

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 11-045

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 152 TO THE
OFFICIAL PLAN OF THE CITY OF PETERBOROUGH FOR CERTAIN
LANDS WITHIN THE CHEMONG PLANNING AREA**

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

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

“10.8 CHEMONG SECONDARY PLAN

- 10.8.1 The Chemong Secondary Land Use Planning Area is generally bounded by County Road 19 / Third Line of Smith Township, Fairbairn Street, Towerhill Road, Milroy Drive and Hilliard Street. The actual limits of the Planning Area are as shown on Schedule “F” – Key Map to Secondary Land Use Plans and on Schedule “Q” of the Official Plan. It is the policy of Council that land within the Chemong Secondary Land Use Plan shall be developed in accordance with the land use pattern shown on Schedule “P”. Reference shall also be made to the policies of section 10.8 in addition to other policies of the Official Plan. The land use categories of Schedule “Q” shall have the same meaning as in the Official Plan or Zoning By-law.

10.8.2 DEVELOPMENT POLICIES

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

- 10.8.2.1 The land use designations applied to lands within the Chemong Secondary Planning Area, do not imply a pre-commitment of municipal services to future development. Conditions of Draft Plan of Subdivision Approval and “H” – Holding Provisions will be applied to development applications to allow the consideration of development proposals within this planning area without committing municipal servicing. Official Plan, Draft Plan of Subdivision and Zoning approvals granted to development applications within this area will not be considered in the calculation of the City’s uncommitted reserve capacity until Final Approval for plans of subdivision are granted, and “H” – Holding Provisions are removed.
- 10.8.2.2 It is intended that the land use areas, location of streets and limits of other features or site specific land uses shown on Schedule “Q”- Chemong Secondary Land Use Plan are approximate. Adjustments can be made without amendment to the Official Plan provided the general intent and purpose of the Secondary Plan is maintained. The location and alignment of streets will be determined at the time of subdivision approval without amendment to the Secondary Plan.
- 10.8.2.3 Development of the Planning Area will proceed in a logical sequence having regard for the adequacy of municipal services including water, stormwater and sanitary systems.

- 10.8.2.4 When reviewing development proposals, the City will require development proponents to assess the internal and external water and sanitary servicing needs of the proposal to the satisfaction of the City Engineer and to secure implementation of any required upgrades in a manner satisfactory to the City Engineer either prior to the issuance of development approval, or as a condition of development approval.
- 10.8.2.5 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.
- 10.8.2.6 When reviewing development proposals, the City will have regard for the existing natural features of the Secondary Planning Area, particularly the headwater areas of Bear's Creek and Jackson Creek. Development proposals adjacent to these features shall define, through the preparation of an Environmental Study as described in Section 3.3.7, the limit of the Natural Area, development setback requirements, and the limit of any flood plain within the Natural Area. Areas defined as Natural Area or required as a buffer to the Natural Area shall be dedicated to the City at no cost.
- 10.8.2.7 The City may require the dedication of additional open space lands outside of the lands designated "Major Open Space" to facilitate useable parkland and linear open space systems.
- 10.8.2.8 Where flood plain modeling is absent in the Planning Area, proponents shall undertake the required modeling to the satisfaction of the Authority. All lands deemed to be flood plain shall be zoned Open Space District 1 and shall be deemed to be designated as Flood Plain on Schedule "C" – Natural Areas and Flood Plain without amendment to this Plan.
- 10.8.2.9 The City will co-ordinate with the County and the Township of Smith-Ennismore-Lakefield and other affected authorities to ensure that adequate external roadway capacity is provided to serve the Secondary Plan area.
- 10.8.2.10 When reviewing development proposals, the City will require development proponents to assess the internal and external road servicing needs of the proposal to the satisfaction of the City Engineer, consistent with the City's Comprehensive Transportation Plan, and to secure implementation of any required upgrades in a manner satisfactory to the City Engineer either prior to the issuance of development approval, or as a condition of development approval.
- 10.8.2.11 The Chemong Secondary Plan and Functional Planning Study and the Detailed Flood Reduction Studies prepared for the Bear's Creek and Jackson Creek watersheds 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.
- 10.8.2.12 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 Q. The development of secondary suites will be controlled through the application of Zoning By-law regulations.

10.8.2.13 Medium and high density residential development and the Neighbourhood Centre commercial area will be designed to incorporate appropriate linkages that promote pedestrian and non-motorized activity as well as vehicular access.

10.8.2.14 The Neighbourhood Centre commercial area identified on Schedule Q will be developed with a mix of local and neighbourhood commercial uses that, in conjunction with adjacent medium and high density residential uses and parkland will serve as a focal point for the east half of the Chemong Community in accordance with the following principles:

- a) The designated area will be designed to reinforce its role as the focal point of the surrounding community through strategic orientation of buildings and access points, integration with the Chemong community, and urban design; and,
- b) Up to 2,700 square metres (29,000 square feet) of Local and Neighbourhood Commercial floor space as described in Chapter 4, of this Plan, excluding neighbourhood scale food retail, will be permitted within the designated area.

Additional studies including a Planning Analysis pursuant to Section 4.3.7 of this Plan and an Urban Design Study may be required as part of any application for site plan control approval in the designated area to ensure implementation of the identified principles for the designated area.

10.8.2.15 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 noted 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.

