

Planning Justification Report
for the County of
Peterborough
Official Plan Amendment



SETTLEMENT AREA EXPANSION REQUEST

PART OF LOT 19, CONCESSION 19
GEOGRAPHIC TOWNSHIP OF HARVEY
MUNICIPALITY OF TRENT LAKES
COUNTY OF PETERBOROUGH
168 COUNTY ROAD 49

JULY 2025

PLANSCAPE PROJECT NO
146800

PREPARED FOR:
JEFFERY HOMES
(2549099 ONT. INC.)

WWW.PLANSCAPE.CA





Introduction

Planscape Inc. is the acting agent for Jeffery Homes (2549099 ONT. INC) regarding the property located at 168 County Road 49. An application for Plan of Subdivision and Zoning By-law Amendment (ZBA) has been submitted regarding the property to permit 25 lots in Phase 1 and 33 lots in Phase 2 for a total of 58 lots to be created for residential use.

Appendix A of this report provides the Draft Plan of Subdivision for reference.

In May 2024 a re-submission of the applications was completed with the following approvals requested:

In April 2023, the province of Ontario proposed amended policies adapted from A Place to Grow and the Provincial Policy Statement to form a new provincial planning document called the Provincial Planning Statement. These proposed changes removed the requirement of municipalities to undertake a Municipal Comprehensive Review (MCR) process to expand urban boundaries. As the proposed development has Phase 2 lands abutting the current urban boundary of Bobcaygeon, the updated technical work completed has been done for Phase 1 and Phase 2. It is the intent of the applicant to construct both phases of the planned development and it is asked that staff entertain discussions with the applicant's team to recognize support for the full development through a Council endorsement or a more formalized agreement (should staff or Council wish to pursue this route). The applicant's team can provide a draft agreement used in another jurisdiction to recognize Council and staff's intent to support the Phase 2 portion of the project upon the expansion of the urban boundary.

The Plan of Subdivision application is therefore seeking formal approval of the Phase 1 lands and "approval in principle" of the Phase 2 lands.

In October 2024, the new Provincial Planning Statement came into effect with the following requirements for Settlement Area Boundary Expansions:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

- 1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*

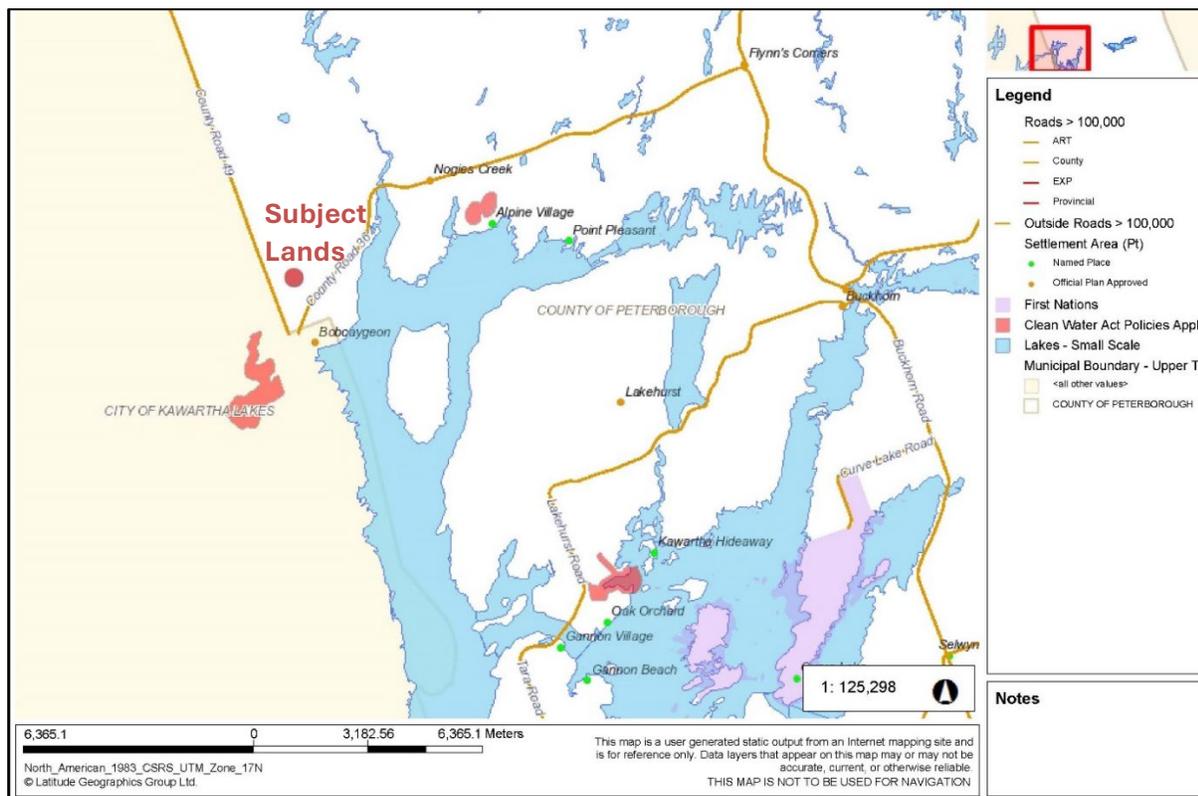
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
 - c) whether the applicable lands comprise specialty crop areas;*
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
 - g) the new or expanded settlement area provides for the phased progression of urban development.*
2. *Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.*

