

# ***LILY LAKE SECONDARY PLAN***

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City of Peterborough

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## **1 Introduction**

A secondary plan establishes detailed land use planning policies for identified planning areas. It provides a comprehensive basis for guiding the future development of an area and allows for an examination of development issues such as transportation and servicing requirements, recommended residential densities, open space and parkland requirements, protection of environmentally sensitive lands and details related to commercial, industrial and institutional land uses.

Sections 9.5.1 and 9.5.2 of the Official Plan state the following:

*9.5.1 Secondary Plans shall be prepared for any major physical, social or economic issue, for any major development or redevelopment, or for any area within the municipality for which it is deemed necessary to undertake a comprehensive study and to formulate detailed policies and/or plans which they feel have not been adequately detailed in this plan or are at variance with this plan.*

*9.5.2 Secondary Plans will further detail, among other things, servicing requirements, open space and parkland requirements and calculations, street layout, transit and road policy, location and density of housing, details on the type and location of institutional uses, location and type of commercial uses and/or industrial uses.*

The purpose of the Lily Lake Secondary Plan is to add a new schedule, “Schedule “R” Lily Lake Secondary Land Use Plan” to the Official Plan in order to implement a development pattern for the Planning Area and guide new development in the Planning Area.

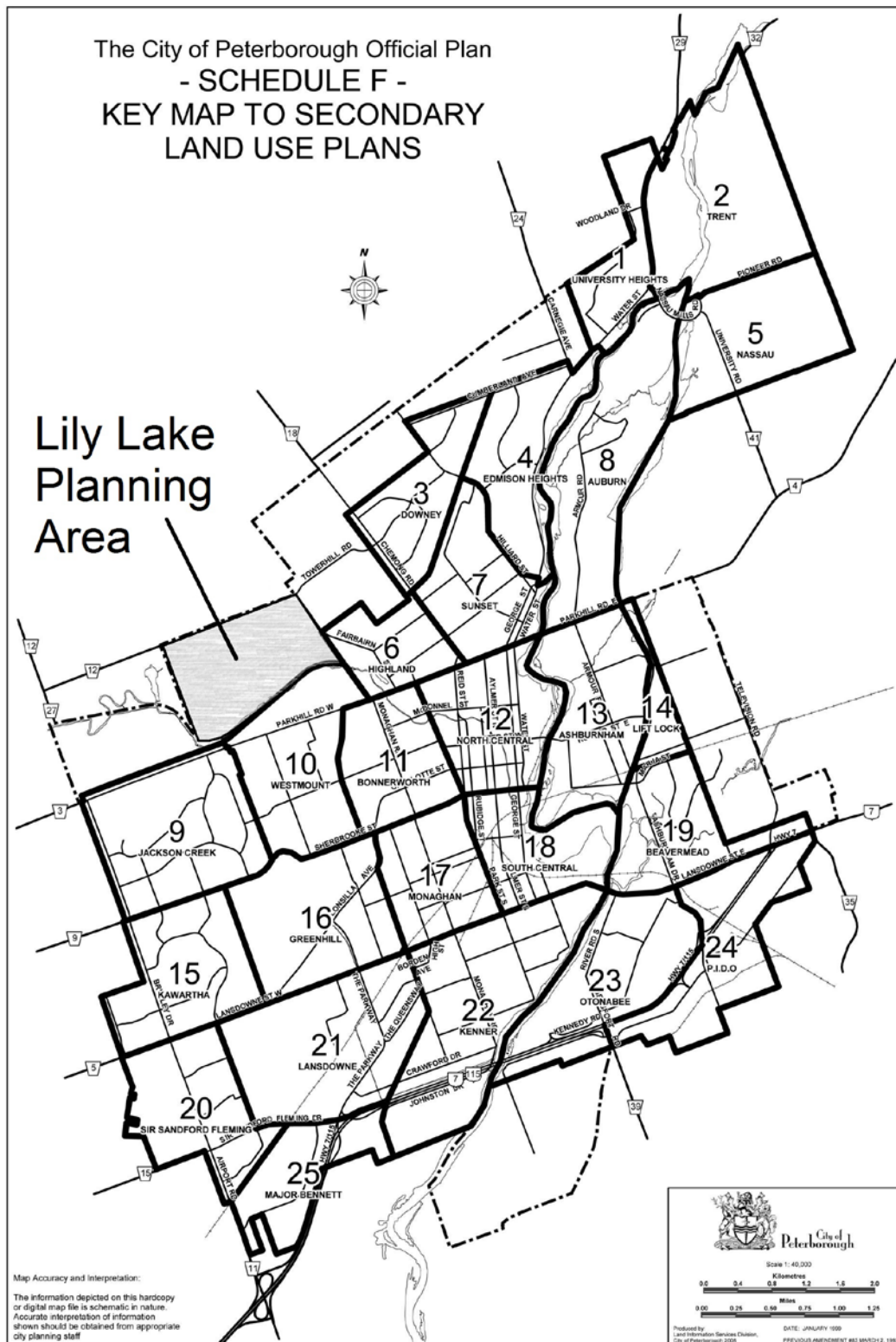
## **2 Planning context**

### **2.1 Location**

The Lily Lake Planning Area is located at the north-western limit of the City as illustrated in Figure 1. The area is bounded by the City limit and the Jackson Creek East Provincially Significant Wetland to the west, Jackson Park and Jackson Creek to the south, Lily Lake Road to the north, and Fairbairn Street to the east.

On the north side of Lily Lake Road, in the Township of Selwyn, is a rural residential subdivision (Eastwood Road) and agricultural lands.

Figure 1: Location of Lily Lake Planning Area





## **2.2 The Planning Area**

The Lily Lake Secondary Plan area consists of approximately 198 hectares (489 acres) of land. The Planning Area was annexed from the former Township of Smith-Ennismore-Lakefield (now Township of Selwyn) on January 1, 2008.

The majority of the lands are presently used for agricultural purposes, with some single detached homes associated with those agricultural uses and others that have been severed along Fairbairn Street and Lily Lake Road. Access to the Planning Area may be gained from Lily Lake Road and Fairbairn Street; there are no existing streets within the planning area.

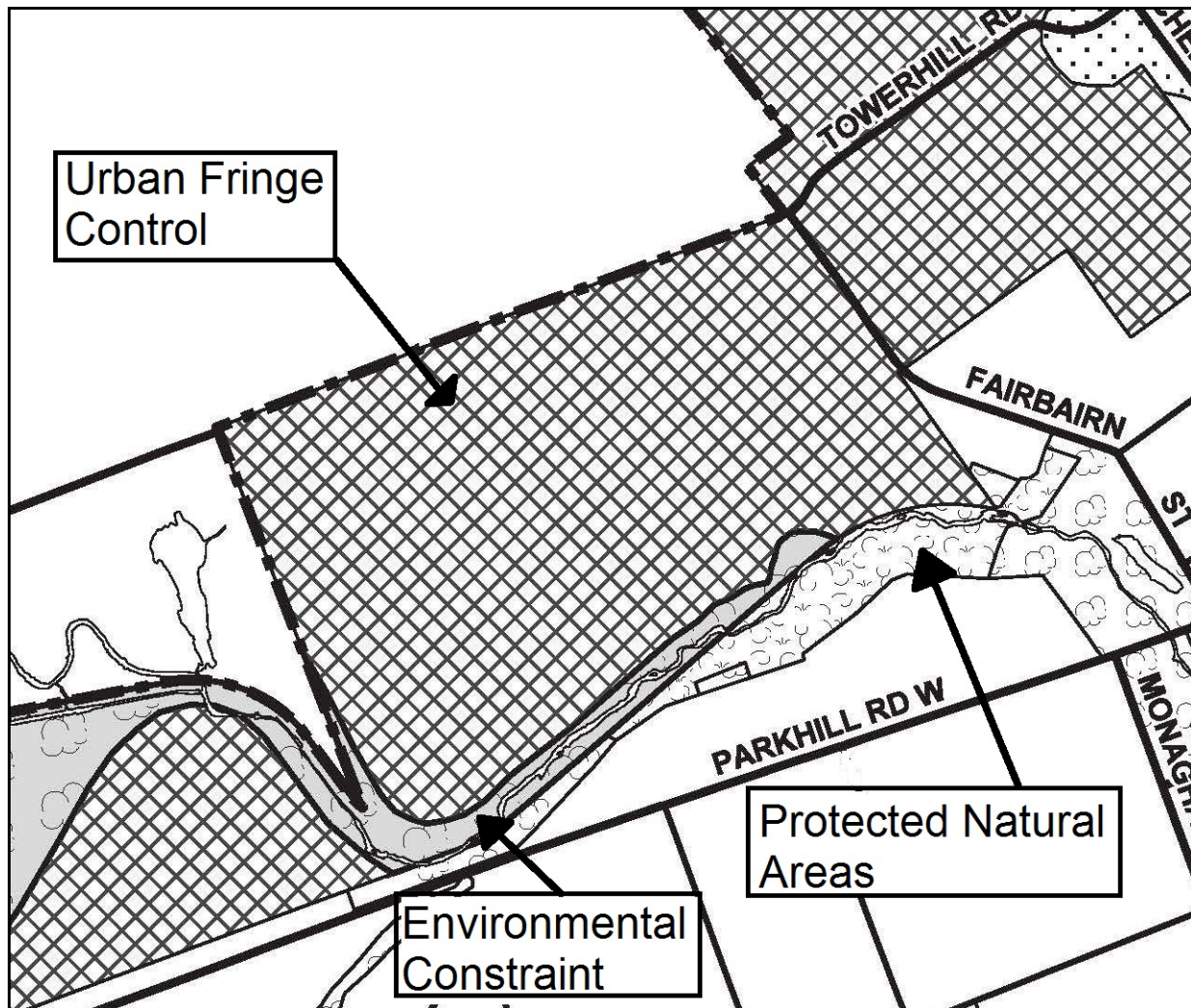
Topographically, the area contains a large drumlin near its centre which is aligned in a northeast to southwest direction. Consequently, lands in the Planning Area that are north and west of the drumlin generally drain in a northwesterly direction to Lily Lake while lands to the south and east of the drumlin generally drain directly toward Jackson Creek. There are mixed deciduous and coniferous woodlots along the south and west boundaries of the Planning Area adjacent to Jackson Creek as well as intermittent hedgerows.

At the east limit of the Planning Area, behind the existing homes that front onto Fairbairn Street and Lily Lake Road, exists a collection of 94 undeveloped lots together with lands intended for road allowances and parkland. The area was created through a process called checkerboarding in the 1960s and has not proceeded to develop due to a lack of municipal services, legal road frontage, and residential zoning.

Notwithstanding that some portions of the Planning Area have been developed for residential purposes along Fairbairn Street and Lily Lake Road, the entire Planning Area is considered to be located outside the Built Boundary established by the Growth Plan for the Greater Golden Horseshoe and is therefore identified as Designated Greenfield Area on Schedule A1 – City Structure of the Official Plan.

Because the Planning Area was annexed from Smith-Ennismore-Lakefield Township in 2008, the lands are currently subject to the “Urban Fringe Control Area” and “Environmental Constraint” designations from the former Township Official Plan (as reflected on Schedule “A” to the City Official Plan (see Figure 2).

**Figure 2: Excerpt of Schedule “A” – Land Use from the City of Peterborough Official Plan**



### **2.3 Objectives of the Plan**

Annexation of the Lily Lake Planning Area was premised on the need to accommodate future residential expansion of the City. Prior to considering any development applications in annexed areas, it has been the City's position that such large tracts of contiguous land will be subject to a comprehensive review to identify the major planning issues affecting development potential in the area.

In 2012, Bousfields Inc. completed the Lily Lake Functional Planning Study on the City's behalf. The study comprehensively assessed the opportunity for development in the area by investigating the natural environment, transportation, municipal servicing, stormwater management, hydrogeology/geology and cultural heritage characteristics of the area and provided recommendations to form the

basis of a secondary plan. These recommendations were received by Council in November, 2012 (PLPD12-073).

With the Lily Lake Functional Planning Study complete, the City is initiating the Lily Lake Secondary Plan in accordance with the resolution of Council dated December 10, 2012 to adopt a development scenario for the Planning Area to achieve the following objectives:

- i. To establish a community for the undeveloped lands within the City that are north of Jackson Park and Jackson Creek, west of Fairbairn Street, south of Lily Lake Road and east of the Jackson Creek East Provincially Significant Wetland that contributes to the development of the City as a complete community by including convenient access to jobs, local services, community infrastructure (including schools and parks), and a range of housing, including affordable housing, that will be suitable for a broad range of age groups.
- ii. To recognize the Planning Area as a substantial new development area and identify the need to anticipate development impacts on the surrounding neighbourhood and environment and take reasonable actions to mitigate adverse impacts.
- iii. To establish a complete transportation system that integrates the Planning Area with the surrounding community by accommodating the needs of pedestrians, cyclists, transit users and motorists.
- iv. To establish a community open space system which preserves environmental features within and adjacent to the Planning Area including the Jackson Creek and the Jackson Creek Valley, Jackson Park, and the Jackson Creek East Provincially Significant Wetland and tributary.
- v. To establish a servicing strategy to link services in the Secondary Plan Area with services in the City in a cost effective manner and ensure adequate standards are maintained for all services.

### **3 The Plan**

#### **3.1 Introduction**

The proposed Lily Lake Secondary Plan is presented on Schedule 1 to this report. The Secondary Plan illustrates a conceptual transportation network and land use designations to be incorporated into the Official Plan as Schedule "R."

The following sections of this report will describe the proposed Lily Lake Secondary Plan.

### 3.2 Natural Heritage

As part of the Lily Lake Functional Planning Study, Niblett Environmental Associates (NEA) undertook an assessment of the Planning Area's natural heritage characteristics. Based on this survey, a number of key environmental features were identified both within and near the vicinity of the Lily Lake Planning Area including:

- Jackson Creek East Provincially Significant Wetland (PSW) located along the western edge of the Planning Area;
- A locally significant wetland situated northeast of the Planning Area, near Fairbairn Street;
- Valley lands associated with Jackson Creek along the southern limit of the Planning Area with steep slopes that change approximately 25m in elevation;
- Woodlands associated with the Jackson Creek East PSW and the Jackson Creek Valley;
- Seasonal and permanent wetland pools at the bottom of the Jackson Creek valley, along the Jackson Creek Kiwanis Trail, and near the homestead of the property at 689 Lily Lake Road;
- Fisheries habitat associated with Jackson Creek and a creek running in a westerly direction across the northern limit of the Planning Area that discharges into Lily Lake; and,
- An intermittent stream near the southeast limit of the Planning Area that is considered indirect fish habitat.

In order to protect the form and function of these features, the Lily Lake Secondary Plan establishes a community open space system around these features consisting of Natural Areas, Corridors and Connecting Links as described in Section 3 of the Official Plan. As part of the Lily Lake Functional Planning Study, NEA did not identify the presence of any federally, provincially or regionally significant species of bird, wildlife or fish within the study area. Notwithstanding this, historical records and studies completed by others do identify past sightings of, and/or the potential for the presence of, a number of significant bird, wildlife and plant species in the vicinity.

Accordingly, in order to protect natural features identified within and adjacent to the study area and to better understand the status of certain significant species in the area, the Lily Lake Functional Planning Study recommended the following measures:

- Additional study at the development approval stage with respect to identifying, protecting and/or providing habitat for snapping turtles, particularly along Lily Lake Road and the Jackson Creek Kiwanis Trail;
- Additional study at the development approval stage to assess the status of Foxglove Beardtone, a regionally rare plant, within the study area and the level of protection required;
- A minimum 30m buffer from all wetlands, Jackson Creek, and all creeks/tributaries considered to be fisheries habitat;
- A 15m buffer from all creeks/tributaries considered to be indirect fish habitat;
- Protection of all woodlands associated with the Jackson Creek East PSW and the Jackson Creek Valley; and,
- Protection of the Jackson Creek Valley, below the top of bank.

To address these recommendations, the policies of the proposed Lily Lake Secondary Plan contains requirements for completion and implementation of additional Environmental Impact Studies in conjunction with development approvals. Additionally, the proposed Secondary Plan policies recognize the importance of the Jackson Creek Valley as a significant valleyland and contains provisions to ensure its protection.

As part of the Secondary Plan, it is anticipated that certain infrastructure works may need to be placed within the Jackson Creek Valley (e.g. stormwater management pond outlets, trunk watermains and sanitary sewers). In order to address any potential impacts that such work may have on the valley, the proposed policies include provision for further environmental, hydrogeological, geotechnical and archaeological study in support of any such works and for the preparation and implementation of rehabilitation and planting plans for any affected areas.

Within the Secondary Plan there are three linear open space features shown running through/within the planned development area. These features are centred on existing hedgerows with mature trees and are intended to provide a means for preserving these hedgerows in public ownership and/or for providing an area for significant tree planting and re-vegetation so that they may act as connecting links for wildlife (particularly birds) moving through the area. It is anticipated that these open space features will also host part of a community trail system that will provide both recreation and active transportation opportunities

for future residents.

