



## Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	March 4 2023
<b>From:</b>	Karen Ellis, Director of Planning
<b>Report Number:</b>	PEB 2024-12
<b>Subject:</b>	City of Peterborough – Cross Border Servicing Official Plan Amendment

### Recommendations:

1. That Report PEB 2024-12 be received for information; and
2. That the following comments be forwarded to the City of Peterborough for consideration:
  - a. the Township of Cavan Monaghan generally supports the proposed official plan amendment to permit the consideration of cross-border servicing under certain circumstances; and
  - b. the Township respectfully requests that the proposed official plan amendment include a requirement for a motion of support from the municipality in which the development opportunity is located prior to the City consideration of service extension beyond the City boundary; and
  - c. the Township respectfully requests that the City establish and publish guidelines for the evaluation of “mutually beneficial development opportunities”.

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### Overview:

On February 13, 2024, the Township of Cavan Monaghan received a Notice of Application and Public Meeting from the City of Peterborough for a proposed amendment to Section 6.1.7 of the City of Peterborough Official Plan. This section of the Plan contains policies that address the extension of City utility services, sanitary sewer and water supply beyond the City boundary.

The City Notice indicates that the City of Peterborough has exhausted its supply of serviced employment lands. A completed Lands Needs Assessment identifies the need for more employment land. The City has water and wastewater infrastructure capacity to

accommodate new development and has plans to expand capacity to meet future growth needs but has limited opportunity to develop new employment lands within the city limits.

Currently, the policy does not permit extension of City services beyond the City boundary except to serve City-owned facilities. With the proposed Amendment to Section 6.1.7 of the City Official Plan, the policy will read:

“b. Where it is demonstrated that a mutually beneficial development opportunity exists to support the economic development of both the City and a neighbouring municipality, the City may consider the extension of services beyond the City boundary by amendment to this Plan and listed here:”

This policy change means that the City of Peterborough may consider the extension of City services beyond the boundary on a case by case basis. Official plan amendments will be required to permit individual cross-border servicing plans.

In November of 2021, Council considered Report Planning 2021-56 regarding the City of Peterborough Official Plan. At that time, Council passed a motion to send a letter to the City of Peterborough with comments about the proposed Official Plan. The letter included a specific request for the City to amend the policy framework to permit the consideration of cross-border servicing for regionally significant employment related projects. Council should continue to support this position.

Township Staff believe that the municipality in which a development proposal is located should have input into a decision related to cross-border servicing. In this regard, Staff recommend that the official plan amendment include a requirement for a motion of support from the municipality in which the development opportunity is located prior to the City consideration of service extension beyond the City boundary.

The proposed official plan amendment does not currently contain technical review requirements for the evaluation of proposals. City Staff have indicated the consideration of extensions to City services will be evaluated on a case by case basis. Employment lands are the main thrust behind the proposed Amendment but other development opportunities that provide a mutual economic benefit to the City and the host municipality may be considered.

Township Staff would like to see the City develop guidelines for the evaluation of “mutually beneficial development opportunities”. The guidelines would help inform development proponents, members of the public, City and Township Staff and Council about general expectations for projects. The guidelines would not be intended to provide a non-negotiable list of requirements but would provide direction on the types, sizes and locations of projects that may be appropriate for cross-border servicing.

### **Financial Impact:**

None at this time.

**Attachments:**

Attachment No. 1: City of Peterborough Notice of Application and Public Meeting

Respectfully Submitted by,

Reviewed by,

Karen Ellis, B.A.A.  
Director of Planning

Yvette Hurley  
Chief Administrative Officer

# Attachment No. 1: City of Peterborough Notice of Application and Public Meeting



City of  
Peterborough

## Notice of Application and Public Meeting

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Official Plan Amendment  
File Number: O2401

**Take Notice** that pursuant to the **Planning Act**, the City of Peterborough has initiated an application to amend the Official Plan and the City of Peterborough General Committee will hold a public meeting in the Council Chambers, City Hall, at **6:00 p.m. Monday, March 11, 2024**, to consider the amendment under Section 17 of the **Planning Act**, R.S.O. 1990, c.P.13.

### Background

The City of Peterborough is committed to developing as a complete and connected community that provides a high quality of life, supports a strong and diverse economy and promotes a unique, vibrant sense of place. In fulfilling this, the City must ensure adequate provision of employment opportunities, a full range of housing, including affordable housing, and the protection of the financial and economic well-being of the City. A key tool for achieving these objectives is the provision and efficient use of communication, transportation, sewage and water services and waste management systems (i.e. municipal services).