This report is provided to aid staff and Council in your consideration of the Settlement Area Boundary Expansion request to permit the Phase 2 portion of the development at 168 County Road 49 through County and local Official Plan Amendment applications. As a result of the expansion, this application will change the land use designation of the proposed lands in the County and local Official Plans and identify Natural Heritage Feature areas as delineated by the Environmental Impact Study conducted as part of the Plan of Subdivision application.

Project Description

The Subject Lands of these applications are in Part of Lot 19, Concession 19, Geographic Township of Harvey, municipally know as 168 County Road 49, in the Municipality of Trent Lakes, County of Peterborough (Roll Number 154201000410800). The property location can be found on **Figure 1** below.

Figure 1 - Location Map

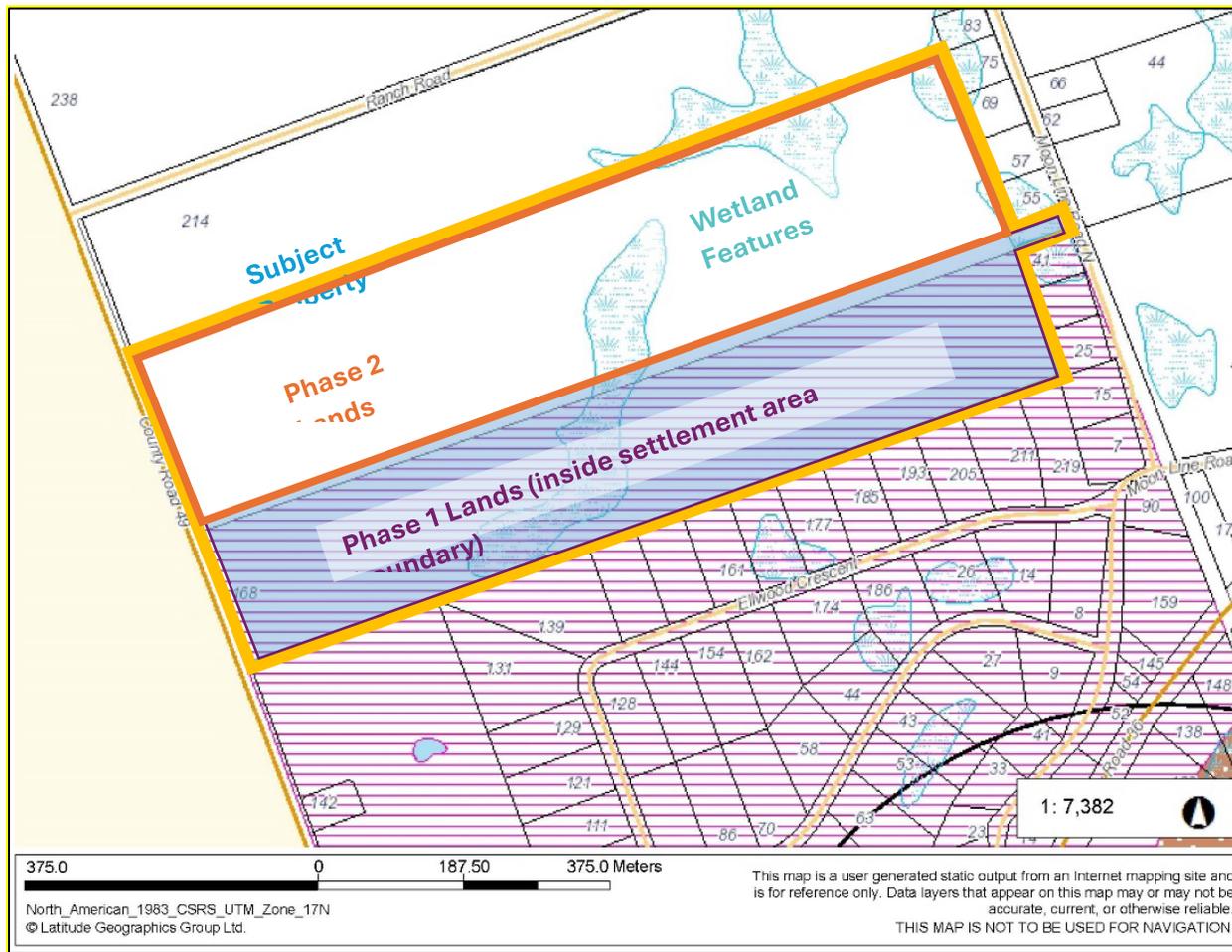


The property is located north of the built-up area of the Hamlet of Bobcaygeon. Hamlet residential uses are located to the South, with agricultural and low density/rural residential uses to the North, West and East.

