



City of
Peterborough

TO: Members of the Planning Committee

FROM: Malcolm Hunt, Director, Planning and Development Services

MEETING DATE: September 2, 2008

SUBJECT: Report PLPD08-069
Official Plan Amendment O0802
Zoning By-law Amendment Z0803SB
Draft Plan of Subdivision 15T-08501
1496951 Ontario Inc.
2300 Marsdale Drive & 2150 Television Road

PURPOSE

A report to evaluate the planning merits of the Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications for the properties at 2300 Marsdale Drive and 2150 Television Road (1496951 Ontario Inc.).

RECOMMENDATIONS

That Council approve the recommendation(s) outlined in Report PLPD08-069 dated September 2, 2008, of the Director of Planning & Development Services, as follows:

- a) That Schedule 'A' – Land Use of the Official Plan be amended in accordance with Exhibit 'D' of Report PLPD08-069.
- b) That Draft Plan of Subdivision Approval for Plan 15T-08501, Project No. 10124 dated August 28, 2008 by D.M. Wills Associates Limited, be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD08-069, as Schedule 1.
- c) That the subject property be rezoned from A.1 – Restricted Agricultural (Otonabee), M – General Industrial (Otonabee) and HL – Hazard Lands

(Otonabee) to R.1-“H”; R.2-“H”; R.2,4h-“H” – Residential Districts, OS.1 – Open Space District, and D.1 – Development District in accordance with the Draft Plan of Subdivision and Exhibit ‘E’ of Report PLPD08-069.

OTHER PERTINENT CONSIDERATIONS

The ‘H’ – Holding Symbol will be removed from the residential zones upon registration of the plan at the Land Registry Office.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the approval of the subject applications.

BACKGROUND

The subject lands are approximately 9.48 hectares (23.44 acres) in size and are part of an area annexed from Otonabee Township on January 1, 1998. The site is located at the easterly terminus of Marsdale Drive, east of Foxmeadow Road, south of the Canadian Pacific Railway and west of Television Road. Existing land uses in the vicinity include rural/open space and employment/industrial uses east of Television Road, rural residential uses north of the CP railway, existing and developing residential subdivisions to the west and southwest, and the Downers Corners Provincially Significant Wetland to the south and southeast.

The proposed Draft Plan of Subdivision represents the final phase of subdivision development in this neighbourhood, tying together two existing registered plans of subdivision (45M-221 along Foxmeadow Road and 45M-208 along Powell Court/Marsdale Drive) and a Draft Approved Plan of Subdivision (15T-03501 along Hargrove Trail) by extending Marsdale Drive to Foxmeadow Road and by providing for the connection of Hargrove Trail to Marsdale Drive. The plan proposes the development of 31 single detached lots with typical lot frontages ranging from 12m (40 feet) to 18.1m (59 feet) and 18 semi-detached lots (36 units) with typical lot frontages ranging from 9m (29.5 feet) to 10.8m (35 feet) per unit.

The Downers Corners Wetland Comprehensive Environmental Impact Study (EIS), prepared by the City in conjunction with the Otonabee Region Conservation Authority (Gartner Leet Limited, May 2007) makes a number of recommendations affecting the

lands. The proposed plan has been designed to implement the recommendations of the EIS.

Pursuant to Section 51(25) of the Planning Act, Council has the authority to impose conditions to the approval of a plan of subdivision that are reasonable and have regard to the nature of the development proposed. Issues identified through the application review process that cannot be addressed specifically through the draft plan design, Official Plan designation or the Zoning By-law will be imposed as conditions of Draft Plan Approval. The proposed conditions of Draft Plan Approval for this development are detailed in Schedule 1. These conditions must be satisfied before the City can grant Final Approval to the plan of subdivision. Once Final Approval is granted, the developer would be permitted to register the plan with the Land Registry Office and to begin selling individual lots.

ANALYSIS

a) Provincial Policy

The *Provincial Policy Statement, 2005* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS promotes efficient, cost effective development and land use patterns, protection of resources and public health and safety. In keeping with Section 1.1.3.2 of the PPS, the proposed plan provides for the efficient use of available land, infrastructure and resources by tying into existing adjacent subdivisions and completing subdivision development in the area.

The subject lands are located in the “Designated Greenfield Area” as identified in the *Growth Plan for the Greater Golden Horseshoe, 2006*. These areas are intended to accommodate a portion of the City’s long-term growth with the remainder being accommodated through intensification and redevelopment in existing built-up areas of the city. For the city’s Designated Greenfield Areas as a whole, the City is required to plan for a minimum density target of 50 persons and jobs per hectare unless a lesser target is approved by the Ministry for cities such as Peterborough that are in the “Outer Ring” of the Growth Plan. Although the proposed plan of subdivision provides for a density that is lower than that which is prescribed by the Growth Plan (approximately 35 persons per hectare), the City will ensure that the Places to Grow density target is achieved as Secondary Plans are adopted for those areas that have recently been annexed from the neighbouring Townships.

Future residents of the proposed development will be able to take advantage of an existing public transit route that is located approximately 600 metres away. In

accordance with Section 1.1.1 of the PPS, the draft plan of subdivision will be municipally serviced and minimizes the need for infrastructure expansion by connecting to existing infrastructure where available.

The proposal is also consistent with the housing policies of the Section 1.4 of the PPS by providing a range of housing types and densities that will contribute to the 10 year supply of land designated and available for new residential development and will provide opportunities for more affordable units.

Consistent with Section 2.1.6 of the PPS, the proposed development has incorporated appropriate setbacks from the adjacent Downers Corners Provincially Significant Wetland as recommended by the Downers Corners Wetland Comprehensive EIS and, as discussed later in this report, its services will be designed to protect against negative impacts on the wetland.

Overall, the proposed plan of subdivision is consistent with the direction of the PPS and the policies of the Growth Plan for the Greater Golden Horseshoe. It is anticipated that secondary planning throughout the remainder of the City's designated greenfield areas will strengthen this compliance particularly as it relates to total densities across the greenfield areas as a whole.

b) Official Plan

The subject lands are currently designated as follows:

Schedule 'A' Land Use	Residential Rural (Otonabee Township) Village (Otonabee Township) Major Open Space Protected Natural Areas
Schedule 'B' Roadway Network	Maria Street – High Capacity Arterial Street Television Road – High Capacity Arterial Street Marsdale Drive – High Capacity Collector Street
Schedule 'C' Natural Areas & Flood Plain	Natural Areas and Corridors Land Adjacent to Provincially Significant Wetlands

As described above, the lands are subject to designations in the City of Peterborough Official Plan and designations in the Township of Otonabee-South Monaghan Official Plan that have remained on the lands since being annexed in 1998. Although the

majority of the area to be developed for residential purposes is currently designated "Residential", an Official Plan Amendment is required to change the "Rural" and "Village" designations from the former Township Official Plan to "Residential" to bring the lands' designations into compliance with the City Official Plan. In order to implement the setback/buffer recommendations of the Downers Corners Wetland Comprehensive EIS, an Official Plan Amendment is required to re-designate portions of the lands from "Residential", "Rural" and "Village" to "Major Open Space". Additionally, in order to reflect the confirmed boundary of the Downers Corners wetland, an Official Plan Amendment is required to re-designate portions of the lands from "Residential" and "Major Open Space" to "Protected Natural Areas".

Section 4.2.5.7 of the Official Plan establishes a number of items that Council must consider when reviewing an application for residential development. Each of these factors will be considered in turn.

i. Proposed Housing Types

The proposed subdivision provides for the development of 31 single detached residential units and 18 semi-detached dwellings (36 units). The lots and dwellings proposed are comparable in nature and size to those that have been developed in the adjacent residential areas including Marsdale Drive, Foxmeadow Road, Powell Court and Easthill Drive. Additionally, the plan has been designed to ensure that housing types on lots at the limits of the draft plan will match those housing types that either exist or are approved on lots immediately adjacent to the draft plan. Consequently, it is staff's opinion that the proposed residential form is in keeping with existing development in the neighbourhood and is appropriate for the area.

Additionally, staff note that through the provision of 2 unit lots, the development will provide a more affordable alternative to the typical single detached housing on lots with 12 to 15 metres of lot width that tends to dominate the Peterborough new home market.

Within the neighbourhood, a sufficient mix of affordable, higher density units has been established along Walker Avenue to provide a balance of residential opportunities in the immediate area.

ii. Surrounding Land Uses

Lands to the west and southwest are designated and zoned for residential purposes. In the immediate area, existing and approved development

primarily consists of single and semi-detached dwellings. Monsignor O'Donoghue Catholic Elementary School is located adjacent to the plan along Marsdale Drive. To the north, the plan is bounded by the Canadian Pacific Railway. Beyond the railway are lands designated for "Village" purposes in accordance with the former Township of Otonabee Official Plan and are currently developed as a rural residential area. The Downers Corners Provincially Significant Wetland is located south and southeast of the lands while the lands east of Television Road (approximately 280m from the area to be developed) are designated as Employment Areas in the Township of Otonabee-South Monaghan Official Plan. Current uses east of Television Road include rural/open space uses and an asphalt/concrete plant operated by Lafarge Canada Inc.

Due to the nature of the activity at the Lafarge site, the relatively large separation distance between the proposed residential development and this use, and the topography of the area that separates the two, staff is satisfied that land use conflicts are unlikely to occur between the plan of subdivision and this employment use. Notwithstanding this, to help ensure that future land use conflicts do not arise, staff will require the owner to agree in the subdivision agreement to include a clause in all agreements of purchase and sale for Lots within 300m of Television Road advising prospective purchasers of the nearby employment use as a condition of Draft Plan Approval.

The proposed plan maintains a minimum 30 metre separation between residential lots and the C.P. Railway. Accordingly, a berm/wall is not required to attenuate noise from the railway. As part of the approval process for the adjacent plan of subdivision along Foxmeadow Road, a noise and vibration study was completed to assess potential impacts from railway activity. Consistent with the adjacent plan of subdivision, railway impacts are to be mitigated by: establishing lots with extra depth adjacent to the future Maria Street extension, constructing a privacy fence along the rear of the said lots, and by including a warning clause registered on title advising prospective purchasers of the active rail line. These requirements have been included in the draft plan design and/or are included in the proposed conditions of Draft Plan Approval.

iii. Adequacy of Municipal Services

The proposed development is planned for full municipal water and wastewater services. Peterborough Utilities Services Inc. will provide water and electrical service to the development upon plan registration and execution of a standard servicing agreement with the owner.

As part of their application, the owner submitted a Sanitary Sewer Report (Trow Associates Inc., August 2007) which concluded that the existing sanitary sewer along Walker Avenue, to which this plan is intended to provide additional flow, is currently operating at or above its design capacity for existing registered plans of subdivision. Consequently, as a condition of Draft Plan Approval, the owner will be required to provide additional capacity in the local sanitary sewer system to accommodate this development.

