

Recommendation:

That the Clerk/Planning-2022-31 report, dated June 21, 2022, regarding the County Official Plan Project be received and that Council send a letter of support to the County of Peterborough in regards to the draft County Official Plan that was presented to County Council on June 1st, 2022, along with the amendments that County Council passed at the same meeting.

Overview:

On June 1, 2022, County of Peterborough Staff presented a revised draft Official Plan document to County Council. Copies of the report, document and supporting evidence is linked below.

[County Staff Report – June 1, 2022 – Revised Draft Official Plan](#)
[Revised Draft County Official Plan](#)
[Marked-up Version of Revised Draft Official Plan](#)
[Township of Douro-Dummer Revised Maps and Schedules](#)
[Summary of Public Comments](#)

At the June 1, 2022 County Council meeting the following Resolutions were passed:

“That Section 9.4.2 in the draft Official Plan be amended by deleting the last paragraph that read, "Reductions to the 30 metre setback will not be permitted for aesthetic purposes or for viewing corridors."

and,

**“That Report PPW 2022-24 “Revised Draft County Official Plan” from the Director of Planning and Public Works be received for information; and
That staff be directed to make the revised draft Official Plan available for public inspection and anyone requesting Notice be advised when and where the revised draft Official Plan is available; and,
That all Townships be requested to provide the County with a Resolution in support of the County Official Plan.”**

In response to the requests from County Council, staff have prepared this report to provide a wrap-up of the plan and changes that have taken place.

Review:

At the Township of Douro-Dummer Council meeting which took place on February 15, 2022, Council passed the following Resolution in response to drafts of the Official Plan document:

Resolution Number 38-2022

Moved By: Deputy Mayor Moher

Seconded By: Councillor Watt

That the report, dated February 15, 2022 regarding an update on the County of Peterborough Official Plan be received and that the following recommendations all be approved: pending the outcome of the public open house and public meeting on the issue;

1. That the Township of Douro-Dummer support the County Official Plan (OP) Technical Advisory Committee (TAC) recommendation to use the Kawarthas, Naturally Connected (KNC) mapping as the framework for the refinement of the provincial Natural Heritage System (NHS) overlay in the County OP.
2. That the retailing of agricultural products at farm stands and other on-farm diversified uses be limited to the products grown or manufactured in local the area (150km) and exclude the reselling of items from food terminals.
3. That camp housing for temporary workers, both foreign and domestics be permitted as on-farm diversified uses in both Rural and Agricultural areas.
4. That the Five-Year Ownership rule remain as a criterion for residential consents in all land designations in the Township except for the Rural Settlement (Hamlet) Designation.
5. That the Township continue to use the calculation that lots must have existed a minimum of 25 years prior to being eligible for severance
6. That the rural settlement boundaries be modified to remove the designation from the area of Cottesloe as it has no development potential as it is constrained on all sides by the Agricultural Systems Map; that the rural settlement designation in Young's Point be adjusted to remove those lands that are sensitive such as wetlands, other natural heritage features and conservation lands; that the rural settlement boundaries in the hamlet of Douro be shifted to the north and west to reflect the lack of the potable water to the east and south and finally that the allocations remove from Cottesloe and Young's Point be moved to the hamlets of Warsaw, Centre Dummer and Hall's Glen while keep a net-0 increase unless additional allocation is provided via the LNA.
7. That the lands located south of County Road 6 between County Road 29 and Highway 28 be designated as Employment Lands as there is additional allocation available and if not that they be commercial lands.
8. That the changes to employment and commercial designations as per the chart contained in this report be implemented and further that if additional allocation be provided to the Township, that suitable lands for the designations be found

along main transportation routes in the Township to meet provincial growth and development goals. Carried

Following that Resolution, the County held a series of open houses and accepted comments from the public. A review of the comments received and the responses from staff can be found in this chart: [Summary of Public Comments](#)

County and Township staff worked together to review the comments received and to respond to the public and make technical changes where necessary.

