



Draft County Official Plan

Virtual Open House
March 17, 2022





Land Acknowledgement

We respectfully acknowledge that Peterborough County is located on the Treaty 20 Michi Saagiig territory and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations which include: Alderville, Beausoleil, Curve Lake, Georgina Island, Hiawatha, Rama and Scugog Island First Nations.

Peterborough County and its local Municipalities respectfully acknowledge that the Williams Treaty First Nations are the stewards and caretakers of these lands and waters in perpetuity and that they continue to maintain this responsibility to ensure their health and integrity for generations to come.



Housekeeping Items

- Remain respectful and courteous to staff and other attendees throughout the duration of the Open House
- Mute your microphone unless asking a question
- Questions should be held until the end of the presentation at which time you may raise your hand (either on camera or virtually by clicking 'Raise Hand' 🖐️ in the webinar controls)
- Conversations are intended to be a high-level review of policy and direction. If you have a site-specific question about an individual property, you are encouraged to contact County or Township staff for a one-on-one conversation.



Connect with us!

Comments and questions can be submitted:

- Via email: NewCountyOP@ptbocounty.ca
- Mail or drop-off to:



County of Peterborough
470 Water Street
Peterborough, ON
K9H 3M3



Open Houses

All Open Houses

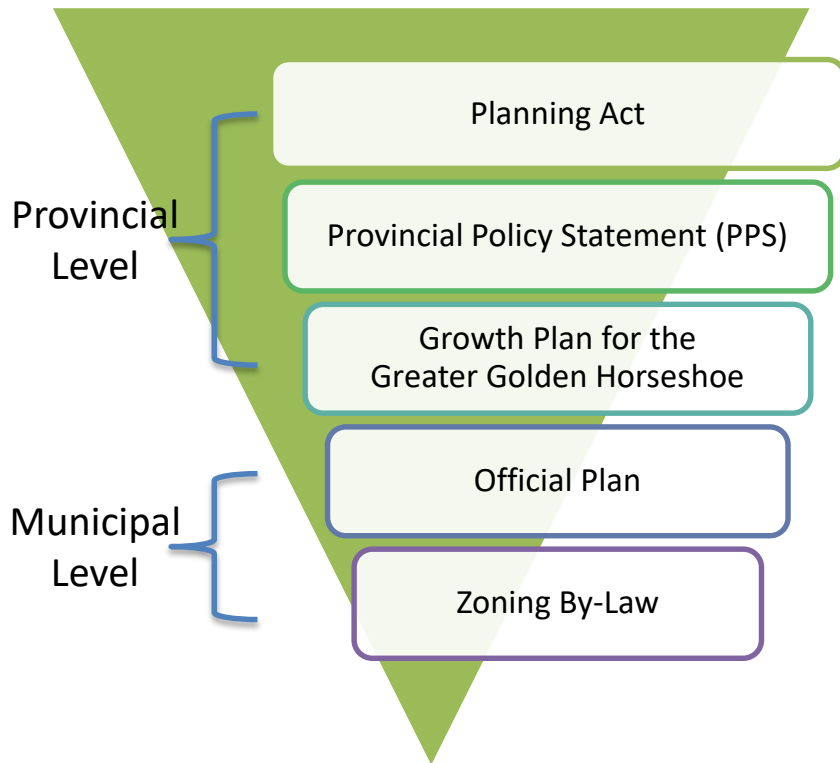
- **March 17** - Planning Administration Tools, Development Applications (including severances, plans of subdivision), Land Use Designations (including permitted uses and specific requirements for those uses)
- **March 24** - Natural Heritage System, Natural Heritage Features (including wetlands, lakes, wildlife habitat), Natural Hazards, Oak Ridges Moraine
- **March 31** - Aggregates, Water Resources (including 30m water setback, lakes at capacity), Transportation and Infrastructure
- **April 7** - Growth Management (including results and recommendations of County's Growth Analysis and Land Needs Assessment)



Outline

- Background
- Overview of Draft Official Plan
 - » Planning Administration Tools
 - » Development Applications
 - » Land Use Designations
- Next Steps