Stormwater runoff from this development will be accommodated in two existing stormwater management ponds located off-site. The first is located on Foxmeadow Road, opposite Hargrove Trail. The other is located adjacent to the Downers Corners wetland, parallel to Marsdale Drive, opposite Street "A". This second pond was originally constructed as a temporary facility to accommodate runoff from the elementary school site. Prior to final approval the owner will be required to submit a final stormwater management report to the satisfaction of Otonabee Region Conservation Authority (ORCA) and the Utility Services Department and will also be required to construct the existing temporary facility as a permanent facility, including landscaping.

iv. Traffic Impacts

As part of their application, the owner submitted a Traffic Impact Study of the proposed development (Tranplan Associates, January 2008) which concluded that no improvements are required to the local road network to accommodate traffic generated by this development. In particular, the study concludes that the development will have a minimal impact on traffic at the intersection of Maria Street and Ashburnham Drive and will have an acceptable level of impact on traffic movement at the intersection of Marsdale Drive and Ashburnham Drive.

To facilitate transportation choice, sidewalks will be provided on both sides of all streets in the development in accordance with City policy as a condition of draft plan approval. Additionally, public transportation is available within walking distance along Walker Avenue.

As shown in the table on page 4, Maria Street is designated in the Official Plan as a High Capacity Arterial Street from Ashburnham Drive to Television Road. Presently, Maria Street terminates at Walker Avenue. Through previous plans of subdivision, the City has acquired the lands to accommodate the extension of Maria Street to Television Road up to the limit of the subject lands. At this time, the City is not proposing to commence construction of Maria Street to Television Road.

As part of the traffic impact study prepared for the application, an assessment was made of whether the Maria Street extension was necessary for accommodating traffic from this development. The study concluded that the extension was not necessary to accommodate this plan. Based on the study submitted, staff is satisfied that the existing neighbourhood street network can accommodate the traffic generated by this development.

In order to protect the City's ability to implement the transportation network designated in the Official Plan, the City will require that Blocks 53, 54 and 55 be conveyed to the City free of charge for Future Roadway / Future Development accommodating the Maria Street extension. Additionally, Block 52, which may also accommodate a portion of the Maria Street Extension, is to be conveyed to the City free of charge for open space purposes. In the 2008 Capital Budget, construction of the Maria Street extension is included in the City's Ten year capital forecast for 2010. However, prior to commencing construction, the City must undertake a Class Environmental Assessment (EA) of the project to determine its appropriateness, feasibility and routing. At this time, staff has not initiated an Environmental Assessment nor made plans to commence an Environmental Assessment. Blocks 53, 54 and 55 will be held in trust by the City until it is determined what portion of the block is required for Maria Street; any lands remaining within these blocks that are not required for the road will be conveyed back to the owner for future development purposes.

v. Adequacy of Amenities, Parks and Recreation Opportunities

As the final phase of larger Foxmeadow and Meadows developments to the west, the proposed plan is served by many existing amenities in the area including Beavermead Park, Farmcrest Park, Walker Park and Eastgate Memorial Park. Recreation opportunities are available on the Monsignor O'Donoghue Catholic Elementary School grounds and local convenience shopping is available at the intersection of Marsdale Drive and Ashburnham Drive.

Staff is currently planning the development of a trail between Farmcrest Avenue southwest of the subject lands to the Willowcreek Plaza area on Lansdowne Street – enhancing residents' ability to walk or cycle to shopping and restaurants along Lansdowne Street East. Pending budget approval, this work is anticipated to be complete by 2010.

Under Section 51 of the Planning Act, the City can require up to 5% of the land devoted to residential development for parkland dedication or alternatively may collect cash-in-lieu of the said parkland dedication.

Because the proposed plan does not provide for the dedication of parkland, the City will require a cash payment representing the value of 5% of the land to be developed as a condition of Draft Plan Approval.

vi. Parking, Buffering and Landscaping

Parking, building setback, and building/driveway coverage standards are implemented as regulations in the Zoning By-law. With the exception of Lot 34, the proposed development provides for the creation of lots that will accommodate the standard R.1 (Residential District 1) and R.2 (Residential District 2) zones without the need for reducing any of the standards regulated in those zones. These zones are used extensively throughout the surrounding neighbourhood and will ensure uniformity in both the availability of off-street parking and on-lot landscaping opportunities.

In accordance with City Policy, the owner will be required to make a cash payment to the City for the planting of a street tree in front of each unit within the municipal boulevard.

vii. Significant Natural/Environmental Features

The subject lands are located within 120 metres of the Downers Corners Provincially Significant Wetland. Pursuant to an Ontario Municipal Board decision issued in 2001 for the Powell Court subdivision, the City completed the Downers Corners Wetland Comprehensive Environmental Impact Study (EIS) (Gartner Lee Ltd., May 2007) in conjunction with Otonabee Region Conservation Authority and in consultation with the Ministry of Natural Resources. The purpose of the study was to determine the existing condition and function of the wetland, assess the significance and sensitivity of the wetland's functions, and provide scientifically based recommendations to protect against adverse impacts from development near the wetland. The results of the study were presented to Council in October 2007 (Report No. PLPD07-051) and to area residents in an open house held on July 22, 2008.

In accordance with the study recommendations, the draft plan of subdivision has been designed to establish a 50m Adjacent Land Area (ALA) (i.e. buffer) between the wetland boundary and the residential development. This area will be designated and zoned for open space purposes and conveyed to the City as part of Block 52. Much of the ALA is currently designated "Major Open Space" in the Official Plan however portions of it within the draft plan are designated "Residential", "Rural" and "Village". Consequently, to implement the ALA as an open space area, an Official Plan Amendment is required to change these existing designations to "Major Open Space".

Additionally, the study confirmed the boundary of the Downers Corners wetland resulting in some amendments to the previously approved boundary on the subject lands. The amended wetland boundary has been approved by the Ministry of Natural Resources and therefore will be reflected in the Official Plan, by amendment, as "Protected Natural Areas" to be consistent with the remainder of the wetland. These areas are also included in Block 52 and will be conveyed to the City as open space upon registration of the plan of subdivision.

Other recommendations of the EIS that affect the proposed plan of subdivision include requiring a site-specific investigation at the time of development to determine soil permeability, directing development runoff to Stormwater Management Ponds and away from environmentally sensitive areas, enhancing the ALA with native shrubs/trees and measures to prevent human access (i.e. fencing), and implementing a monitoring program for water quality and benthic invertebrates to ensure that wetland function is not adversely affected by development. These recommendations will be implemented as conditions of Draft Plan Approval.

Through the approval of the Powell Court subdivision, a number of additional measures were required as conditions of Draft Plan Approval to provide additional protection to the wetland and its associated buffer area. To maintain consistency between the two subdivisions, a number of these measures will be required as conditions of approval for this development including: prohibiting the installation of fence gates to access the ALA; prohibiting the installation of swimming pools on lots adjacent to the ALA; establishing a monitoring program to ensure that any required plantings and enhancements in the ALA develop as planned; and to develop and distribute a "Natural Systems Stewardship Brochure" to all current and future prospective purchasers of Lots within the subdivision that would provide education material respecting the significance and sensitivity of the Downers Corners wetland.

c) Draft Plan of Subdivision

As noted previously, the proposed Draft Plan of Subdivision provides for the development of 31 single detached lots with typical lot frontages ranging from 12m (40 feet) to 18.1m (59 feet) and 18 semi-detached lots (36 units) with typical lot frontages ranging from 9m (29.5 feet) to 10.8m (35 feet) per unit. The plan proposes to extend Marsdale Drive approximately 300 metres from its current terminus to meet Foxmeadow Road while Foxmeadow Road is proposed to be extended approximately 110 metres east and terminated as a cul-de-sac. Along the west side of Marsdale Drive, a new cul-de-sac (Street 'A') will provide for the creation of lots backing onto the Monsignor

O'Donoghue Elementary School site while a street stub is provided to connect the future Hargrove Trail to Marsdale Drive. Foxmeadow Road, Hargrove Trail and Street 'A' are planned as 20 metre wide right-of-ways while Marsdale Drive, a collector street, is planned as a 26 metre wide right-of-way.

The plan provides sufficient land (Blocks 52 to 55 inclusive) to accommodate the future Maria Street extension as designated in the Official Plan. Additionally, the plan maintains the ability to extend Marsdale Drive to Maria Street once Maria Street is extended through the creation of a future roadway/development block (Block 57). Blocks 52, 53, 54, 55 and 57 will be conveyed to the City at no cost. In order to provide an appropriate streetline setback for the existing residential lot adjacent to Block 57 (Lot 20, 45M-221) once Marsdale Drive is extended to Maria Street, the plan provides for the conveyance of a 6 metre lot widening to the said lot. This conveyance is reflected in the conditions of draft plan approval and will be at the developer's expense. As noted previously, Block 52 incorporates a 50 metre wide buffer associated with the Downers Corners wetland as well as a 15 metre wide buffer around two of the wetland's tributaries; this land will be held in perpetuity by the City for open space purposes.

A linear block (Block 51) is provided between Marsdale Drive and the stormwater management pond located adjacent to the subdivision, along the rear of Lots 5 to 14, that will accommodate both a storm sewer outlet to the pond and an access for City staff to maintain the pond. Additionally, to accommodate a storm sewer and overland drainage from adjacent lands, the plan illustrates the creation of an easement on Lot 45, adjacent to the mutual boundary with Lot 44.

In order to maximize development efficiency, the majority of the semi-detached lots have been placed along the east side of Marsdale Drive (backing onto the Downers Corners Wetland), which is a relatively long, straight segment of road. Single detached dwellings have primarily been placed along the Foxmeadow Road extension and cul-de-sac, Hargrove Trail, and Street 'A'. Additionally, the plan has been designed to match housing types along the plan boundary with the housing on adjacent lots.

d) Zoning By-law

The subject property is currently zoned A1 (Otonabee Township) – Restricted Agricultural Zone; M (Otonabee Township) – General Industrial Zone; HL (Otonabee Township) – Hazard Lands Zone; and, OS.1 – Open Space District 1. The applicant is proposing to rezone a portion of the lands from A1 and HL to R.1-“H” (Residential District) to create 31 single detached building lots each with a minimum lot width of 12 metres (40 feet). The applicant is also proposing to rezone a portion of the lands from A.1 and HL to R.2-“H” (Residential District) to create 18 semi-detached building lots (36

dwelling units) each with a minimum lot width of 9 metres (30 feet) per dwelling unit. Staff recommend that the zoning for Lot 34, which is intended to be developed as a semi-detached residential lot, be subject to alternative regulation 4h which requires a minimum lot depth of 27metres rather than 30 metres to reflect the reduced lot depth of 28.75 metres that is proposed for the lot. Accordingly, Lot 34 would be zoned R.2, 4h-“H”.

