



Regular Council Meeting

To:	Mayor and Council
Date:	March 7, 2022
From:	John F. Connolly, Executive Director, Planning & Development
Report Number:	Planning 2022-15
Subject:	Update: Status Report - 1066 Syer Line

Recommendation:

That Council receive Report Planning 2022-15 Update: Status Report - 1066 Syer Line for information.

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) staff 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.

At the Regular Council meeting of February 22, 2022, Staff discussed with Council that the Director, East Operations (MTO) provided correspondence that an early completion of a TIS is not required at this time. However, given the progress of that work to date and the requirement for such a study at some point of the process, that work continues.

At that same meeting, Council directed Staff to report back on options for disposition of the property (1066 Syer Line) through the its Sale and Other Disposition of Land By-law (By-law No. 2016-07).

Project Status: As of March 7, 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 of the date of writing this report, a draft TIS report is expected to be received by Staff - on schedule.

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.1).
- Following the anticipated timeline, once the TIS is finalized, 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 - Gantt Chart: 1066 Syer Line Project – March 7, 2022

Respectfully Submitted by,

Reviewed by,

John F. Connolly
Executive Director, Planning & Development

Yvette Hurley
Chief Administrative Officer