Further to that, the County undertook a mapping review as per Council's Resolution above. In regards to the Natural Heritage mapping, the Ministry would not accept the Kawartha's Naturally Connected mapping in place of the provincial mapping. The Ministry did accept small changes to the mapping which has produced the current map that can be found at this link: [Township of Douro-Dummer Revised Maps and Schedules](#). Further to the Natural Heritage System mapping, the County on behalf of the Township presented revisions to the Province regarding the Agricultural Systems mapping. Again the Ministry accepted slight revisions but denied the majority of the requests as they did not fit in with provincial requirements. The Ministry provided the following information for the denial of many of the changes requested to the Agricultural System Mapping:

The key concern with the mapping, as proposed, is the removal and exclusion of small pockets of non-agricultural uses (mostly small historic subdivisions or rural residential-type lots) from the broader agricultural land base. This is not supported in the Implementation Procedures. Beyond the targeted "Agricultural System Refinement" package submitted by the County, OMAFRA noted instances of this through a review of the draft Schedules, particularly within the Townships of Cavan-Monaghan and Douro-Dummer. OMAFRA recommends a consistent way of addressing these small pockets of non-agricultural uses, ensuring where possible that they are designated Agriculture to achieve consistency with the dominant designation of the area.

The last part of the mapping exercise was in response to points 6, 7 and 8 from the Resolution which requested the following:

6. That the rural settlement boundaries be modified to remove the designation from the area of Cottesloe as it has no development potential as it is constrained on all sides by the Agricultural Systems Map; that the rural settlement designation in Young's Point be adjusted to remove those lands that are sensitive such as wetlands, other natural heritage features and conservation lands; that the rural settlement boundaries in the hamlet of Douro be shifted to the north and west to reflect the lack of the potable water to the east and south and finally that the allocations remove from Cottesloe and Young's Point be moved to the hamlets of Warsaw, Centre

Dummer and Hall's Glen while keep a net-0 increase unless additional allocation is provided via the LNA.

7. That the lands located south of County Road 6 between County Road 29 and Highway 28 be designated as Employment Lands as there is additional allocation available and if not that they be commercial lands.
8. That the changes to employment and commercial designations as per the chart contained in this report be implemented and further that if additional allocation be provided to the Township, that suitable lands for the designations be found along main transportation routes in the Township to meet provincial growth and development goals.

All of these changes have been implemented, as best as possible, in the new mapping while also respecting the regulations and growth allocations from the growth allocation study and the Province's guidelines. Highlights of the new maps include the removal of the Hamlet designation from Cottesloe, the expansion of Douro to the North West, additional commercial lands along County Road 8 between the Hamlet of Douro and Highway 28 and new employment lands south of County Road 6 between County Road 29 and Highway 28.

Conclusion:

The County is required to submit the new Draft Official Plan to the Ministry of Housing and Municipal Affairs by July 1, 2022. This new plan will bring the County and partner Townships into compliance with the PPS, Growth Plan and other provincial planning regulations. To support the submission to the Province, the County has requested that all partner Townships provide a Resolution of support. Staff feel that the Plan, which is before you, is a solid plan that exercises good planning principals, offers a path forward for the future and allows the Townships avenues for local decision making that best suites their individual communities. As noted in past reports, many of the new policies that will be enacted by the Plan are as a result of provincial directives and as a result, the County and Townships must enact those policies via this comprehensive review.

Financial Impact:

While this report does not have a financial impact, it should be noted that there are future financial implications for the County and the Townships once this plan is approved by the Province. Further, there will also be a cost to create a new Zoning By-law to enact the new Official Plan policies, in the budget, Council has been made aware of the cost of the new Zoning By-law and plans are in place to fund that project.

Strategic Plan Applicability: To set out a direction of focus for economic development while utilizing resources to facilitate the promotion of the community.

Sustainability Plan Applicability: We will support the building of sustainable, healthy and diverse communities through planning policies and decisions that are developed and made in a transparent, open and accessible manner.

Report Approval Details

Document Title:	Update on County Official Plan.docx
Attachments:	
Final Approval Date:	Jun 16, 2022

This report and all of its attachments were approved and signed as outlined below:

Elana Arthurs