



Regular Council Meeting

To:	Mayor and Council
Date:	December 6, 2021
From:	John F. Connolly, Executive Director, Planning & Development
Report Number:	Planning 2021-64
Subject:	Update: Status Report - 1066 Syer Line

Recommendation:

That Council receive Report Planning 2021-64 Update: Status Report - 1066 Syer Line for information.

Overview:

Staff has been providing regular updates on the activities and milestones for the 1066 Syer Line Project at Regular Council meetings. These updates provide an overview of work (completed to date) as well other work and activities anticipated this calendar year.

Earlier this year, Staff advised that five (5) background studies were identified through pre-consultation to support any proposed amendments to the Official Plan (OP) and Zoning By-law (ZB) of the property from its current Agricultural designation and Agriculture and Natural Linkage zoning to Rural Employment (M2).

The background studies include:

- Agricultural Impact Assessment (AIA);
- Environmental Impact Assessment (EIA/S);
- Hydro Geotechnical Study (Hydro G);
- Traffic Impact Study (TIS); and
- Stormwater Management Study (SWM).

As noted earlier, the three (3) most critical studies (AIA, EIA & Hydro G) were identified as a priority before any amendments to the OP of ZB can proceed. All three (3) studies have been completed and reports have been finalized and are undergoing peer review at the County.

However, in recent discussions with the County of Peterborough and the Ministry of Transportation Ontario (MTO), the Traffic Impact Study (TIS) has now been identified as a study that must be completed before the proposed amendments can proceed. Original indications from agencies were that this study was something the Township could "consider" or was "recommended" but now this is seen as a necessary study required by MTO to proceed.

In discussions with MTO, Township Staff maintain that there is no specific development proposed for the subject lands and as such, the TIS and even the SWM studies were originally seen to be completed once development is proposed. However, both parties are insisting that this work be done prior to submitting the OP and ZB amendments.

Given that the County of Peterborough is the final approval authority on the OPA, Township Staff have no option but to proceed with this work. As such, this will cause a delay in the project timeline because if this requirement was made clear during the pre-consultation in February, Staff would have retained a consultant to do this work – as it had already done for the other three (3) studies.

Project Status: As of December 6, 2021

- AIA (completed): undergoing peer review with County through Stantec.
- EIS (completed): received peer review comments from Otonabee Region Conservation Authority (ORCA) dated November 15th.
- Hydro-G (completed): undergoing peer review with County through Stantec.
- Traffic Impact Study (TIS): a consultant has been retained and a Scope of Work developed to complete this work. Staff have requested MTO review the Scope of Work to ensure all requirements will be met and that there will be no surprises when this work is completed.

Next Steps:

- Staff will consider peer review comments as they are received and make the necessary changes.
- Staff have also begun drafting the appropriate Official Plan and Zoning By-law Amendments along with a planning justification report to bring forward to Council as per the legislated process under the Planning Act (Attachment No. 1).
- Staff have now retained a consultant to conduct the TIS, are finalizing the Scope of Work and establishing the timeline for work to be completed.
- The project is no longer on schedule as the notice of the OPA and ZBA and proceeding with a public meeting will now happen in early next year rather than November – as originally planned.
- Staff are working on a new project timeline and discussing with the consultant, MTO and the County. Once this has been refined, it will be included in the next Council report.

Financial Impact:

None at this time.

Attachment:

Attachment No. 1 – Gantt Chart: 1066 Syer Line Project – December 6, 2021

Respectfully Submitted by,

Reviewed by,

John F. Connolly
Executive Director, Planning & Development

Yvette Hurley
Chief Administrative Officer