



Regular Council Meeting

To:	Mayor and Council
Date:	August 2, 2022
From:	John F. Connolly, Executive Director, Planning & Development
Report Number:	Planning 2022-40
Subject:	Growth Management Strategy Draft Addendum Report (July 25, 2022)

Recommendations:

1. That Council accept the recommendations contained in the Growth Management Strategy Draft Addendum Report prepared by Watson & Associates Ltd and dated July 25, 2022; and
2. That Council adopt the Growth Management Strategy Draft Addendum Report prepared by Watson & Associates Ltd dated July 25, 2022; and
3. That Township Staff be directed to provide a copy of the Addendum Report to the Peterborough County Planning Department to help provide supplementary information and inform the recently completed County Official Plan exercise; and
4. That Township Staff be directed to provide a copy of the Addendum Report to the Peterborough and the Kawarthas Economic Development Corporation (PKED) for information; and
5. That the Addendum Report and the Growth Management Strategy 2020 be used to continue to inform the development of the Water and Wastewater Master Servicing Plan; and
6. That the Addendum Report (dated July 25, 2022) be used to inform the development of a marketing strategy to promote the Township's employment lands.

Overview:

At its Regular Meeting of May 19, 2020, Council received a presentation, Staff Report and revised Growth Management Strategy (GMS) 2020 developed by Watson & Associates Ltd. At that meeting, Council adopted the GMS (2020) as it had been revised to reflect comments and concerns expressed at the previous May 4, 2020 Council Meeting.

As part of adopting the GMS (2020), Council accepted the recommendations contained in the GMS and (among other actions) directed Staff to provide to Peterborough County Planning Department with a copy of the GMS to help inform the (at the time) on-going municipal comprehensive review (MCR) of the Peterborough County Official Plan (OP). Attachment No. 1 provides Report Planning 2020-08 that outlines more details and specific recommendations adopted by Council as part of the GMS 2020. (Note: Most of these recommendations and actions remain relevant and still require implementation).

Adoption of the GMS 2020 put the Township in a good position to reflect the then current (at the time) Provincial Growth Plan and provide a long-term planning policy framework for urban and rural development across the Township to the year 2041. However, in August of 2020, the Province released Amendment 1 to A Place to Grow, Growth Plan for the Greater Golden Horseshoe. This not only extended the planning timeframe from the year 2041 to 2051 but also introduced a Land Needs Assessment Methodology.

As a result, Watson & Associates has been retained to update the GMS 2020 to not only the additional ten (10) years of growth (from 2041 to 2051) but also include Special Study Area No. 1 (SSA-1), as identified in Schedule A in the Township's OP.

This Report will only focus on the Growth Management Strategy Draft Addendum Report dated July 25, 2022, as it is an update of the GMS 2020 (Attachment No. 2) which remains current. Both of these documents should be read together and will be implemented in conjunction. As noted earlier, the recommendations contained in that Report and adopted by Council on May 19, 2020 remain relevant and have been included in this Report to confirm continued implementation.

As an example, even though the County MCR has resulted in a new OP adopted by County Council, if the Growth Management Strategy Draft Addendum Report is approved by Township Council, its content will still inform the County OP as the Province considers approval of the County OP. In turn, this will also inform the Cavan Monaghan Official Plan when the County OP has been determined to be in conformity with the Provincial Growth Plan.

Background:

The Growth Management Strategy Draft Addendum Report (July 25, 2022) and its recommendations (Attachment No. 3) is the culmination of the work that has not only updated the GMS 2020, informed the County's MCR but also the Master Servicing Plan that the Township's consultant (RV Anderson) is completing.

The update to the GMS (2020) has been a critical piece to not only inform the County MCR but more importantly help coordinate the Master Servicing Study currently underway in the Township. To that end, at its Regular Meeting of October 18, 2021, Council received a coordinated joint presentation from Watson & Associates and RV Anderson providing an update of both initiatives. This Addendum Report before Council provides the first installment of the information that will inform how the not only Millbrook but the Township will grow over the next thirty (30) years.

As was the case when Council adopted the GMS 2020 in May 19, 2020, the Growth Management Strategy Draft Addendum Report works in combination with the GMS 2020 which together formulates the long-term vision for the Township with regard to growth and economic development.

Growth Management Strategy Draft Addendum Report, 2022

The Addendum Report focuses on growth to the year 2051 which in turn updates the Urban Land Needs in three (3) areas:

- Commercial Land Needs; and
- Residential Land Needs; and
- Urban Employment Area Land Needs.

For these three (3) land categories, the demand for lands exceeds the supply of land vacant to meet that long-term need. More specifically, over the next thirty (30) years:

- Commercial Land – approximately 6 net hectares (15 net acres) of additional designated commercial land will be required;
- Residential Land – approximately 785 hectares (185 acres) of additional land will be required; and
- Urban Employment Areas – approximately 34 hectares (84 acres) of additional designated Urban Employment Areas will be required.

In order to accommodate these future needs, Watson & Associates has outlined some location options for future urban expansion as well as some policy recommendations for Council's consideration (Attachment No. 4). This includes conversion of several current urban Employment Areas to non-employment uses (i.e., Community Area) in the current Millbrook Settlement Area as well as and confirmation that any additional lands will not be required in the SSA-1 Area.

In addition, there is a set of updated policy recommendations related to Planning for:

- Population, Housing and Employment Growth;
- Growth in Urban Employment Areas;
- Growth in Built Up Areas & Designated Greenfield Areas; and
- Growth in Commercial Areas.

Financial Impact:

None.

Attachment:

Attachment No. 1 – Report Planning 2020-08 – Growth Management Strategy Revised Final Report

Attachment No. 2 – Growth Management Strategy (2020)

Attachment No. 3 – Growth Management Strategy – Addendum Report, July 25, 2022

Attachment No. 4 – Addendum Report (Figure 3-1, Cavan Monaghan OP Schedule A-1)

Respectfully Submitted by,

Reviewed by,

John F. Connolly
Executive Director, Planning & Development

Yvette Hurley
Chief Administrative Officer