



## Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	February 22, 2022
<b>From:</b>	John F. Connolly, Executive Director, Planning & Development
<b>Report Number:</b>	Planning 2022-09
<b>Subject:</b>	Update: Status Report - 1066 Syer Line

### Recommendation:

That Council receive Report Planning 2022-09 Update: Status Report - 1066 Syer Line for information.

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### Overview:

Staff has been providing updates on the activities and milestones for the 1066 Syer Line Project at Regular Council meetings. These updates give an overview of work completed and underway as well other activities anticipated last and this calendar year.

In the beginning of 2021, 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 included:

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

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, reports have been finalized and peer review comments have been received by ORCA and Stantec (the County's peer reviewer).

As reported at the Regular Council meeting of December 6, 2021, the County of Peterborough and the Ministry of Transportation Ontario (MTO) indicated that the Traffic Impact Study (TIS) identified must be completed before the proposed amendments can proceed. As a result, a qualified consultant to conduct the necessary TIS has been retained and Staff have been working with the consultant and MTO to work to complete the study. Consequently the project is no longer on the original schedule.

On December 9, 2021, the Mayor of Cavan Monaghan wrote a letter to the Province conveying its dissatisfaction with the process and more specifically the requirement to complete the TIS at this stage of the process (see Attachment No. 1).

On February 8, 2022, the Township received correspondence from the Director, East Operations (MTO) (see Attachment No. 2) responding to the aforementioned letter from the Mayor. In that letter, the Director (Mr. Herb Villneff) outlined the merits of completing a TIS earlier in the process but also noted that the early completion of a TIS is not required at this time. The Mayor followed up with a more detailed conversation on February 11, 2022.

**Project Status:** As of February 22, 2022

- AIA (completed): peer review comments received and reviewed.
- EIS (completed): peer review comments received and reviewed.
- Hydro-G (completed): peer review comments received and reviewed.
- Traffic Impact Study (TIS): consultant has been retained, work is underway and expected to be completed by the end of February. As this work is anticipated to be completed in the next few weeks – the consultant will continue to finalize this report as the report will still be required at some point in the future.

**Next Steps:**

- Staff continue to prepare the necessary background planning documentation including the appropriate Official Plan and Zoning By-law Amendments and planning justification report to bring forward to Council as per the legislated process under the Planning Act (Attachment No. 3).
- Following the anticipated timeline, if the TIS is completed by the end of February, Staff will still submit the report to MTO and the County for comments during the month of March with the goal of providing notice of the statutory public meeting – to be held later in the month of April.
- Staff will continue to look for options to expedite the approval process as best it can while following the legislated process.

**Financial Impact:**

Staff will be providing a more detailed breakdown of that costing including Staff time and other related costs in a future report to Council.

**Attachment:**

Attachment No. 1 – December 9, 2021 – Township Letter to the Province  
Attachment No. 2 – February 8, 2022 MTO Correspondence - Director, East Operations  
Attachment No. 3 - Gantt Chart: 1066 Syer Line Project – February 22, 2022

Respectfully Submitted by,

Reviewed by,

John F. Connolly  
Executive Director, Planning & Development

Yvette Hurley  
Chief Administrative Officer

## Attachment No. 1



December 9, 2021

Honorable Doug Ford, Premier of Ontario  
Premier's Office, Room 281  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

Honorable Caroline Mulroney, Minister of Transportation of Ontario  
5<sup>th</sup> Floor, 700 Bay Street  
Toronto, ON M7A 0A2

Laurie Scott, MPP  
14 Lindsay St. N  
Lindsay, ON K9V 1T4

Honorable Steve Clark, Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto, ON M5G 2E5

**Re: Delays in process at 1066 Syer Line, Cavan, ON**

At the Regular Council meeting held December 6, 2021 the Council of the Township of Cavan Monaghan supported the following resolution:

**That Council direct staff to send a letter to Caroline Mulroney, Minister of Transportation of Ontario, Steve Clark, Minister of Municipal Affairs and Housing, Laurie Scott, MPP and Doug Ford, Premier of Ontario outlining their dissatisfaction in the delays in the process at 1066 Syer Line.**

For the past year, the Township of Cavan Monaghan has retained consultants to complete a number of background studies in support of amending its Official Plan and Zoning By-law from Agriculture to Rural Employment for a parcel of land the Township purchased.