Block 52 on the draft plan encompasses a 50 metre buffer from the boundary of the Downers Corners wetland and a 15 metre buffer around two wetland tributaries. To reflect the recommendations of the Downers Corners Wetland Comprehensive EIS, Block 52 will be rezoned from HL, A1 and M to OS.1 (Open Space District).

Blocks 53, 54 and 55 are to be held in trust by the City for the purpose of accommodating the future Maria Street extension. Blocks 53, 54 and 55 will be rezoned from A1 and M to D.1 (Development District). The D.1 zone will essentially limit the use of the affected lands to those uses that are legally established on-site today, agriculture and park uses. Once the alignment of the Maria Street extension is determined, any development of the remnant D.1 lands will require a zoning amendment and potentially an Official Plan amendment.

RESPONSES TO NOTICE

a) Agency Responses

As part of staff’s review of the applications, and pursuant to the Planning Act, staff provided notice of the applications to, and sought comments from, the prescribed commenting agencies. Agency comments were generally in support of the development with some agencies requiring conditions of Draft Plan Approval. These conditions have been included in Schedule 1, attached to this report.

Prior to Final Approval, ORCA and the Utility Services Department must review and approve detailed stormwater management report, including measures to minimize the effect of erosion and sedimentation both during and after construction. Other requests made by ORCA include zoning the buffer areas associated with the Downers Corners wetland be zoned OS.1 and that a wetland monitoring program be developed to assess impacts that development may have on the wetland. The appropriate zoning has been included in the Zoning By-law and the provision has been made for the development of a monitoring program in the conditions of approval.

In their comments ORCA noted that the flood plain of the two wetland tributaries in Block 52 need to be calculated, mapped and zoned as OS.1. The extent of the floodplain in these areas will be determined as part of either a Class Environmental Assessment for the Maria Street extension or as part of any future zoning amendment to permit development on lands in the vicinity of the tributaries that will be zoned D.1.

Peterborough Utilities Services Inc. requires the owner to enter into a standard servicing agreement for water and electrical service. Bell Canada requires the owner to make satisfactory arrangements for the provision of telecommunication services to the plan. These requirements have been reflected in the proposed conditions of approval.

Canada Post requires the owner to make satisfactory arrangements for the provision of mail delivery services to the plan and to inform all prospective purchasers, through a clause in all Agreements of Purchase and Sale, those lots identified for potential Community Mailbox and/or mini-park locations. Canada Post's requirements have been included in the proposed conditions of approval. Community Mailboxes will be located along Marsdale Drive at the side of Lot 20 and at the rear of Lot 40.

Enbridge Gas Distribution Inc. requires the completion of a composite utility plan allowing for the safe installation of all utilities, including required separation between utilities, that the streets be constructed in accordance with the said utility plan, that the streets be graded to final elevation prior to the installation of gas lines and that Enbridge be provided with the necessary field survey information for the installation of the gas lines. These requirements have been reflected in the proposed conditions of approval.

Any easements required for the installation of utilities will be provided at no cost to the said utility.

The Peterborough County-City Health Unit requested that the developer provide ease of accessibility to the recreational parkland/open space areas within the plan and to ensure walkability and connectivity of the proposed neighbourhood. As noted previously, the proposed plan represents the final phase of subdivision development in the area. Accordingly, the plan facilitates walking throughout the east end of the neighbourhood by connecting all of the existing and approved developments in the area via the extension of Marsdale Drive. Sidewalks will be installed throughout the plan in accordance with City Policy and will connect to the existing and/or planned sidewalks in the adjacent subdivisions.

The Downers Corners Wetland Comprehensive EIS makes a number of recommendations regarding the use of the buffer area around the wetland. Generally, the intent of these recommendations is to prevent human activity in the buffer. Although

the EIS does indicate that walking trails would be an acceptable use in the buffer, based on conditions negotiated through the approval of the Powell Court subdivision at the Ontario Municipal Board, staff are not recommending the establishment of trails within the wetland buffer area. As noted previously, there are a number of recreational opportunities within the area (e.g. the Monsignor O'Donoghue Elementary School grounds, Beavermead Park, Farmcrest Park, Walker Park and Eastgate Memorial Park) to accommodate neighbourhood use.

b) Public Responses

Notice of a Complete Application was mailed to property owners within 120 metres of the subject property and was published in the February 22, 2008 Peterborough Examiner. No written correspondence and four telephone inquiries were received in response to this notice.

On July 22, 2008 the applicant hosted a neighbourhood open house at Monsignor O'Donoghue Elementary School. The applicant mailed a notice of the meeting to property owners within 360 metres of the property and published a notice in the July 4, 2008 Peterborough Examiner. This meeting was held in conjunction with an open house hosted by the City to present the findings of the Downers Corners Wetland Comprehensive EIS as directed by Council. The meeting was attended by approximately 60 people and generated a number of written comment submissions.

Notice of the Public Meeting was mailed to property owners within 360 metres of the subject property and was published in the August 1, 2008 Peterborough Examiner. No written submissions were received in response to the Public Meeting notice.

Comments received during the public open house and in response to Notice of Complete Application generally relate to the following six areas: impact on pace of build-out and servicing in the neighbouring subdivisions; timing of construction of the Maria Street extension; a desire to move construction traffic away from existing streets; the form of housing backing onto the Downers Corners wetland; the provision of parkland in the neighbourhood; and, a question of whether subdivision is being proposed on lands that were once flood plain.

i. Impacts on Build-out of Existing Subdivisions

A number of people expressed concern that the proposed development will cause delay in the build-out of the existing subdivision along Foxmeadow Road and the draft approved plan along Hargrove Trail. Build-out of subdivisions, including installation of curbs, sidewalks and street trees and assumption of services is dependant on market demand for housing. While the City has an interest in ensuring that development proceeds in a timely manner to minimize public disruption, the City must also ensure that an

adequate supply of building lots is available across the City to meet Provincially-mandated interests. Staff is of the opinion that the additional lots proposed in this development are required to meet the City's obligations under the *Provincial Policy Statement* and that their approval will not have a significant adverse impact on the timing of development along Foxmeadow Road.

At this time staff can confirm that the developer of the subdivision along Foxmeadow Road has recently installed curb and sidewalk where physically possible in order to complete the road allowance in front of existing residences.

ii. Maria Street Extension

Several comments were received regarding the Maria Street extension. Some people would like to see the roadway constructed prior to any further subdivision development in order to draw traffic away from existing streets such as Foxmeadow Road and Marsdale Drive and to provide an alternate means of exiting the neighbourhood rather than using Ashburnham Drive. Others would like the Maria Street extension eliminated in order to prevent infiltration of traffic from Television Road into the neighbourhood.

As noted previously, the developer is not proposing to construct the Maria Street extension from Walker Avenue to Television Road in conjunction with this subdivision and has submitted a traffic impact study demonstrating that the Maria Street extension is not required to accommodate traffic from this development. Staff supports this position and therefore has not recommended that Maria Street be extended at this time.

Although Maria Street is designated in the Official Plan, the City must undertake a Class Environmental Assessment of the project before it can be established. The purpose of the Class EA is to: 1) examine the need for and the environmental, social and economic impacts of the project; 2) if the road is necessary, determine a preferred alignment and design for the roadway from a range of alternatives; and, 3) subject the evaluation process and recommended alternatives to public scrutiny before seeking Provincial approval for the project. Notwithstanding that the City currently has included the Maria Street extension in its Ten Year Capital Budget for 2010, staff have not made plans to initiate the required Class EA because of insufficient traffic demand in the area. Given the minimal level of traffic that will be generated by the proposed development, staff feels it is inappropriate to delay approval of the subdivision until the City receives the necessary approvals and constructs the Maria Street extension.

iii. Construction Traffic

A number of people have expressed concern over the presence of construction traffic on existing streets within the neighbourhood and a desire to find an alternate route to accommodate such traffic. Due to the length of time it has taken for this neighbourhood to build out, the area has a long history of accommodating construction traffic.

Subdivision development east of Ashburnham Drive, between Maria Street and Ashburnham Drive was originally planned in the mid 1970s. Recent phases of development in this area include Powell Court which was constructed since 2004 and Foxmeadow Road (east of Easthill Drive) which has been under construction since 2005. Hargrove Trail, which was draft plan approved in 2003, has yet to commence construction. For the Powell Court and Foxmeadow subdivisions, construction traffic uses Marsdale Drive and Foxmeadow Road respectively.

In an attempt to address residents concerns, staff has looked at three options for accommodating construction traffic: 1) utilizing the unopened Maria Street road allowance from Walker Road to Marsdale Drive; 2) utilizing an existing driveway to the site from Television Road; and, 3) using the existing Marsdale Drive.

Staff have received a petition from area residents requesting that the City consider using the unopened Maria Street road allowance from Walker Avenue to Marsdale Drive to accommodate construction traffic. In order to use this land, a temporary roadway would need to be constructed and would likely require a permit to place fill from ORCA due to the proximity of floodplain a watercourse along the north side of the CP Railway. Based on discussions with the developer, it is anticipated that much of the heavy construction traffic required for grading the land and establishing the base services in the subdivision will be generated in a four month period between May and September of 2009 (provided the construction program proceeds to the developer's schedule). Beyond that time, construction traffic will consist of vehicles and equipment associated with house construction.

Notwithstanding that Maria Street has been planned for this location, staff anticipate that the construction and use of a temporary roadway at this location for construction traffic would generate noise, dust, and privacy impacts that could not have been previously anticipated by those existing residences that back onto the Maria Street road allowance. Such impacts would likely affect these residents' enjoyment and use of their rear yards. Consequently, staff would not favour establishing a new temporary roadway without consulting the adjacent property owners. Additionally, based on the short time frame for the heaviest generation of construction traffic and the

number of units proposed by the draft plan, staff do not feel that the lifespan of a temporary road in the Maria Street right-of-way would justify its construction. Based on the above, staff do not recommend that the Maria Street right-of-way be used to accommodate construction traffic.

Staff have met with the developer and ORCA regarding the potential for using an existing driveway on a temporary basis from Television Road to the site. Although this driveway crosses through an area recommended for preservation as a wetland buffer in the Downers Corners Comprehensive Wetland EIS, ORCA believes that it may be appropriate to temporarily use it as a construction access subject to proper environmental mitigation during its use and rehabilitation following its use. Any use of the driveway will require a permit from ORCA due to the proximity of the Provincially Significant Wetland. Given the level of environmental investigation that has already occurred in this area and the detailed recommendations for rehabilitation made in the Downers Corners Wetland EIS, a scoped EIS can be prepared relatively quickly to address any ORCA permit requirements related to establishing the driveway as a temporary construction route.