The Hamlet boundary divides the property from East to West, with the Southern part of the lands in the Hamlet designation. The property has frontage on County Road 49 on the western boundary and frontage on Moon Line Road on the eastern boundary. The total area of the property is approximately 48 ha with a large wetland feature in the center of the property. The Phase 1 portion of the property is approximately 21.8 ha in area. The Phase 2 portion of the property is approximately 26.2 ha in size. It is the Phase 2 portion of the development that requires the expansion of the Settlement Area boundary.

Figure 2 provides an image of the lands shown with the settlement area boundary and wetland feature noted in blue. Phase 1 of the project is delineated by the settlement area boundary hatching, while Phase 2 is represented in the rural lands on the north half of the property.

Figure 2: Settlement Area Boundary Map (with PSW)



Policy Analysis

In October 2024, the amended PPS came into effect. The policies of that Statement are used as the basis for this policy analysis. The policy analysis provided in the Plan of Subdivision application is relied upon for the County and Township Official Plan conformity exercise.

The need

PPS 2024 Policy 2.3.2. 1. a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

The province has identified the need for more houses in Ontario and has undertaken various legislative changes to support the building of more homes with less red tape

throughout the province. The addition of these lands has been demonstrated on a provincial level through the identification of a housing crisis. Also, lands within Bobcaygeon and within the County of Peterborough are constrained by natural heritage features, limiting the available lands for additional housing. The addition of the Phase 2 lands of this development offers additional market appropriate housing options to increase the housing stock in the County and the municipality.

Sufficient Infrastructure and Public Service Facilities

PPS Policy 2.3.2. 1. b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;

The servicing to the newly created lots in Phase 1 and Phase 2 will be private on-site services and therefore do not add to the capacity of existing or planned public servicing infrastructure. The lots are located on existing County and local roads and a Traffic Impact Assessment has been completed for the application. It is anticipated that confirmation from County and municipal departments as well as agencies such as the Trillium Lakelands School Board will confirm that all other public infrastructure and service facilities have capacity to service the Phase 2 residents.

Specialty Crop Areas

PPS Policy 2.3.2 1. c) whether the applicable lands comprise specialty crop areas;

There are no specialty crop areas in the vicinity of the boundary expansion area.

Evaluation of Alternative Locations

PPS Policy 2.3.2. 1. d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

Phase 2 of the project avoids prime agricultural areas and does not impact on adjacent agricultural lands.

Minimum Distance Separation

PPS Policy 2.3.2. 1. e) whether the new or expanded settlement area complies with the minimum distance separation formulae;

Phase 1 lands are exempt from the MDS formula calculation requirement as they are currently within the Settlement Area. An MDS report is provided in **Appendix B** to this report and illustrated in **Figure 3: MDS Sketch** below. There is sufficient separation from the adjacent potential agricultural operations to the Phase 2 lands.