10.8.2.16 Notwithstanding any other policy in this Plan to the contrary, the City will give consideration to development proposals in the Chemong Planning Area that employ alternative development standards such as reduced road right-of-way widths, 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 subject to the review and approval of the City Engineer.

10.8.2.17 Notwithstanding Section 5.7.2 of this Plan, where consideration is given to the development of a Local Street with a right-of-way width of less than 18.5 metres, the City shall have the ability to require sidewalks on only one side of the street.

10.8.2.18 Where consideration is given to the development of a Street with a right-of-way width that is less than the expected width for the proposed street class as noted in Section 5.4.1 of this Plan, the City may restrict or prohibit on-street parking pursuant to Section 5.11.3 of this Plan.

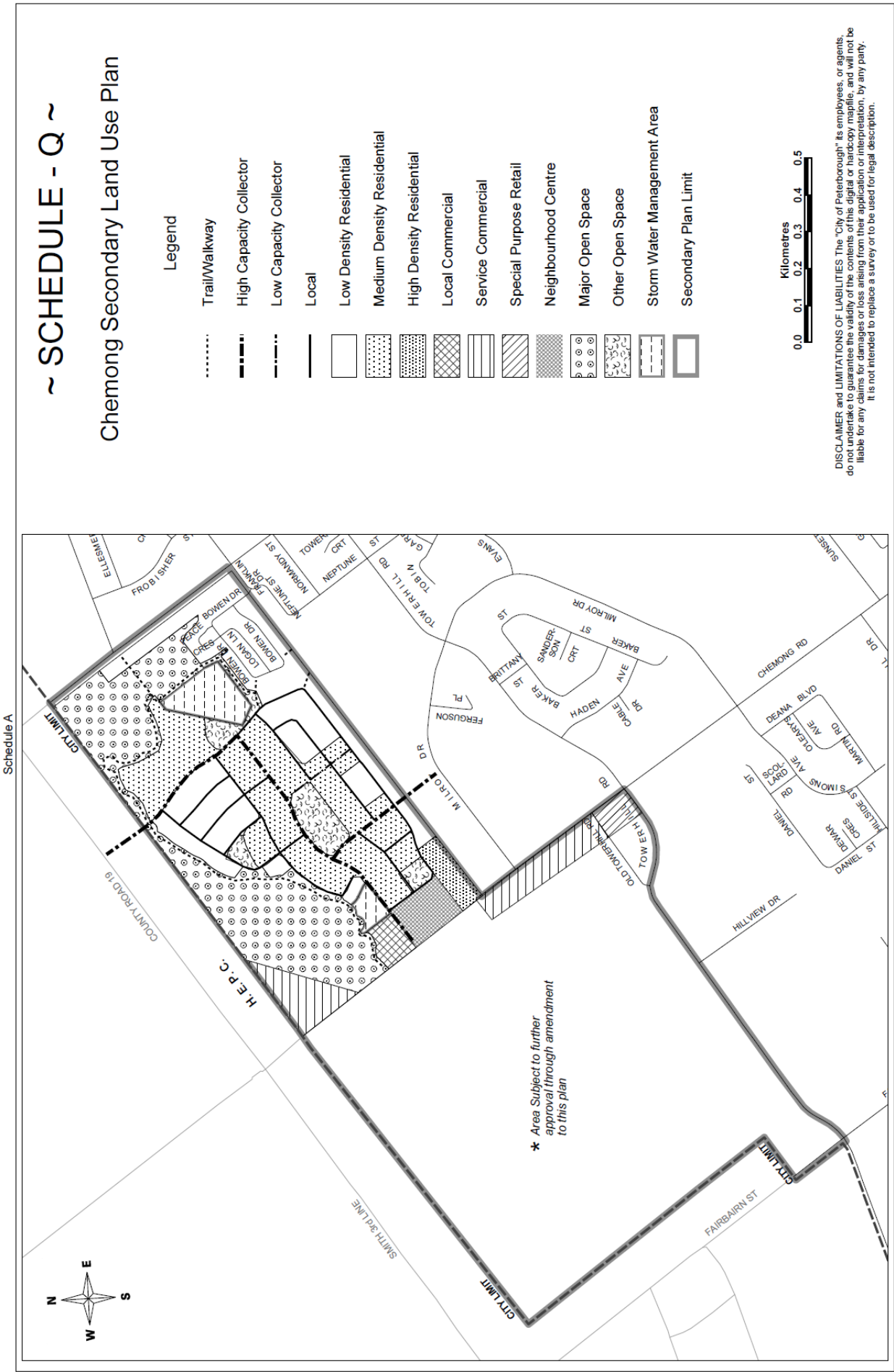
10.8.2.19 Where a development proposes the creation of municipally-maintained rear laneway, the City may require, as a condition of development approval, an upfront maintenance fee from the proponent. Additionally, the City may establish, by By-law, a Special Area Charge for abutting properties pursuant to Section 326 of the Municipal Act, 2001 or any successor thereof to reflect the enhanced level of municipal service required for the development.”

2. The Official Plan of the City of Peterborough is amended by adding Schedule ‘Q’ – Chemong Secondary Land Use Plan in accordance with the Schedule ‘A’ attached hereto.
3. Schedule ‘A’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘B’ attached hereto.
4. Schedule ‘B’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘C’ attached hereto.
5. Schedule ‘C’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘D’ attached hereto.
6. Schedule ‘D’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘E’ attached hereto.
7. Schedule ‘E’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘F’ attached hereto.
8. Schedule ‘F’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘G’ attached hereto.
9. Schedule ‘I’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘H’ attached hereto.
10. Schedule ‘L’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘J’ attached hereto.