Presently, the City of Peterborough has exhausted its supply of serviced employment land and has completed a Land Needs Assessment that identifies the need for more employment land. The City of Peterborough has available water and wastewater infrastructure capacity to accommodate new development and has plans in place to expand capacity to meet future growth needs, but has limited opportunity to develop new employment land within the city limit.

Section 6.1.7 of the Official Plan currently prohibits the extension of the City's utility, sanitary sewer and water services beyond the existing City boundary except to serve City-owned facilities. Historically, however, the City has amended the Official Plan in special circumstances to support the extension of one or more municipal services beyond the City boundary to support development opportunities of mutual benefit to the City and neighbouring municipalities.

Given the limited opportunity to establish new employment lands within the City to meet current and long-term needs and the City's commitment to developing as a complete community, the City of Peterborough requires the policy flexibility to consider opportunities on a case-by-case basis to support mutually beneficial development with neighbouring municipalities to foster regional economic expansion and job growth which

could include the extension of one or more municipal services beyond the City boundary.

**Proposed Amendment:**

The City of Peterborough is proposing to amend Section 6.1.7 of the Official Plan as follows (amendment is shown in **bold**):

6.1.7 Extension Beyond City Limits

- a. Municipal utility services, sanitary sewer and water supply shall not be extended beyond the City boundaries, except in the case where such infrastructure is to serve City owned facilities such as the Peterborough Airport.
- b. **Where it is demonstrated that a mutually beneficial development opportunity exists to support the economic development of both the City and a neighbouring municipality, the City may consider the extension of services beyond the City boundary by amendment to this Plan and listed here:**
  - i. Notwithstanding any other policy of this Plan, municipal water and sanitary sewer services may be extended beyond City limits to the Woodland Acres Settlement Area (Township of Smith-Ennismore-Lakefield), not to exceed a total servicing equivalent of 272 dwelling units.
  - ii. Notwithstanding any other policy of this Plan, municipal water and sanitary sewer services may be extended beyond the City to the Donwood Settlement Area (Township of Otonabee-South Monaghan), not to exceed a total servicing equivalent of 300 dwelling units.

**Any Person** may attend the above public meeting and/or **make written or verbal representation** either in support or in opposition to the amendment as follows: (Please quote the file number).

- a) Register as a delegate to speak at the Public Meeting. Delegations must register by 11:00 a.m. on the day of the meeting by phone, 705-742-7777 ext. 1820 (please quote the file number), or by registering on the City website: <https://forms.peterborough.ca/Clerks-Office/Request-for-Delegation>
- b) Written submissions must be received by 11:00 a.m. the day of the meeting either by mail, by dropping off to the City drop box located outside the main entrance to City Hall, 500 George Street North, or by email to [Clerks@peterborough.ca](mailto:Clerks@peterborough.ca) (please quote the file number).

Unregistered delegations are not permitted.

**Be Advised** that under the **Planning Act**, all information and material submitted regarding planning applications is public information and, as such, will be made available to the public. The minutes of public meetings and public hearings are also part of the public record. Anyone who attends a public information meeting and enters their name on the attendance list or speaks publicly at the meeting understands that their name, address (if provided), comments, and any document that they distribute will be collected and maintained for the purpose of creating a record that is available to the general public.

**Be Advised** if a person or public body would otherwise have an ability to appeal the decision of the City Council of the City of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its General Committee before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision.

**Be Advised** if a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Peterborough or its General Committee before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Additional Information** and materials relating to this City-initiated amendment are available by contacting the Planning, Development & Urban Design Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Brad Appleby, Director, Planning, Development and Urban Design** at 705-742-7777 Extension 1886, [bappleby@peterborough.ca](mailto:bappleby@peterborough.ca). Because the proposed Official Plan Amendment relates to city-wide policy, a map of the proposed amendment is not available. A staff report will be available on Thursday, March 7, 2024.

If you wish to be notified of the decision of the City of Peterborough on the proposed Official Plan amendment, you must make a written request to:

John Kennedy, City Clerk  
City of Peterborough, City Hall  
500 George Street North  
Peterborough, Ontario K9H 3R9  
[jkennedy@peterborough.ca](mailto:jkennedy@peterborough.ca)

Dated at the City of Peterborough this Monday, February 12, 2024.