Figure 3: MDS Sketch

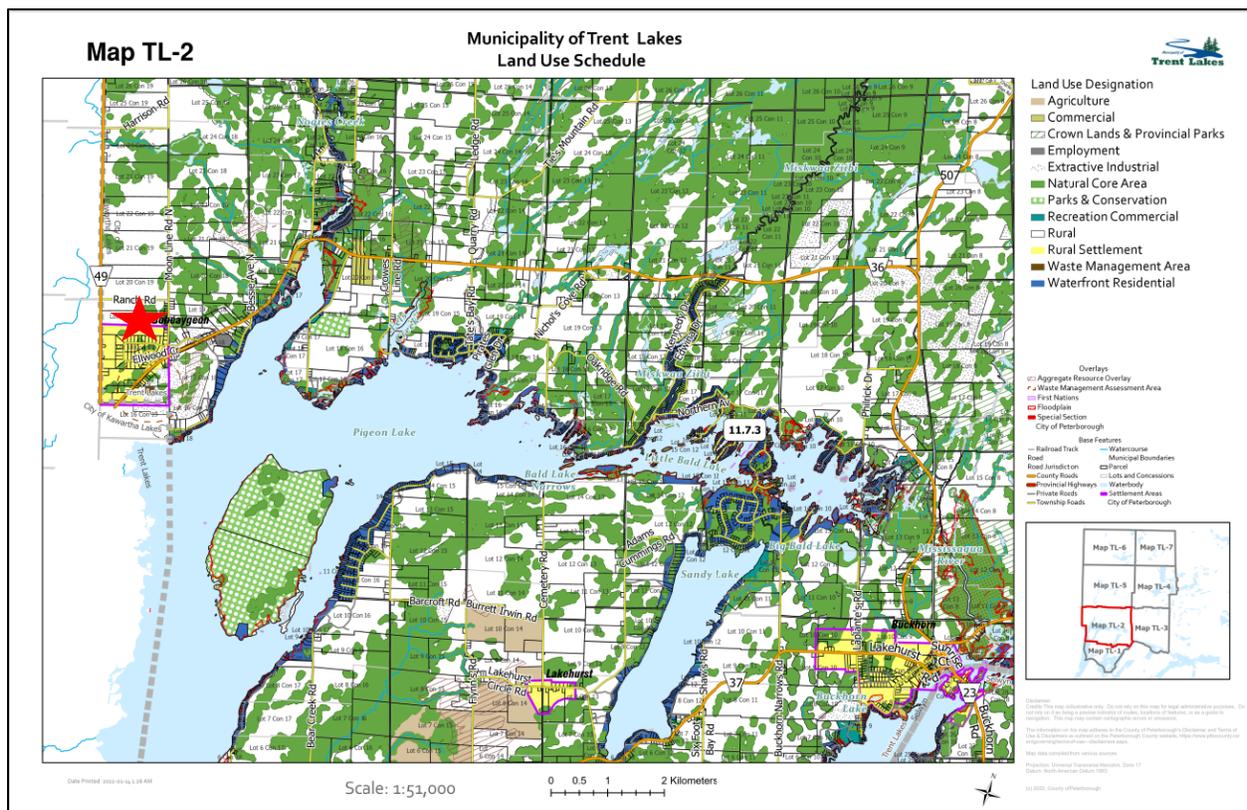


Impacts to the Agricultural System

PPS Policy 2.3.2. 1. f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance;

There are no impacts to the Agricultural System from this development and specifically from the Phase 2 lands. **Figure 4: Trent Lakes Land Use Schedule** of the County Official Plan confirms that there are no Agricultural lands near the project lands.

Figure 4: Trent Lakes Land Use Schedule



Phased Progression of Urban Development

PPS Policy 2.3.2. 1. g) the new or expanded settlement area provides for the phased progression of urban development.

The project is organized into phases that provide for the phased progression of urban development within Bobcaygeon.

Infrastructure and Public Service Facilities

PPS Policy 2.3.2.2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

As per the response provided for policy 2.3.2.1 b) above, it is anticipated that no capacity issues will be identified through agency consultation.

County and Local Official Plans

The policies of both the County and Local Official Plans are being met through the application for subdivision and zoning by-law amendment. Neither document speaks to Settlement Area Expansions in more detail than the policies of the Provincial Planning Statement. The policy analysis therefore relies on conformity with the PPS policies specifically.

County of Peterborough Official Plan Amendment

The subject lands owned by Jeffery Homes subject to the Settlement Area expansion are designated as Rural and Natural Core Areas. The lands within the Settlement Area of Bobcaygeon are designated as Rural Settlement and Natural Core Areas. The Official Plan Amendment and Settlement Area Expansion will designate the lands as Rural Settlement Area and delineate the natural heritage features as Natural Core Areas. **Appendix C** contains the proposed updated schedule for the subject lands.

The County of Peterborough Official Plan under Section 4.2.3 states:

A municipal comprehensive review is required in order to expand settlement area boundaries. However, where proposals to change the settlement area boundaries do not result in a net increase of settlement area within a Township, planning justification shall be required for the adjustment at the time of application to ensure targets and forecasts contained in this Plan are achieved.

The County OP has not yet been updated to reflect the PPS 2024 and therefore an Official Plan Amendment application has been required by staff to address policy 4.2.3. As mentioned in the introduction of this report, the PPS 2024 removed the requirement for a comprehensive review for a settlement area expansion. This report instead demonstrates conformity with the PPS 2024 criteria provided where a settlement area expansion is being considered.

Suggested Draft Official Plan Amendment:

The Amendment consisting of the following text and schedule constitutes Amendment No. “XX” to the Official Plan of the County of Peterborough. Details of the Amendment the Official Plan of the County of Peterborough is hereby amended as follows:

1. Schedule “XX”– Trent Lakes Land Use Plan of the Official Plan of the County of Peterborough, is amended by changing the designation from Rural to Settlement Area and Natural Core Area and from Settlement Area to Natural Core Area on a portion of the subject lands located at Part of Lot 19, Concession 19, known municipally as 168 County Road 49 in the Township of Trent Lakes, as shown on Schedule “1” attached hereto and forming part of this Amendment.
2. Notwithstanding the provisions of Section 4.2.3 the subject lands as shown on Schedule “1” will not require a municipal comprehensive review to expand a settlement area boundary but shall meet the criteria of Section 2.3.2 of the Provincial Planning Statement 2024.

