



Regular Council Meeting

To:	Mayor and Council
Date:	March 18, 2024
From:	Karen Ellis, Director of Planning
Report Number:	PEB 2024-13
Subject:	Peterborough County Official Plan Update Report

Recommendation:

That Report PEB 2024-13 be received for information.

Overview:

In May of 2017, Peterborough County launched the new County Official Plan project with a work plan and public consultation strategy approved by Council. In October of 2017, the Township of Cavan Monaghan joined the project.

Planning Staff participated in Technical Advisory Committee (TAC) meetings on a regular basis to help develop the content of the new Official Plan. A new Official Plan was adopted by Peterborough County Council in June of 2022 and forwarded to the Ministry of Municipal Affairs and Housing for approval. The County's adopted Official Plan is still awaiting approval by the Minister of Municipal Affairs and Housing.

In 2023, the Province released a proposed Provincial Planning Statement, 2023 that changes the Provincial planning framework. The County Official Plan must be consistent with the Provincial Planning Statement (2023).

Peterborough County Planning Staff invited the TAC Members back to the table to draft modifications to the new Official Plan that are consistent with the draft Provincial Planning Statement (2023) as directed by County Council through Report PPW 2023-17.

The TAC began review of the adopted Official Plan, based on the draft Provincial Planning Statement (2023) on December 14, 2023. Subsequent meetings were held January 18, 2024 and February 15, 2024. The next meeting is scheduled for March 22, 2024.

Minutes from the first three (3) TAC meetings are provided as Attachment Nos. 1, 2, and 3 to this Report. Updates on the project will continue to be provided to Council as the work progresses.

Financial Impact:

None at this time.

Attachments:

Attachment No. 1: December 14, 2023 TAC Meeting Minutes

Attachment No. 2: January 18, 2024 TAC Meeting Minutes

Attachment No. 3: February 15, 2024 TAC Meeting Minutes

Respectfully Submitted by,

Reviewed by,

Karen Ellis
Director of Planning

Yvette Hurley
Chief Administrative Officer

County Official Plan Modifications

Meeting Minutes – December 14, 2023 Technical Advisory Committee OP Modification Meeting No. 1



Location: Virtual Meeting, Teams

Attendees: Arya Hejazi (HBM), Sarah Dilamarter (TL), Matt Wilkinson (CM), Emily Baker (OSM), Jessica Reid (EcoVue for OSM), Adele Arbour (TL), Janine Cik (NK), Forbes Symon (Jp2g for NK), Christina Coulter (DD), Per Lundberg (SEL), Kaitlin Hill (Curve Lake FN), Karen Ellis (CM), Ed Whitmore (AN), John Connolly (CM), Tom Cowie (Hiawatha FN), Barb Waldron (TL) Bryan Weir (County), Iain Mudd (County), Keziah Holden (County)

Meeting started at 9:05am

Items and issues discussed at the meeting were as follows:

TAC Roles & Responsibilities

- Members of the Technical Advisory Committee (TAC) are responsible for:
 - Reviewing and commenting on draft policy presented by County Planning staff
 - Assisting in review of map schedules providing local knowledge and confirmation of designations or edits on behalf of your respective Township
 - Provide updates to your CAO/Council on the TAC process and policy proposals
 - Provide the TAC with any comments, questions, requests made by local Council
- TAC Members will participate in committee meetings, and serve as the conduit for the flow of information to and from the Committee and Council

Current Status of OP

- Process started in 2018 and OP was adopted in June 2022
- The new OP was placed on the Environmental Registry of Ontario (ERO) for comment over the summer.
- In early August the County prepared a report for County Council (report no. PPW 2023-17) which recommended that a decision on the new OP be deferred until after the new Provincial Planning Statement comes into effect and that the new OP be modified to be consistent with the new PPS.

- This report states that County Planning staff would avail themselves to assist Ministry staff in identifying the policies, sections, mapping schedules, etc. that would need to be modified to create consistency with the new PPS.
- The TAC has reconvened to discuss and draft proposed modifications for this reason.
- Ideally, proposed modifications would be implemented by the Minister after the approval of the new PPS. This ensures the newly approved County OP is not out of date with provincial legislation soon after its approval.
- The OP is still with the Province awaiting decision from the Minister of Municipal Affairs. No response or acknowledgement has been received with respect to the request for a deferred decision.
 - The work of the TAC won't be wasted. If the Minister makes a decision on the new OP in its current form, any proposed modifications developed through the TAC could be used as an Official Plan Amendment to bring the new OP into conformity with the new PPS once approved.

Updates from Province

- Spring of 2023 the Province announced plan to have a new Provincial Planning Statement (PPS) and to repeal the Growth Plan. The County provided formal comments on the draft PPS through the Environmental Registry of Ontario (ERO).
- County staff meet with Ministry of Municipal Affairs and Housing staff monthly to monitor progress of Official Plan.
 - County OP was posted on the ERO – commenting period was open for 60 days and closed on August 20, 2023

Proposed Modifications based on draft PPS (2023)

- County staff have prepared a chart which outlines changes to the new OP which would be necessary to be consistent with the draft Provincial Planning Statement
- These changes have been flagged at a very high level; based on a review of the OP and PPS, major changes would be needed to address the following:
 - Natural Heritage mapping and policies, including incorporation of Kawarthas Naturally Connected mapping
 - Agricultural policies
 - Growth management policies and schedules
- The table of policies proposed for modification will be circulated to TAC after the meeting

Schedule of Future Meetings

- Future meetings will be held in person, which was preferable to the group
- Meeting invitations will be sent to everyone by County staff

