

How do you create a new Official Plan?

The creation of an Official Plan

We don't (and can't) just sit down and write out an all new Official Plan (OP). There is a provincially regulated process through the Planning Act that we follow, and we must consult with members of the public and vested stakeholders. In addition, the Official Plan must implement policies from the Growth Plan and Provincial Policy Statement. Direction contained in these planning documents are matters of provincial interest, and there are certain items that are mandated to be put into our Official Plan.



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What is the process?

We will start off by undertaking a review of our existing Official Plan together with an advisory committee made up of staff members from all eight of our Townships and members of the County Planning Department. Through this advisory committee we will be consulting with agencies such as the Ministry of Natural Resources and Forestry, County Public Works Department, and Conservation Authorities. This list of agencies is not exhaustive and may include other public agencies with vested interest in the document. Together we will ensure that policies are included in the Official Plan which reflect the direction of each public agency.

In addition, we will be consulting with the public to determine what the goals and visions are for communities throughout the County. We want to know how the people living here see their communities growing in the future; where new

development will take place, how will employment be managed, and where it should be restricted. In 20 years, what would you like your community to look like?

Local Township Councils will feed into the process through their staff on our advisory committee, and those Townships that form the Local Component of the Official Plan will be required to provide a resolution in support of the OP.

Once we have consulted with all stakeholders, policy development will begin and drafts of the Official Plan will be released for comment. Comments we receive may necessitate changes to the text of the Official Plan before it is brought before Council for a formal Public Meeting.

Sometime after the Public Meeting, a final draft of the Official Plan will be taken to County Council for adoption. The plan is then forwarded on together with all supporting materials and reports to the Ministry of Municipal Affairs and Housing for final approval. The Ministry may approve the Official Plan as submitted, or may make modifications to it.

How long will it take to create the new Official Plan?

The Official Plan is not going to be done overnight. We have estimated a generous timeframe of approximately two years to complete it. This is because it is not only the Official Plan for the County of Peterborough, but will also function as the Official Plan for five local Townships. It's really six Plans all rolled into one. We also plan to complete this job in-house rather than hiring a consulting firm to do it for us; County Planning Department staff will be working on this project in addition to other regular duties.

We will do our best to keep the project on schedule but we recognize that issues or other events may arise that delay progress. For example, updated Provincial Plans (Growth Plan, Oak Ridges Moraine Conservation Plan and Greenbelt

Plan) have recently been released and will impact the types of policies that are put into the new Official Plan and may require further studies or mapping exercises to be undertaken.

Can I request to have the designation changed on my property?

This exercise does not intend for individual landowners to request changes to the designation on their property, or to change specific permitted uses on a property. Arbitrary changes such as these would not necessarily be in the best interest of the larger community, and it needs to be ensured that proposed changes make sense and can be supported by the relevant background studies.

However, if you feel there is a mapping error, please bring it to our attention and we will determine if a change needs to be made. It may be beneficial for you to find out what the designation of your property is under the current Official Plan and then compare it to the designation in the new Official Plan when the draft is released.

Keep in mind that there is Provincial direction that we need to have regard for throughout this process as well, and specific steps need to be followed for any changes to some land use designations and boundaries.

What if I am not satisfied with the mapping or policies of the new Official Plan?

If you have concerns about a specific policy, section or mapping in the new Official Plan when it becomes available, please contact us. There may be a simple solution, but that may not always be the case. The creation of a new Official Plan will be a balancing act; trying to implement the wants of the community, local governments, public agencies, and Provincial policy, but we will work through this together.

Staying Informed

Keep up-to-date on the status of our Official Plan Project. New information will be released as it becomes available.

Follow us on social media!



Watch our website!
[County Official Plan Project Page](#)

Who can I contact if I would like to find out more about the County's new Official Plan, or I have comments or suggestions to make?

You can contact the County Planning Department by calling 705-743-0380 or emailing planning@ptbocounty.ca.

Our website will be a great resource as the project moves forward. Please monitor it for new information and/or opportunities to provide your input:

<https://www.ptbocounty.ca/en/growing/new-county-op.aspx>