



City of  
**Peterborough**

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**To:** Members of the Planning Advisory Committee

**From:** Ken Hetherington, Chief Planner

**Meeting Date:** September 16, 2021

**Subject:** Report PAC21-002  
Final Draft Official Plan

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## **Purpose**

A presentation to provide the Planning Advisory Committee with an overview of the Final Draft Official Plan.

## **Recommendation**

That the Planning Advisory Committee approve the recommendation outlined in Report PAC21-002 dated September 16, 2021, of the Chief Planner as follows:

That the presentation from the Planning Division regarding the Final Draft Official Plan be received for information.

## **Budget and Financial Implications**

There are no budgetary or financial implications associated with the recommendation.

## Background

Under the Planning Act, the City of Peterborough is required to have an official plan. An official plan establishes the City's policies on how land should be used by forecasting future growth to a specific time horizon and addressing community needs to that horizon. Typically, official plans guide the location of new development, establish a framework for infrastructure planning, and address priority issues such as housing, transportation, natural heritage, cultural heritage, economic development and community improvement initiatives, to name a few. The City's current Official Plan was adopted in 1981.

The Planning Act requires municipalities to regularly review and update their official plans to reflect changes to provincial plans, policies and legislation as well as changes in community priorities that impact municipal land use planning. In 2011, the City launched a review of the current Official Plan which, to date, has included:

- A first phase of community consultation in 2011 and 2012;
- Presentation of a Potential Policy Directions Report to Council in 2013 (Report No. PLPD13-014) confirming the need for policy updates to the Official Plan;
- A second phase of community consultation between 2017 and 2019;
- Release of a draft new Official Plan in 2019;
- A third phase of community consultation in 2019 and 2020; and,
- Completion of a Land Needs Assessment in accordance with Provincial requirements (2019-2021).

The proposed Final Draft Official Plan is the culmination of 10 years' work and is intended to address current provincial plans, policies and legislation as well as priorities identified by the community over that time. The proposed plan will replace the City's current Official Plan and is written to a horizon year of 2051 based on the following overarching themes:

- enhancing Peterborough as a complete community;
- promoting environmental stewardship and sustainability;
- fostering a vibrant and unique community identity;
- promoting connectivity and options for mobility throughout the community; and,
- supporting a strong and diverse economy.

Key features of the Draft Official Plan include:

- A 2051 growth forecast of 125,000 residents and 63,000 jobs;
- Emphasis on developing as a complete, environmentally sustainable and resilient community that serves the mobility needs of all people and provides a high quality of life, supports a strong and diverse economy and promotes a unique, vibrant sense of place;
- An urban structure that promotes intensification both broadly and particularly within the Central Area and Strategic Growth Areas;
- Development targets including 50% for annual residential intensification, 20% for affordable housing, and a density requirement of 60 residents and jobs combined per hectare in new greenfield developments;
- Greater flexibility for establishing neighbourhood supportive uses that serve the resident population and promote greater social and spatial equity;
- Identification of excess lands to be protected from development to the plan horizon;
- Identification of new employment areas in the Coldsprings and Chemong West planning areas;
- Removal of a strict commercial policy hierarchy in favour of flexible commercial policies for the Central Area and Strategic Growth Areas and population-based location criteria for food stores;
- Identification and protection of a Natural Heritage System that meets or exceeds Provincial policy requirements, including minimum development setback standards;
- Emphasis on protecting the quality and quantity of water by using a watershed approach for the planning of infrastructure and implementation of green development practices and low impact development;
- Promotion of community development and sustainability measures including public art, urban agriculture, expansion of the urban forest, green energy and climate change adaption initiatives;
- A new parkland hierarchy in keeping with the City's the Municipal Parks and Open Space Study (February, 2020);
- Promotion of a balanced transportation system that accommodates all travel modes while particularly encouraging increased use of public transit, cycling and

walking through coordinated increases in density, land use mix, and transportation system enhancements; and,

- Recognition of the City's location in the treaty and traditional territory of the Mississauga Anishinaabeg and of the City's Duty to Consult with Indigenous communities.

The Final Draft Official Plan was shared with the City's Official Plan Review Working Group and publicly released on the City's website in July 2021. A series of four online open house sessions were held on September 1<sup>st</sup> and 2<sup>nd</sup> to present the plan to the public.

On October 4, 2021, staff will present the Final Draft Official Plan to General Committee for information and will return to General Committee on November 1, 2021 to host a statutory Public Meeting under the Planning Act. Should Council support the proposed plan at that time, the plan could be adopted by Council on November 29, 2021 and forwarded to the Ministry of Municipal Affairs and Housing for approval. Once the plan is approved by the Minister, the current Official Plan will be repealed and the new Official Plan will take effect. In accordance with Section 17(36.5) of the Planning Act, no appeals are available in respect of the Minister's decision on the Official Plan.

Submitted by,

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