Background

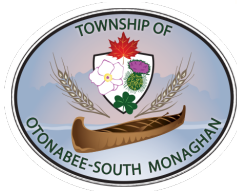


- An Official Plan is a document that is legally required under the Planning Act
- It establishes our community's growth and development goals, objectives and policies for the next 30 years
- Must conform to and be consistent with the Provincial legislation
- Official Plans are required to be reviewed periodically and must be updated to reflect any changes to Provincial planning documents



Overview of Draft Official Plan (OP)

- Serves as Municipal Comprehensive Review (MCR) as required under the Planning Act
- Also serves as a conformity exercise, bringing the Official Plan up-to-date with policies of current Growth Plan and Provincial Policy Statement
- The Draft OP provides policy for both the County and detailed land use policy for seven local Townships





Overview of Draft Official Plan (OP)

Planning Administration Tools

- Gives Municipalities the authority to use planning tools available under the Planning Act
- Includes standard tools such as Zoning By-Laws, site plan control, holding provisions and community improvement
- Also addresses more recent changes to provincial legislation, providing direction for Inclusionary Zoning, Community Benefits Charges and Community Planning Permit System

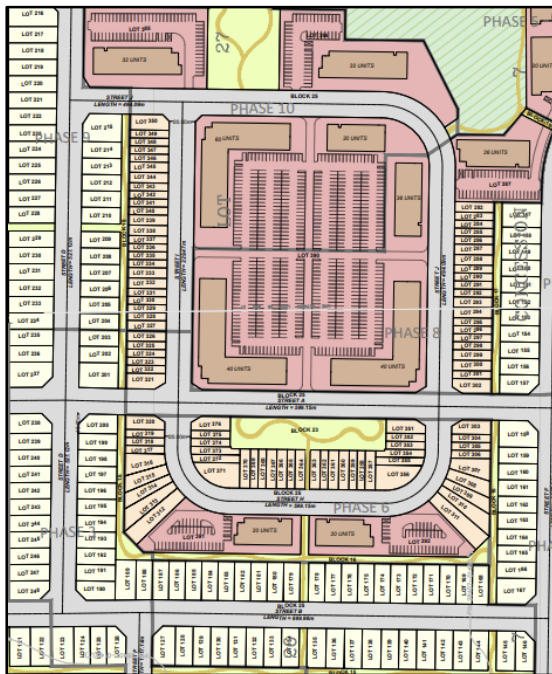
Overview of Draft Official Plan (OP)

Development Applications

- Provides direction for the processing of development applications including the requirements for pre-consultation and engaging First Nations consultation
- Provides specific criteria for various types of applications including consents (severances), plans of subdivision/condominium, and Official Plan Amendments
- Draft policies have been developed based on direction provided in Provincial Policy Statement and Growth Plan



Overview of Draft Official Plan (OP)



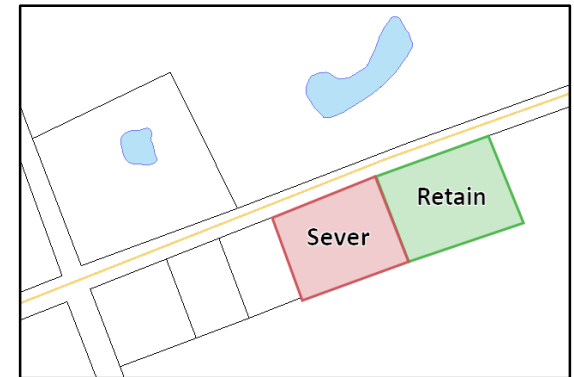
Development Applications – Plans of Subdivision

- Plan of subdivision is necessary where more than 2 new lots are being created, unless the consent policies permit a greater number of severances
- Sets out specific criteria and study requirements to address servicing, traffic, and environmental impact among others
- Greater emphasis on creating complete and healthy communities through retention of natural features, inclusion of active transportation facilities, and mixed uses and housing types

Overview of Draft Official Plan (OP)

