



City of
Peterborough

Notice of Public Meeting

Proposed Amendment to the Central Area Community Improvement Plan

File Number: O2403

Take Notice that pursuant to the **Planning Act**, the General Committee will hold a public meeting in the Council Chambers, City Hall at **6:00 p.m. Monday, January 27, 2025**, to consider the approval of an amendment to the Central Area Community Improvement Plan under Section 28 of the **Planning Act**, R.S.O. 1990, c.P.13.

Proposal: City Initiated amendment to the Central Area Community Improvement Plan to add a new program referred to as Strategic Land Acquisition and Conveyance Program and to expand the Central Area CIP Project Area to reflect the boundary of the Central Area as per Schedule C of the City's Official Plan

On September 12, 2011, City Council approved By-law 11-115 adopting the Central Area Community Improvement Plan (CACIP). The CIP is a tool available to municipalities under the **Planning Act** that provides authority to issue grants and /or loans to incentivize development. On the same date, Council approved By-law 11-117 which established a Central Area Project Area Community Improvement Project Area to what was the limit of the Central Area per the Official Plan at that time.

The objectives of the CACIP are to provide for public sector investment, to stimulate private sector investment and to encourage the renovation and reuse of under used lands. The objective of the Central Area CIP is to encourage new residential development, particularly in high density or mixed-use forms, that will add to the vitality of the Central Area and create an expanding local market for retail growth.

The purpose of this amendment is to:

- Firstly, to develop a new Strategic Land Acquisition and Conveyance Program. This new program would establish a framework for the acquisition and disposition of land to a third party for the purposes of achieving the goals and objectives of the CIP. The Central Area CIP presently encourages investment in the Central Area by providing for financial incentives that may be applied to eligible properties for purposes that conform to the goals, objectives, and policies of the CIP. While the Plan supports the acquisition, sale, lease or disposal of land, this amendment would establish a specific program to implement this power that is provided by Section 28.6(b) of the Planning Act.

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- Secondly to amend the Central Area Community Improvement Project Area that was set by By-law 11-117, by including the areas that were added to the Central Area when the new Official Plan was adopted in 2023. Eligible properties must be located within the Central Area Project which presently references Schedule “H” – Community Improvement of the former Official Plan. It is proposed that this reference to the Project area be revised to include the new extent of the Central Area per Schedule C of the City’s Official Plan.

Any Person may attend the above public meeting and/or **make written or verbal representation** either in support or in opposition to the amendment as follows: (Please quote the file number O2403)

- a) Register as a delegate to speak at the Public Meeting. Delegations must register by 11:00 a.m. on the day of the meeting by phone, 705-742-7777 ext. 1820 (please quote the file number O2403), or by registering on the City’s website: <https://forms.peterborough.ca/Clerks-Office/Request-for-Delegation>
- b) Written submissions must be received by 11:00 a.m. the day of the meeting either by mail, by dropping off to the City drop box located outside the main entrance to City Hall, 500 George Street North, or by email to Clerks@peterborough.ca (please quote the file number O2403).

Unregistered delegations are not permitted.

Be Advised that under the **Planning Act**, all information and material submitted regarding planning applications is public information and, as such, will be made available to the public. The minutes of public meetings and public hearings are also part of the public record. Anyone who attends a public information meeting and enters their name on the attendance list or speaks publicly at the meeting understands that their name, address (if provided), comments, and any document that they distribute will be collected and maintained for the purpose of creating a record that is available to the general public.

Be Advised if the registered owner, a specified person or public body would otherwise have an ability to appeal the decision of the City Council of the City of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its General Committee before the proposed Community Improvement Plan amendment is passed, the person or public body is not entitled to appeal the decision.

Be Advised if the registered owner, a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Peterborough or its General Committee before the proposed Community Improvement Plan amendment is passed, the person or public body may not be added as a party to

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the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and materials relating to this Community Improvement Plan Amendment is available by contacting the Planning, Development and Urban Design Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Christie Gilbertson, Planner, Policy and Research** at 705-742-7777 Extension 1776, cgilbertson@peterborough.ca. A staff report will be available on Thursday, January 23, 2025.

If you wish to be notified of the decision of the City of Peterborough on the proposed Community Improvement Plan amendment, you must make a written request to:

John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario K9H 3R9
jkennedy@peterborough.ca

Dated at the City of Peterborough this Tuesday, January 7, 2025.