Use of this driveway on a temporary basis will divert traffic away from existing streets and will have minimal impact the nearest existing homes which are separated from the access by open space and the C.P. Railway. With proper rehabilitation, the area encompassed by the existing driveway can contribute more to the health of the wetland and the surrounding wildlife habitat than it does today. Due to the proximity of turtle nesting habitat and area-sensitive breeding birds, it may be necessary to restrict use of this access during certain times of the year. Notwithstanding this, this option can be a viable and appropriate alternative to using the existing street network as the exclusive construction access.

The third option considered by staff for accommodating construction traffic is the use of Marsdale Drive. Marsdale Drive is designated in the Official Plan as a "High Capacity Collector Road". High capacity collector roads are intended to accommodate a significant amount of traffic (up to 500 vehicles per hour per lane) with a potential cross-section of up to 4 travel lanes. Marsdale Drive is constructed within a 26 metre wide road allowance, is constructed to accommodate heavy vehicles, if necessary, and provides access to Ashburnham Drive via a signalized intersection. Although Marsdale Drive has been used in the past for construction traffic, it remains an appropriate means for accommodating such temporary traffic due to the road's planned purpose and design.

Given the overall social and environmental benefits that can be achieved by using the existing driveway from Television Road as a temporary construction access, it is staff's recommendation to pursue this option as the principal means for accommodating construction traffic. Should use of the driveway be

restricted during certain times of the year to mitigate potential environmental impacts, staff recommend that Marsdale Drive be used as an alternate route. Consequently, as a condition of draft plan approval, the owner will be required to work with the City and ORCA to temporarily establish this driveway as the principal construction access to the lands and to use Marsdale Drive as a secondary means of access should the driveway be unavailable at certain times of the year.

iv. Housing Adjacent to the Downers Corners Wetland

Some residents expressed concern over the potential of having semi-detached dwellings adjacent to the Downers Corners wetland. Specifically, they questioned whether purchasers of these units would be required to pay similar premiums to back onto the wetland as previous homeowners did in the Powell Court subdivision and whether these new residents would respect similar land use restrictions as the residents of Powell Court are currently subject to. Although staff can not regulate who can purchase a property nor the price of new homes, staff has ensured through the proposed conditions of approval that the proposed development will be subject to restrictions that are consistent with those implemented on Powell Court in order to protect the form and function of the Downers Corners wetland.

v. Parkland Provision

Some residents questioned whether additional parkland would be established as part of this development and expressed a desire to use area adjacent to the Downers Corners Wetland as a passive recreation area. As noted previously, there are a number of existing parks and recreation opportunities within the wider neighbourhood, including the Monsignor O'Donoghue Elementary School grounds located adjacent to this plan. Because of this, staff have not recommended the establishment of a new park as part of this development.

During the review of the Powell Court subdivision, staff had recommended the establishment of a trail network within the buffer adjacent to the Downers Corners wetland, however, as part of the ensuing Ontario Municipal Board hearing, it was agreed that trails would not be established in this area in order to provide enhanced protection for the wetland. Accordingly, staff have not recommended the establishment of trails adjacent to the wetland in this development.

vi. Soil Stability and Flood Plain

During the public open house questions were raised regarding the suitability of the soil on-site for development. Specifically, it was contended that the site was once flood plain and has, over the years, been subject to significant filling. Staff has no information to indicate that the lands have been filled over time. Based on ORCA mapping, the area to be developed is located above the regulatory flood line. Accordingly, ORCA has no objection to the proposed development subject to their standard conditions of approval.

As is standard with most other subdivisions in the City, the owner will be required to undertake site specific soil and hydrogeological testing as a condition of approval to ensure that the proposed housing is protected from groundwater impacts.

SUMMARY

Approval of the applications for Official Plan Amendment, Draft Plan of Subdivision Approval and Zoning By-law Amendment is recommended for the following reasons:

- i. The Plan of Subdivision will provide additional residential land for the City thus helping to ensure that the City has an appropriate lot inventory pursuant to the Provincial Policy Statement;
- ii. The proposed Draft Plan is both a logical extension of, and provides a conclusion to, existing subdivision development in the area;
- iii. The proposed Draft Plan is consistent with the matters of Provincial Interest as established under the Planning Act, does not conflict with any Provincial Plan, and, if approved, complies with the City Official Plan; and,
- iv. All matters considered during the review pursuant to Section 51(24) of the Planning Act have either been addressed or will be addressed through the Conditions of Draft Plan Approval prior to the issuance of Final Approval.

Submitted by,

Malcolm Hunt, Director,
Planning and Development Services

Prepared by,

Concurred with,

Brad Appleby,
Planner, Subdivision Control
& Special Projects

Ken Hetherington,
Manager, Planning Division

Contact Name:

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Planning & Development Services
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Attachments:

Schedule 1 - Conditions of Draft Plan of Subdivision Approval
Exhibit A - Notice of Public Meeting
Exhibit B - Land Use Map
Exhibit C - Draft Plan of Subdivision
Exhibit D - Draft Official Plan Amendment
Exhibit E - Draft Zoning By-law Amendment



**1496951 Ontario Limited
2300 Marsdale Drive & 2150 Television Road
15T-08501/O0802/Z0803SB**

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

The City of Peterborough Conditions and Amendments to Final Plan Approval for registration of this Subdivision File No. 15T-08501 area as follows:

Identification

1. That this approval applies to the Draft Plan 15T-08501, prepared by D.M. Wills Associates Limited dated August 28, 2008 (Project No. 10124), which shows the following:
 - Lots 1-3, 20-32, 35-49
 - Lots 4 – 19, 33, 34
 - Block 50
 - Block 51
 - Block 52
 - Blocks 53, 54, 55 & 57
 - Block 56
 - 31 Single Detached lots
 - 18 Semi-detached lots (36 units)
 - Lot Addition
 - Storm Sewer Corridor
 - Open Space
 - Future Roadway/Future Development
 - 0.3m reserve
2. That if Final Approval is not given to this Plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse.
3. That prior to Final approval, the City Engineer will confirm the servicing allocation for this Plan as services are allocated on a "first-come, first-served" basis.

Public Roads and Walkways

4. That the road allowances included in this Draft Plan shall be shown on the Plan and dedicated as public highways.
5. That the streets shall be named to the satisfaction of the City of Peterborough.
6. That any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
7. That prior to Final Approval, the owner shall agree in the Subdivision Agreement to construct sidewalks in accordance with the City's Sidewalk Policy.

Other Municipal Conditions

8. That Block 50 be conveyed at the owner's expense, as a lot addition to the abutting parcel legally described as Lot 20, 45M-221.
9. That Block 51 be conveyed to the City of Peterborough for storm sewer corridor purposes.
10. That Block 52 be conveyed to the City of Peterborough for Open Space purposes.
11. That Blocks 53, 54, 55 and 57 be conveyed to the City of Peterborough for Future Roadway / Future Development Purposes. The City shall hold the said Blocks in trust until such time as the land requirements for Maria Street are determined following which the City shall convey any remaining lands back to the owner.
12. That Block 56 be conveyed to the City of Peterborough for road reserve purposes.
13. That the owner acknowledge in the Subdivision Agreement that Block 57 is intended to be developed as a roadway and that any construction on Lot 29 shall treat Block 57 as a public highway for zoning compliance purposes.
14. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Peterborough concerning the provision of roads, installation of services and drainage.
15. That such easements as may be required for temporary access, utility, or drainage purposes, including snow storage at the end of all "stub" streets, shall be granted to the appropriate authority, prior to the registration of the Subdivision Agreement and Final Plan.
16. That the owner grant an 8 metre wide easement in favour of the City of Peterborough over the existing storm sewer located in the vicinity of mutual property line between Lots 44 and 45.
17. Prior to Final Approval, the owner shall agree in the Subdivision Agreement to prepare an overall composite utility distribution plan that allows for the safe installation of all utilities, including required separation between utilities, to the satisfaction of the City Engineer and all affected utility authorities. The owner shall further agree to construct all streets in accordance with the approved composite utility plan.

18. That the owner provide sufficient capacity to convey sanitary sewer flows generated from the subject plan to the Ashburnham Drive Trunk Sanitary Sewer.
19. a) That prior to Final Approval, the owner shall agree in the Subdivision Agreement to pursue the use of the existing driveway through Blocks 52, 53 and 54 to Television Road as the principal construction access to the site to the satisfaction of the City, subject to the fulfillment of Otonabee Region Conservation Authority regulation. The owner shall further agree to remove and rehabilitate the said driveway in accordance with the landscape and planting plan required by Condition No. 25 immediately upon completion of construction.
- b) The owner shall agree in the Subdivision Agreement that Marsdale Drive will be used as a secondary construction traffic route in the event that the driveway over Blocks 52, 53 and 54 is unavailable for use.
20. Prior to Final Approval, the owner shall agree in the Subdivision Agreement to provide a privacy fence/landscape screen along the rear lot lines of Lots 22 to 29 in proximity to the Maria Street Road Allowance.
21. For Lots 22 to 29 inclusive, the owner shall agree in a registered portion of the Subdivision Agreement to include the following warning clause in all offers to purchase or lease/rental agreements, and in the title, deed or lease of each dwelling:
- "Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels from the Canadian Pacific Railway may continue to be a concern occasionally interfering with some activities of the dwelling occupants. In addition, due to the proximity of the adjacent railway, vibrations from train passbys may at times be perceptible"
22. For Lots 22, 23 and 24, the owner shall agree in a registered portion of the Subdivision Agreement to include the following warning clause in all offers to purchase or lease/rental agreements, and in the title, deed or lease of each dwelling:
- "Purchasers are advised that due to the proximity an industrial asphalt plant located along the east side of Television Road, sound levels from the plant may at times be audible."
23. For Lots 8 to 49 inclusive, the owner shall agree in a registered portion of the Subdivision Agreement to include the following warning clause in all offers to

purchase or lease/rental agreements, and in the title, deed or lease of each dwelling:

"Warning: Canadian Pacific Railway or its assigns or successors in interest has or have a right-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise or vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

24. That prior to Final Approval, the owner shall submit and receive approval of a soils/hydrogeological report which assesses:
 - a) soil types and ground water levels relative to establishing elevations for houses and the need for a foundation drain discharge system to the satisfaction of the City Engineer; and,
 - b) the groundwater recharge function of the subject lands relative to the Downers Corners Wetland and the opportunity for encouraging groundwater infiltration to the satisfaction of the City Engineer and the Otonabee Region Conservation Authority.
25. That prior to Final Approval, the owner shall submit a detailed landscape and planting plan for the Adjacent Land Area associated with the Downers Corners Wetland and its tributaries to the satisfaction of the City and Otonabee Region Conservation Authority. The plan shall be completed by an O.A.L.A. in accordance with the principles recommended in the Downers Corners Wetland Comprehensive Environmental Impact Study (Gartner Lee, 2007) and shall include the establishment of a Living Fence where the Adjacent Land Area abuts Foxmeadow Road along with signage worded and constructed to the City's satisfaction advising residents that access to the Adjacent Land Area is prohibited. The owner shall agree in the Subdivision Agreement to carry out the works approved in the Landscape Plan.
26. That the owner shall agree in the Subdivision Agreement to design and construct suitable permanent fencing as required along the rear of Lots 1 to 18, along the sides of Lots 21 and 22 adjacent to the Adjacent Land Area associated with the Downers Corners Wetland, and along the sides of Lots 13 and 14 adjacent to Block 51. The owner shall further agree to install a gate to the City's satisfaction on Block 51 adjacent to Marsdale Drive. The said fencing and gate shall be constructed upon completion of any landscape restoration in the Adjacent Land

Area, and final grading and sodding in the last three metres of lots adjacent to the Adjacent Land Area. The owner shall further agree not to change grades or otherwise disturb or encroach upon the Adjacent Land Area and the areas delineated by the 3-metre sodded area and fencing, all to the satisfaction of the City of Peterborough and the Otonabee Region Conservation Authority.