Municipality of Trent Lakes Official Plan Amendment

An Official Plan Amendment was submitted to amend the subject lands currently designated as Rural Area and Hamlet to Hamlet and Environmental Protection, as shown in **Appendix D** of this report. This amendment will match the boundaries of the County Official Plan to designate the lands at the County level as Rural Settlement Area and Natural Core Area.

Natural Core Areas and Environmental Protections Areas

During the pre-consultation meeting, the question of ownership of the Stormwater Management Ponds and the EP area created by the 4.0 ha wetland feature in the centre of the development was raised. As stormwater management is a municipal responsibility, it is assumed that the ponds will be assumed by the Township of Trent Lakes at the same time the road within the development is.

We believe it is also in the public interest for the EP lands that delineate the wetland and buffer be considered similarly to a stormwater management facility and be assumed by the

Township as the wetland offers stormwater retention as well as important natural heritage features and functions that should be protected in perpetuity. Section 5.1.10 of the Trent Lakes Official Plan supports the public ownership where:

It is intended that Environmentally Sensitive Areas be conserved and protected to the greatest extent possible, including public ownership, if feasible.

At the time of writing this report, no confirmation of these land transfers had been received.

Conclusion

It is requested that the Settlement Area of Bobcaygeon be expanded as per conformity with the policies of the PPS to provide additional housing opportunities within the County of Peterborough and the Municipality of Trent Lakes. This development represents good planning and is in the public interest.

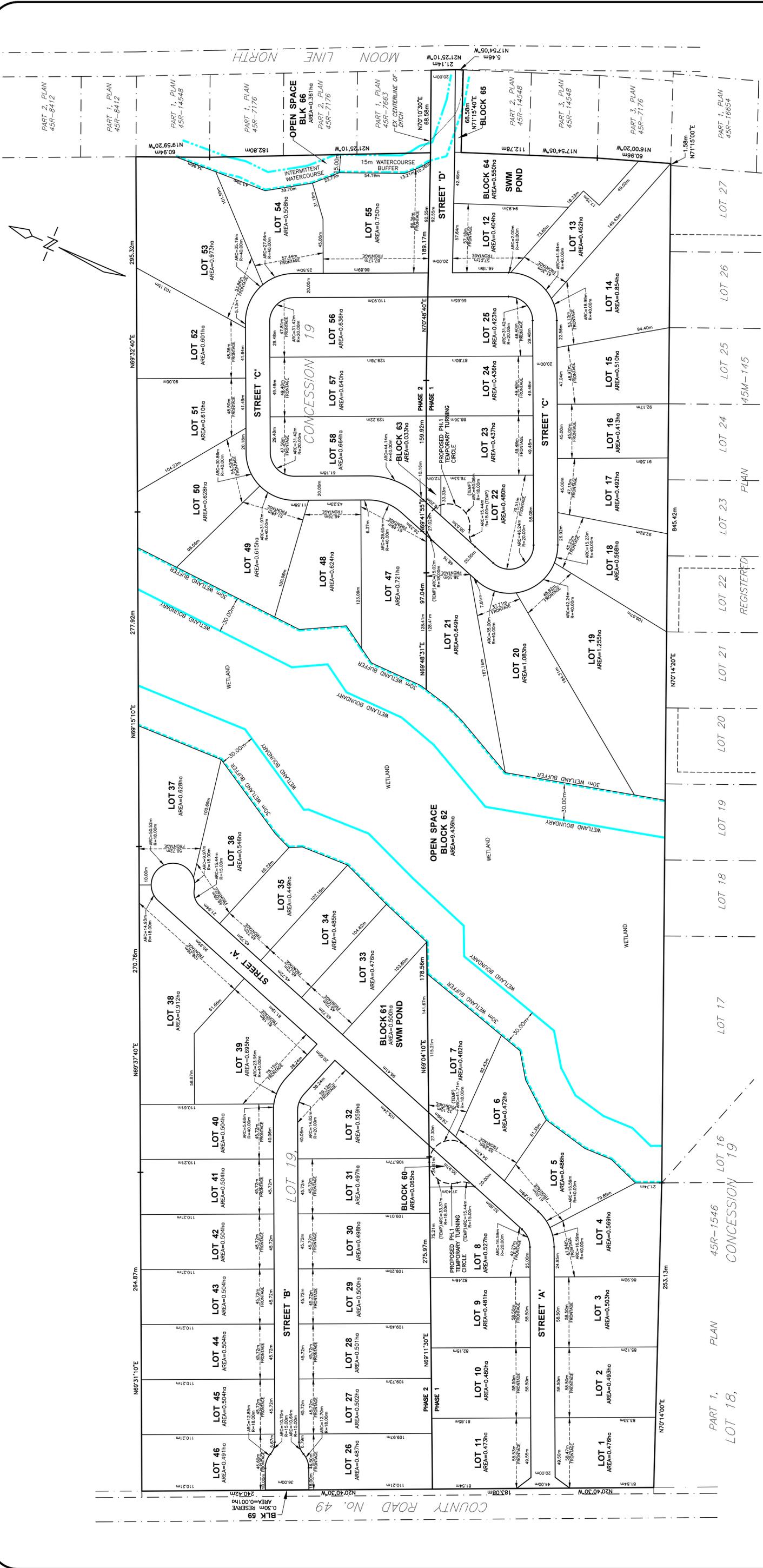
Sincerely,



Debbie Vandenaeker, MCIP, RPP, PMP
Senior Planner
Planscape Inc.