As part of the development of the area, it is possible that servicing and grading requirements will necessitate the removal of existing trees within these hedgerows. If this becomes the case, the proposed Secondary Plan policies contain provision to require development proponents to prepare inventories of existing mature trees on site and implement measures for respecting or replacing these trees in accordance with the recommendations of the City's Urban Forest Strategic Plan (2011). Additionally, the Plan contains policies to ensure that where planting of trees within areas such as parks, trails and landscaped open space is required, such planting is completed as early as possible, concurrent with the completion of other public services such as streets, sewers, and watermains.

### **3.3 Transportation Network**

The Planning Area is bordered by a former County Road/Township Collector Road to the north (Lily Lake Road) and a Low Capacity Arterial Road to the east (Fairbairn Street). East of Fairbairn Street, Lily Lake Road becomes Towerhill Road and is designated as a Medium Capacity Arterial Road.

Presently, no streets exist within interior of the Planning Area. Consequently, the Lily Lake Secondary Plan identifies the development of a new local street system and a loop collector street system with three accesses to Lily Lake Road to facilitate traffic movement both within the Planning Area and to Lily Lake Road and beyond. Additionally, the collector street system maintains flexibility to provide a bridge connection to Parkhill Road, in the vicinity of Ravenwood Drive, should such a connection be warranted and determined to be feasible in the future. Generally, collector streets may be developed with a right of way width ranging from 20 to 26 metres while local streets may have a right of way width ranging from 18.5 to 20 metres.

The parcel fabric of the checkerboard subdivision lands located at the eastern limit of the Planning Area establishes a land base for a local street system within that subdivision. These planned streets, which are currently owned by the City, have never been established as public highway on either a registered plan of subdivision or by by-law. Although it is possible that some of these lands will be used for streets in the future, environmental constraints are going to require some reconfiguration of the checkerboard subdivision lands before development can proceed. Accordingly, it is anticipated that some of the lands that were previously planned for streets may no longer be used for that purpose.

A conceptual local street pattern is illustrated on Schedule "R". Although the final location and alignment of streets will be established at the time of subdivision approval, the street network will generally be developed as a

modified grid to maximize connectivity throughout the Planning Area and foster a full range of transportation options, including transit and active transportation.

Improvements to the external road network have been considered as part of the Transportation Component of the Lily Lake Functional Planning Study (Cole Engineering Ltd.). The study noted that to accommodate growth in background traffic to the 10-year horizon of the study, the following improvements are recommended for the surrounding road network:

- Realignment and signalization of the Parkhill Road / Brealey Drive / Ackison Road intersection;
- Signalization of the Lily Lake Road / Fairbairn Street intersection together with exclusive left turn lanes on all approaches;
- Exclusive westbound left turn and northbound right turn lanes at the Lily Lake Road / Ackison Road intersection; and,
- An exclusive eastbound left turn lane at the Parkhill Road / Fairbairn Street intersection.

In addition to these improvements, the study also recommended the following improvements to accommodate full build-out of the Planning Area:

- Signalization of the Lily Lake Road / Ackison Road intersection located in the Township of Selwyn;
- Modification of the southbound pavement marking at the Parkhill Road / Fairbairn Street intersection to permit exclusive left turn and shared left-right turning movements;
- An exclusive westbound right turn lane on Parkhill Road at Fairbairn Street;
- An exclusive eastbound right turn lane on Lily Lake Road/Towerhill Road at Chemong Road.
- Signalization of the collector street access to the Planning Area from Fairbairn Street;
- Stop sign controls for all other accesses from the Planning Area to Lily Lake Road;
- All proposed collector streets should have should have one (1) inbound and separate left and right outbound lanes at their intersection with the external road system;
- Exclusive left turn lanes on Lily Lake Road at its approach to all site accesses;
- Widening of Fairbairn Street from one (1) lane to two (2) lanes per

direction between Parkhill Road and Lily Lake Road; and,

- Widening of Lily Lake Road/Towerhill Road from one (1) lane to two (2) lanes per direction between Chemong Road and the easterly site access on Lily Lake Road.

It should be noted that the transportation investigation completed as part of the Lily Lake Functional Planning Study assumed provision of a collector street access from the Planning Area to Fairbairn Street using a previously-planned road allowance within the checkerboard subdivision. Based on concerns regarding potential impacts on existing properties, adequacy of the land available to construct such an access, and a less-than-ideal separation distance between the proposed access and the Fairbairn Street / Lily Lake Road intersection, the Lily Lake Secondary Plan excludes a collector street access to Fairbairn Street. Should development proceed within the Planning Area without a collector street access to Fairbairn Street, further traffic study will be required as part of future development approvals to determine what additional improvements may need to be made to the Lily Lake Road accesses and the intersection of Lily Lake Road and Fairbairn Street.

Subsequent to the completion of the Lily Lake Functional Planning Study, the City has completed an Environmental Assessment (EA) for the construction of a new arterial roadway within the Parkway Corridor which is located south and east of the Planning Area, intersecting Fairbairn Street. On November 20, 2013, Council endorsed the recommendations of the EA which includes the ultimate development of a four lane roadway between Clonsilla Avenue and Chemong Road (including a bridge of Jackson Park), and a two lane roadway between Chemong Road and Cumberland Avenue. During and following completion of the functional planning study for the nearby Chemong Planning Area, extensive discussion and investigation was undertaken to understand the traffic implications of building a new road in the Parkway Corridor. Similarly, for the Lily Lake area, the form and nature of any roadway to be built in the Parkway Corridor will have a significant impact on the degree of transportation network improvements required to accommodate full build-out of the Lily Lake area.

As part of the Parkway Corridor EA, the implications of building a road within the Parkway Corridor were assessed with respect to the anticipated roadway network demands generated by full build-out of the Lily Lake area. From that study it was noted that the construction of a new bridge over Jackson Park will better serve the long term needs associated with build-out of the Lily Lake area and that if a bridge is built over the park, widening Fairbairn Street to four lanes (south of The Parkway) as previously recommended in the Functional Planning Study may not be necessary.

To ensure that external transportation network improvements are implemented in conjunction with development demand, additional traffic study, including a



sensitivity analysis, and potentially updates to the current Comprehensive Transportation Plan will be required as part of future development approvals. Furthermore, to ensure future infrastructure needs are appropriately funded, updates to the City-Wide Engineering Services Development Charge By-law may be required. Where the Secondary Plan requires the development alteration of existing roads within the jurisdiction of the County of Peterborough and the Township of Selwyn, the City will work collaboratively with its neighbouring municipalities to ensure that the needs, standards and processes of each municipality are respected. The growth-related share of transportation improvements required beyond the City's boundary will be a direct responsibility of development proponents.

Where transportation network improvements require approval through a Municipal Class Environmental Assessment, development approvals may be restricted until the assessment is complete and the necessary improvements are implemented. In accordance with the City's sidewalk policy and the complete streets recommendations of the City's Comprehensive Transportation Plan (2012), it is anticipated that any widening/improvement of adjacent roadways such as Lily Lake Road, Towerhill Road and Fairbairn Street will include provision of facilities for pedestrians, cyclists, and transit service.

Presently, Peterborough Transit serves the eastern edge of the Planning Area along Fairbairn Street. In particular, Route 3 currently travels southbound only on Fairbairn Street toward downtown. Collector Roads within the Plan Area will be designed to accommodate cycling lanes and the future expansion of transit service as it becomes warranted in accordance with the City's Public Transit Business Plan. Additionally, walkways and trails will be strategically located to facilitate pedestrian access to existing transit services.

Sidewalks are currently not available within the Plan Area. Sidewalks and/or walking trails will be provided along both sides of all new streets, including cul-de-sacs with 30 or more dwelling units, in accordance with the City's sidewalk policy.

The Secondary Plan is designed to maximize pedestrian and cycling accessibility by aligning Protected Natural Areas, Open Space and Parkland in a manner to allow for the development of a trail system along both the north and southern limits of the Plan Area as well as through the centre of the Plan Area. The Plan envisions multiple connections to the Jackson Creek Kiwanis Trail / Trans-Canada Trail located along the southern edge of the Plan Area, within the Jackson Creek Valley, as well as a connection to Fairbairn Street and Poplar Park.

### **3.4 Water and Wastewater Servicing**

Presently, there are no municipal services within the Lily Lake Secondary Plan Area. Existing dwellings within the area and to the north of the area are privately serviced. The closest water services, north of Jackson Creek, are located at the intersection of Fairbairn Street and Hillside Street. Additionally, Peterborough Utilities operates a water reservoir that is located approximately 400 metres east of Fairbairn Street, along Towerhill Road.

With respect to sanitary services, there is a trunk sanitary sewer located within the Jackson Creek Kiwanis Trail/Trans-Canada Trail near the southwest corner of the area that drains to the existing sewage pumping station located on Parkhill Road, near Ravenwood Drive. Additionally, local sewers are located within Fairbairn Street at Hillside Drive and on Parkview Drive which drain to the Park Street Trunk Sewer located south of Parkhill Road.

In 1998, Council endorsed the Jackson Creek West Sanitary Servicing Study (Totten Sims Hubicki, February 1998 – PL-18-016) which recommended, among other things, that servicing of the northwest corner of the City (north of Sherbrooke Street, West of Fairbairn Street) would be based on the construction of a new Parkway Trunk Sewer in combination with a new pumping station located on Parkhill Road. Since that time, the Parkway Trunk Sanitary Sewer System has been completed to the intersection of Parkhill Road and Wallis Drive and a pumping station is in operation on Parkhill Road as previously noted.

As part of the Lily Lake Functional Planning Study, the location and capacity of existing sanitary collection/treatment and water storage/distribution services surrounding and downstream of the Lily Lake area was assessed. Consistent with the recommendations of the 1998 Jackson Creek West Sanitary Servicing Study, the Functional Planning Study recommended a gravity-based sanitary servicing strategy that attempts to direct as much drainage area as possible from the Lily Lake area to the existing pumping station on Parkhill Road.

Key findings and recommendations of the Functional Planning Study include:

- Sanitary sewage can be collected and conveyed by gravity to the Parkhill Road Pumping Station through the use of deep sewers and routing that crosses through a short portion of lands known municipally as 645 Lily Lake Road, Township of Selwyn;
- There are constraints in the downstream sanitary system, namely, the capacity of the Parkhill Road Pumping Station and the sizing of The Parkway trunk sewer, south of Clonsilla Avenue;

- The City's Wastewater Treatment Plant currently has sufficient capacity to accommodate development of the Lily Lake Planning Area; and,
- The entire Planning Area is located within water supply pressure Zone 3W (which encompasses most of the City's northwest corner) save and except for the extreme south-east corner of the Planning Area which is located in Zone 2 (Jackson Park, Medical Drive, Consilla Avenue areas).

Since that study was completed, the capacity constraint within The Parkway Trunk Sewer, south of Clonsilla Avenue, has been addressed. Additionally, the Parkhill Road Pumping Station is currently being reconstructed to provide the capacity required for accomodating development of the Lily Lake area. Reconstruction of the Parkhill Road Pumping Station is anticipated to be complete in 2014.

Within the Planning Area, sanitary wastewater is anticipated to be conveyed to two outlets near the southwest corner of the Planning Area: one located just north of the existing Parkhill Road Pumping Station that would enter the Jackson Creek Valley to join the existing sanitary sewer connection to the pumping station; and another a little further north and west that would cross a property located in the Township of Selwyn as previously noted and join the existing sewer within the Jackson Creek Kiwanis Trail / Trans-Canada Trail. It is anticipated that the outlet located just north of the existing pumping station will serve the south and east parts of the Planning Area while the outlet located further north and west will serve the northwest portion of the Planning Area.

It is acknowledged that the provision of City infrastructure beyond the City's boundary will require cooperation and approval from the Township of Selwyn and County of Peterborough. Accordingly, the proposed Secondary Plan policies explicitly outline the City's intent to work cooperatively with the Township and County to ensure the necessary infrastructure is implemented. Should it be determined that it is not possible to provide a trunk sanitary sewer through lands located within the Township of Selwyn, a pumping station would be required to serve the northwest portion of the planning area.

The extreme southeast corner of the Planning Area naturally drains toward the south and east rather than the southwest. In order to drain these lands in a southwesterly direction to the Parkhill Road Pumping Station, it is anticipated that a trunk sanitary sewer will be placed along the top of the Jackson Creek Valley (where it is geotechnically stable to do so) at a deeper-than-normal depth. Should this option not be feasible for portions of the southeast corner of the Planning Area, sanitary drainage may be considered to the existing local sewer within Fairbairn Street subject to confirmation of downstream capacity.

Generally, water services for the Lily Lake area will be provided from the existing water reservoir on Towerhill Road. Through their participation in the Lily Lake

Functional Planning Study, Peterborough Utilities advised that it has a concept plan to create a trunk watermain loop within Pressure Zone 3 by providing a trunk watermain from the existing reservoir on Towerhill Road, through the Planning Area, to Parkhill Road near Ravenwood Drive and ultimately to the Sherbrooke Street elevated storage tower. In order to accomodate this infrastructure plan, the proposed Lily Lake Seconary Plan Use Plan includes a Collector Street that leads to an infrastructure corridor/other open space block in the southwest corner of the area, near Ravenwood Drive.

Within the Plan Area and/or in the immediate vicinity such as along Fairbairn Street, Lily Lake Road, Towerhill Road and Eastwood Road there are a number of properties that are privately serviced. Any future development in the Plan Area shall be designed to protect the quality and quantity of the water supply for existing private wells in the Area.

### **3.5 Stormwater Management**

The Planning Area is wholly located within the watershed of Jackson Creek. Due to the presence of a large drumlin, the north and west portions of the Planning Area drain to a tributary of the Jackson Creek East Provincially Significant Wetland (Lily Lake) that runs adjacent to the south side of Lily Lake Road while areas located south and east of the drumlin drain directly to Jackson Creek. Jackson Creek is a fisheries habitat and has historically been subject to flooding in downstream areas. The unnamed tributary along Lily Lake Road is also a fish hibitat. Given the nature of these receiving waterbodies, control of stormwater quality and quantity will be an important aspect any development that proceeds in the Planning Area.

The Lily Lake Secondary Plan proposes the creation of four stormwater management ponds to capture and treat runoff and control its rate of release to the natural environment: one serving the northwest portion of the area, one serving the checkerboard subdivision located at the east limit of the area, and two ponds serving those areas south of the drumlin. As a condition of development approvals in the Area, detailed stormwater managment reports will be required that generally implement the recommendations of the Lily Lake Functional Planning Study and the Jackson Creek Flood Reduction Master Plan (AECOM, 2010).

Additionally, the policies of the Lily Lake Secondary Plan require that specific consideration be given in the design of the overall stormwater managagement approach to reduce thermal, chemical and erosion impacts on receiving waterbodies and that measures be included to minimize the loss of stormwater infiltration into the ground. Furthermore, at the suggestion of the Otonabee Region Conservation Authority, the Secondary Plan policies provide for the creation of a comprehensive program to monitor the effects development on the

function of the Jackson Creek East Provincially Significant Wetland, Jackson Creek, and the Jackson Creek Valley.

### **3.6 Land Use**

Presently, the Planning Area is largely rural and is either vacant or used for agricultural purposes with the exception of existing single detached dwellings along Fairbairn Street and the easterly portion of Lily Lake Road.

In the Official Plan, most of the Planning Area is designated as Urban Fringe Control Area in accordance with the Official Plan of the former Township of Smith that was in effect at the time of annexation. However, as noted on Schedule A1 – City Structure of the City’s Official Plan, the Lily Lake area has been identified as a Designated Greenfield Area (DGA). The Official Plan and the provincial Growth Plan for the Greater Golden Horseshoe requires the City to plan to achieve a minimum average density of 50 residents and jobs per hectare in the DGA (excluding environmental features where the Growth Plan or the Provincial Policy Statement prohibits development).

Within the Lily Lake Planning Area, approximately 148 ha of land are considered to be DGA however that value may change at the time of zoning by-law approvals pending further environmental study. Presently, it is estimated that approximately 7400 residents and jobs combined must be accommodated within the area at full build out to achieve an average density of 50 residents and jobs per hectare.

When considering Designated Greenfield Areas, both the Official Plan and provincial policy identifies the need to plan such areas to be:

- Complete communities that include convenient access to jobs, local services, community infrastructure (e.g. schools, parks, healthcare), and a range of housing options;
- Communities that have an urban form and density that supports and encourages the use of transit and safe means of walking and cycling;
- Communities that have a diverse mix of land uses including residential, institutional and local employment uses; and,
- Communities that have high quality urban design of streetscapes and public open spaces that provide convenient linkages and foster the use of transit, walking and cycling as alternatives to the private automobile.