27. For Lots 1 to 18, 21 and 22, the owner shall agree the Subdivision Agreement to include a clause in all offers of purchase and sale agreements and/or lease/rental agreements advising prospective purchasers that fence gates and/or other means of access will not be permitted to the Adjacent Land Area and that swimming pools on these lots are prohibited. Additionally, the owner shall agree in the Subdivision Agreement that a similar clause will be registered on title for the said lots.
28. That the owner agree in the Subdivision Agreement to implement a monitoring program to ensure that implementation of the landscape and planting plan required by Condition No. 25 achieves the ecological buffer/open space function for the Adjacent Land Area as described in the Downers Corners Wetland Comprehensive Environmental Impact Study (Gartner Lee, 2007). The program would involve establishing a sufficient number of stations for photographing representative sites adjacent to the areas to be landscaped/planted. The sites would be marked with a monument or stake to ensure standardized data collection. Photographs shall be taken at the same time of day and month. Qualitative notes on wildlife sightings, local disturbances, and invasive species will also be undertaken. Monitoring shall occur no less than once per annum and shall continue for a period of five years following the establishment of plantings. If the landscape is not developing as planned, the owner shall agree to investigate, evaluate and rectify the concern(s). Annual reports shall be submitted to the City of Peterborough and the Otonabee Region Conservation Authority (and other, as required) every year up to five years following the initial landscaping/planting.
29. That prior to final approval the owner provide for the implementation of a water quality and benthic invertebrate monitoring program as recommended by the Downers Corners Wetland Comprehensive Environmental Study to the satisfaction of the City of Peterborough and the Otonabee Region Conservation Authority.
30. That the owner shall agree in the Subdivision Agreement to prepare, to the satisfaction of the City, a "Natural Systems Stewardship Brochure" for inclusion as a schedule to the Subdivision Agreement in Offers of Purchase and Sale, and registered on title, for all subsequent prospective purchasers of all Lots with in the subdivision, that will provide education material respecting the significance and sensitivity of the Provincially Significant Downers Corners Wetland to disturbances from residential development, the City of Peterborough's

environmental policies and programs for management and use of environmental areas, restrictions and regulations associated with the use of these areas, and information on the role of residents in undertaking appropriate conservation efforts, and activities such as:

- i. refuse/yard waste/composting;
- ii. fertilizer and pesticide use (inclusive of herbicides, insecticides and fungicides);
- iii. natural area vegetation and soil protection, including the preparation of generic planting plans focusing on the planting of native trees, shrubs and ground species within the rear and side yards of properties adjacent to the recommended Adjacent Land Area;
- iv. impact of noise and lighting;
- v. open space assess and trail use;
- vi. domestic pet impacts and controls;
- vii. invasive plant spreading;
- viii. promoting planting of native species; and,
- ix. proper swimming pool management techniques.

31. That the owner shall erect a sign, to the satisfaction of the City depicting the approved Plan of Subdivision and Zoning, within 90 days of the date of Draft Plan Approval.
32. That the owner shall enter into an agreement with the Peterborough Utilities Services Inc. for electrical and water servicing.
33. The owner shall agree in writing to convey cash-in-lieu of parkland, representing the 5% parkland dedication, in accordance with the Planning Act. For calculation purposes, lands within the regional floodplain, the Adjacent Land Area associated with the Downers Corners Wetland and its tributaries, and lands designated for stormwater management purposes shall not constitute any portion of the parkland dedication.

Other Agency Conditions

34. That prior to Final Approval of the Plan of Subdivision and any on-site grading or construction, Otonabee Conservation must have reviewed and approved reports describing/containing:
 - a) The intended means of controlling stormwater runoffs in terms of quantity, frequency and duration for all events up to and including the 1:100 year storm;

- b) the intended means of conveying stormwater flow from the site, including use of stormwater management water quality measures, both temporary and permanent, which are appropriate and in accordance with the Ministry of the Environment (MOE) "Stormwater Management Planning and Design Manual", March 2003;
- c) the means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction. These means should be in accordance with the provincial "*Guidelines on Erosion and Sediment Control for Urban Construction*". Supporting technical documentation should also be submitted which meets or exceeds standards in the "*Technical Guidelines – Erosion and Sediment Control*", February 1989, published by the Ministry of Natural Resources and/or the "Erosion and sediment Control Training Manual", MOE, 1997;

Please Note: *Temporary ponds for sediment control should be capable of accommodating 125 cubic metres/hectare of contributing drainage area for a period of not less than 12 hours or removing particles sizes down to 40 microns.*

- d) site soil conditions, including grain size distribution profiles; and,
 - e) site grading plans.
35. The Subdivision Agreement between the owner and the City of Peterborough shall contain the following provisions in wording acceptable to the Otonabee Region Conservation Authority and the City Engineer:
- a) That the owner agrees to implement the works referred to in Condition # 34. The approved reports should be referenced in the Subdivision Agreement.
 - b) That the owner agrees to inspect and maintain all stormwater management, erosion and sedimentation control structures operating in good repair during the construction period in a manner satisfactory to the Otonabee Region Conservation Authority and the City Engineer.
 - c) That the owner agrees to notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.

In order to expedite clearance of these conditions, a copy of the Subdivision Agreement should be sent to Otonabee Region Conservation Authority.

36. a) Bell Canada shall confirm to the City of Peterborough in writing that satisfactory arrangements, financial and otherwise have been made with Bell Canada for the installation of Bell Canada facilities to serve this Draft Plan of Subdivision.
- b) The owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.
- c) If there are any conflicts with existing Bell Canada facilities or easements, the owner shall be responsible for re-arrangements or relocation.
37. a) Cogeco Cable Solutions shall confirm that satisfactory arrangements, financial and otherwise have been made with Cogeco Cable Solutions for any Cogeco Cable Solutions' facilities serving this Draft Plan of Subdivision which are required to be installed underground, a copy of such confirmation shall be forwarded to the City of Peterborough.
- b) The owner shall agree in the Subdivision Agreement, in words satisfactory to Cogeco Cable Solutions, to grant to Cogeco Cable Solutions any easements that may be required for telecommunication services.
- c) If there are any conflicts with existing Cogeco Cable Solutions' facilities or easements, the owner shall be responsible for re-arrangements or relocation.
38. That the Owner agree in the Subdivision Agreement to the following provisions in wording acceptable to Canada Post Corporation and the City Engineer:
- a) Inform all prospective purchasers, through a clause in all Agreements of purchase and sale, as to those lots identified for potential Community Mailbox, mini-park and/or locations.
- b) Provide, at the Owner's expense, curb depressions at the Community Mailbox location 2 metres in width and no higher than 25 mm and a poured concrete pad to City of Peterborough sidewalk specifications.
- c) Provide, at the Owner's expense, a paved lay-by at the Community Mailbox location when required by the municipality.
- d) If a grassed boulevard is planned between the curb and the sidewalk where the Community Mailbox is located, install at the Owner's expense, a walkway across the boulevard. The walkway is to be 1.0 metre in width and constructed of a material suitable to the municipality (e.g. interlock,

asphalt, concrete etc.) in addition, the developer shall ensure, by forming or cutting the curb, that this walkway is handicapped accessible by providing a curb depression between the street and the walkway. This depression should be 1.0 metres wide and no higher than 25mm.

39. That the Owner agree in the Subdivision Agreement to the following provisions in wording acceptable to Enbridge Gas Distribution Inc. and the City Engineer:
- a) To grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines; and,
 - b) To provide easements at no cost to Enbridge Gas Distribution Inc. in the event that it is not possible to install the natural gas distribution system within the proposed road allowances.

CLEARANCES

1. Prior to final approval, the Director of Planning & Development Services shall be advised by the Otonabee Region Conservation Authority that Conditions 19 a), 24 b), 25, 26, 28, 29, 34 and 35 have been carried out to the their satisfaction. The letter from the Authority shall include a brief but complete statement detailing how each condition has been satisfied.
2. Prior to final approval, the Director of Planning & Development Services shall be advised by Bell Canada that Condition 36 has been carried out to the their satisfaction. The letter from Bell shall include a brief but complete statement detailing how the condition has been satisfied.
3. Prior to final approval, the Director of Planning & Development Services shall be advised by Cogeco Cable Solutions that Condition 37 has been carried out to their satisfaction. The letter from Cogeco shall include a brief but complete statement detailing how the condition has been satisfied.
4. Prior to final approval, the Director of Planning & Development Services shall be advised by Canada Post that Condition 38 has been carried out to the their satisfaction. The letter from Canada Post shall include a brief but complete statement detailing how the condition has been satisfied.
5. Prior to final approval, the Director of Planning & Development Services shall be advised by the Enbridge Consumers Gas that Condition 39 has been carried out to the their satisfaction. The letter from the Enbridge shall include a brief but complete statement detailing how the condition has been satisfied.