The following items are attached:

- Appendix A: Draft Plan of Subdivision
- Appendix B: MDS Report
- Appendix C: Proposed County Updated Schedule
- Appendix D: Proposed Trent Lakes Updated Schedule



PROPOSED DRAFT PLAN
 PART OF LOT 19, CONCESSION 19
 FORMERLY IN GEOGRAPHIC TOWNSHIP OF HARVEY
 MUNICIPALITY OF TRENT LAKES
 COUNTY OF PETERBOROUGH

D.G. BIDDLE & ASSOCIATES
 CONSULTING ENGINEERS & PLANNERS
 481 Taunton Rd W, Oshawa ON
 150 King St. Peterborough ON
 Phone: 905-576-8500
 info@dgblife.com
 dgblife.com

122169

SCALE: 1:1500
 DRAWN BY: B.B.
 DESIGN BY: M.J.H.
 CHECKED BY: M.B.C.
 PLOT DATE: 02/07/2025

OWNER'S AUTHORIZATION
 I/WE LAND OWNER BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE PLANSCAPE TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL OF THE MUNICIPALITY OF PETERBOROUGH.
 SIGNED: SCOTT JEFFERY
 TITLE: _____
 DATE: DECEMBER 21, 2022

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR ACCURACY AND CORRECTLY SHOWN ONTARIO LAND SURVEYOR MARTHA A. HANNA
 SIGNED: O.L.S.
 DATE: SEPTEMBER 2, 2022

No.	REVISION	DATE	BY	APPROVED
4.	REVISED TO INCLUDE PHASE 2 LANDS	06/26/2025	JG	
3.	ADDED BLOCK 31 (SWM) & RENUMBERED LOTS	12/19/2024	CJ	
2.	REVISED LOTS 12 & 13, ADDED BLOCK 30 (SWM)	12/03/2024	BB	
1.	REVISED AS PER 1ST SUBMISSION COMMENTS	03/18/2024	MH	

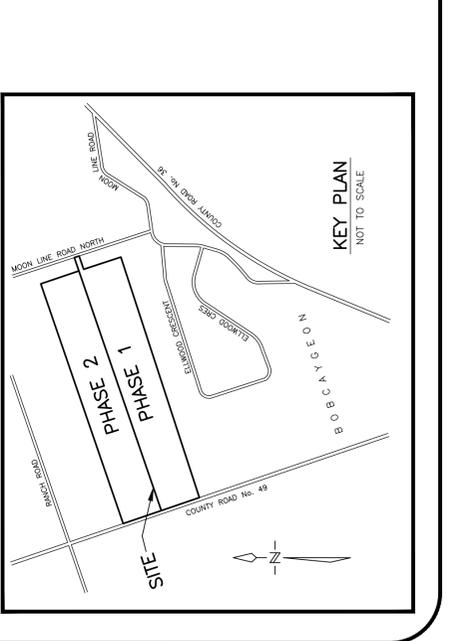
PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

F NORTH - OPEN SPACE
 SOUTH - ESTATE RESIDENTIAL
 EAST - ESTATE RESIDENTIAL
 WEST - ESTATE RESIDENTIAL
 H - WELL AND SEPTIC
 I - TILL
 K - PRIVATE WELL

LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1-58	58	58	33,204
NON RESIDENTIAL				
RESERVES	BLOCK 59	1	1	0.001
ROAD WIDENING	BLOCK 65	1	1	0.041
FIRE FIGHTING PROTECTION	BLOCK 60, 63	2	2	0.098
OPEN SPACE	BLOCK 62, 66	2	2	9.973
SWM PONDS	BLOCK 61, 64	2	2	1.042
ROADS	20.0m R.O.W.		65	4.181
TOTALS				48,540



189 County Road 49

General information

Application date Dec 3, 2024	Municipal file number	Proposed application Lot creation for four, or more, residential lots outside of a settlement area
---------------------------------	-----------------------	---

Applicant contact information  ON	Location of subject lands City of Kawartha Lakes City of Kawartha Lakes VERULAM Concession 10 , Lot 20 Roll number: 1651
---	---

Calculations

New farm

Farm contact information  ON	Location of existing livestock facility or anaerobic digester City of Kawartha Lakes City of Kawartha Lakes VERULAM Concession 10 , Lot 20 Roll number: 1651	Total lot size 33.59 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