To achieve these objectives, the Lily Lake Secondary Plan proposes a range of low and medium density residential uses together with two elementary school sites, two local commercial sites, four medium-high density residential sites that can accomodate additional local commercial uses, numerous parks and

parkettes, and a comprehensive trail system that connects the neighbourhood with open space features on the periphery of the site. The plan is structured around a modified grid street network to promote pedestrian and cycling accessibility, and most of the medium density, institutional and commercial uses are focused within the interior of a proposed loop collector street system that will facilitate transit access to the neighbourhood.

**Table 1: Estimated Land Use Distribution for the Lily Lake Secondary Plan**

<b>Proposed Land Use</b>	<b>Average Net Density (units per hectare)</b>	<b>Approximate Area (hectares)</b>	<b>Approximate Area (acres)</b>	<b>Estimated Number of Dwelling Units</b>
<b>Existing Residential</b>		4	10	24
<b>Low Density Residential</b>	25	54	133	1400
<b>Medium Density Residential</b>	45	26	64	1200
<b>Medium-High Density Residential</b>	60	3	7	200
<b>Local Commercial</b>		1.5	4	
<b>Public Service (Elementary Schools)</b>		5	12	
<b>Parkland and Other Open Space</b>		12	30	
<b>Major Open Space</b>		50	124	
<b>Stormwater Management (within City)</b>		8	20	
<b>Roads</b>		34.5	85	
<b>Total</b>		<b>198</b>	<b>489</b>	<b>2824</b>

Table 1 describes the estimated land use mix for the Lily Lake Secondary Plan area. Given the minimum densities assumed in the table above, low density areas are generally expected to accommodate a mix of single and semi-detached/duplex dwellings on lots ranging in width from 9.1 to 15.2 metres (30 to

50 feet). Medium density areas are expected to accommodate, at a minimum, row housing with lot widths of under 8 metres (26 feet) while Medium-High Density uses are expected to accommodate low and mid rise apartment, condominium, and multi-suite residence uses.

Based on these assumed densities and the approximate land area designated for each use, the Lily Lake Planning Area can be expected to accommodate approximately 2800 new residential units. Assuming an average household size of 2.9 persons for low density residential dwellings, 2.5 persons for medium density residential, 1.7 persons for medium-high density dwellings, the anticipated unit yield translates to an estimated population of approximately 7400 residents; thus achieving the required minimum density of 50 residents and jobs combined per hectare.

Additionally, the proposed Secondary Plan policies allow for the creation of secondary suites or accessory apartments as of right within dwelling units developed in low density areas of the Secondary Plan subject to regulation in the Zoning By-law. A secondary suite is a private, self-contained unit within an existing dwelling. Generally, municipalities are required to permit the creation of secondary suites throughout existing built up areas. However, secondary suites can also assist the City to achieve the required minimum density target for the DGA and to provide a much needed supply of affordable rental apartment units. Based on the experience of other Ontario municipalities that permit secondary suites as of right, it is anticipated that up to 10% of all low density units may eventually contain a secondary suite.

In order to maintain the character of existing residential areas on the periphery of the Planning Area, the Secondary Plan generally identifies low density residential uses and open space, parkland or stormwater management uses for areas adjacent to existing residential development.

From an employment perspective, 2011 National Household Survey figures show that approximately 2.3% of Peterborough's total population work in a home-based job. Assuming this rate will also apply in the Plan Area, it is anticipated that approximately 170 home-based jobs will be accommodated within the Secondary Plan Area.

Furthermore, the Secondary Plan contains two sites for potential future elementary schools and approximately 1.5 ha of land for local commercial purposes. Based on City research conducted for the document *Planning Peterborough to 2031: How the Growth Plan for the Greater Golden Horseshoe will affect the City of Peterborough* (April, 2009) it is assumed that two schools will accommodate 30 jobs each and that commercial lands will develop at an average density of 43 jobs per hectare. Based on these assumptions, an additional 125 jobs could be accommodated in the Secondary Plan area.

In order to facilitate the creation of a “main street” corridor, the Secondary Plan policies encourage the incursion of local commercial uses within the four sites proposed for medium-high density residential use. Should these sites develop with mixed uses, additional employment may be available for future residents of the Planning Area.

In April 2009, Council received a Retail Market Analysis prepared for the City by urbanMetrics Inc. which quantified future retail and service commercial space requirements for the City to 2026. Additionally, the study identified the most appropriate distribution of space by major store category, recommended a geographic distribution of this space, and, recommended appropriate retail formats for serving the Peterborough community in the future.

At the time, the study noted that the North District of the City (see Figure 3), which includes the Lily Lake Secondary Plan Area, has a noticeably smaller proportion of the City’s existing commercial floor space than the western and central areas of the City. Additionally, the study noted that the North District lacks representation of certain non food-store retail formats such as home furnishings, building materials and garden stores and has a relative lack of service retail floor space (e.g. finance, insurance, health care, goods repair/maintenance, personal care services, professional services). To address these deficiencies, the study recommended that opportunities be provided to enhance the availability of local serving retail facilities at the neighbourhood level throughout the City and that future retail growth in each district of the City be justified by population growth.



Figure 3: 2009 Retail Market Analysis Evaluation Districts

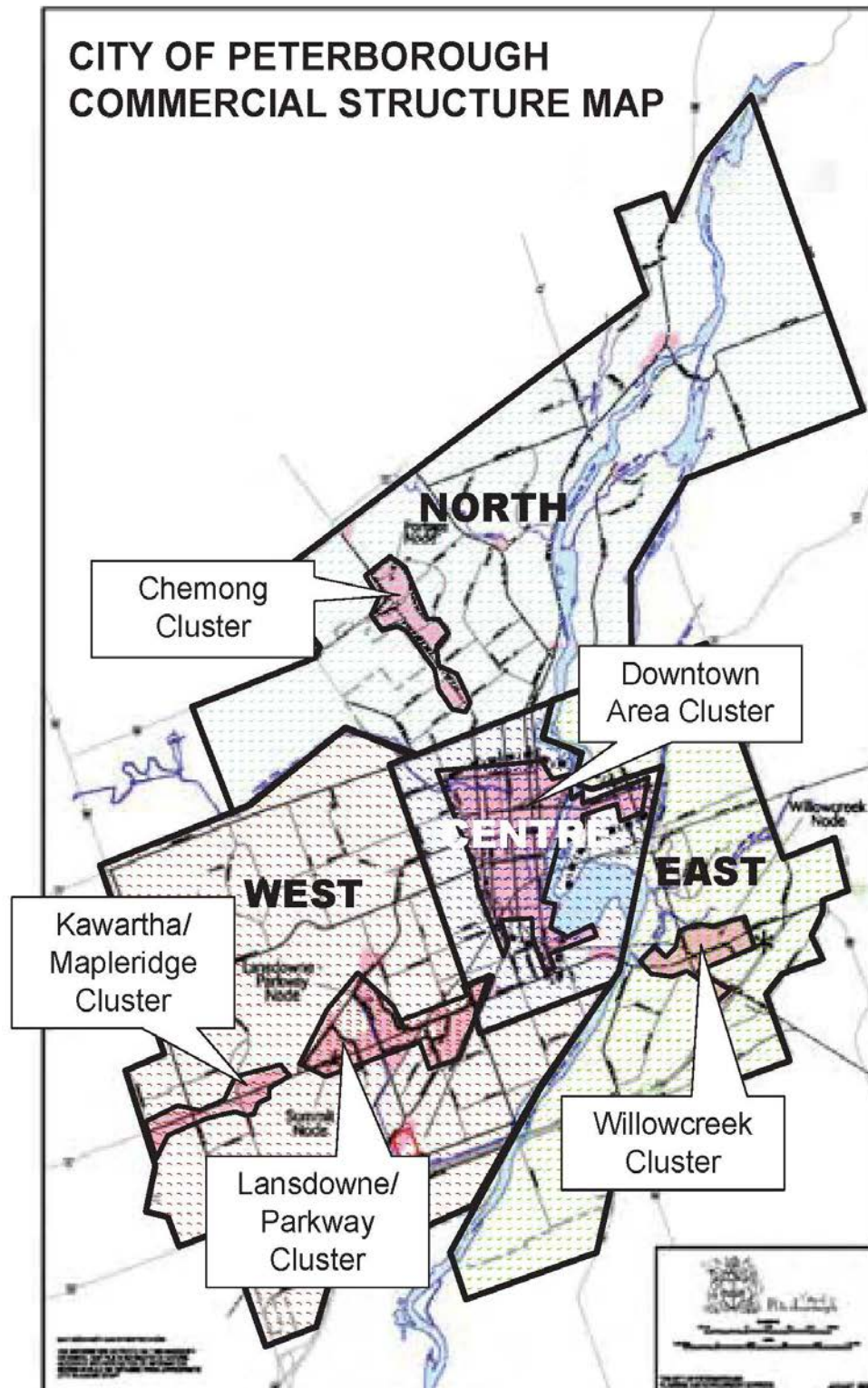


Figure 1 of the Official Plan illustrates the city's commercial structure which consists primarily of the Central Area (downtown) and four shopping nodes that are located on the major transportation network. One of these nodes, the Portage Node, is located approximately 950m east of the Lily Lake Planning Area, along Towerhill Road and Chemong Road. As described in Section 2 of the Official Plan, shopping nodes are intended to accommodate ongoing expansion of non-downtown commercial activity and are to be of a size and scope that serves the retail needs for both City residents and residents from the surrounding area.

Since the Retail Market Analysis was completed in 2009, additional retail space has either been built (e.g. Walmart expansion, Chemong Park Plaza expansion) or zoned for development (e.g. No Frills – Milroy Drive, Neighbourhood Centre and Local Commercial facilities on Chemong Road, north of Milroy Drive) in or adjacent to the Portage Node to enhance the node's function as a shopping destination. In order to further support the Portage Node's planned function, retailing in the Lily Lake Secondary Plan has been planned to focus on the day to day needs of the immediate neighbourhood through the provision of Local Commercial uses; higher order retail functions in the vicinity will continue to be focused on the Portage Node.

In accordance with Section 4.2.6 of the Official Plan, a Local Commercial facility can generally accommodate up to 2000 square metres (21,500 square feet) of convenience retail and personal service uses and may also contain small scale service commercial, restaurant, food store, office, studio and clinic uses. Additionally, in order to provide a broader range of potential uses for Local Commercial facilities in the Planning Area, the proposed Secondary Plan policies encourage the inclusion of institutional and cultural uses (save and except for cinemas and theatres which are typically Central Area uses).

### **3.7 Urban Design and Culture**

Compared to greenfield development that has occurred in Peterborough over the last 40 to 50 years, the Lily Lake Secondary Plan presents a shift in land use mix and density in order to achieve the intent of relatively recent changes in provincial policy. Recognizing that good urban design and architectural character is a key factor in ensuring the success of intensified development, the Planning Act was amended in 2007 to enable municipalities to address, through the site plan approval process, matters relating to the exterior character, scale, appearance and design features of buildings, and their sustainable exterior design subject to enabling policies being included the Official Plan. The Secondary Plan includes policy to enable the City to address such matters through site plan approval for development within the plan area.

In 2012, the City adopted a Municipal Cultural Plan to, among other things, more

fully integrate culture into all facets of municipal planning and decisionmaking. A key aspect of the Municipal Cultural Plan is the recognition that the integration of culture into community planning can significantly improve quality of life for residents, foster sense of place, and generate economic opportunity for the community. In order to provide a means for introducing Peterborough's culture into the future Lily Lake community, the proposed Secondary Plan policies include provision to require development proponents to establish an Urban Design program which could address items ranging from built form, architecture and streetscapes to signage, public art, and others.

Additionally, the Municipal Cultural Plan recognizes natural heritage as a key element of Peterborough's culture and strives to preserve and celebrate natural heritage features for the enjoyment of future generations. In particular, the Cultural Plan recommends that Jackson Creek be interpreted as an important historic and present-day cultural heritage and natural resource. To ensure that the important cultural heritage aspects of Jackson Creek and its associated valley are protected from potential impacts that development of the Lily Lake area may generate, the Secondary Plan policies enable the City to require Heritage Impact Assessments in conjunction with proposed development. A Heritage Impact Assessment can, among other things, assess the Jackson Creek Valley as a Cultural Heritage Landscape and recommend measures to conserve the valley as a heritage landscape.

## **4 Implementation**

In order to implement the initiatives of the proposed Lily Lake Secondary Plan, amendments to the Official Plan are required. Policy additions are proposed to describe the objectives of the Secondary Plan, outline specific development policies, and to address any conflicts between the proposed Secondary Plan and areas of existing Official Plan policy. The policies related to the Lily Lake Secondary Plan will be added to Section 10 of the Official Plan, contains the policies for all adopted secondary plans.

In addition to the policy additions, the Secondary Plan, presented as Schedule 1 of this report is proposed to be added as Schedule "R" to the Official Plan. As a result of the adoption of the new Lily Lake Secondary Plan, amendments will also required to Schedule "A" – Land Use, Schedule "A1" – City Structure, Schedule "B" – Roadway Network, Schedule "B(a)" – Bikeway Network, Schedule "C" – Natural Areas & Flood Plains, Schedule "D" – Development Areas, Schedule "E" – Residential Density and Schedule "F" – Key Map to Secondary Plans as well as to Table 1 – Residential Development by Secondary Land Use Plan Areas and Table 2 – Road Allowance Widths.

#### **4.1 Proposed Policies for the Lily Lake Secondary Plan**

### **10.9 Lily Lake Secondary Plan**

10.9.1 The Lily Lake Secondary Land Use Planning Area is generally bounded by Lily Lake Road, Fairbairn Street, Jackson Park and Jackson Creek, and the Jackson Creek East Provincially Significant Wetland. The actual limits of the Planning Area are as shown on Schedule “F” – Key Map to Secondary Land Use Plans and on Schedule “R” of the Official Plan. It is the policy of Council that land within the Lily Lake Secondary Land Use Plan shall be developed in accordance with the land use pattern shown on Schedule “R”. Reference shall also be made to the policies of section 10.9 in addition to other policies of the Official Plan. The land use categories of Schedule “R” shall have the same meaning as in the Official Plan or Zoning By-law.

#### **10.9.2 Objectives of the Plan**

Council adopts the following objectives for the Lily Lake Secondary Land Use Plan:

- 10.9.2.1 To establish a community for the undeveloped lands within the City that are north of Jackson Park and Jackson Creek, west of Fairbairn Street, south of Lily Lake Road and east of the Jackson Creek East Provincially Significant Wetland that contributes to the development of the City as a complete community by including convenient access to jobs, local services, community infrastructure (including schools and parks), and a range of housing, including affordable housing, that will be suitable for a broad range of age groups.
- 10.9.2.2 To recognize the Planning Area as a substantial new development area and identify the need to anticipate development impacts on the surrounding neighbourhood and environment and take reasonable actions to mitigate adverse impacts.
- 10.9.2.3 To establish a complete transportation system that integrates the Planning Area with the surrounding community by accommodating the needs of pedestrians, cyclists, transit users and motorists.
- 10.9.2.4 To establish a community open space system which preserves environmental features within and adjacent to the Planning Area

including Jackson Creek and the Jackson Creek Valley, Jackson Park, and the Jackson Creek East Provincially Significant Wetland and tributary.

- 10.9.2.5 To establish a servicing strategy to link services in the Secondary Plan Area with services in the City in a cost effective manner and ensure adequate standards are maintained for all services.

### **10.9.3 Development Policies**

#### **10.9.3.1 Community Structure**

##### **10.9.3.1.1 Open Space System**

The Community Open Space System consists of Natural Areas, Corridors and Connecting Links as depicted on Schedule C – Natural Areas and Flood Plains of the Official Plan. Additionally, buffers, adjacent lands, and parklands are an integral part of the Community Open Space System and are intended to help protect the function of the Natural Area and Corridor features and ensure their long term sustainability within the urban context while also providing passive and active recreation opportunities for the community.

##### **10.9.3.1.2 Residential Areas**

Residential areas permit a range of low and medium density residential uses which will be predominantly ground related in orientation. In addition, related uses that are complementary to residential uses shall be permitted including local commercial uses, home occupation uses, public and institutional uses, parks and recreation areas, churches and special care facilities.

##### **10.9.3.1.3 Transportation System**

The community will be developed based on a modified grid street system and related off-street trail/walkway system, designed to provide for a full range of transportation options with a focus on maximizing the potential for transit service and active transportation.

### **10.9.3.2 Natural Area, Open Space and Parkland**

10.9.3.2.1 When reviewing development proposals, the City will have regard for the form and function of existing natural features within and/or adjacent to the Secondary Planning Area, including:

- the Jackson Creek East Provincially Significant Wetland and its associated tributary;
- Jackson Creek and its associated valley lands, woodland and tributaries; and,
- unevaluated wetland pockets located within the Jackson Creek Valley and near the homestead at 689 Lily Lake Road.

Development proposals shall define, through the preparation of an Environmental Study as described in Section 3.3.7, the limit of the Natural Area, development setback requirements, and the limit of any flood plain associated with the Natural Area. Areas defined as Natural Area or required as a buffer to the Natural Area shall be dedicated to the City at no cost for open space purposes.