Otonabee Conservation
250 Milroy Drive
Peterborough ON K9H 7M9

Systems Planner
Cogeco Cable Solutions
P.O. Box 2290
1111 Goodfellow road
Peterborough ON K9J 7A4

Manager
Access Network
Bell Canada
Peterborough ON K9J 7B4

Delivery Planner
Canada Post Corporation
1424 Caledon Place Box 25
Ottawa ON K1A 0C1

Planning Supervisor
Enbridge Consumers Gas
500 Elgin Mills Road East
Richmond Hill ON L4C 5G1

NOTES TO DRAFT APPROVAL

1. It is the Owner's responsibility to fulfill the Conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Peterborough Planning Division quoting the City file numbers.

2. We suggest that you make yourself aware of Section 144 of the Land titles Act and subsection 78(10) of the *Registry Act*.

Subsection 144(1) of the *Land Titles Act* requires that a Plan of Subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).

Subsection 78 (10) of the *Registry Act* requires that a Plan of Subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the Owner of the land has been certified under the *Certification of Title Act*.

Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

3. If the Owner wishes to request an extension to Draft Approval, a written explanation must be submitted for Council approval prior to the lapsing date.

Please note that an updated review of the plan and revision to the Conditions of Approval may be necessary if an extension is to be granted.

4. The City of Peterborough and the Peterborough Utilities Commission have established a Development Control Monitoring Program for the purpose of managing sanitary and water services City-wide. Draft Approval does not assign a servicing allocation to the Plan of Subdivision. Services will be allocated on a "first-come" "first-served" basis in response to bonafide development pressure.
5. It is the Owner's responsibility to advise the City of Peterborough Planning Division of any changes in ownership, agent, address, and phone and fax number.



City of
Peterborough

NOTICE OF PUBLIC MEETING

OFFICIAL PLAN AMENDMENT DRAFT PLAN OF SUBDIVISION APPROVAL AND ZONING BY-LAW AMENDMENT

File No. O0802/15T-08501/Z0803SB

TAKE NOTICE that pursuant to *The Planning Act*, the **Planning Committee** will hold a public meeting in the **Council Chamber, City Hall** at **6:30 p.m.** on **Tuesday, September 2, 2008** to consider applications for Draft Plan of Subdivision Approval, Official Plan Amendment and Zoning By-law Amendment under Sections 51, 17 and 34 of the Act.

Applicant: 1496951 Ontario Inc.

Property Location: 2300 Marsdale Drive & 2150 Television Road

Existing Official Plan Designation(s):

SCHEDULE 'A'

Land Use: Residential, Rural (Otonabee), Village (Otonabee), Major Open Space, Protected Natural Areas

SCHEDULE 'B'

Roadway Network: Maria Street – Future High Capacity Arterial Street
Television Road – High Capacity Arterial Street
Marsdale Drive – High Capacity Collector Street

SCHEDULE 'C'

**Natural Areas
& Flood Plain:** A portion of the property is identified as Natural Areas and Corridors, and Lands Adjacent to Provincially Significant Wetlands (Downer's Corners Wetland)

Existing Zoning: A1 (Otonabee Twp) – Restricted Agricultural Zone
M (Otonabee Twp) – General Industrial Zone
HL (Otonabee Twp) – Hazard Lands Zone
OS.1 – Open Space District 1

Proposed Amendment - Development Description:

The applicant is proposing the development of a 67 unit residential subdivision as an extension of the "Foxmeadow" and "The Meadows" subdivisions located along Foxmeadow Road and Marsdale Drive respectively. The site is located at the easterly terminus of Marsdale Drive, east of Foxmeadow Road, south of the Canadian Pacific Railway and west of Television Road. The plan proposes the extension of Marsdale Drive to Foxmeadow Road, the extension of Foxmeadow Road to a cul-de-sac east of Marsdale Drive, and the extension of Hargrove Trail to Marsdale Drive.

The subject lands are approximately 9.48 hectares (23.44 acres) in size and are part of the area annexed from Otonabee Township on January 1, 1998. Since that time the lands have retained the Township land use designation and zoning.

Additionally, the subject lands are located adjacent to the Downers Corners Provincially Significantly Wetland (PSW). The proposed development has been designed to include a 50 metre Adjacent Land Area (i.e. buffer) from the wetland boundary as recommended by the Downers Corners Wetland Comprehensive Environmental Impact Study (Gartner Lee Ltd., May 2007) prepared for the City and Otonabee Region Conservation Authority.

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval have been submitted to permit the proposed development as follows:

Official Plan Amendment

The applicant is proposing to amend the Official Plan to permit residential development of a portion of the subject lands. The requested amendment is:

SCHEDULE A – LAND USE

- To delete the 'Rural (Otonabee)' and 'Village (Otonabee)' designations and replace them with 'Residential' and "Major Open Space' designations;
- To delete a portion of the existing 'Residential' designation and replace it with a 'Major Open Space' designation; and,
- To delete a portion of the existing 'Major Open Space' designation and replace it with a 'Protected Natural Areas' designation.

Draft Plan of Subdivision Approval

EXHIBIT A
SHEET 3 OF 8

The applicant is proposing a residential subdivision comprised of 31 single-detached lots and 18 semi-detached lots (36 units) with frontage along the extension of Marsdale Drive and Foxmeadow Road, future Hargrove Trail, and a new cul-de-sac adjacent to the Monsignor O'Donoghue Catholic Elementary School property.

The Draft Plan illustrates storm sewer servicing corridors between the elementary school property and the proposed cul-de-sac and between Marsdale Drive and the existing stormwater management pond located adjacent to the plan. The plan also provides one block to be consolidated with adjacent lands to enlarge an existing single detached residential lot. A large block (4.802 ha/11.86 ac) encompassing a portion of a buffer recommended for Downers Corners PSW as well as lands for the future Maria Street Extension to Television Road is shown for Open Space / Future Development purposes.

Vehicular access is proposed from Marsdale Drive, Foxmeadow Road and the future Hargrove Trail. Marsdale Drive is planned to be extended from its current terminus at Monsignor O'Donoghue Elementary School to Foxmeadow Road. Marsdale Drive is planned as a 26 metre wide right of way while all other streets in the development are planned as 20 metre wide right-of-ways.

The plan maintains the City's ability to extend Maria Street to Television Road in accordance with Schedule B of the Official Plan through the above-noted Open Space/Future Development block; however, the extension is not being carried out at this time. Before Maria Street can be extended to Television Road, the City must undertake Municipal Class Environmental Assessment of the project. A Traffic Impact Study prepared in support of the proposed subdivision by Tranplan Associates (January, 2008) concludes that traffic generated by this development can be accommodated on the existing area road network and that the extension of Maria Street to Television Road is not required to accommodate this plan of subdivision. Should Maria Street be extended to Television in the future, the plan will allow Marsdale Drive to be extended to Maria Street.

EXHIBIT A
SHEET 4 OF 8

AREA TABLE

Residential Singles	Lots 1-3, 20-32, 35-49	1.842 ha
Residential Semi-detached	Lots 4-19, 33, 34	1.410
Part Lot / Lot Addition	Block 50	0.018
Storm Sewer Corridor	Blocks 51, 52	0.064
Open Space / Future Development	Block 53	4.802
0.3m Reserve	Block 54	0.004
Future Development	Block 55	0.120
Roads		1.228
TOTAL		9.488 ha

Zoning By-law Amendment

The Proposed Zoning Details are as follows:

Lots/Blocks	Zoning	Use/Building Type	No. of Units
1 – 3, 20-32, 35-44, 46-49	R.1 – “H”	Single Detached	31
45	R.1, 2o – “H”		
4-19, 33	R.2 – “H”	Semi-detached	36
34	R.2, 4h – “H”		
50	R.1 – “H”	Lot Addition / Single Detached	N/A
51	R.1 – “H”	Stormwater Management Corridor	N/A
52	R.2 – “H”		
53	D.1 OS.1 (portion of Block within wetland and creek buffer)	Open Space/ Future Development	N/A
55	D.1	Future Development	N/A
TOTAL			67

ANY PERSON may attend the above Public Meeting and/or make written or verbal representation either in support of or in opposition to the Amendment (please quote the file number).

BE ADVISED that if a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Peterborough in respect of the proposed applications before the proposed official plan amendment is adopted, the zoning by-law is passed, and the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of City of Peterborough Council to the Ontario Municipal Board.

BE ADVISED that If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough in respect of the proposed applications before the proposed official plan amendment is adopted, the zoning by-law is passed, and the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the official plan, the passing of the proposed zoning by-law, or of the decision of the City of Peterborough Council in respect of the proposed plan of subdivision, you must make a written request to Nancy Wright-Laking, City Clerk at the following address:

Nancy Wright-Laking, City Clerk
City of Peterborough
500 George Street North
Peterborough, Ontario
K9H 3R9

File: Z0803SB, O0802, 15T-08501
Notice of Public Meeting for Official Plan & Zoning By-law Amendment,
& Draft Plan of Subdivision Approval
Address: 2300 Marsdale Dr. & 2150 Television Rd.

ADDITIONAL INFORMATION relating to this application can be obtained at the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Brad Appleby, Planner, Subdivision Control & Special Projects**, Planning Division at 742-7777 Extension 1886, or by email at bappleby@peterborough.ca. A Staff Report will be available by 2:00 pm, on Friday, August 29, 2008 before the Planning Committee meeting.

Dated at the City of Peterborough this 1st day of August, 2008.