By-law read a first, second and third time this 14th day of March, 2011.

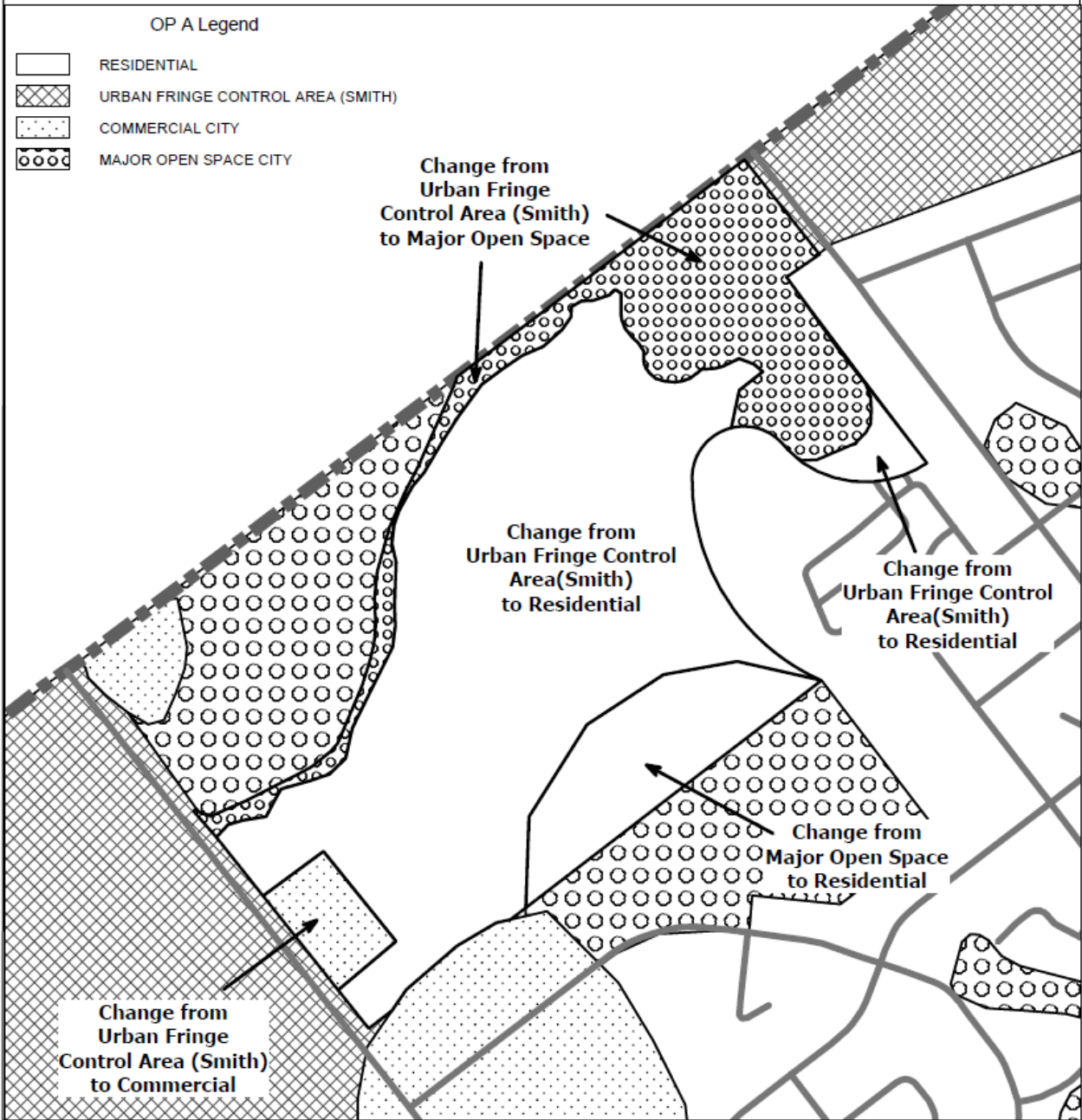
(Sgd.) Daryl Bennett, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk



Schedule B

Official Plan Amendment to Schedule - A Land Use



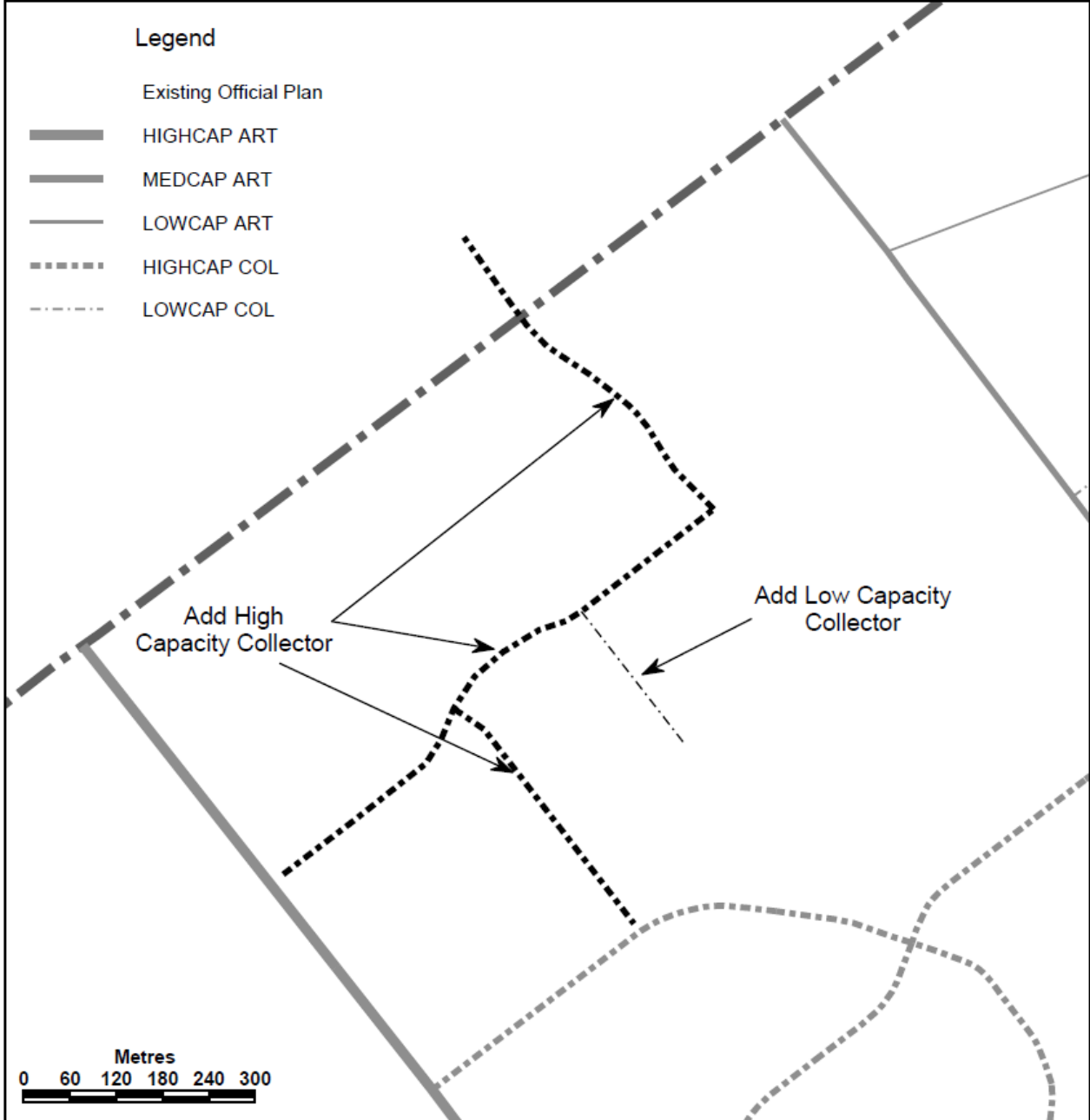
City of
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Schedule C

Official Plan Amendment to Schedule - B Roadway Network



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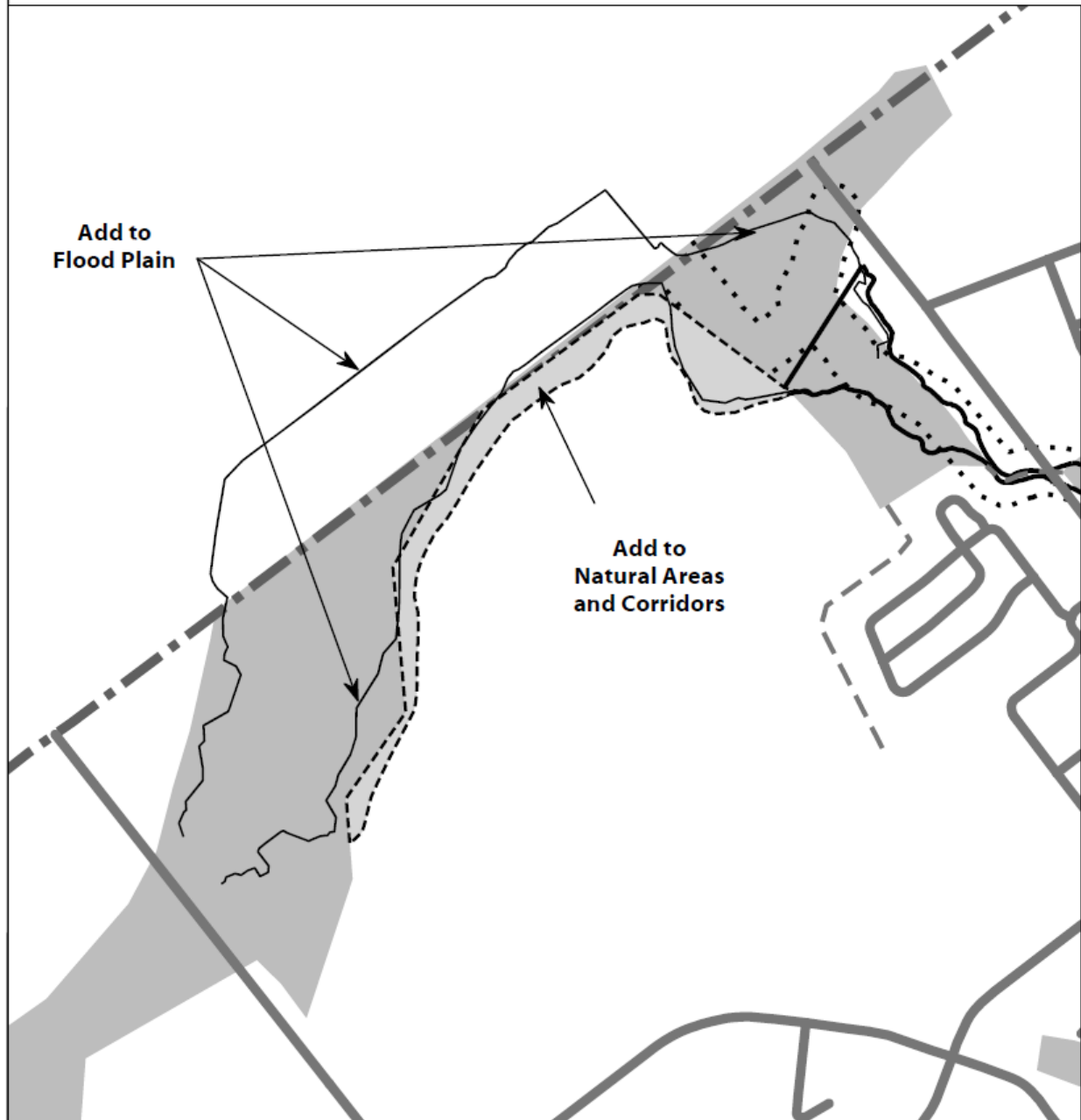