While there is no specific development proposal for this property as of yet, the Township is looking to make this site ready for rural employment purposes as soon as possible as there is a shortage of such lands and opportunities in the Township and the region as a whole.

As part of pre-consultation on this project, Staff consulted with the necessary agencies with respect to this proposal including the Ministry of Transportation (MTO). At that pre-consultation, MTO staff indicated that there would be need for setbacks from Highway #115, a Traffic Impact Study (TIS) as well as a Stormwater Management Plan (SWM) when the development proposal was known.

Subsequent to the pre-consultation meeting, MTO staff followed up with an email stating that there are no concerns in principle with what the Township is considering but recommend that the Township consider undertaking the TIS as soon as the proposed use(s) are known. Based on this, Township Staff have proceeded with completing the other studies identified in the pre-consultation holding off on the TIS and SWM studies as there is no development proposal for the site.

After the background studies were completed and submitted by the Township for agency review, MTO staff then indicated that the aforementioned TIS was required prior to the proposed amendments proceeding for approval. When Township Staff updated Council on this new requirement at its December 6, 2021 meeting, members of Council expressed their frustration with what will now delay this urgent project a number of months.

Consequently, Council is of the opinion that if the TIS was a definitive background requirement, that should have been clearly stated at the pre-consultation process and not at this late stage of the process. As a result, this priority project to bring employment and economic development to an area that desperately needs such opportunities will be further delayed specifically as a result of the MTO.

Council directed Staff to send a letter to convey its dissatisfaction with the process and more specifically with the requirement to now complete a TIS at this late stage of the process. Council also wishes to communicate its concern with the inconsistency of the original comment and the new requirement to have it prior to proceeding.

Council would like to remind the Province of its commitment to advancing the principles of Bill 108 More Homes, More Choice Act, 2019 and is extremely disappointed that a Provincial Ministry is unnecessarily delaying a project that is clearly a Provincial priority.

Council also wishes a response to this letter to address Council's concerns.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Scott McFadden, Mayor  
Township of Cavan Monaghan

988 County Rd 1G  
M11bruck, Ontario L0A 1G0  
[www.cavanmonaghan.net](http://www.cavanmonaghan.net)

Phone: 705-932-2929  
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## Attachment No. 2

### Ministry of Transportation

Director's Office  
East Operations  
1355 John Counter Boulevard  
Kingston, ON K7L 5A3  
705 497-5500

### Ministère des Transports

Bureau du directeur  
Opération Est  
1355 Boulevard John Counter  
Kingston, ON K7L 5A3  
705 497-5500



February 8, 2022

107-2022-188

His Worship Scott McFadden  
Mayor  
Township of Cavan Monaghan  
988 County Road 10  
Millbrook, ON L0A 1G0  
[mayor@cavanmonaghan.net](mailto:mayor@cavanmonaghan.net)

Dear Mayor McFadden:

Thank you for your email to the Honourable Caroline Mulroney, Minister of Transportation, regarding the planning application at 1066 Syer Line, Cavan, Ontario. I appreciate the opportunity to respond on behalf of the ministry.

The ministry recognizes the importance of economic development and is supportive of development along provincial highway corridors. To ensure responsible growth and to maintain safe and efficient movement of people and goods across Ontario, the ministry has permitting requirements for developments adjacent to provincial highways. MTO appreciates the early engagement and pre-consultation with staff for the development.

As discussed at the pre-consultation meeting, a Traffic Impact Study (TIS) and Storm Water Management report would be required to support the development. Understanding the municipality may be following a zoning by-law amendment, ministry staff also recommended another option to undertake a TIS at an earlier stage. Completing the TIS early in the process can provide a higher level of confidence to a developer that their proposal can proceed smoothly without unanticipated requirements or costs. Please note the early completion of a TIS is not required at this time.

I would be pleased to meet with you to discuss this development further and provide further clarification on the timing of the required reports to support this project. Please feel free to contact me directly at [Herb.Villneff@ontario.ca](mailto:Herb.Villneff@ontario.ca) to set up a meeting.

Thank you again for bringing your inquiry to our attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Herb Villneff".

Herb Villneff  
Director, East Operations