Development Applications – Severances

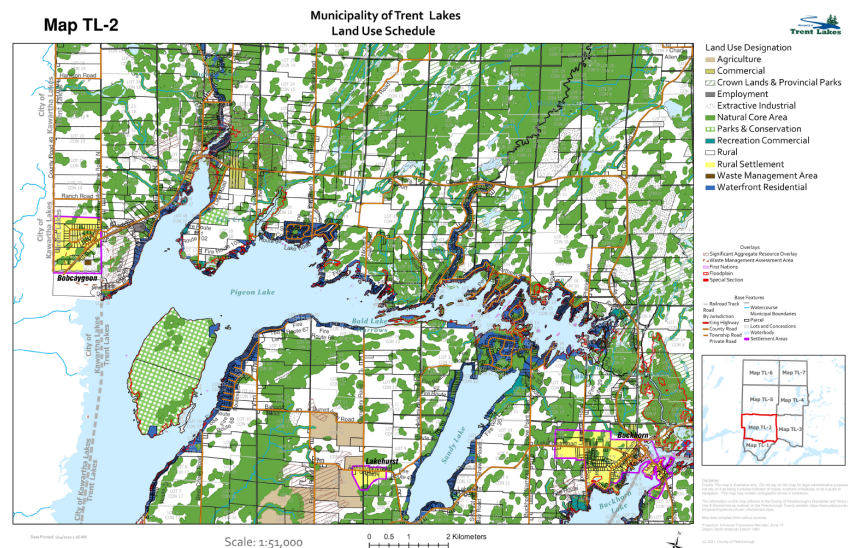
- Maximum of 2 new lots can be created by consent unless:
 - » in a serviced settlement area – 5 new lots
 - » in a rural settlement area – 4 new lots
 - » designated employment – 3 new lots
- Sets out specific criteria and study requirements for all applications, with additional or alternate requirements for some land use designations (e.g. Agriculture)
- Greater opportunity for severances based on number and timing of new lots but will still be impacted by implementation of Growth Plan policies



Overview of Draft Official Plan (OP)

Land Use Designations

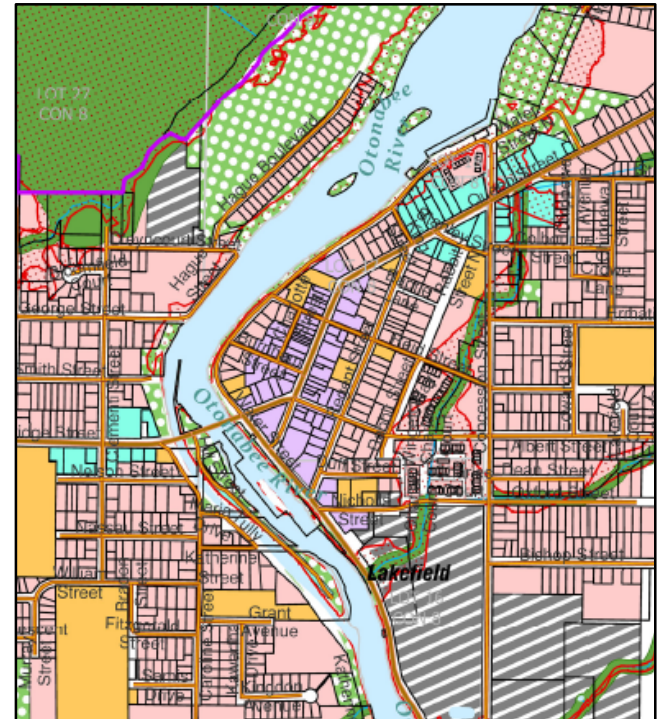
- Designations were first established by creating consistencies across local Municipalities
- Much of the mapping was carried forward from the current in-effect OP and further refined to better match the parcel fabric or correct known errors
- Natural Core Area designation reflects the policies of the Growth Plan which provides a high level of protection to key hydrologic features
- Agriculture designation reflects the Provincial Agricultural Systems mapping that must be designated in accordance with the Growth Plan



