



Staff Report

Meeting Date: December 18, 2024

To: County Council

Report Number: PPW 2024-24

Title: Official Plan Red-Line Revision Process Report

Author: Iain Mudd, Director of Planning, Development and Public Works

Approved by: Sheridan Graham, CAO/Deputy Clerk/Deputy Treasurer

Recommendation: That report PPW 2024-24 Official Plan Red-Line Revision Process Report be received;

That staff be directed to proceed with public and First Nations consultation on proposed Provincial Planning Statement revisions to the new Official Plan:

That staff bring a report back for consideration at the conclusion of the consultation process.

Overview

The Minister of Municipal Affairs is willing to consider approving the new County Official Plan with modifications reflecting the new Provincial Planning Statement (PPS) subject to the County undertaking a consultation process on the proposed changes with the public and First Nations. This report lays out a process for Council's consideration.

Background

The County's new Official Plan (OP) was adopted by Council in June 2022 and forwarded to the Ministry of Municipal Affairs for approval shortly thereafter. In 2023 the Ministry released a draft Provincial Planning Statement which proposed to replace both the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe which had been legislation applicable to Peterborough County since 2006.

Council requested that the Minister defer approval of the new County OP until the PPS was approved, and, that the new OP be modified to reflect the new PPS policy environment.



Council Report

On September 6, 2024, the County received a letter from the Minister of Municipal Affairs asking that we consider repealing the new OP and look to revisit the document to align with the new PPS.

At the September meeting of Council the following recommendation was approved through the consent agenda:

“That the correspondence from the Ministry of Municipal Affairs and Housing regarding the Official Plan be received; and,

That staff be directed to bring a report to a future Council meeting.”

Following that meeting, through MPP Smith’s office we were able to schedule a meeting with Minister Calandra and his staff to discuss our work on red-line revisions to the OP which has been undertaken by our Technical Advisory Committee (TAC). In attendance at the meeting was the Warden, Deputy Warden and planning staff. MPP Smith and MPP Scott also attended the meeting in support.

The Minister advised he would be willing to consider modifying the new OP to align with the new PPS subject to 3 criteria:

1. Transparency in the process (public consultation at the County level);
2. First Nation consultation being undertaken regarding the proposed changes;
3. No mapping or schedule changes – only consideration of textual policy changes reflective of the new PPS.

Analysis

The County’s TAC was reformed after the release of the first draft of the PPS. The Committee has worked to develop a red-line revised version of the Official Plan which reflects the policies of the new PPS. This draft document has been shared with Ministry staff to garner their input/views on the proposed changes. Staff have advised that they are generally supportive of the changes and that the red-line revised OP document could be utilised by Ministry staff to develop the proposed modifications for the Minister’s consideration.

County Planning staff have followed up with 2 meetings with Provincial staff since the meeting with the Minister. The purpose of those meetings was to discuss a process that the Province would deem appropriate in order to recommend the Minister proceed with approving the new OP subject to modifications reflecting the new PPS.

Provincial staff have reiterated the 3 points raised by Minister Calandra that they suggest the County follow:



Council Report

1. Transparency – that the public be afforded an opportunity to review and comment on the proposed PPS red-line changes to the adopted Official Plan and that County Council consider the public comments when making its decision to support any red-line changes to the OP.
2. First Nation Consultation – that the County undertake consultation with First Nations on the proposed PPS changes to the OP and that County Council consider First Nation comments in making its decision.
3. That no mapping or schedule changes be proposed to the adopted OP. Any mapping/schedule changes should proceed via an amendment to the OP post-Ministerial approval.

To proceed with this process, staff are recommending the following consultation processes:

Public Consultation:

The red-lined revised Official Plan will be placed on the County's dedicated New Official Plan Project webpage. This webpage is set up to send out an email to anyone that has subscribed to our webpage. This will allow people to review the red-lined document. A date for a virtual Open House will also be advertised. The Open House will provide staff the opportunity to go over the major changes to the document and outline a process for submitting comments for consideration. It is also recommended that a public meeting before County Council be conducted after a minimum 30 day commenting period.

First Nation Consultation:

County Planning staff will consult with First Nations. This process will provide First Nations with an opportunity to review and comment on the proposed red-line changes to the OP. County staff will summarize any comments for Council's review and consideration.

At the conclusion of the consultation processes a staff report will be brought back to Council summarizing the input received. Staff will undertake any recommended PPS changes to the red-lined plan as directed by Council. The red-lined revised OP would then be forwarded to the Minister and staff for consideration to develop appropriate modifications. Generally, draft modifications are provided back to the County for review and consideration prior to the Minister proceeding with a decision on the matter.



Council Report

Staff see this approach as an opportunity to have a very focused review and input only on the sections of the plan that are proposed to be red-line revised. We propose to open the consultation period for January and February (inclusive of the Open House and Public meeting). This should focus discussion and make it clear that the OP is not being reopened in its entirety for review and comment. In turn it is hoped that this directed approach will allow for a timelier approval as opposed to repealing the OP and starting the process over from scratch. A staff report would be brought back to Council in March providing an update on the consultation process and recommendation for next steps. The goal is to have the new OP approved under the more relaxed PPS policy environment, while still affording an accountable policy framework for the protection of prime agricultural and environmentally sensitive lands.

Financial Impact

Not applicable

Anticipated Impacts on Local and/or First Nations Communities

As noted in the body of this report the First Nations and public will be consulted through this process.

In consultation with:

1. Keziah Holden, General Manager of Planning
2. Sheridan Graham, CAO

Communication Completed/required:

Notification of the review and comment period for the public and First Nations as well as advertising of the Open House and Public Meeting.

Respectfully submitted,

Iain Mudd
Director of Planning, Development and Public Works

Council Report

MISSION

Peterborough County is an upper tier municipal government serving residents, visitors, and eight townships to meet the needs of our community, in consultation with First Nations. The County provides paramedic services (emergency and community); public works and land use planning services as well as partnered services including public health, economic development and tourism, municipal long-term care, social and children's services, and housing support.

VISION

Working together with our townships and service delivery partners to provide high quality municipal services to our communities.