10.9.3.2.2 In addition to the requirements of Sections 3.3.7, any Environmental Study prepared in support of a development proposal may also be required to investigate:

- the incidence of foxglove beardtongue;
- the presence of or potential for potential turtle nesting habitat on or adjacent to the lands; and,
- the hydrologic and ecological link between water features within the Jackson Creek Valley and features above the valley.

The study shall recommend measures for protecting and enhancing these features and for monitoring the effectiveness of these measures.

10.9.3.2.3 Prior to any grading, construction or tree removal, the City will require the submission of detailed natural features/vegetation studies, tree assessment and preservation plans (including an inventory of existing mature trees on site and measures for respecting or replacing these trees), hydrogeological and geotechnical studies, and archaeological assessment studies when

reviewing development proposals.

- 10.9.3.2.4 Detailed landscaping and planting plans consisting of a variety of suitable native species shall be prepared in conjunction with studies prepared pursuant to Sections 10.9.3.2.1 and 10.9.3.2.3 for all areas to be dedicated to the City for open space, parkland, and stormwater management purposes.
- 10.9.3.2.5 The Jackson Creek Valley is a significant valleyland and woodland area that serves to connect Jackson Park to significant natural areas beyond the City. Generally, the treeline along the top of and within the valley shall be protected. Limited tree removal may be permitted to facilitate the provision of infrastructure and trail facilities subject to the completion of studies and plans in accordance with Sections 10.9.3.2.1, 10.9.3.2.3, and 10.9.3.2.4.
- 10.9.3.2.6 Development in proximity to the Jackson Creek Valley shall be supported by an Erosion Hazard Limit Study prepared in accordance with Ministry of Natural Resources guidelines.
- 10.9.3.2.7 To promote public accessibility to and to protect public views of the Jackson Creek Valley, the City will encourage the provision of open space along the top of the valley and may consider alternative design standards for streets that abut such open space.
- 10.9.3.2.8 Connecting Links as depicted on Schedule “C” – Natural Areas and Flood Plains shall strive to achieve a minimum width of 30 metres subject to the recommendations of studies and plans prepared pursuant to Sections 10.9.3.2.1, 10.9.3.2.3, and 10.9.3.2.4 in order to protect the existing treelines around which they are planned and/or to accommodate significant re-vegetation and an off-road trail.

### **10.9.3.3 Land Use**

- 10.9.3.3.1 It is intended that the land use areas and limits of other features or site specific land uses shown on Schedule “R” – Lily Lake Secondary Land Use Plan are approximate. Adjustments can be made without amendment to the Official Plan provided the general intent and purpose of the Secondary Plan is maintained.
- 10.9.3.3.2 Development of the Planning Area will be planned to achieve a minimum average density of 50 residents and jobs per hectare combined. To achieve this, notwithstanding the provisions of

Sections 4.2.2.1 and 4.2.2.2, residential areas illustrated on Schedule “R” – Lily Lake Secondary Land Use Plan shall be planned for the following average minimum net densities:

Low Density – 25 units per hectare;

Medium Density – 45 units per hectare;

Medium-High Density – 60 units per hectare.

- 10.9.3.3.3 Pursuant to Section 4.2.3.9 of this Plan, the City will encourage the development of secondary suites in areas designated for Low Density Residential use on Schedule “R” – Lily Lake Secondary Land Use Plan. The development of secondary suites will be controlled through the application of Zoning By-law regulations.
- 10.9.3.3.4 Subject to conformity with Sections 5.4.1 and 5.7.2 of this Plan, the City may consider development proposals in the Lily Lake Planning Area that employ alternative development standards such as rear laneways, alternative parkland sizing and placement, reduced lot sizes and building setbacks in order to facilitate the creation of a compact community that achieves a minimum average density of 50 residents and jobs per hectare over the entire Planning Area.
- 10.9.3.3.5 When reviewing development proposals, the City may require development proponents to assess off-street parking requirements of the proposed development and to implement measures over and above typical lot-specific Zoning By-law standards to ensure adequate parking standards are provided within the neighbourhood.
- 10.9.3.3.6 Where an elementary school is anticipated within the Planning Area on Schedule “R” – Lily Lake Secondary Land Use Plan, such blocks will be zoned to permit alternative uses by the underlying land use designation on Schedule “A” – Land Use including other institutional uses and residential uses. As part of the approval of a plan of subdivision, a lotting plan shall be submitted to demonstrate that the school block is configured in a manner which will permit future development for other purposes should a school not be developed.
- 10.9.3.3.7 In addition to those uses contemplated in Section 4.2.6.3, institutional and cultural uses, with the exception of cinemas and theatres, shall also be permitted within Local Commercial facilities identified on Schedule “R” – Lily Lake Secondary Land Use Plan.



- 10.9.3.3.8 Development of properties designated for Medium-High Density residential purposes on Schedule “R” – Lily Lake Secondary Land Use Plan will be encouraged to integrate small scale commercial uses as described in Section 4.2.6.3 in order to form a commercial core to serve the Planning Area in conjunction with planned Local Commercial facilities.
- 10.9.3.3.9 Land use planning approvals for the southwest portion of the Planning Area shall protect the need for municipal infrastructure installations to Parkhill Road, in the vicinity of Ravenwood Drive, should they be deemed necessary in the future.
- 10.9.3.3.10 The eastern portion of the Planning Area is encompassed by a collection of undeveloped lots created historically by a process called “checkerboarding”. Due to fragmentation of ownership, these lands present a unique challenge to potential development. Notwithstanding the provisions of Section 10.9.3.3.2, Infill Housing may also be considered in accordance with Section 4.2.2.1.3.

#### **10.9.3.4 Transportation**

- 10.9.3.4.1 It is intended that the location of streets shown on Schedule “R” – Lily Lake Secondary Land Use Plan are approximate. The location and alignment of streets will be determined at the time of subdivision approval without amendment to the Secondary Plan.
- 10.9.3.4.2 Proponents of development will be required to complete Traffic Impact Studies in accordance with Sections 5.3.5 and 5.4.11. Implementation of required road network improvements will be secured either prior to, or as a condition of, development approvals.
- 10.9.3.4.3 The City will have the authority to expand designated road rights-of-way at collector/collector street intersections and collector/arterial street intersections if determined necessary for intersection design.
- 10.9.3.4.4 Roundabout intersections will be preferred where Collector Roadways intersect.
- 10.9.3.4.5 The City will cooperate with the County of Peterborough, the Township of Selwyn, and other affected authorities to facilitate implementation of any roadway improvements beyond the City’s boundary that are required to serve the Planning Area.

10.9.3.4.6 On-road bikeways will be provided on all Collector Roadways within the Secondary Plan area. The City will have the authority to expand designated road rights-of-way to accommodate planned pedestrian, cycling and infrastructure facilities if determined necessary.

10.9.3.4.7 Off-road bikeways and pedestrian facilities will be planned in conjunction with studies prepared pursuant to Sections 10.9.3.2.1, and 10.9.3.2.3 and implemented as a condition of development approvals. Off-road bikeways and pedestrian facilities will be planned to maximize linkages among parkland and open space features within the Planning Area and connectivity with adjacent features including the Trans-Canada Trail, Fairbairn Street and Poplar Park.

### **10.9.3.5 Stormwater Management**

10.9.3.5.1 The Lily Lake Functional Planning Study and the Detailed Flood Reduction Study prepared for Jackson Creek and the recommendations contained therein will serve as the basis for completing stormwater management plans, including water quality and quantity measures for the Planning Area. Development approvals will be granted, subject to the approval of detailed stormwater management reports, which will include:

- measures to minimize or prevent thermal and chemical impacts on receiving waterbodies;
- measures to minimize changes in water balance and erosion; and,
- measures to prevent increase in risk to human health and safety and property damage both within the Planning Area and along downstream receiving waterbodies, particularly Jackson Creek.

All stormwater management plans shall be prepared in conjunction with Environmental, Hydrogeological and Geotechnical studies and plans prepared pursuant to Sections 10.9.3.2.1, 10.9.3.2.3, and 10.9.3.2.4.

- 10.9.3.5.2 The City will work cooperatively with the Township of Selwyn and the County of Peterborough to encourage the provision of a stormwater management facility over a portion of the lands municipally known as 645 Lily Lake Road, Township of Selwyn.
- 10.9.3.5.3 All development shall protect against adverse water quantity and quality impacts on existing area groundwater users through the implementation of appropriate mitigation measures and monitoring as conditions of approval.
- 10.9.3.5.4 Where approved flood plain modelling is absent for a watercourse, proponents shall complete the required modelling to the satisfaction of the Otonabee Region Conservation Authority. All lands deemed to be flood plain shall be zoned for Open Space purposes and shall be deemed to be designated as Flood Plain on Schedule "C" – Natural Areas and Flood Plain without amendment to this Plan.
- 10.9.3.5.5 Concurrent with the approval of development in the Planning Area, within the Jackson Creek East Provincially Significant Wetland watershed, the City will establish, in partnership with the Otonabee Region Conservation Authority, a comprehensive program to monitor the effects of development on the function of the Jackson Creek East Provincially Significant Wetland, the Jackson Creek Valley, Jackson Creek and its tributaries, and unevaluated wetlands within the Planning Area. Funding for the monitoring program shall be provided by the proponents of development adjacent to and/or within the watershed of the features.

### **10.9.3.6 Servicing and Staging Of Development**

- 10.9.3.6.1 Development of the Planning Area will proceed in a logical sequence having regard for the adequacy of municipal services including water, stormwater and sanitary systems, and for the achievement of the residential intensification target established in Section 2.4.4.2.
- 10.9.3.6.2 The land use designations applied to lands within the Lily Lake Secondary Planning Area do not imply a pre-commitment of municipal services to future development. Conditions of Draft Plan of Subdivision Approval and "H" – Holding Provisions will be applied to development applications to allow the consideration of

development proposals within the Planning Area without committing municipal servicing. Official Plan, Draft Plan of Subdivision and Zoning approvals granted to development applications within this area will not be considered in the calculation of the City's uncommitted reserve capacity until Final Approval for plans of subdivision are granted, and "H" – Holding Provisions are removed.

- 10.9.3.6.3 The establishment of new Public Services which are not included as elements of an approved Development Charge By-law such as parks, trails, landscaped open space, streets, water and wastewater shall be completed concurrent with each other by development proponents.
- 10.9.3.6.4 The City will encourage cooperation among all landowners within the Planning Area to ensure that the provision of water and wastewater servicing within the Planning Area unfolds in an efficient and timely manner.
- 10.9.3.6.5 The City will work cooperatively with the Township of Selwyn and the County of Peterborough to encourage the provision of a trunk sanitary sewer and trail over a portion of the lands municipally known as 645 Lily Lake Road, Township of Selwyn.

### **10.9.3.7 Cultural Heritage**

- 10.9.3.7.1 In addition to the requirements of Section 2.4.9, prior to any grading, demolition, construction or tree removal, the City may require the submission of a Heritage Impact Assessment to assess the cultural heritage significance of existing built structures on the lands as well as the significance of the Jackson Creek Valley/Trans-Canada Trail as a Cultural Heritage Landscape and to identify measures for conserving features of cultural heritage significance.

### **10.9.3.8 Urban Design and Site Planning**

- 10.9.3.8.1 To foster high quality urban design and a distinct built character in accordance with Section 2.4.7, the City may require development proponents to submit, receive approval, and implement an Urban Design program to address some or all of the following:
  - a. Site plan design, including sustainable design;

- b. Built form (including building articulation), massing and architectural quality;
- c. Exterior design such as building facades, fenestration, colour, material, rhythm and proportion of architectural elements;
- d. Streetscapes and the public realm;
- e. The Community Open Space System, including trails and wayfinding components;
- f. Universal design, such as barrier free design;
- g. Circulation and parking;
- h. Lighting;
- i. Signage;
- j. Public art, and artistic expression in infrastructure; and,
- k. Additional matters as may be determined by the City.

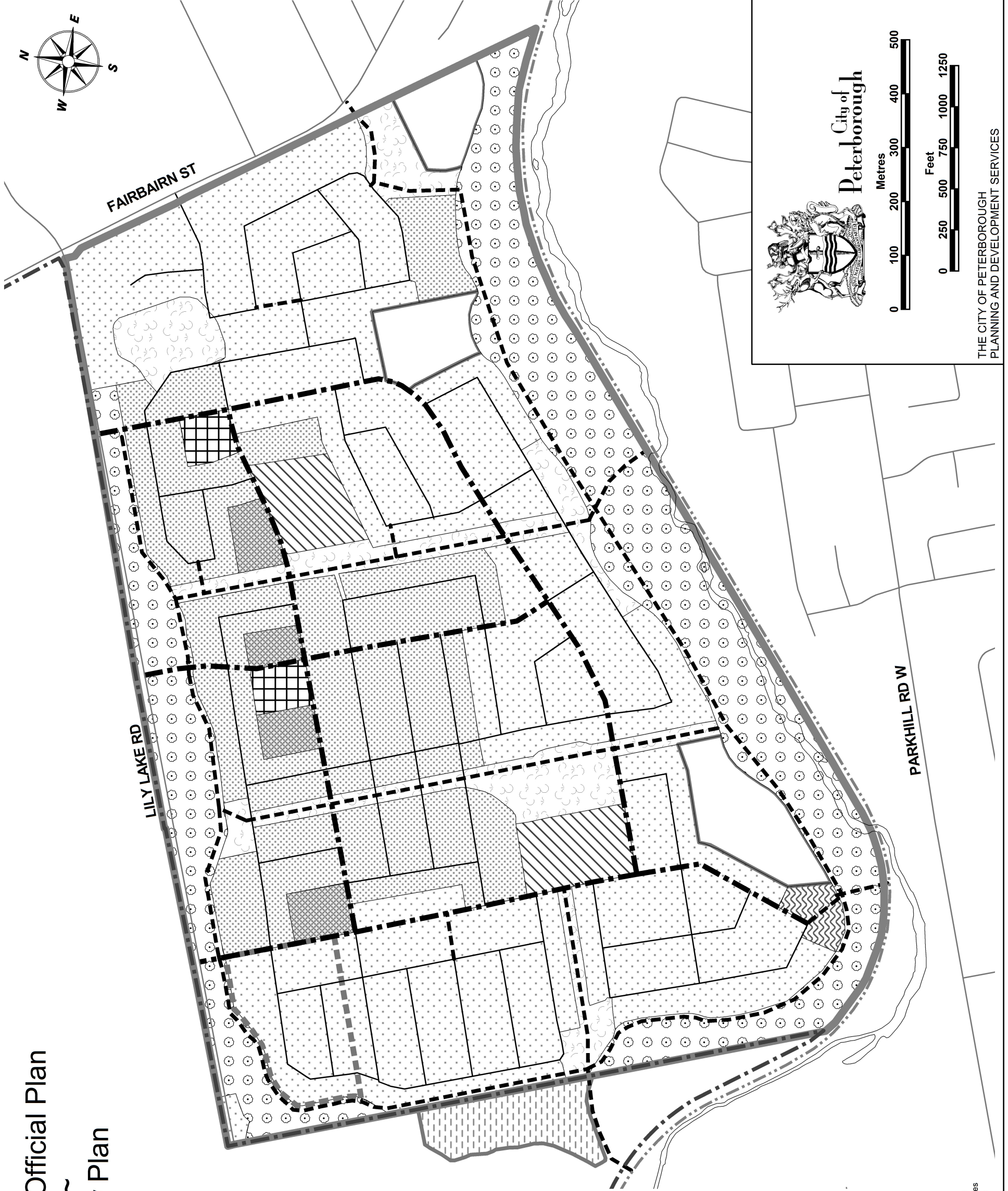
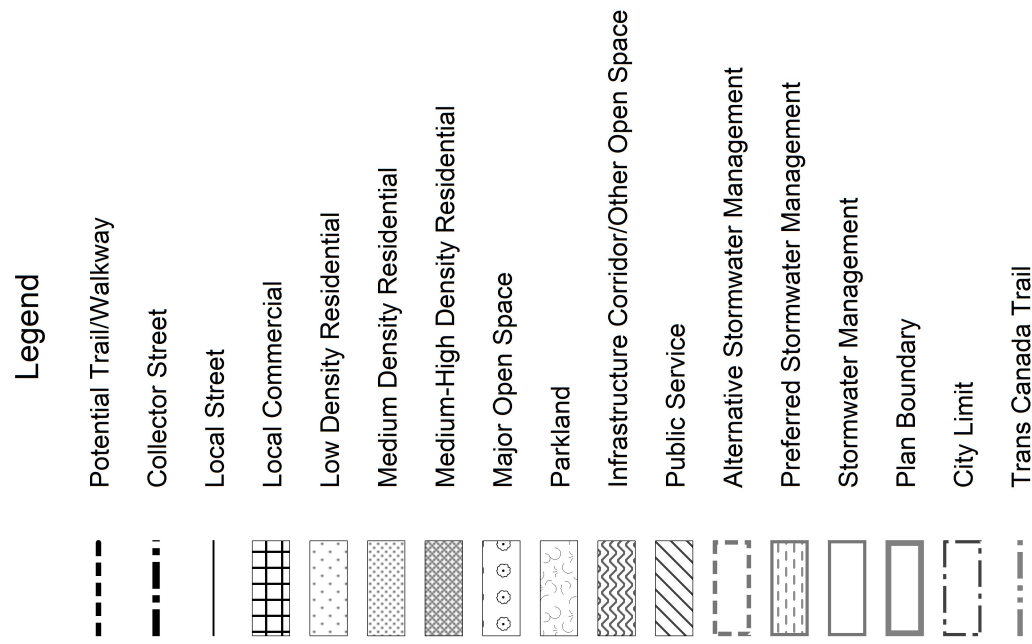
10.9.3.8.2 Where development within the Secondary Plan area is subject to site plan control in accordance with Section 3.8 of this Plan, Council may require the submission of drawings mentioned in paragraph 2 of Subsection 41(4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, including drawings that are sufficient to display matters relating to, without limitation, the character, scale, appearance and design features of buildings, and their sustainable design insofar as they relate to exterior design.