Setback summary

Existing manure storage	NA		
Design capacity	0 NU		
Potential design capacity	0 NU		
Factor A (odour potential)	NA	Factor B (design capacity)	NA
Factor D (manure type)	NA	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	NA
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Jennifer Thomson
Planscape Inc.
104 Kimberley Avenue
Bracebridge, ON
P1L 1Z8
jthomson@planscape.ca

Signature of preparer



Jennifer Thomson , Planning/GIS
Technician

Dec-03-2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

237 Anderson Line

General information

Application date Dec 3, 2024	Municipal file number	Proposed application Lot creation for four, or more, residential lots outside of a settlement area
---------------------------------	-----------------------	---

Applicant contact information  ON	Location of subject lands City of Kawartha Lakes City of Kawartha Lakes VERULAM Concession 10 , Lot 21 Roll number: 1651
---	---

Calculations

New farm

Farm contact information  ON	Location of existing livestock facility or anaerobic digester City of Kawartha Lakes City of Kawartha Lakes VERULAM Concession 10 , Lot 21 Roll number: 1651	Total lot size 37.57 ha
--	---	----------------------------

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	20	20 NU	93 m ²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	20 NU		
Potential design capacity	40 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	240
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	259 m (850 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	259 m (850 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Jennifer Thomson
Planscape Inc.
104 Kimberley Avenue
Bracebridge, ON
P1L 1Z8
705-645-1556
jthomson@planscape.ca

Signature of preparer



Jennifer Thomson , Planning / GIS
Technician

Dec-03-2024

Date (mmm-dd-yyyy)

Note to the user

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238 County Road 49

General information

Application date
Dec 3, 2024

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information 

ON

Location of subject lands
County of Peterborough
Municipality of Trent Lakes
HARVEY
Concession 19 , Lot 20
Roll number: 154201000411000

Calculations

New farm

Farm contact information 

ON

Location of existing livestock facility or anaerobic digester
County of Peterborough
Municipality of Trent Lakes
HARVEY
Concession 19 , Lot 20
Roll number: 1542

Total lot size
43.46 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	3	4.3 NU	91 m ²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	4.3 NU		
Potential design capacity	4.3 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn) 162 m (531 ft)

Actual distance from livestock barn NA

Storage base distance 'S'
(minimum distance from manure storage) 162 m (531 ft)

Actual distance from manure storage NA

Preparer signoff & disclaimer

Preparer contact information

Jennifer Thomson
Planscape Inc.
104 Kimberley Avenue
Bracebridge, ON
P1L 1Z8
705-645-1556
jthomson@planscape.ca

Signature of preparer



Jennifer Thomson , Planning / GIS
Technician

Dec-03-2024

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MDS SKETCH

168 COUNTY ROAD 49
 PART OF LOTS 18 & 19, CONCESSION 19
 GEOGRAPHIC TOWNSHIP OF HARVEY
 MUNICIPALITY OF TRENT LAKES
 COUNTY OF PETERBOROUGH

JEFFERY HOMES

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SCALE	PROJECT NO.	DATE INITIATED	BY
1 : 7 500	146800	DECEMBER 3, 2024	JT

NO.	DATE	REVISIONS	BY
1.			
2.			
3.			
4.			