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Schedule D

Official Plan Amendment to Schedule - C Natural Areas & Flood Plains



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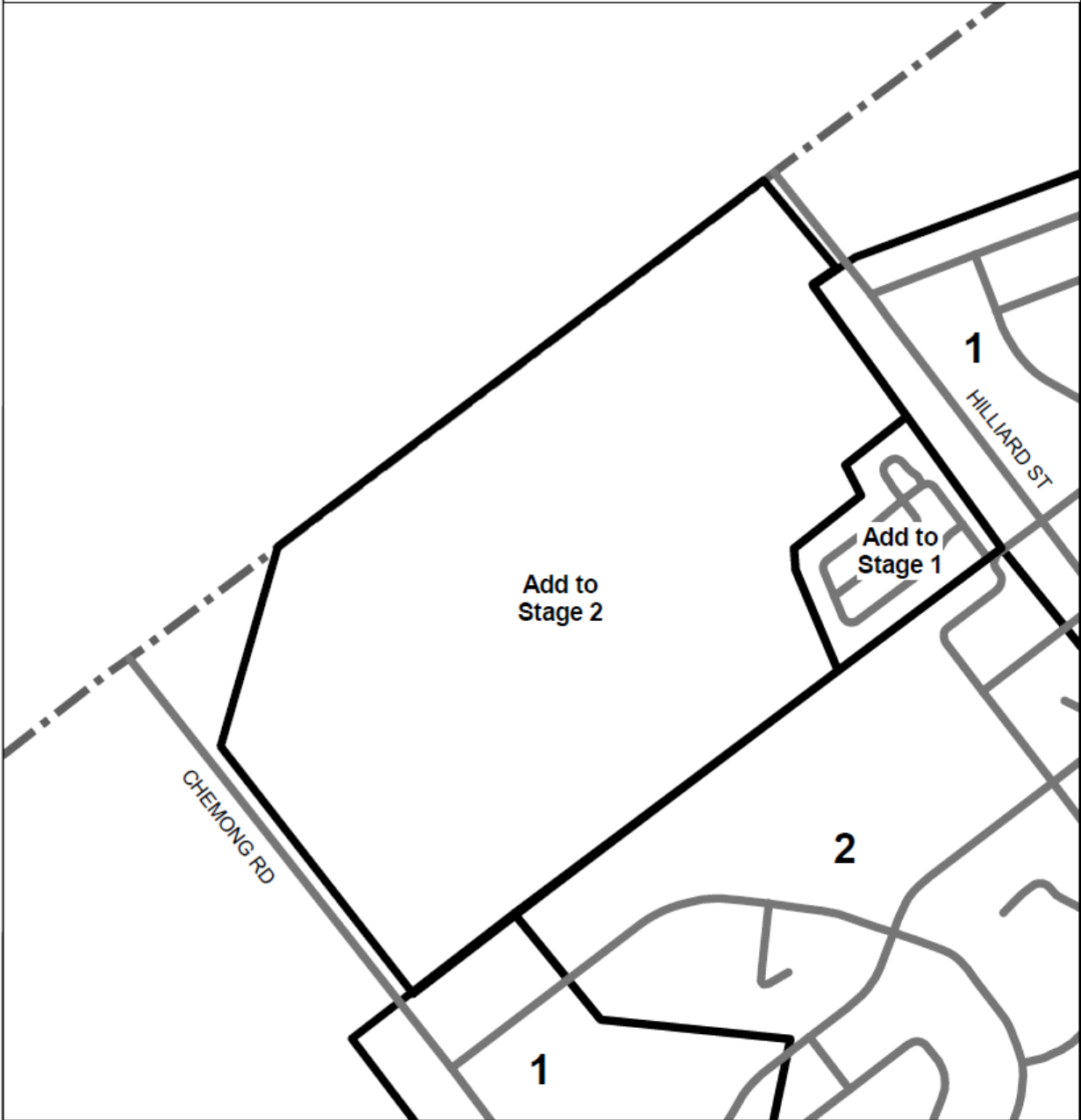