## **10.9.4 Implementation and Interpretation**

10.9.4.1 Development of the Lily Lake Secondary Planning Area shall take place in conformity with detailed regulations for all properties within the Planning Area established in the Zoning By-law and in accordance with the policies of this Plan.

10.9.4.2 This Plan should be read in conjunction with all other sections of the Official Plan which are also applicable to the Lily Lake Planning Area. In the event of conflict between the provisions of this Plan and any other provision of the Official Plan, the provisions of the Lily Lake Secondary Plan shall prevail.

The City of Peterborough Official Plan  
~SCHEDULE R~  
Lily Lake Secondary Plan



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NOTICE OF COMPLETE APPLICATION  
LILY LAKE SECONDARY PLAN

**TAKE NOTICE** that the City of Peterborough has initiated application to amend the Official Plan pursuant to the *Planning Act*, R.S.O., 1990, c.P.13

**1. File:** O1402  
**Address:** Lily Lake Planning Area  
**Applicant:** City of Peterborough, Planning Division

The City of Peterborough is proposing to amend the Official Plan to adopt a Secondary Land Use Plan and policies for the Lily Lake Planning Area in order to create a policy framework to guide future development of the area over the long-term. In addition to establishing a new Secondary Land Use Plan, the City of Peterborough is also proposing to amend a number of current Official Plan schedules (maps) to reflect the proposed Secondary Plan, to upgrade the designation of Towerhill Road (between Fairbairn Street and Chemong Road) and Fairbairn Street (between Towerhill Road and Parkhill Road) to High Capacity Arterial status, and to introduce policy to allow the City to consider establishing infrastructure necessary for the servicing of the Lily Lake area on lands located beyond the City's boundary.

The Lily Lake Planning Area is located at the north-west limit of the City and is bounded by the City limit and the Jackson Creek East Provincially Significant Wetland (including Lily Lake) to the west, Jackson Park and Jackson Creek to the south, Lily Lake Road to the north, and Fairbairn Street to the east. Presently, most of the area is either vacant or used for agricultural purposes and is primarily designated as Urban Fringe Control Area under the former Township of Smith Official Plan. The area is approximately 198 hectares (498 acres) in size and was annexed from the former Township of Smith-Ennismore-Lakefield on January 1, 2008 to accommodate future urban expansion of the City.

The proposed Secondary Land Use Plan anticipates the development of approximately 2800 new residential dwellings of various types and densities together with the potential for two elementary schools, two local commercial facilities, parkland, community trails, open space and stormwater management ponds.

**BE ADVISED** that prior to any decision regarding the above noted applications, the Planning Committee of the City of Peterborough will hold a Public Meeting in accordance with the requirements of the *Planning Act*, R.S.O. 1990, c.P.13. Notice of a Public Meeting will be provided in accordance with the requirements of the Act.

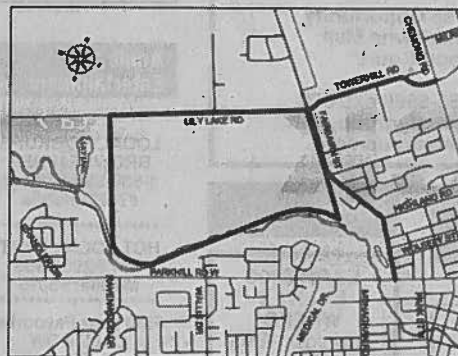
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of City of Peterborough Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough before the proposed Official Plan Amendment is adopted, 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 the adoption of the proposed Official Plan Amendment or of the refusal of a request to amend the official plan, you must make a written request to the City Clerk at the address below.

**ADDITIONAL INFORMATION** relating to the application, including a copy of the proposed Official Plan Amendment, may be obtained from the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m., Monday to Friday), by contacting the Planning Department at 705-742-7777 – Brad Appleby at ext. 1886 (email [bappleby@peterborough.ca](mailto:bappleby@peterborough.ca)), or by visiting the City's internet site at [www.peterborough.ca/Business/Studies/Lily\\_Lake\\_Secondary\\_Plan.htm](http://www.peterborough.ca/Business/Studies/Lily_Lake_Secondary_Plan.htm)

Dated at the City of Peterborough this 20<sup>th</sup> day of February, 2014.



John Kennedy, City Clerk  
City of Peterborough, City Hall  
500 George Street North  
Peterborough, ON  
K9H 3R9  
[jkennedy@peterborough.ca](mailto:jkennedy@peterborough.ca)

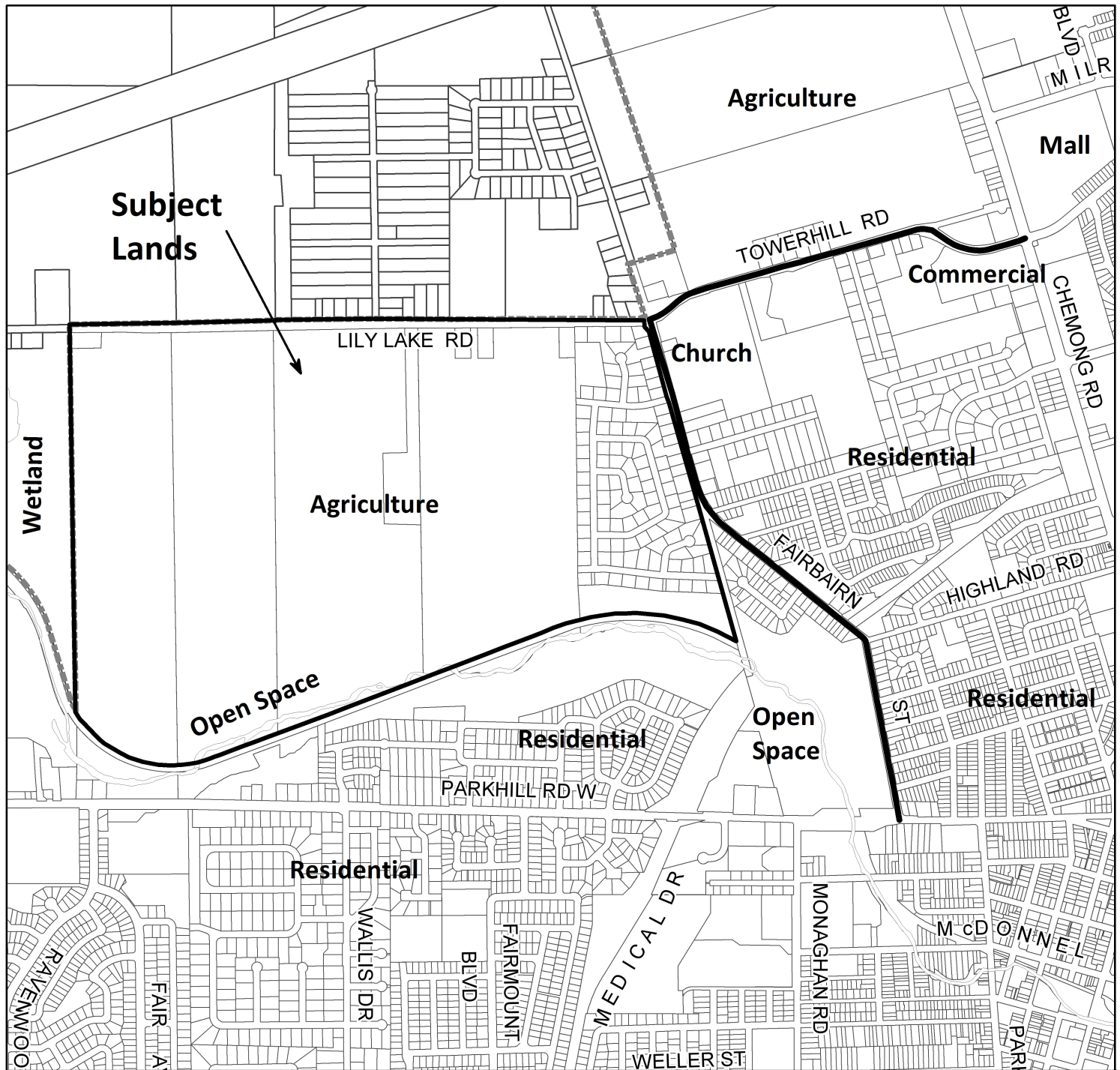
# Land Use Map

File #: O1402

Property Location: Lily Lake Secondary Plan

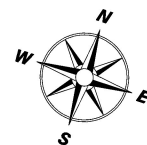
EXHIBIT B

SHEET 1 OF 1



The City of Peterborough Planning Division

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Date - Feb 2014

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## The Corporation of the City of Peterborough

### By-Law Number 14-[Clerk's Office will assign the number]

Being a By-law to adopt Amendment No. ??? to the Official Plan of the City of Peterborough – Lily Lake Secondary Land Use Plan

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The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

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

#### **“10.9        Lily Lake Secondary Plan**

10.9.1        The Lily Lake Secondary Land Use Planning Area is generally bounded by Lily Lake Road, Fairbairn Street, Jackson Park and Jackson Creek, and the Jackson Creek East Provincially Significant Wetland. The actual limits of the Planning Area are as shown on Schedule “F” – Key Map to Secondary Land Use Plans and on Schedule “R” of the Official Plan. It is the policy of Council that land within the Lily Lake Secondary Land Use Plan shall be developed in accordance with the land use pattern shown on Schedule “R”. Reference shall also be made to the policies of section 10.9 in addition to other policies of the Official Plan. The land use categories of Schedule “R” shall have the same meaning as in the Official Plan or Zoning By-law.

#### **10.9.2        Objectives of the Plan**

Council adopts the following objectives for the Lily Lake Secondary Land Use Plan:

- 10.9.2.1        To establish a community for the undeveloped lands within the City that are north of Jackson Park and Jackson Creek, west of Fairbairn Street, south of Lily Lake Road and east of the Jackson Creek East Provincially Significant Wetland that contributes to the development of the City as a complete community by including convenient access to jobs, local services, community infrastructure (including schools and parks), and a range of housing, including

affordable housing, that will be suitable for a broad range of age groups.

10.9.2.2 To recognize the Planning Area as a substantial new development area and identify the need to anticipate development impacts on the surrounding neighbourhood and environment and take reasonable actions to mitigate adverse impacts.

10.9.2.3 To establish a complete transportation system that integrates the Planning Area with the surrounding community by accommodating the needs of pedestrians, cyclists, transit users and motorists.

10.9.2.4 To establish a community open space system which preserves environmental features within and adjacent to the Planning Area including Jackson Creek and the Jackson Creek Valley, Jackson Park, and the Jackson Creek East Provincially Significant Wetland and tributary.

10.9.2.5 To establish a servicing strategy to link services in the Secondary Plan Area with services in the City in a cost effective manner and ensure adequate standards are maintained for all services.

### **10.9.3 Development Policies**

#### **10.9.3.1 Community Structure**

##### **10.9.3.1.1 Open Space System**

The Community Open Space System consists of Natural Areas, Corridors and Connecting Links as depicted on Schedule C – Natural Areas and Flood Plains of the Official Plan. Additionally, buffers, adjacent lands, and parklands are an integral part of the Community Open Space System and are intended to help protect the function of the Natural Area and Corridor features and ensure their long term sustainability within the urban context while also providing passive and active recreation opportunities for the community.

##### **10.9.3.1.2 Residential Areas**

Residential areas permit a range of low and medium density residential uses which will be predominantly ground related in orientation. In addition, related uses that are complementary to residential uses shall be permitted including local commercial uses, home occupation uses, public and institutional uses, parks and recreation areas, churches and special care facilities.

**10.9.3.1.3 Transportation System**

The community will be developed based on a modified grid street system and related off-street trail/walkway system, designed to provide for a full range of transportation options with a focus on maximizing the potential for transit service and active transportation.

**10.9.3.2 Natural Area, Open Space and Parkland**

10.9.3.2.1 When reviewing development proposals, the City will have regard for the form and function of existing natural features within and/or adjacent to the Secondary Planning Area, including:

- the Jackson Creek East Provincially Significant Wetland and its associated tributary;
- Jackson Creek and its associated valley lands, woodland and tributaries; and,
- unevaluated wetland pockets located within the Jackson Creek Valley and near the homestead at 689 Lily Lake Road.

Development proposals shall define, through the preparation of an Environmental Study as described in Section 3.3.7, the limit of the Natural Area, development setback requirements, and the limit of any flood plain associated with the Natural Area. Areas defined as Natural Area or required as a buffer to the Natural Area shall be dedicated to the City at no cost for open space purposes.

10.9.3.2.2 In addition to the requirements of Sections 3.3.7, any Environmental Study prepared in support of a development proposal may also be required to investigate:

- the incidence of foxglove beardtongue;
- the presence of or potential for potential turtle nesting habitat on or adjacent to the lands; and,
- the hydrologic and ecological link between water features within the Jackson Creek Valley and features above the valley.

The study shall recommend measures for protecting and enhancing these features and for monitoring the effectiveness of these measures.

10.9.3.2.3 Prior to any grading, construction or tree removal, the City will require the submission of detailed natural features/vegetation

studies, tree assessment and preservation plans (including an inventory of existing mature trees on site and measures for respecting or replacing these trees), hydrogeological and geotechnical studies, and archaeological assessment studies when reviewing development proposals.

- 10.9.3.2.4 Detailed landscaping and planting plans consisting of a variety of suitable native species shall be prepared in conjunction with studies prepared pursuant to Sections 10.9.3.2.1 and 10.9.3.2.3 for all areas to be dedicated to the City for open space, parkland, and stormwater management purposes.
- 10.9.3.2.5 The Jackson Creek Valley is a significant valleyland and woodland area that serves to connect Jackson Park to significant natural areas beyond the City. Generally, the treeline along the top of and within the valley shall be protected. Limited tree removal may be permitted to facilitate the provision of infrastructure and trail facilities subject to the completion of studies and plans in accordance with Sections 10.9.3.2.1, 10.9.3.2.3, and 10.9.3.2.4.
- 10.9.3.2.6 Development in proximity to the Jackson Creek Valley shall be supported by an Erosion Hazard Limit Study prepared in accordance with Ministry of Natural Resources guidelines.
- 10.9.3.2.7 To promote public accessibility to and to protect public views of the Jackson Creek Valley, the City will encourage the provision of open space along the top of the valley and may consider alternative design standards for streets that abut such open space.
- 10.9.3.2.8 Connecting Links as depicted on Schedule “C” – Natural Areas and Flood Plains shall strive to achieve a minimum width of 30 metres subject to the recommendations of studies and plans prepared pursuant to Sections 10.9.3.2.1, 10.9.3.2.3, and 10.9.3.2.4 in order to protect the existing treelines around which they are planned and/or to accommodate significant re-vegetation and an off-road trail.

### **10.9.3.3 Land Use**

- 10.9.3.3.1 It is intended that the land use areas and limits of other features or site specific land uses shown on Schedule “R” – Lily Lake Secondary Land Use Plan are approximate. Adjustments can be made without amendment to the Official Plan provided the general intent and purpose of the Secondary Plan is maintained.
- 10.9.3.3.2 Development of the Planning Area will be planned to achieve a minimum average density of 50 residents and jobs per hectare combined. To achieve this, notwithstanding the provisions of

Sections 4.2.2.1 and 4.2.2.2, residential areas illustrated on Schedule “R” – Lily Lake Secondary Land Use Plan shall be planned for the following average minimum net densities:

Low Density – 25 units per hectare;

Medium Density – 45 units per hectare;

Medium-High Density – 60 units per hectare.

