a result, the boundary of the "Donwood" Area, for which City services will be available, needs to expand for services to potentially be made available to these homes.



Existing Schedule 'A'



Amended Schedule 'A'

In further discussions with the Township to address the situation, it was staff's opinion that because the detailed engineering calculations had been completed and concluded that the servicing equivalent of 300 units is met with the Safe Harbour application and the 18 existing homes, Schedule 'A' of the Letter of Understanding should be revised to reflect this conclusion. This should provide Council with the certainty that City services will not be extended further into the Township.

As a result of the mapping change to Schedule 'A' and revisions to the text reference to "Donwood Settlement Area", it is necessary for the respective Councils to amend the approved Letter of Understanding

Submitted by,

Ken Hetherington, Manager
Planning Division

Malcolm Hunt, Director
Planning & Development Services

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Attachments: Exhibit A – Revised Letter of Understanding