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Schedule E

Official Plan Amendment to Schedule - D
Development Areas



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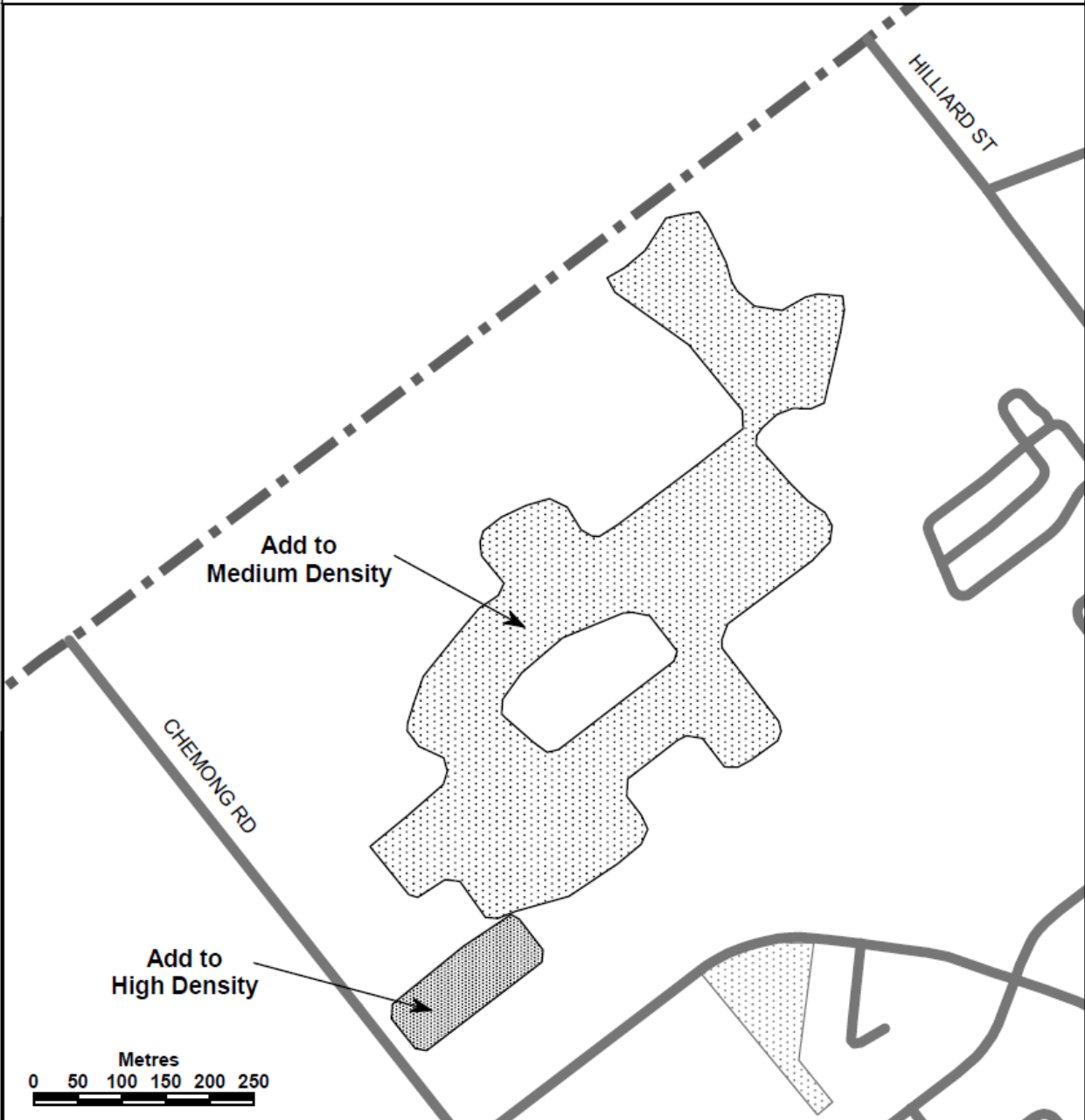
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Schedule F