- 10.9.3.3.3 Pursuant to Section 4.2.3.9 of this Plan, the City will encourage the development of secondary suites in areas designated for Low Density Residential use on Schedule “R” – Lily Lake Secondary Land Use Plan. The development of secondary suites will be controlled through the application of Zoning By-law regulations.
- 10.9.3.3.4 Subject to conformity with Sections 5.4.1 and 5.7.2 of this Plan, the City may consider development proposals in the Lily Lake Planning Area that employ alternative development standards such as rear laneways, alternative parkland sizing and placement, reduced lot sizes and building setbacks in order to facilitate the creation of a compact community that achieves a minimum average density of 50 residents and jobs per hectare over the entire Planning Area.
- 10.9.3.3.5 When reviewing development proposals, the City may require development proponents to assess off-street parking requirements of the proposed development and to implement measures over and above typical lot-specific Zoning By-law standards to ensure adequate parking standards are provided within the neighbourhood.
- 10.9.3.3.6 Where an elementary school is anticipated within the Planning Area on Schedule “R” – Lily Lake Secondary Land Use Plan, such blocks will be zoned to permit alternative uses by the underlying land use designation on Schedule “A” – Land Use including other institutional uses and residential uses. As part of the approval of a plan of subdivision, a lotting plan shall be submitted to demonstrate that the school block is configured in a manner which will permit future development for other purposes should a school not be developed.
- 10.9.3.3.7 In addition to those uses contemplated in Section 4.2.6.3, institutional and cultural uses, with the exception of cinemas and theatres, shall also be permitted within Local Commercial facilities identified on Schedule “R” – Lily Lake Secondary Land Use Plan.
- 10.9.3.3.8 Development of properties designated for Medium-High Density residential purposes on Schedule “R” – Lily Lake Secondary Land Use Plan will be encouraged to integrate small scale commercial

uses as described in Section 4.2.6.3 in order to form a commercial core to serve the Planning Area in conjunction with planned Local Commercial facilities.

- 10.9.3.3.9 Land use planning approvals for the southwest portion of the Planning Area shall protect the need for municipal infrastructure installations to Parkhill Road, in the vicinity of Ravenwood Drive, should they be deemed necessary in the future.
- 10.9.3.3.10 The eastern portion of the Planning Area is encompassed by a collection of undeveloped lots created historically by a process called “checkerboarding”. Due to fragmentation of ownership, these lands present a unique challenge to potential development. Notwithstanding the provisions of Section 10.9.3.3.2, Infill Housing may also be considered in accordance with Section 4.2.2.1.3.

#### **10.9.3.4 Transportation**

- 10.9.3.4.1 It is intended that the location of streets shown on Schedule “R” – Lily Lake Secondary Land Use Plan are approximate. The location and alignment of streets will be determined at the time of subdivision approval without amendment to the Secondary Plan.
- 10.9.3.4.2 Proponents of development will be required to complete Traffic Impact Studies in accordance with Sections 5.3.5 and 5.4.11. Implementation of required road network improvements will be secured either prior to, or as a condition of, development approvals.
- 10.9.3.4.3 The City will have the authority to expand designated road rights-of-way at collector/collector street intersections and collector/arterial street intersections if determined necessary for intersection design.
- 10.9.3.4.4 Roundabout intersections will be encouraged where Collector Roadways intersect.
- 10.9.3.4.5 The City will cooperate with the County of Peterborough, the Township of Selwyn, and other affected authorities to facilitate implementation of any roadway improvements beyond the City’s boundary that are required to serve the Planning Area.
- 10.9.3.4.6 On-road bikeways will be provided on all Collector Roadways within the Secondary Plan area. The City will have the authority to expand designated road rights-of-way to accommodate planned pedestrian, cycling and infrastructure facilities if determined necessary.
- 10.9.3.4.7 Off-road bikeways and pedestrian facilities will be planned in conjunction with studies prepared pursuant to Sections 10.9.3.2.1,

and 10.9.3.2.3 and implemented as a condition of development approvals. Off-road bikeways and pedestrian facilities will be planned to maximize linkages among parkland and open space features within the Planning Area and connectivity with adjacent features including the Trans-Canada Trail, Fairbairn Street and Poplar Park.

#### **10.9.3.5 Stormwater Management**

10.9.3.5.1 The Lily Lake Functional Planning Study and the Detailed Flood Reduction Study prepared for Jackson Creek and the recommendations contained therein will serve as the basis for completing stormwater management plans, including water quality and quantity measures for the Planning Area. Development approvals will be granted, subject to the approval of detailed stormwater management reports, which will include:

- measures to minimize or prevent thermal and chemical impacts on receiving waterbodies;
- measures to minimize changes in water balance and erosion; and,
- measures to prevent increase in risk to human health and safety and property damage both within the Planning Area and along downstream receiving waterbodies, particularly Jackson Creek.

All stormwater management plans shall be prepared in conjunction with Environmental, Hydrogeological and Geotechnical studies and plans prepared pursuant to Sections 10.9.3.2.1, 10.9.3.2.3, and 10.9.3.2.4.

10.9.3.5.2 The City will work cooperatively with the Township of Selwyn and the County of Peterborough to encourage the provision of a stormwater management facility over a portion of the lands municipally known as 645 Lily Lake Road, Township of Selwyn.

10.9.3.5.3 All development shall protect against adverse water quantity and quality impacts on existing area groundwater users through the implementation of appropriate mitigation measures and monitoring as conditions of approval.

10.9.3.5.4 Where approved flood plain modelling is absent for a watercourse, proponents shall complete the required modelling to the satisfaction of the Otonabee Region Conservation Authority. All lands deemed to be flood plain shall be zoned for Open Space purposes and shall be deemed to be designated as Flood Plain on Schedule "C" – Natural Areas and Flood Plain without amendment to this Plan.

- 10.9.3.5.5 Concurrent with the approval of development in the Planning Area, within the Jackson Creek East Provincially Significant Wetland watershed, the City will establish, in partnership with the Otonabee Region Conservation Authority, a comprehensive program to monitor the effects of development on the function of the Jackson Creek East Provincially Significant Wetland, the Jackson Creek Valley, Jackson Creek and its tributaries, and unevaluated wetlands within the Planning Area. Funding for the monitoring program shall be provided by the proponents of development adjacent to and/or within the watershed of the features.

**10.9.3.6 Servicing and Staging Of Development**

- 10.9.3.6.1 Development of the Planning Area will proceed in a logical sequence having regard for the adequacy of municipal services including water, stormwater and sanitary systems, and for the achievement of the residential intensification target established in Section 2.4.4.2.
- 10.9.3.6.2 The land use designations applied to lands within the Lily Lake Secondary Planning Area do not imply a pre-commitment of municipal services to future development. Conditions of Draft Plan of Subdivision Approval and “H” – Holding Provisions will be applied to development applications to allow the consideration of development proposals within the Planning Area without committing municipal servicing. Official Plan, Draft Plan of Subdivision and Zoning approvals granted to development applications within this area will not be considered in the calculation of the City’s uncommitted reserve capacity until Final Approval for plans of subdivision are granted, and “H” – Holding Provisions are removed.
- 10.9.3.6.3 The establishment of new Public Services which are not included as elements of an approved Development Charge By-law such as parks, trails, landscaped open space, streets, water and wastewater shall be completed concurrent with each other by development proponents.
- 10.9.3.6.4 The City will encourage cooperation among all landowners within the Planning Area to ensure that the provision of water and wastewater servicing within the Planning Area unfolds in an efficient and timely manner.
- 10.9.3.6.5 The City will work cooperatively with the Township of Selwyn and the County of Peterborough to encourage the provision of a trunk sanitary sewer and trail over a portion of the lands municipally known as 645 Lily Lake Road, Township of Selwyn.



**10.9.3.7 Cultural Heritage**

- 10.9.3.7.1 In addition to the requirements of Section 2.4.9, prior to any grading, demolition, construction or tree removal, the City may require the submission of a Heritage Impact Assessment to assess the cultural heritage significance of existing built structures on the lands as well as the significance of the Jackson Creek Valley/Trans-Canada Trail as a Cultural Heritage Landscape and to identify measures for conserving features of cultural heritage significance.

**10.9.3.8 Urban Design and Site Planning**

- 10.9.3.8.1 To foster high quality urban design and a distinct built character in accordance with Section 2.4.7, the City may require development proponents to submit, receive approval, and implement an Urban Design program to address some or all of the following:
- a. Site plan design, including sustainable design;
  - b. Built form (including building articulation), massing and architectural quality;
  - c. Exterior design such as building facades, fenestration, colour, material, rhythm and proportion of architectural elements;
  - d. Streetscapes and the public realm;
  - e. The Community Open Space System, including trails and wayfinding components;
  - f. Universal design, such as barrier free design;
  - g. Circulation and parking;
  - h. Lighting;
  - i. Signage;
  - j. Public art, and artistic expression in infrastructure; and,
  - k. Additional matters as may be determined by the City.
- 10.9.3.8.2 Where development within the Secondary Plan area is subject to site plan control in accordance with Section 3.8 of this Plan, Council may require the submission of drawings mentioned in paragraph 2 of Subsection 41(4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, including drawings that are sufficient to display matters

relating to, without limitation, the character, scale, appearance and design features of buildings, and their sustainable design insofar as they relate to exterior design.

**10.9.4 Implementation and Interpretation**

10.9.4.1 Development of the Lily Lake Secondary Planning Area shall take place in conformity with detailed regulations for all properties within the Planning Area established in the Zoning By-law and in accordance with the policies of this Plan.

10.9.4.2 This Plan should be read in conjunction with all other sections of the Official Plan which are also applicable to the Lily Lake Planning Area. In the event of conflict between the provisions of this Plan and any other provision of the Official Plan, the provisions of the Lily Lake Secondary Plan shall prevail.”

2. The Official Plan of the City of Peterborough is amended by adding Schedule ‘R’ – Lily Lake Secondary Land Use Plan in accordance with the Schedule ‘A’ attached hereto.
3. Schedule ‘A’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘B’ attached hereto.
4. Schedule ‘A1’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘C’ attached hereto.
5. Schedule ‘B’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘D’ attached hereto.
6. Schedule ‘B(a)’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘E’ attached hereto.
7. Schedule ‘C’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘F’ attached hereto.
8. Schedule ‘D’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘G’ attached hereto.
9. Schedule ‘E’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘H’ attached hereto.
10. Schedule ‘F’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘I’ attached hereto.

11. Table 1 – Residential Development by Secondary Land Use Plan Areas is amended by adding the following:

“	Maximum Dwelling Unit Target			Existing and Approved (Jan. 1992)		
	Low Density	Medium Density	High Density	Low Density	Medium Density	High Density
28. Lily Lake	1400	1400	0	24	0	0 ”

12. Table 2 – Road Allowance Widths is hereby amended to increase the width of right of way for Fairbairn Street from 26 metres to 30 metres and by adding the following:

“Street Name	Width of R.O.W. (metres)
Lily Lake Rd.	30”

13. Section 7.3 is amended by adding the following:

“7.3.5 Notwithstanding the provisions of Section 7.3.1, a municipal trunk sanitary sewer may be extended from the Lily Lake Secondary Plan area, across the property municipally known as 645 Lily Lake Road, Township of Selwyn, to an existing municipal trunk sanitary sewer located within the Jackson Creek Kiwanis Trail provided the sewer is exclusively devoted to serving the sanitary wastewater conveyance needs of lands within the City. Furthermore, pursuant to Subsection 19(2) of the Municipal Act, 2001 S.O. 2001, Chapter 25, as amended, the City may own and operate a trail and stormwater management facility on the property municipally known as 645 Lily Lake Road, Township of Selwyn subject to the consent of the Township of Selwyn and the County of Peterborough.”

By-law read a first, second and third time this 28th day of April, 2014.

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Daryl Bennett, Mayor

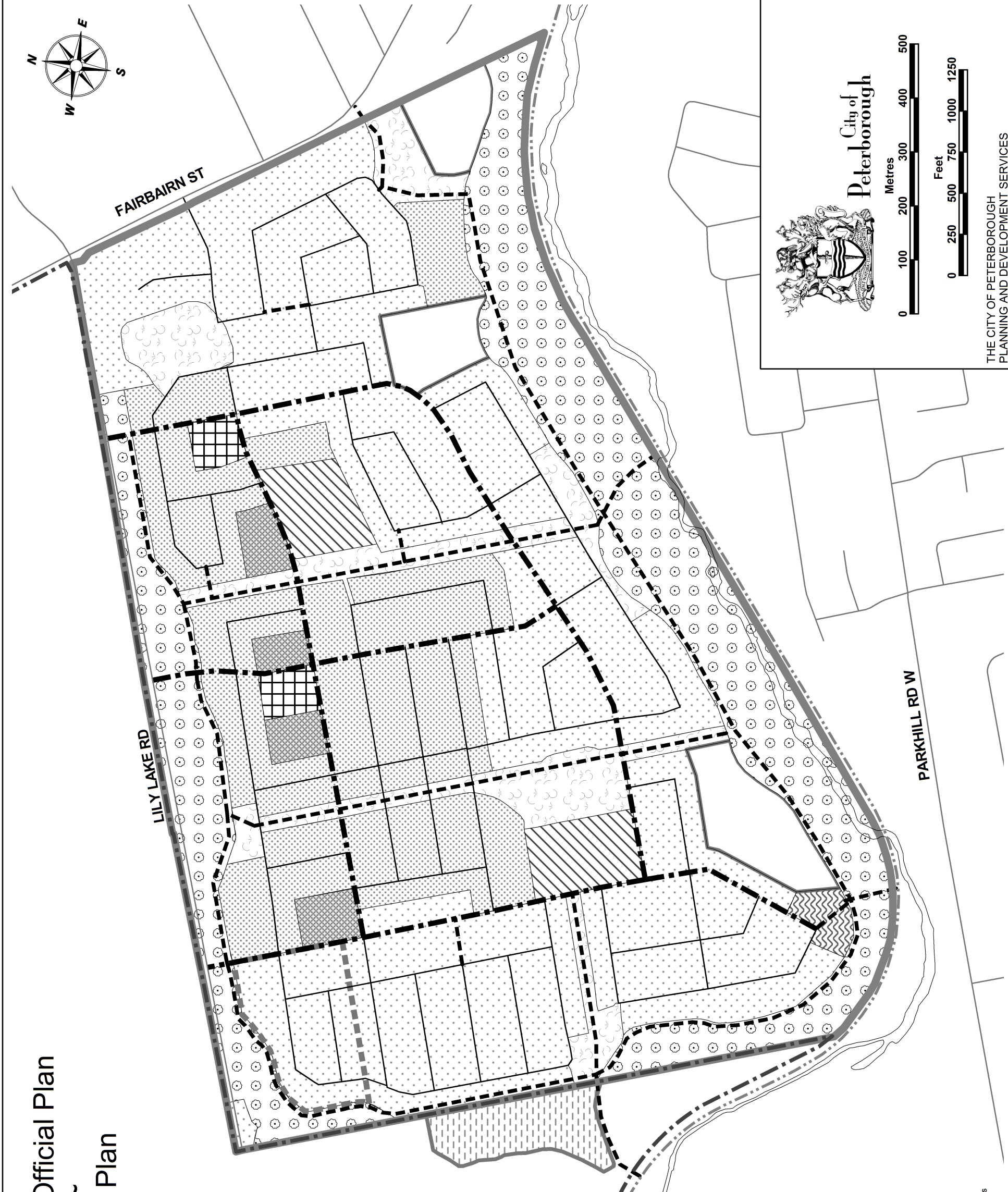
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John Kennedy, City Clerk