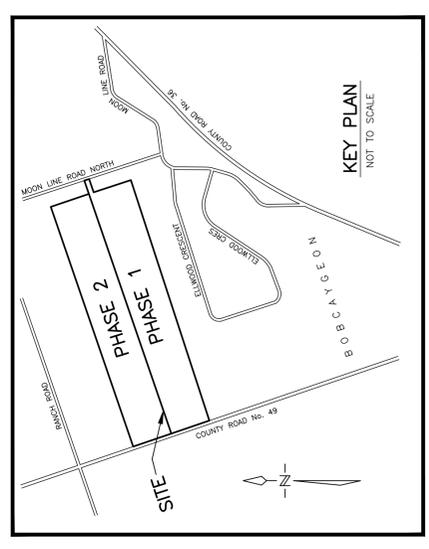
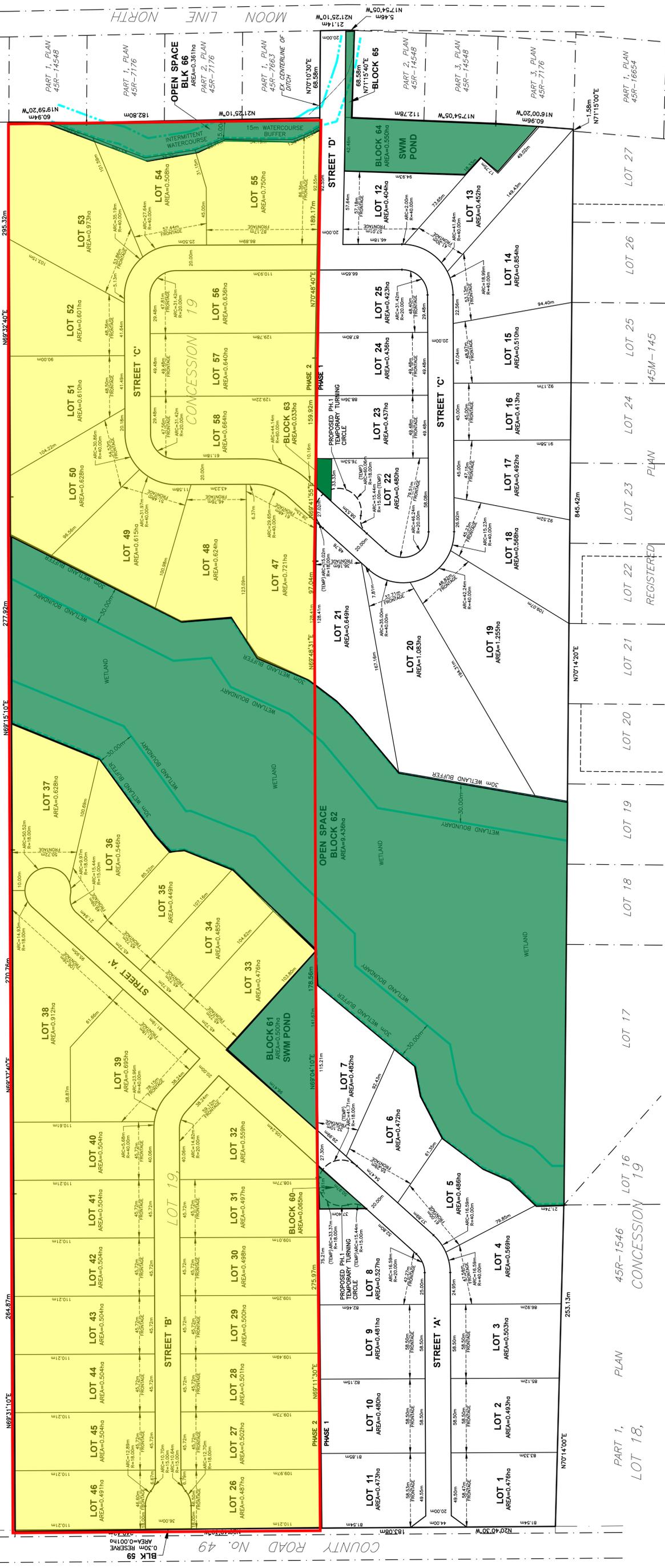
BASE MAP SOURCE:
 COUNTY OF PETERBOROUGH GIS
 AGRI-SUITE - MDS CALCULATIONS

County of Peterborough
OFFICIAL PLAN AMENDMENT SCHEDULE
2549099 ONT INC
(JEFFERY HOMES)

LANDS DESIGNATED FROM RURAL TO SETTLEMENT AREA

LANDS TO BE DESIGNATED NATURAL CORE AREA

SETTLEMENT AREA EXPANSION



LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1-58	58	58	33,204
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 COUNTY OF PETERBOROUGH

D.G. BIDDLE & ASSOCIATES
 CONSULTING ENGINEERS & PLANNERS
 481 Taunton Rd W, Oshawa ON
 150 King St. Peterborough ON
 Phone: 905-576-8500
 info@dgbltd.com
 dgbltd.com

122169

SCALE: 1:1500
 DRAWN BY: B.B.
 DESIGN BY: M.J.H.
 CHECKED BY: M.B.C.
 PLOT DATE: 02/07/2025

DP-1

PLANSCAPE
 BUILDING COMMUNITY THROUGH PLANNING

OWNER'S AUTHORIZATION
 I/WE LAND OWNER BEING THE REGISTERED OWNER OF THE LANDS HEREBY AUTHORIZE SUBJECT LANDS HEREBY AUTHORIZE PLANSCAPE TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL OF ONTARIO LAND SURVEYORS.
 SIGNED: SCOTT JEFFERY
 TITLE: _____
 DATE: DECEMBER 21, 2022

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR ACCURACY AND CORRECTLY SHOWN ONTARIO LAND SURVEYOR
 ONTARIO LAND SURVEYOR
 ORIGINALY SIGNED BY: MARTHA A. HANNA
 SIGNED: O.L.S.
 DATE: SEPTEMBER 2, 2022

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

F NORTH - OPEN SPACE
 SOUTH - ESTATE RESIDENTIAL
 EAST - ESTATE RESIDENTIAL
 WEST - ESTATE RESIDENTIAL
 H - WELL AND SEPTIC
 I - TILL
 K - PRIVATE WELL

REVISIONS

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1.	REVISED AS PER 1ST SUBMISSION COMMENTS	03/18/2024	MH	