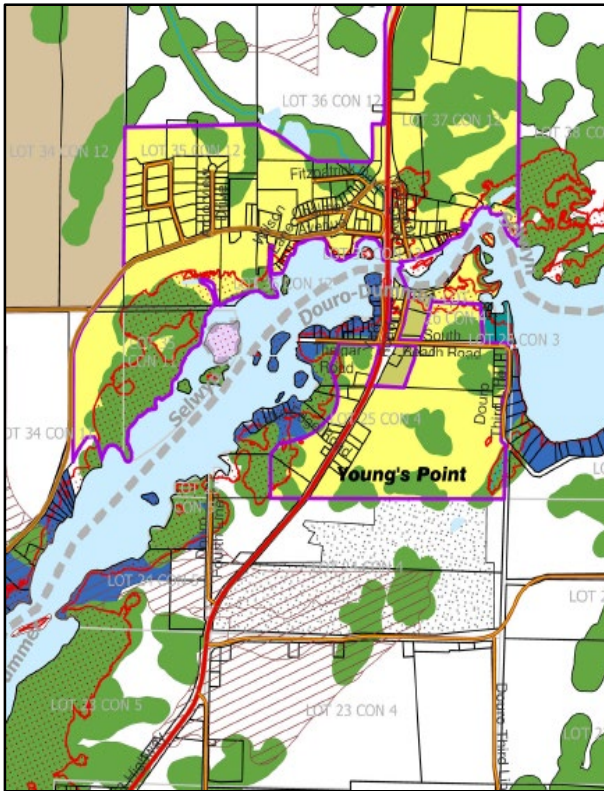
Overview of Draft Official Plan (OP)

Land Use Designations – Urban Designations

- Serviced settlement areas will be the primary focus for growth in accordance with PPS and Growth Plan
- Recognized existing downtowns as Community Core to allow for a greater variety of uses, mixed uses and higher density housing
- Community Commercial and Urban Employment designation recognize existing commercial and industrial areas and permit a wide variety of uses, relying on local Zoning By-Law to establish further regulation



Overview of Draft Official Plan (OP)



Land Use Designations – Countryside Designations

- Rural Settlement designation applies to privately serviced or partially serviced settlement areas and recognizes a wide variety of permitted uses considered necessary to serve the community
- Rural designation generally applies to lands that are located outside settlement areas and rural settlements, waterfront areas and prime agricultural areas
- Crown Lands and Provincial Parks designation recognizes lands owned and managed by Province and is extensive in north end of County

Overview of Draft Official Plan (OP)

Waterfront Residential Designation

- Waterfront Residential designation recognizes developed areas along shorelines of rivers and lakes but may also capture historic subdivisions or built-up areas that are oriented towards the water
- Growth Plan limits new major residential developments along shorelines – can only take place as infilling and where the designation was in effect prior to 2006
- 30m setback from water still applies for new development and buildings but policies captured in Section 9 (Water Resources) of Draft OP



Overview of Draft Official Plan (OP)

Natural Core Area Designation

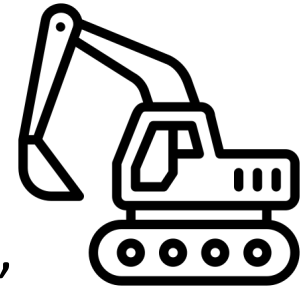


- Natural Core Area designation applies wetlands, streams and a 30 metre vegetation protection zone (VPZ) which directly reflects the policies of the Growth Plan
 - » Important to note that this is how the Growth Plan is being applied today regardless of any current land use designation
 - » New development is not permitted in these areas
 - » In settlement areas and rural settlements, the designation has been carried through to maintain connectivity but the VPZ reduced to 15m
 - » Should be read together with Section 6 (Natural Heritage Features and Natural Hazards) of Draft OP

Overview of Draft Official Plan (OP)

Extractive Industrial Designation

- Extractive Industrial designation identifies lands currently licensed under the Aggregate Resources Act for mineral aggregate operations, or lands identified as having known potential for future extraction of sand, gravel or bedrock resources
 - » Lands in this designation have been carried forward from existing Official Plan schedules
 - » Provides criteria for establishment of new extractive operation, including separation distances from existing sensitive uses
 - » Should be read together with Section 8 (Mineral Mining and Aggregate Resources) of Draft OP