The City of Peterborough Official Plan  
~SCHEDULE R~  
Lily Lake Secondary Plan

Legend

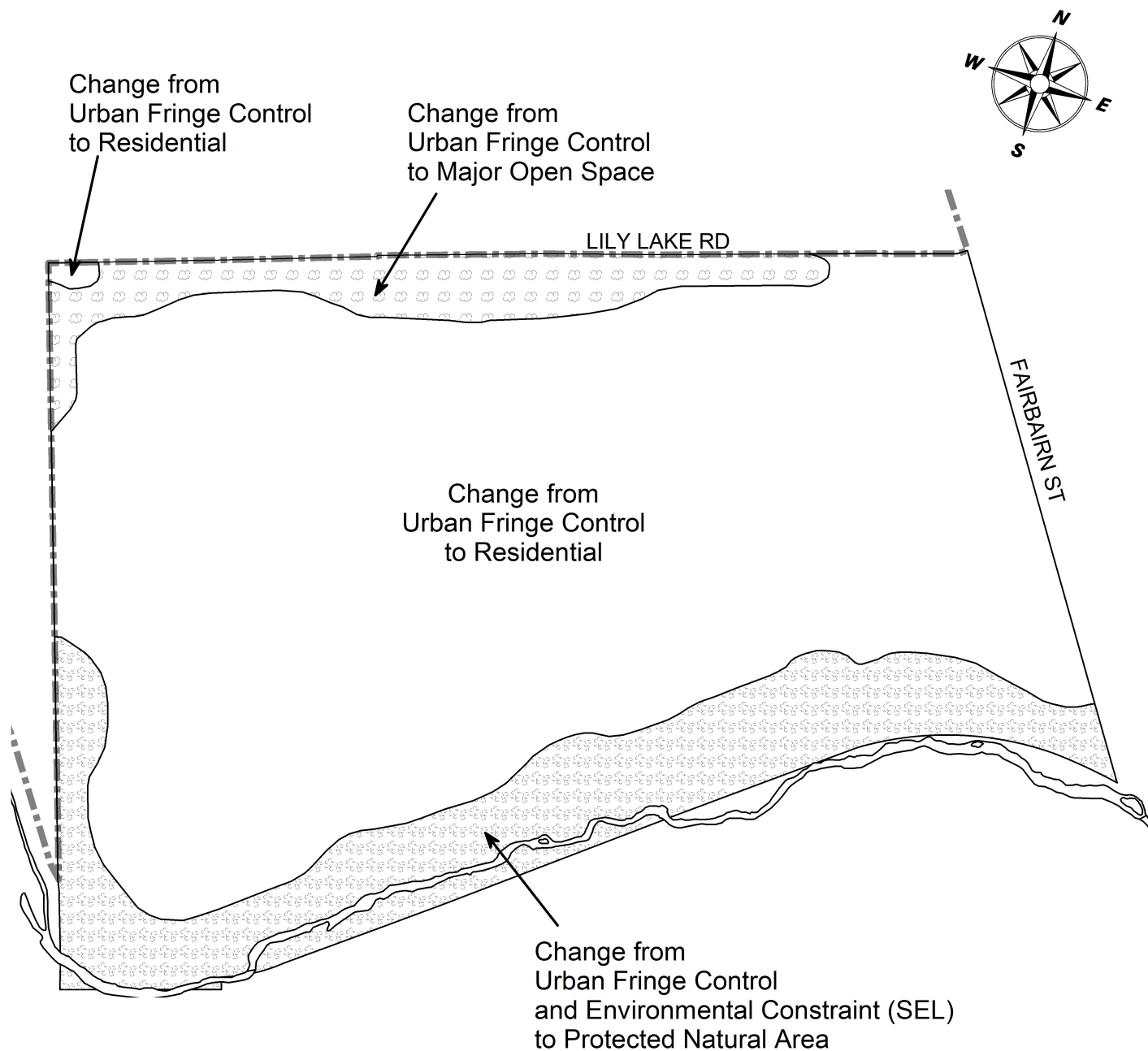
- Potential Trail/Walkway
- Collector Street
- Local Street
- Local Commercial
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Major Open Space
- Parkland
- Infrastructure Corridor/Other Open Space
- Public Service
- Alternative Stormwater Management
- Preferred Stormwater Management
- Stormwater Management
- Plan Boundary
- City Limit
- Trans Canada Trail



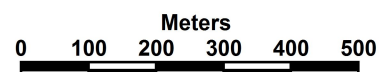
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# Official Plan Amendment to Schedule - A Land Use



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**Peterborough**





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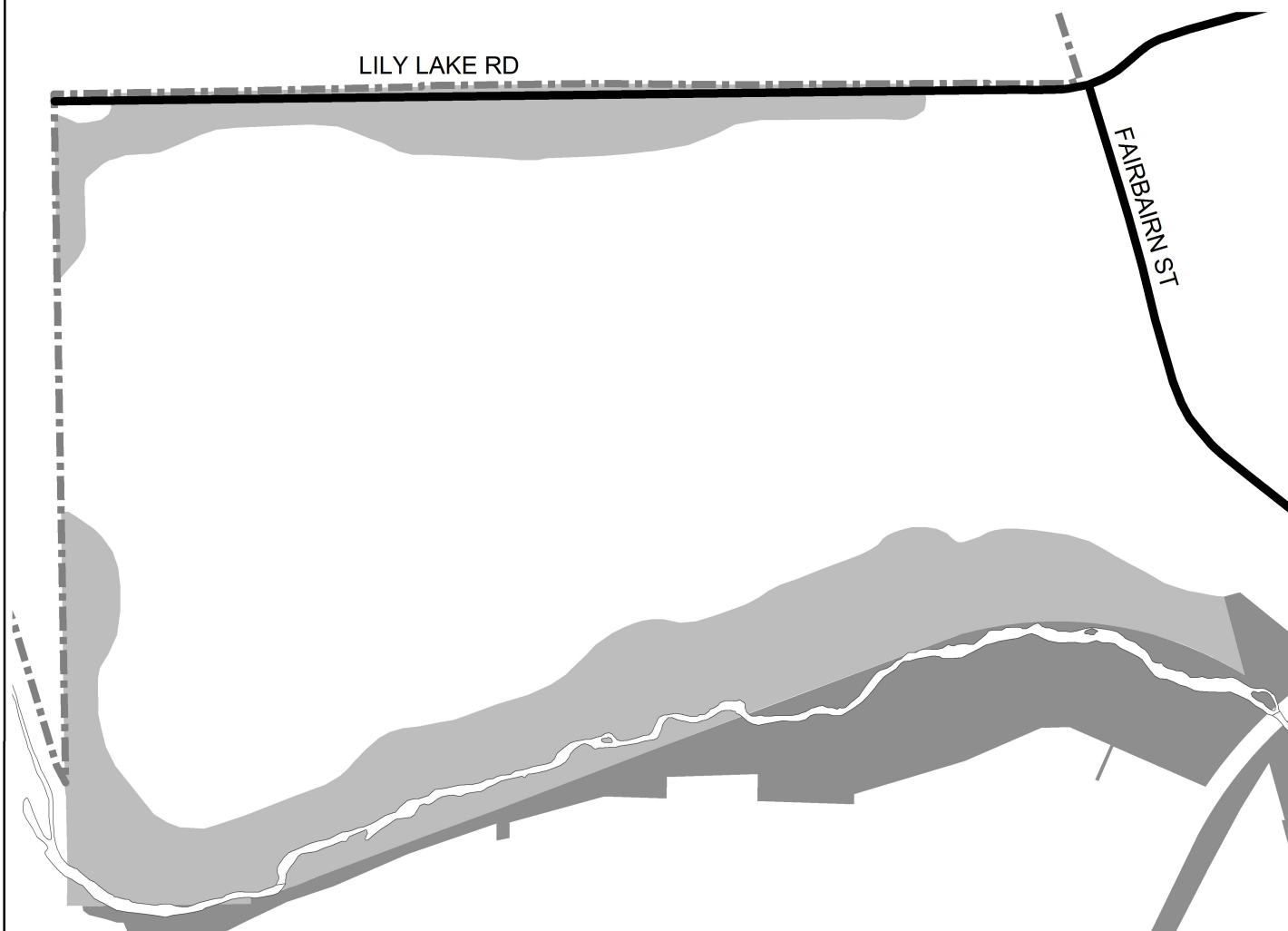
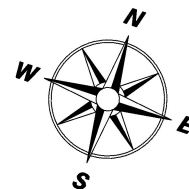
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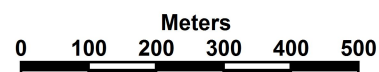
# Official Plan Amendment to Schedule - A1 City Structure

## Legend

-  Add to Natural Areas and Corridors
-  Existing Natural Areas and Corridors



**City of  
Peterborough**



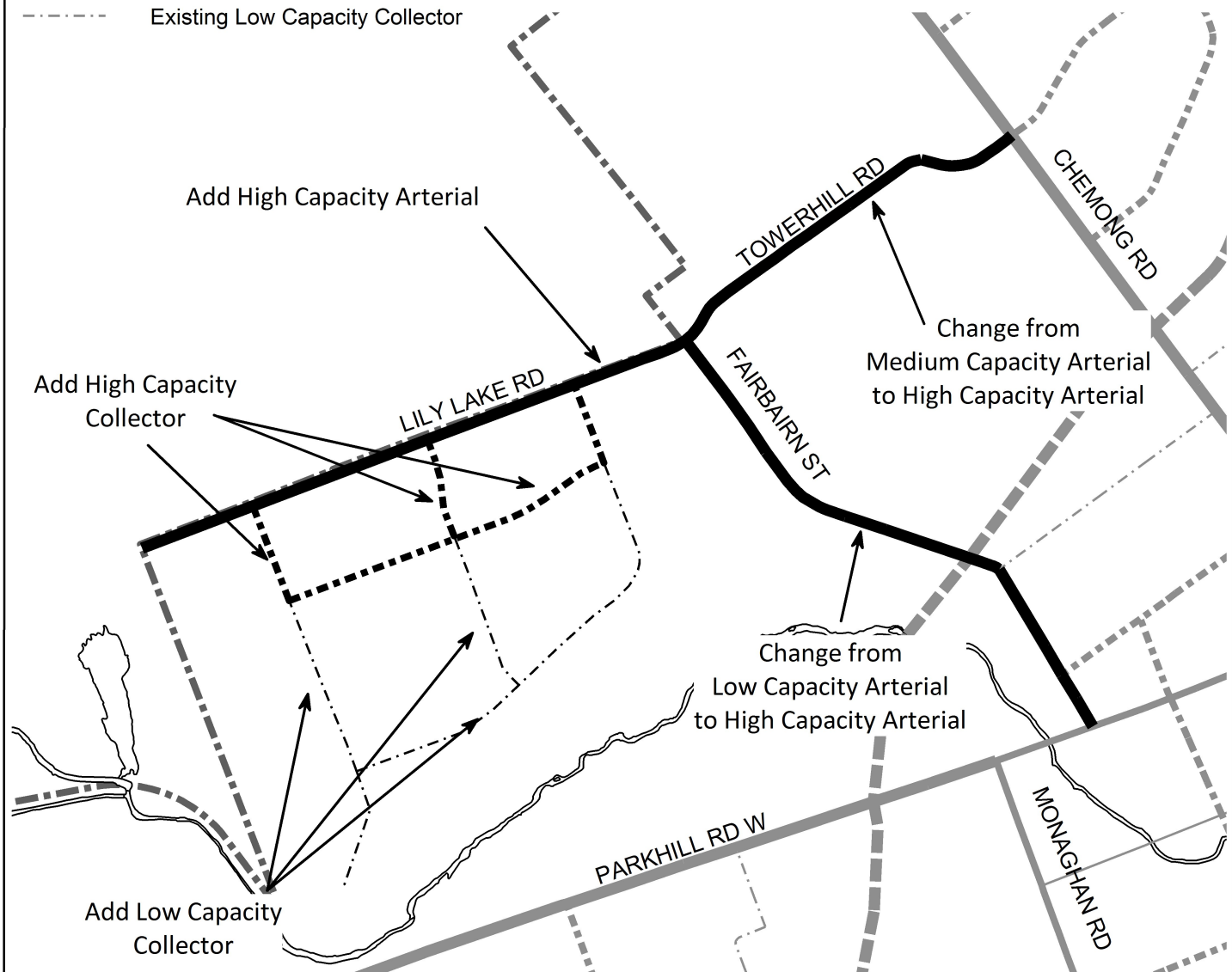
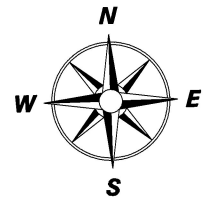
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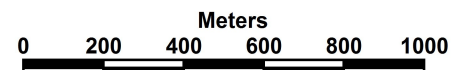
# Official Plan Amendment to Schedule - B Roadway Network

## Legend

- Existing Future High Capacity Arterial
- Existing High Capacity Arterial
- Existing Medium Capacity Arterial
- Existing Low Capacity Arterial
- Existing Low Capacity Collector



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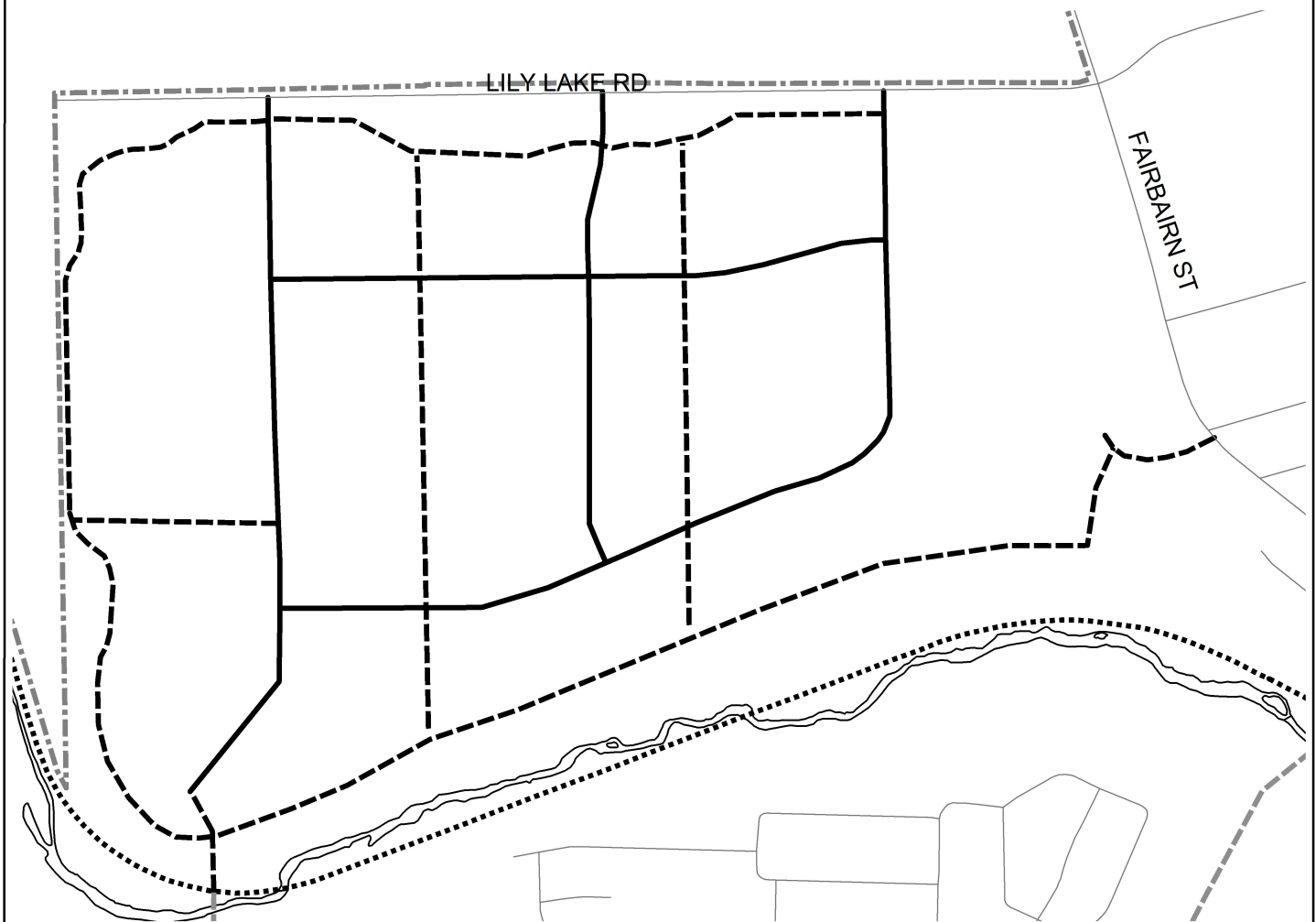
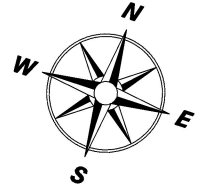
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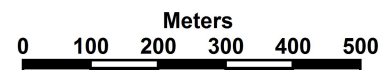
# Official Plan Amendment to Schedule - B(a) Bikeway Network