KEY MAP

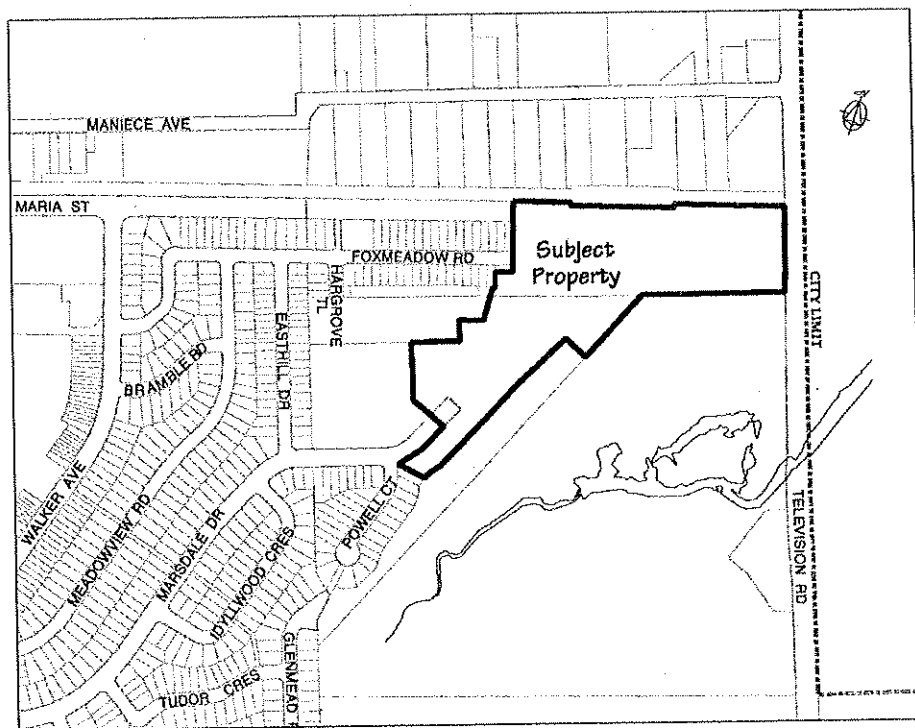
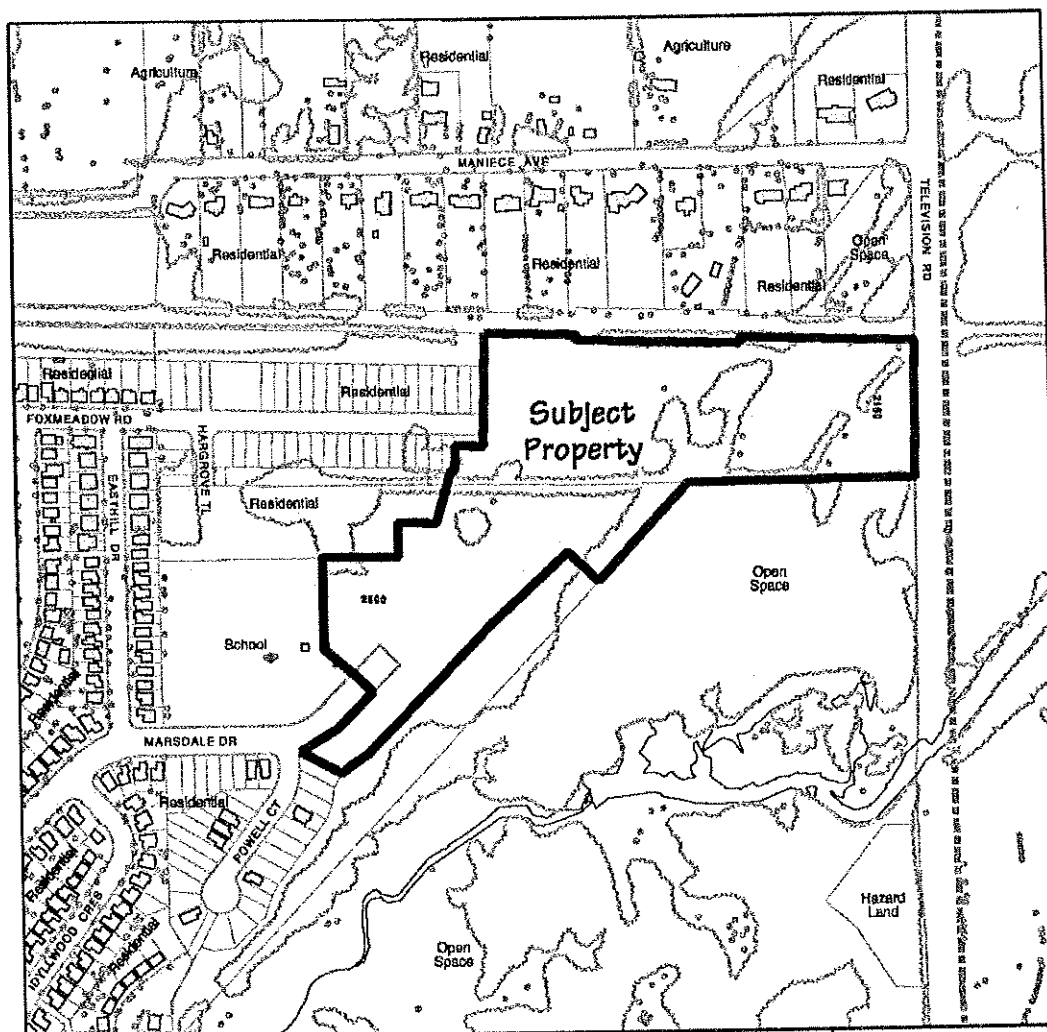


EXHIBIT A
SHEET 7 OF 8

Land Use Map

File # z0803sb, o0802

Property Location: 2150 Television Rd and part of 2600 Marsdale Rd

EXHIBIT
SHEET OF

The City of Peterborough Planning Division

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Date - February 2008

Dwg. by - CBerry

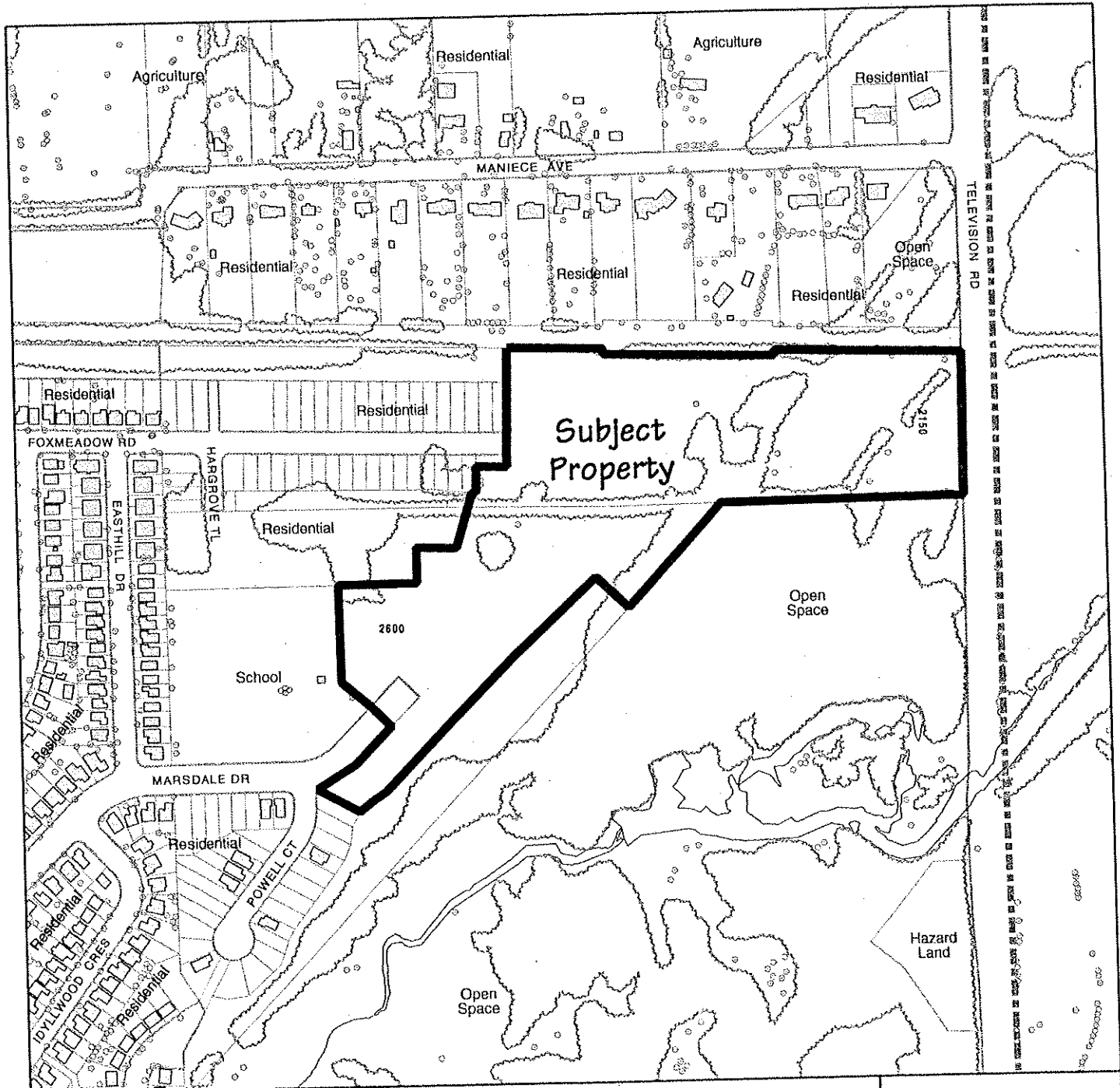
Scale - 1:5000

Land Use Map

EXHIBIT B
SHEET 1 OF 1

File # z0803sb, o0802

Property Location: 2150 Television Rd and part of 2600 Marsdale Rd



The City of Peterborough Planning Division

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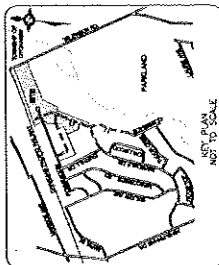


Date - February 2008
Dwg. by - CBerry
Scale - 1:5000

DRAFT PLAN OF SUBDIVISION FOXMEADOW ESTATES SUBDIVISION CITY OF PETERBOROUGH

PLAN OF
PROPOSED SUBDIVISION ON PART OF LOT 29
CONCESSION XII
CITY OF PETERBOROUGH

DEVELOPER 148951 ONARIO INC.



PROPOSED LOT LINE	Area	Notes
Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		

Information Required from Section 34(1)
A. Existing roads are as shown on plan.
B. Area indicated on any map shows complete holdings of the land.
C. All proposed subdivisions and lot lines are as shown herein.
D. Proposed lot lines - Residential Development, Open Space, Institutional, Commercial, Industrial, etc.
E. All proposed subdivisions are shown on plan.
F. Major roads - City Water System.
G. All proposed subdivisions are shown on plan.
H. City of Peterborough - Residential, Industrial and Storm Sewer.
I. All proposed subdivisions are shown on plan.

Surveyor's Certificate: The boundaries of the land to be subdivided and the extent of the subdivision are as shown on the plan and are correct according to the best of my knowledge and belief.