Official Plan Amendment to Schedule - E Residential Density



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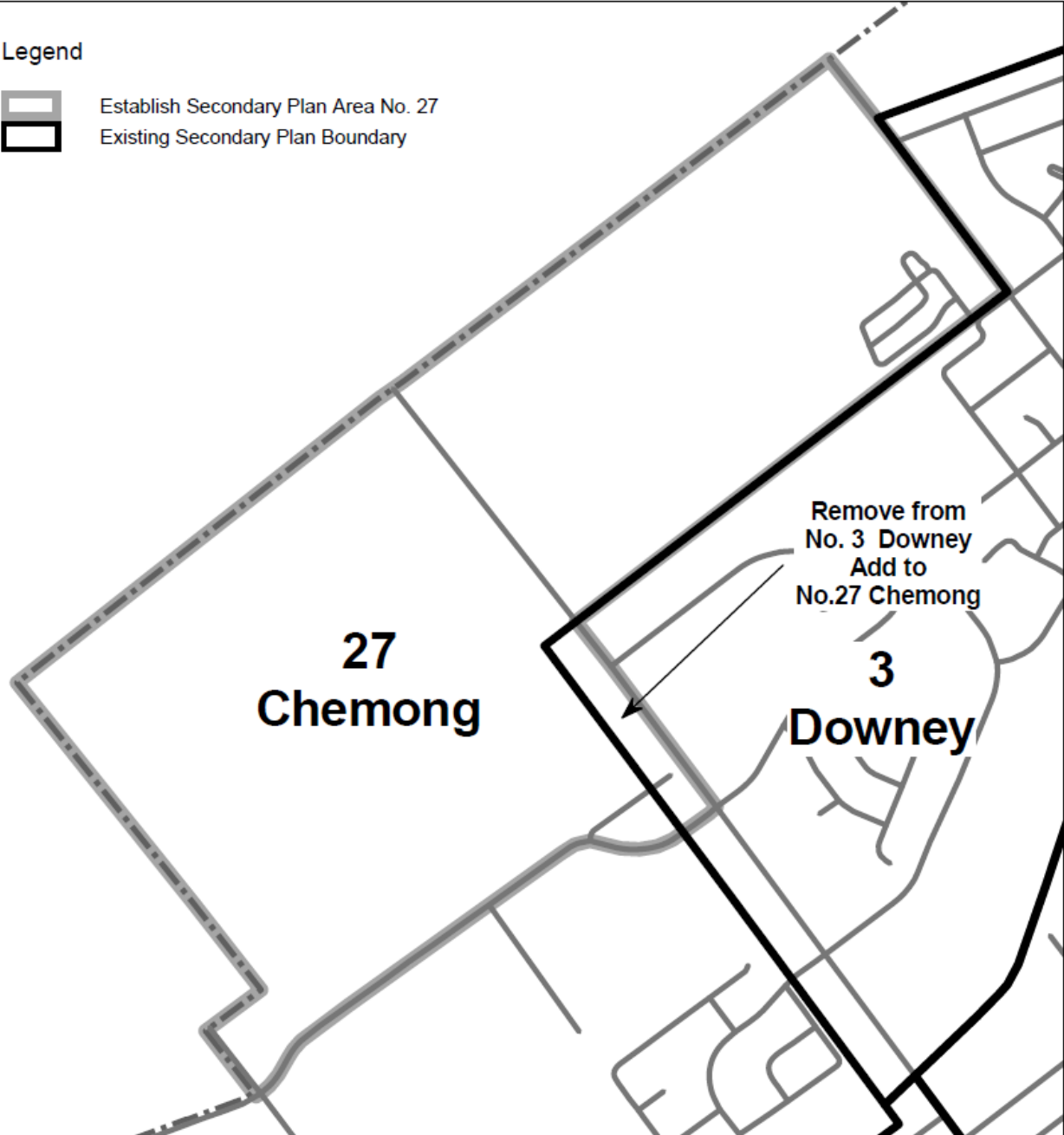
Schedule G

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

Legend



Establish Secondary Plan Area No. 27
Existing Secondary Plan Boundary



**City of
Peterborough**



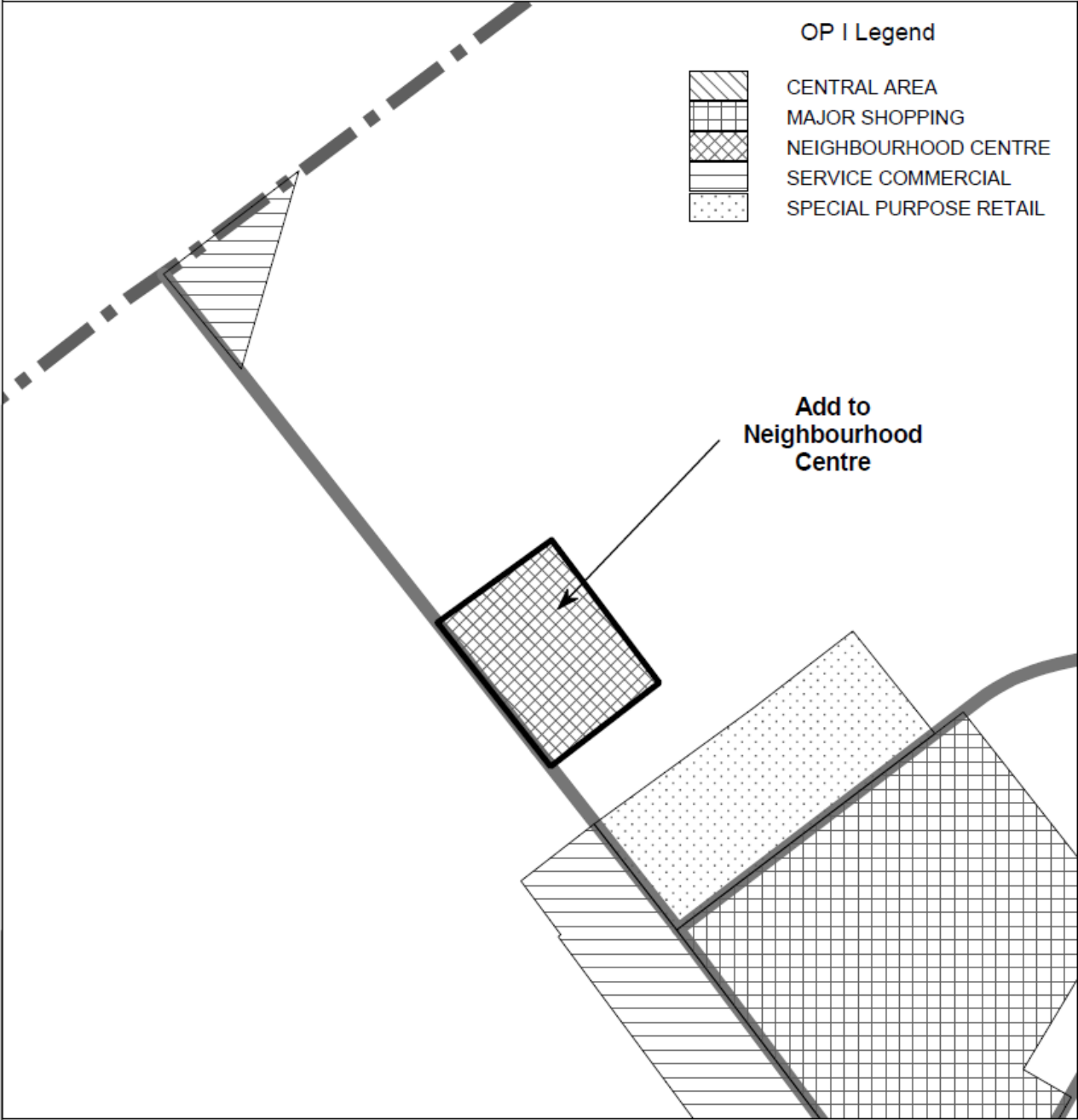
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Schedule H