## Legend

-  Add Off-Road Bikeway
-  Existing Off-Road Bikeway
-  Trans Canada Trail



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Peterborough**



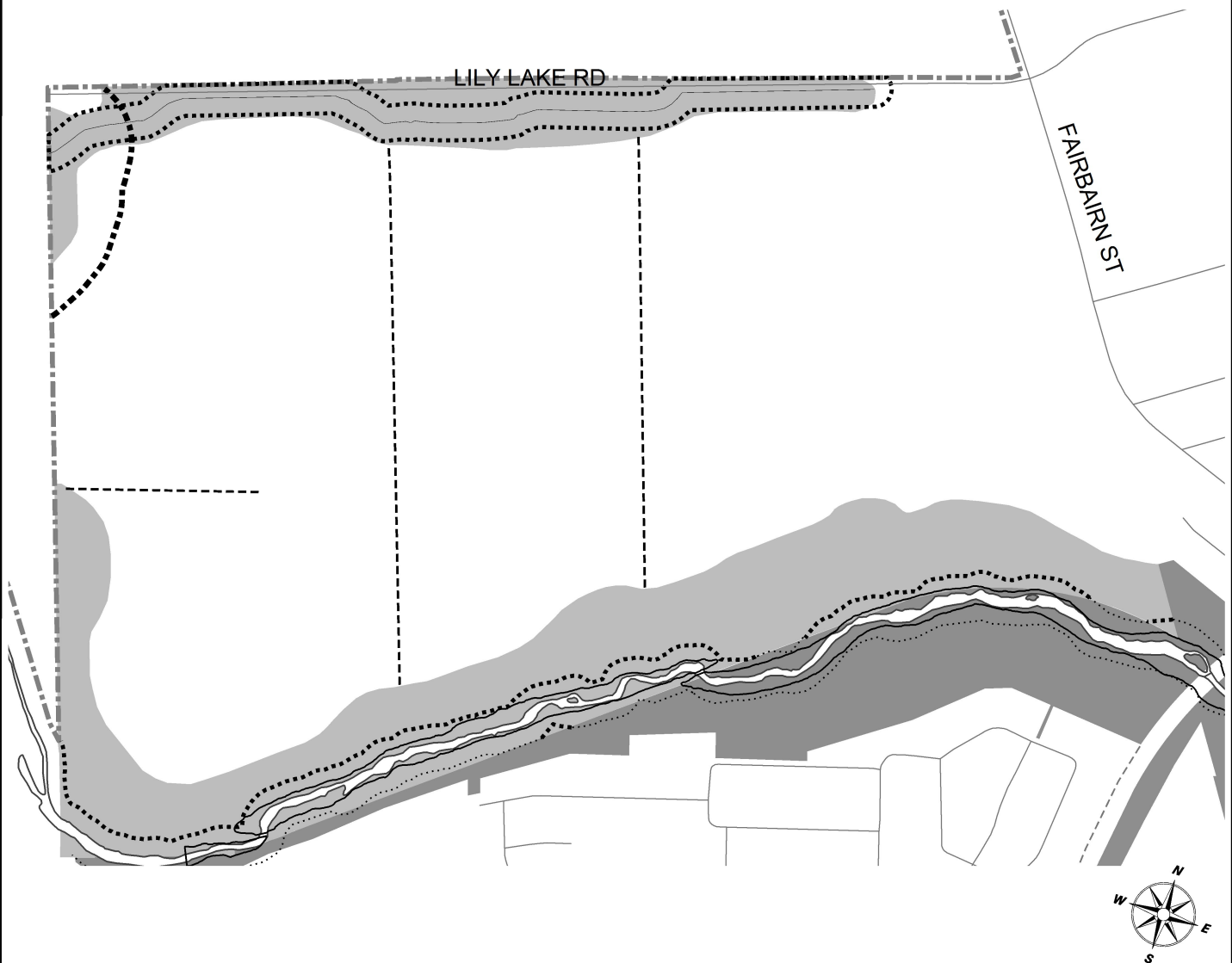
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File: O1402

# Official Plan Amendment to Schedule - C Natural Areas and Flood Plains

## Legend

- |           |   |           |  |
|-----------|---|-----------|--|
| ■ ■ ■ ■ ■ | Add Land Adjacent (120m) to Provincially Significant Wetlands | - - - - - | Existing Connecting Links                    |
| ● ● ● ● ● | Add Land Adjacent to Fish Habitat (30m)                       | .....     | Existing Land Adjacent to Fish Habitat (30m) |
| - - - - - | Add Connecting Links  | —————     | Existing Flood Plain                         |
|           |   | ■ ■ ■ ■ ■ | Existing Natural Areas and Corridors         |



City of  
**Peterborough**

Meters  
0 100 200 300 400 500

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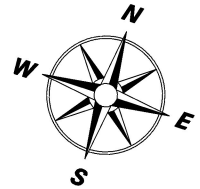
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# Official Plan Amendment to Schedule - D Development Areas

## Legend

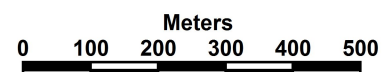


Add to Stage 2



LILY LAKE RD

FAIRBANKS ST

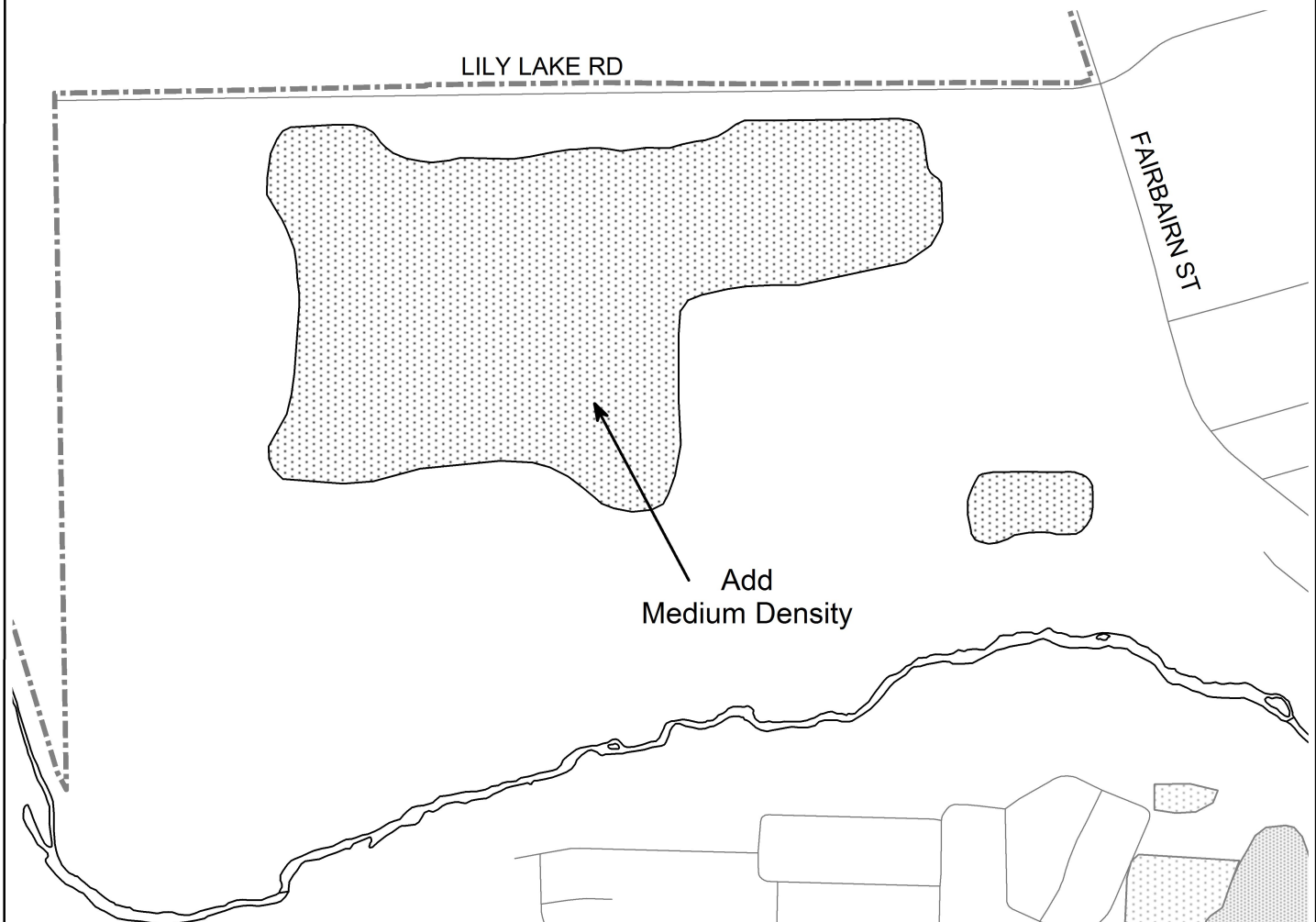
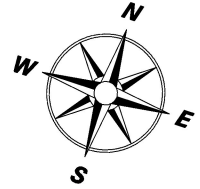
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**Peterborough**

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File: O1402

# Official Plan Amendment to Schedule - E Residential Density



City of  
**Peterborough**

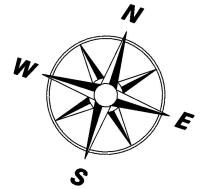
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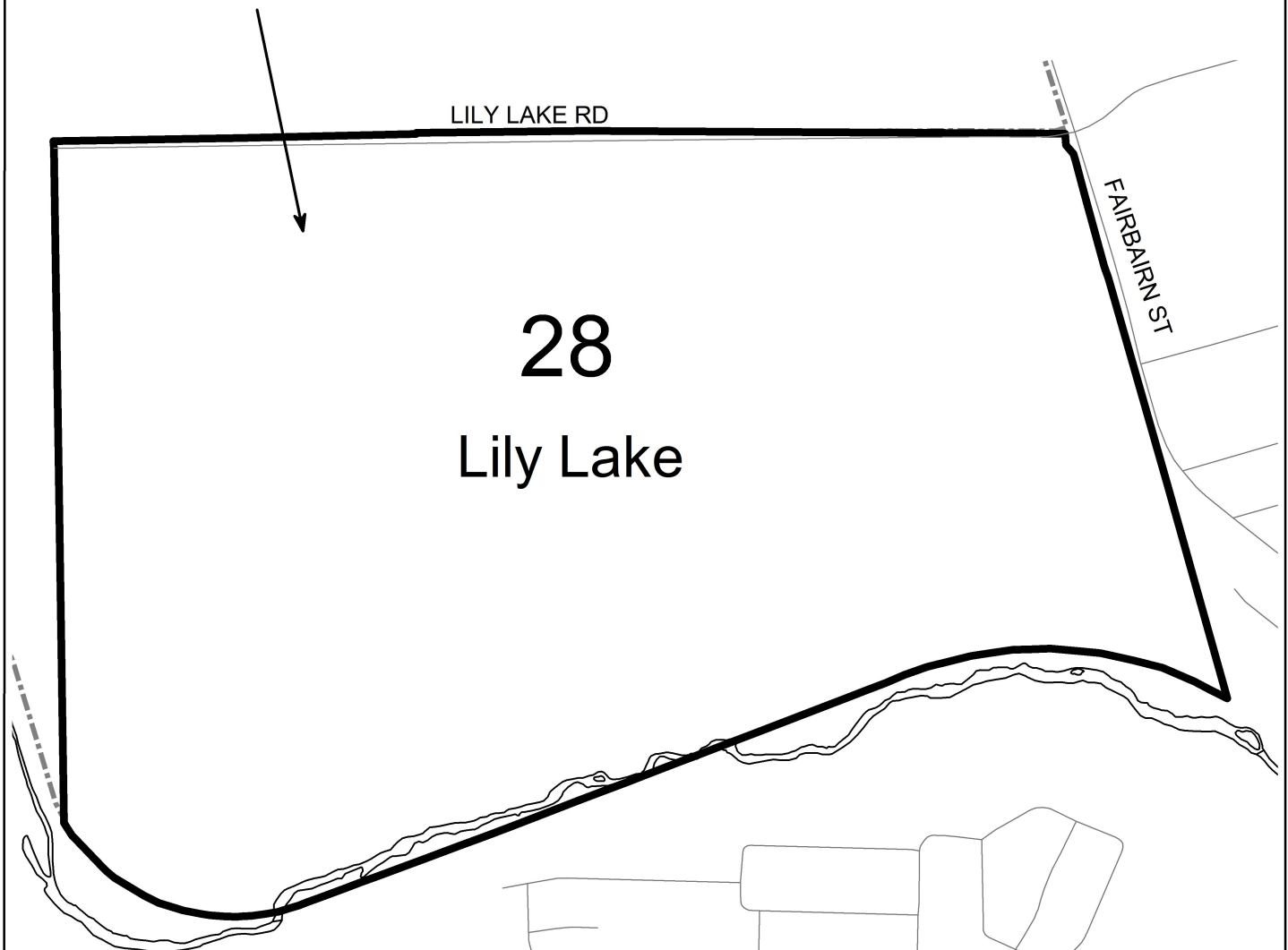
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# Official Plan Amendment to Schedule - F

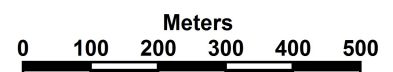
## Key Map to Secondary Land Use Plans



Add Area



City of  
**Peterborough**



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File: O1402

# PLAN

SHOWING SURVEY OF PART OF  
LOT 12 CONCESSION 1  
**TOWNSHIP OF SMITH**  
SCALE: 1 IN. = 200 FT.  
1900

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND  
THE REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 5<sup>TH</sup> DAY OF MAY 1900.  
PETERBOROUGH, ONTARIO,  
9<sup>TH</sup> MAY 1900.

*W. A. BERINGER*  
W. A. BERINGER  
ONTARIO LAND SURVEYOR

## LEGEND

□ DENOTES SURVEYOR'S IRON BAR 1 IN. SQ. 4 FT. LONG.  
ALL ANGLES OF ALL PARCELS ARE MARKED BY IRON BARS  
10 IN. SQ. 2 FT. LONG UNLESS INDICATED OTHERWISE.  
BEARINGS ARE ASSUMED ASTROMOMIC AND ARE REFERRED  
TO THE EAST LIMIT OF LOT 12 CONCESSION 1 (K3344W)

## RESULTANT TIE DATA

POINT	BEARING	DISTANCE	POINT	BEARING	DISTANCE
A-B	S. 10° 44' 34" W.	201.72	A-P	S. 24° 52' 50" E.	1772.70
A-C	S. 52° 09' 30" W.	489.87	A-Q	S. 10° 38' 40" E.	1870.07
A-D	S. 15° 03' 08" W.	710.35	A-R	S. 28° 52' 50" E.	1927.88
A-E	S. 27° 45' 28" E.	707.54	A-S	S. 11° 44' 15" E.	2000.49
A-F	S. 20° 51' 20" E.	717.92	A-T	S. 15° 58' 33" E.	2147.80
A-G	S. 3° 30' 13" E.	832.28	A-U	S. 21° 15' 06" E.	2427.37
A-H	S. 21° 55' 57" E.	782.40	A-V	S. 8° 30' 30" E.	2597.64
A-I	S. 10° 39' 12" W.	1109.60	A-W	S. 8° 15' 55" E.	2532.24
A-J	S. 7° 01' 00" W.	1101.81	A-X	S. 20° 15' 34" E.	2204.17
A-K	S. 19° 33' 53" E.	1140.79	A-Y	S. 21° 46' 43" E.	2204.38
A-L	S. 0° 51' 47" E.	1271.38	A-Z	S. 17° 53' 03" E.	1735.61
A-M	S. 5° 12' 30" E.	1025.07			

FD-DENOTES FOUND IRON BAR

## CURVE SCHEDULE

ST. ARC	RADIUS	CHORD	BEARING
1 90.0	55.0	80.29	N. 40° 45' 00" W.
2 100.0	55.0	86.78	N. 58° 12' 04" E.
3 84.78	55.0	76.04	N. 25° 32' 04" W.
4 274.78	55.0	60.0	N. 35° 30' 00" E.
5 489.87	153.50	48.07	N. 24° 00' 05" W.
6 65.77	199.80	02.91	N. 25° 35' 44" W.
7 10.0	199.80	10.0	N. 14° 55' 24" W.
8 73.17	199.80	72.70	N. 24° 00' 05" W.
9 119.88	078.82	119.75	N. 71° 21' 21" E.
10 120.0	078.82	119.86	N. 6° 19' 51" E.
11 229.88	078.82	235.04	N. 60° 23' 35" E.
12 264.82	744.82	201.84	N. 60° 23' 35" E.
13 135.52	744.82	135.02	N. 71° 18' 53" E.
14 128.00	744.82	127.84	N. 6° 11' 24" E.
15 55.0	100.25	54.98	N. 87° 41' 38" E.
16 81.11	100.25	70.10	N. 55° 30' 17" W.
17 170.32	100.25	127.0	N. 70° 10' 05" W.
18 51.57	40.25	48.11	N. 30° 16' 05" W.
19 28.08	21.30	26.16	N. 4° 03' 55" E.
20 115.10	87.50	107.08	N. 4° 03' 55" E.
21 121.0	87.50	95.87	N. 0° 30' 40" W.
22 143.24	87.50	14.25	N. 37° 11' 08" E.
23 77.04	143.54	70.72	N. 57° 21' 58" E.
24 113.37	209.54	111.99	N. 57° 21' 58" E.
25 74.79	55.0	49.10	N. 15° 07' 32" W.
26 100.0	55.0	80.78	N. 73° 19' 53" E.
27 100.0	55.0	80.78	N. 30° 40' 35" W.
28 274.78	55.0	60.0	N. 60° 23' 35" E.
29 80.78	40.92	83.70	N. 57° 02' 18" W.
30 30.0	40.92	35.71	N. 84° 12' 17" E.
31 121.48	70.92	113.82	N. 60° 23' 35" W.
32 53.71	24.92	31.20	N. 60° 23' 35" W.
33 44.15	58.54	60.94	N. 19° 30' 25" E.
34 21.48	124.54	21.45	N. 40° 03' 34" E.
35 115.0	124.54	110.92	N. 14° 20' 01" E.
36 130.47	124.54	129.75	N. 19° 30' 25" E.
37 84.79	55.0	70.04	N. 42° 02' 05" E.
38 100.0	55.0	80.78	N. 41° 42' 47" W.
39 90.0	55.0	80.78	N. 57° 18' 07" E.
40 274.78	55.0	60.0	N. 39° 00' 00" W.

Plan of Survey