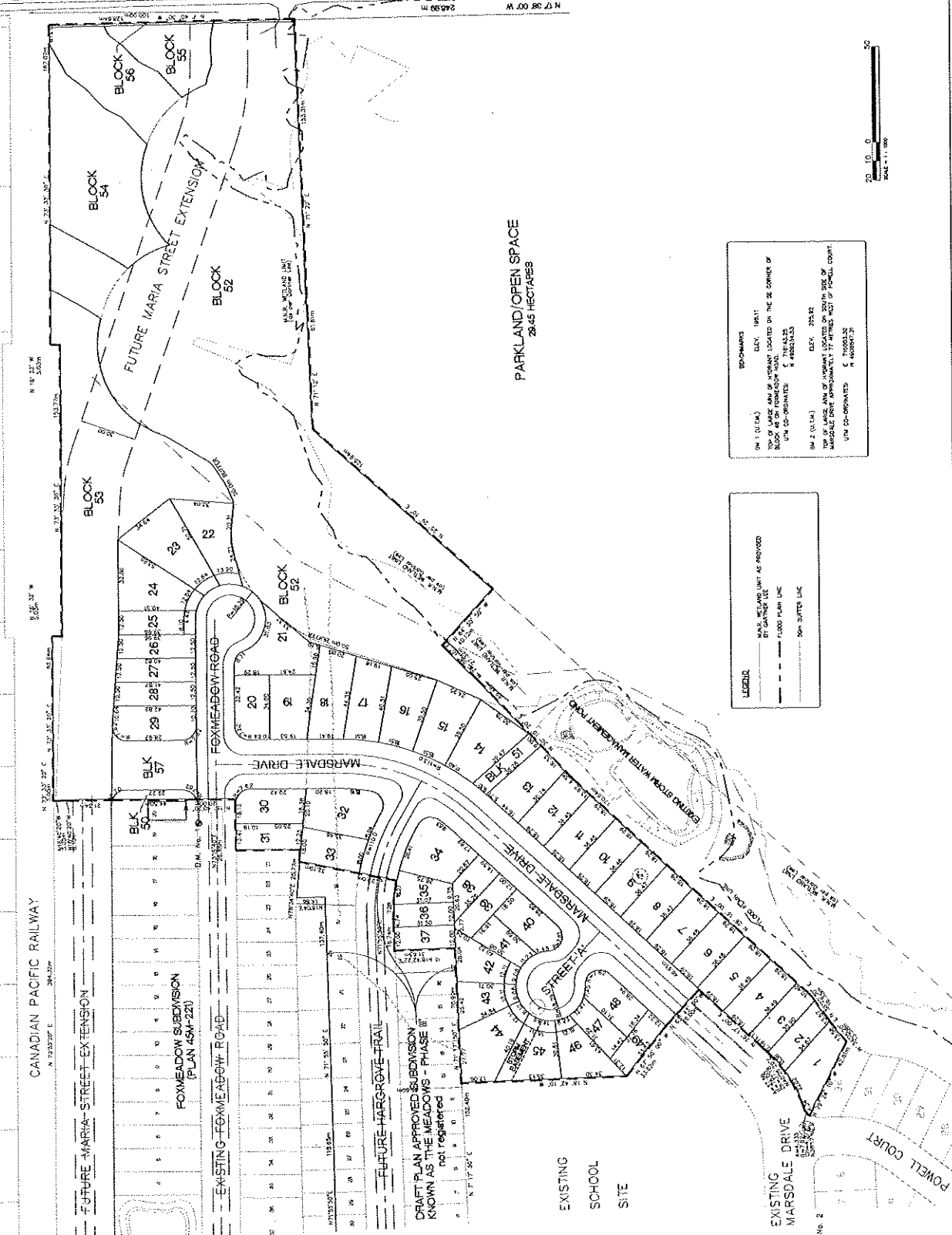
OWNER'S CERTIFICATE: I, AUTHORIZED D.M. WALS ASSOCIATES LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PETERBOROUGH.

WILLS

City of Peterborough
148951 ONARIO INC.

DATE: 148951 ONARIO INC.

TELEVISION ROAD



PARKLAND/OPEN SPACE
28.45 HECTARES

BOUNDARY: ELEV. 198.11
TOP OF LAKE AND OF INTERIOR LOCATED ON THE SE CORNER OF BLOCK 48 OF FOXMEADOW ESTATES
UTM CO-ORDINATES: E 488034.33 N 488034.33
ELEV. 198.11
UTM CO-ORDINATES: E 488034.33 N 488034.33

LEGEND
MAJOR WETLAND UNIT AS PROVIDED BY GATINOT LEE
FLOOD PLAIN LINE
50m BUFFER LINE

LOT 29
CONCESSION XII

CANADIAN PACIFIC RAILWAY

FUTURE MARIA STREET EXTENSION

FOXMEADOW SUBDIVISION
(PLAN 45M-22)

EXISTING FOXMEADOW ROAD

FUTURE HARGROVE TRAIL

DRAFT PLAN APPROVED SUBDIVISION
KNOWN AS THE MEADOWS - PHASE II
not registered

EXISTING
SCHOOL
SITE

EXISTING
MARSDALE DRIVE

BLM. No. 2

POWELL COURT

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 08-__

BEING A BY-LAW TO ADOPT AMENDMENT NO. 139 TO THE OFFICIAL PLAN OF THE CITY OF PETERBOROUGH FOR PART OF THE PROPERTIES AT 2300 MARSDALE DRIVE AND 2150 TELEVISION ROAD (EXTENSION OF MARSDALE DRIVE AND FOXMEADOW ROAD)

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

1. Schedule 'A' of the Official Plan of the City of Peterborough is amended in accordance with the Schedule 'A' attached hereto. The area indicated thereon is changed from "Rural", "Village" and "Protected Natural Areas" to "Residential"; from "Residential", "Rural" and "Village" to "Major Open Space"; and from "Residential" and "Major Open Space" to "Protected Natural Areas".

By-law read a first and second time this ____ day of _____, 2008.

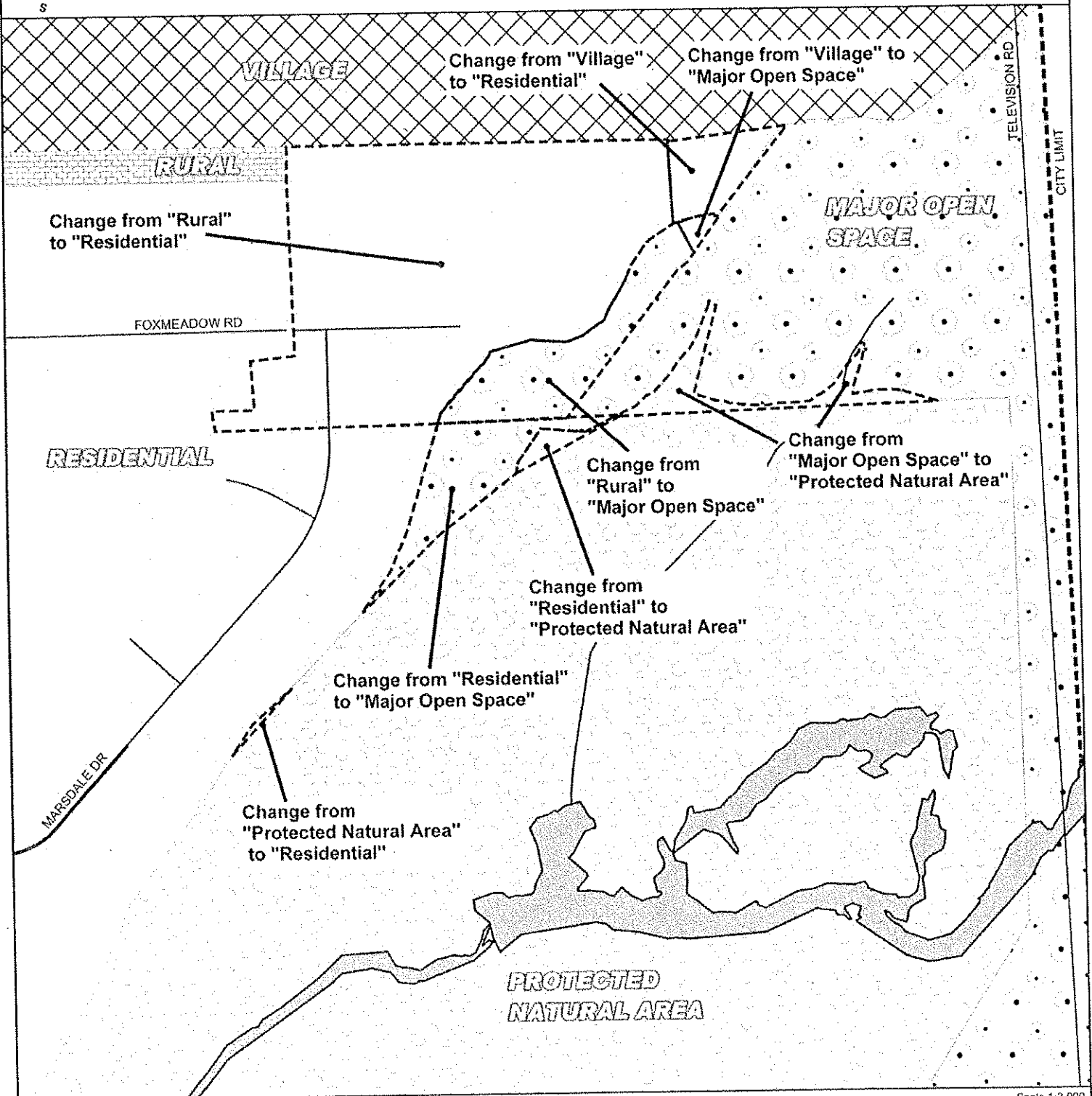
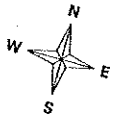
By-law read a third time and finally passed this ____ day of _____, 2008.

D. Paul Ayotte (Mayor)

(Seal)

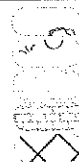
Nancy Wright-Laking (Clerk)

Official Plan Amendment to Schedule - A



City of
Peterborough

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MAJOR OPEN SPACE
PROTECTED NATURAL AREA
RESIDENTIAL
RURAL
VILLAGE

Scale 1:3,000

File: Z0803SB / O0802 / 15T-08501

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 08-__

A BY-LAW TO AMEND THE ZONING BY-LAW FOR PART OF THE
PROPERTIES AT 2300 MARSDALE DRIVE AND 2150 TELEVISION ROAD
(EXTENSION OF MARSDALE DRIVE AND FOXMEADOW ROAD)

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

1. **Map 19** forming part of Schedule 'A' to By-law 97-123 is amended by changing the area shown on the sketch attached hereto as Schedule 'A' **from A.1 to R.1-"H"; R.2-"H", R.2, 4h-"H", D.1 and OS.1; from HL to R.1-"H", R.2-"H" and OS.1; and from M to D.1 and OS.1.**
2. The "H" – Holding Symbol will be removed upon registration of the Plan of Subdivision in the Land Registry Office.

By-law read a first and second time this ____ day of _____, 2008.

By-law read a third time and finally passed this ____ day of _____, 2008.

D. Paul Ayotte (Mayor)

(Seal)

Nancy Wright-Laking (Clerk)

SCHEDULE 'A' TO
BYLAW 2008 -
PASSED THE
OF
MAYOR
CLERK

DAY
2008

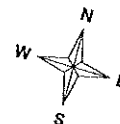


Scale 1:3,000



City of
Peterborough

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File: Z0803SB / O0802 / 15T-08501