Official Plan Amendment to Schedule - I Commercial Area



City of
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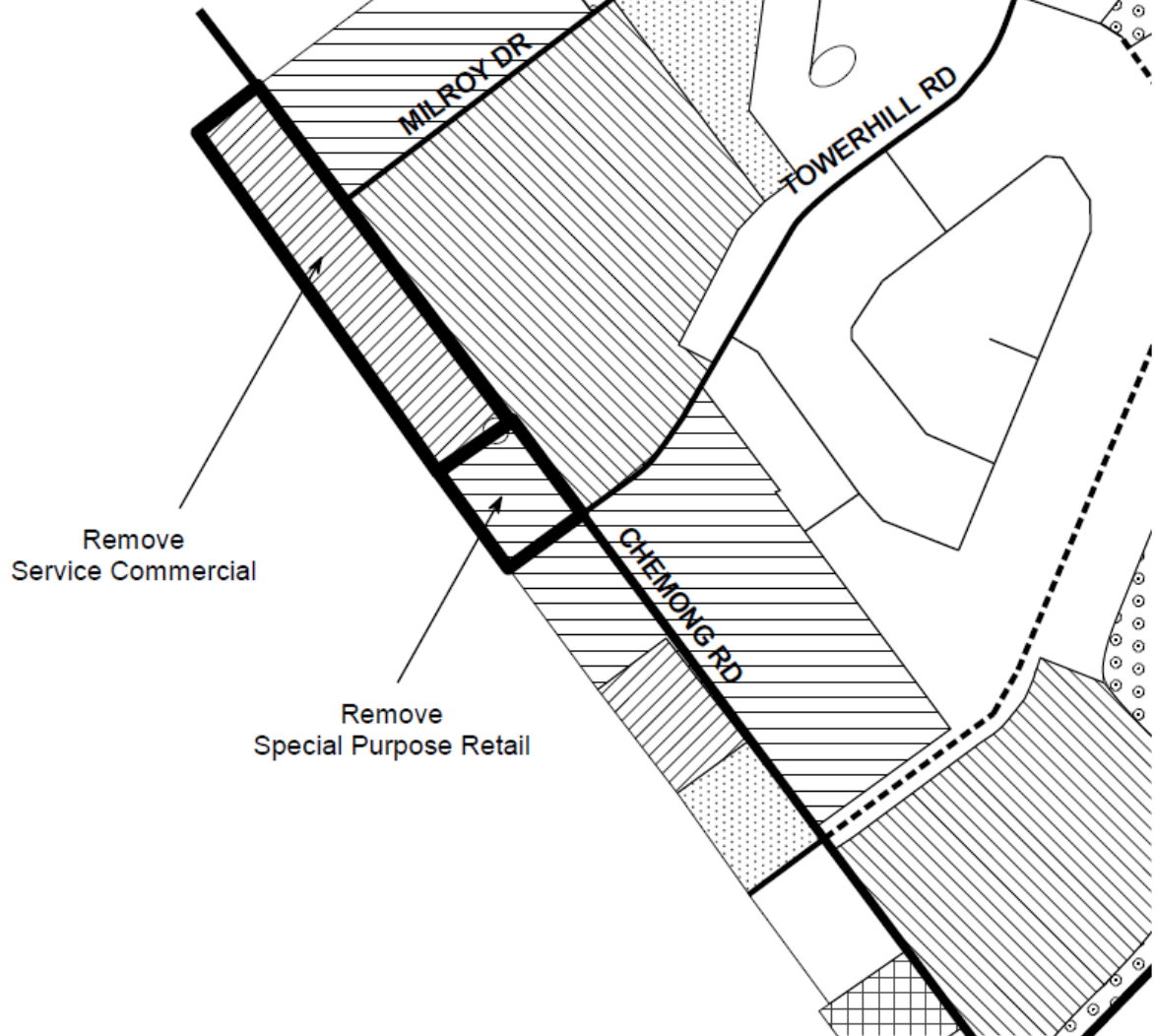


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Official Plan Amendment to Schedule - L Downey West Secondary Land Use Map



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