Overview of Draft Official Plan (OP)



Agriculture Designation

- Agriculture designation applies to areas where prime agricultural lands predominate and where the Province has identified the lands as being agriculturally productive through their Agricultural Systems mapping
- These areas are considered ‘prime agricultural areas’ under the policies of the PPS
- Not necessarily limited to areas where soil classes 1 to 3 predominate – may also include other soil classes, and areas of local farm concentrations or ongoing agricultural activity



Overview of Draft Official Plan (OP)

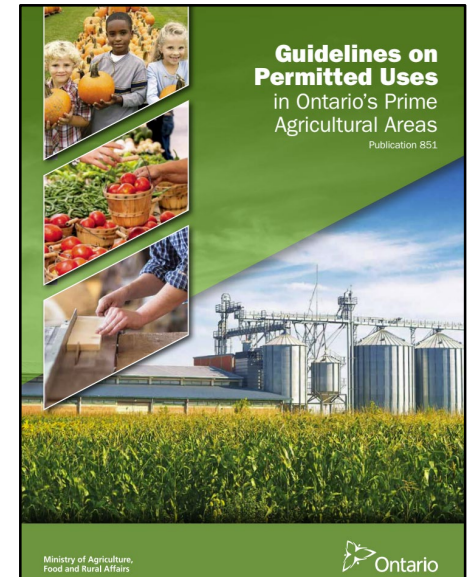
Agriculture Designation

- Agriculture identified as an area of high importance:
 - » Through public surveys conducted in 2017 and 2021
 - » Greater Peterborough Area Community Sustainability Plan and Climate Change Action Plan prioritize the designation and protection of agricultural lands for the benefit of local food system
- Permitted uses in the Agriculture designation are dictated by the policies of the PPS
- Draft OP policy has been developed to provide clarity and direction around some of these uses

Overview of Draft Official Plan (OP)

Agriculture Designation – Agriculture Related and OFDU's

- Language added to clarify requirements for agriculture- related uses and on-farm diversified uses (OFDU)
 - » Criteria based on Provincial Guideline for Permitted Uses in Ontario's Prime Agricultural Areas and public feedback received through 2021 surveys
 - » Intended to ensure compatibility with existing uses in the area, including normal farm practices
 - » Protects the area for the long-term use for agriculture first and foremost, while allowing farmers flexibility in their operations to grow a business or supplement income
 - » Event venues recognized as an OFDU but require a zoning amendment



Overview of Draft Official Plan (OP)

Agriculture Designation - Cannabis



- Draft OP recognizes cannabis cultivation as an agricultural use (growing of a crop)
- The processing of cannabis can be considered an OFDU, must be limited in size and requires a zoning amendment
 - » Additional criteria must be met for the processing of cannabis as an OFDU
 - » Minimum 150 metre setback from lot lines or as otherwise established in local Zoning By-Law



Overview of Draft Official Plan (OP)

Land Use Designations

- A number of other designations are identified on land use schedules to recognize commercial and recreation commercial uses, trailer parks, parks and conservation and other community uses
- Each designation specifies the uses permitted and the policies applicable for new development
- Designations can be found on draft Land Use Schedules – separate set provided for each Township
- Policies in the OP must be read together with all other applicable policies for new development



Resources

Additional resources and background information can be found on the County's website:

www.ptbocounty.ca/NewCountyOP



Full Draft Official Plan



Land Use Schedules



Focus Reports to Council (theme based)



Provincial information and guidelines for
Agricultural System and Natural Heritage
System

Next Steps



Additional Open Houses

March 24 - Natural Heritage System, Natural Heritage Features, Natural Hazards, Oak Ridges Moraine

March 31 - Aggregates, Water Resources, Transportation and Infrastructure

April 7 - Growth Management



Release of Revised Draft Official Plan

Updated to reflect comments received as part of consultation process



Public Meeting

To be hosted by County Council (not yet scheduled)



Thank You for Attending!

If you wish to be notified of future meetings or release of revised draft, please ask to be added to the notification list:

- Via email: NewCountyOP@ptbocounty.ca
- Mail or drop-off to:

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