Meeting adjourned at 9:52am

County Official Plan Modifications

**Meeting Minutes – January 18, 2024
Technical Advisory Committee
OP Modification Meeting No. 2**



Location: Committee Room, County Court House

Attendees: Travis Toms (HBM), Matt Wilkinson (CM), Emily Baker (OSM), Jessica Reid (EcoVue for OSM), Janine Cik (NK), Christina Coulter (DD), Per Lundberg (SEL), Karen Ellis (CM), Ed Whitmore (AN), John Connolly (CM), Barb Waldron (TL), Iain Mudd (County), Keziah Holden (County)

Regrets: Kaitlin Hill (Curve Lake FN), Tom Cowie (Hiawatha FN), Arya Hejazi (HBM), Forbes Symon (Jp2g for NK), Adele Arbour (TL), Bryan Weir (County)

NOTE: Modification Meetings are being held to draft modifications to the new Official Plan to be consistent with the draft Provincial Planning Statement (2023) and as directed by County Council through report PPW 2023-17, and to incorporate Official Plan Amendments approved since the time of adoption of the new Official Plan.

Meeting started at 1:59pm

Items and issues discussed at the meeting were as follows:

Provincial Update

- County Staff recently met with staff from Ministry of Municipal Affairs and Housing, Kingston Office, and were advised that the County's new Official Plan remains in queue with the Minister.
- Minister's Office is very busy due to rollbacks of proposed legislation changes (Greenbelt) and previous Official Plan modifications, and has a backlog of adopted Official Plans awaiting decision.

OPA's for Inclusion in new OP

- Prior to the meeting TAC Members were circulated a list of Amendments that have been approved by the County since June 2022 (adoption date of new OP)
- TAC Members were reminded to review this list and advise of the need to carry forward these OPA's and make note of any that may be missing from the list

- Some Amendments have already been provided to the Province in a list of proposed modifications that were included in the County's comments on the ERO posting for the new Official Plan

Review of Recommended Changes to OP based on New PPS

- Following the previous TAC meeting, Members were provided a table of proposed OP changes based on the policies contained in the draft Provincial Planning Statement (PPS), 2023
- Table compares sections of the new OP with the draft PPS policy at a very high level and contains recommended actions to be taken to be consistent with the draft PPS
- TAC Members had opportunity to make note of any other significant changes necessary based on draft PPS
 - On-farm diversified use definition now includes reference to battery storage facilities – OP definition should be updated to reflect this change
- Questions arose as to whether the OP can be more restrictive than new PPS or if there was any direction from County Council in that regard.
 - County Staff indicated that County Council has not provided this direction but that there are some policies in the draft PPS that specifically state that local OP's cannot be more restrictive.
 - TAC generally agreed that the current Growth Plan contains good planning principles and we are starting to see the effect of those policies with larger subdivisions in many of our settlement areas, but that the day-to-day application of policy is too restrictive.
 - Discussion to be had when making any proposed modifications to make use of good principles and background work that has previously been done (e.g. Growth Management Plans).

Proposed Modifications based on draft PPS (2023)

- TAC began review of adopted OP and made changes based on draft PPS policy. County Staff will maintain a 'tracked changes' version of the OP to clearly show any changes made through this process.
- Reviewed Section 1 (Introduction) through to end of Section 3.7 (Non-Residential Development Criteria).
 - Primarily included removing/updating references to the Growth Plan and Provincial Policy Statement and other Growth Plan related terminology that is not used in draft PPS (key hydrologic feature etc.), adding residential consent policies for the Agriculture designation (which the former Minister of MAH previously advised would be removed however no new draft of the PPS has been provided yet to confirm that change), removing references to municipal comprehensive review and clarifying when Amendments to the Agriculture designation would be permitted, removing prohibitive language

around Rural plans of subdivision, and adding a new definition for 'multi-lot residential development'.

- Discussed possible need for policy to guide green energy and energy production. Many OP's removed these types of policies when the Green Energy Act came into effect, but since it has been repealed there is a lack of guidance. Many Municipalities across the province are now seeing an influx of proposals for energy production and battery storage facilities.
- Any policies discussed at this meeting or at future meetings can be re-visited and additional changes made. It is understood that as TAC Members have additional time to consider a proposed change, more ideas/suggestions/questions may arise that need consideration.
- TAC members were reminded of their obligation to keep their respective Township Councils informed of the progress of these meetings and to bring any feedback to the next TAC meeting for discussion.

Meeting adjourned at 3:57pm

County Official Plan Modifications

**Meeting Minutes – February 15, 2024
Technical Advisory Committee
OP Modification Meeting No. 3**



Location: Committee Room, County Court House
Virtual, Microsoft Teams (hybrid meeting)

Attendees: Tom Cowie (Hiawatha FN), Arya Hejazi (HBM), Matt Wilkinson (CM), Emily Baker (OSM), Jessica Reid (EcoVue for OSM), Christina Coulter (DD), Per Lundberg (SEL), Karen Ellis (CM), Ed Whitmore (AN), Adele Arbour (TL), Barb Waldron (TL), Iain Mudd (County), Bryan Weir (County), Keziah Holden (County)

Regrets: Kaitlin Hill (Curve Lake FN), Forbes Symon (Jp2g for NK), Janine Cik (NK),

NOTE: Modification Meetings are being held to draft modifications to the new Official Plan to be consistent with the draft Provincial Planning Statement (2023) and as directed by County Council through report PPW 2023-17, and to incorporate Official Plan Amendments approved since the time of adoption of the new Official Plan.

Meeting started at 2:05pm

Items and issues discussed at the meeting were as follows:

Revisit Previous Policy Review

- Time is scheduled at the start of each meeting that will allow TAC members to revisit any previous modifications, recognizing that additional thoughts or insight may be gained between meetings.
- Following up on the renewable energy conversation from last meeting, the policies as they exist in the draft OP appear to be sufficient. On-farm diversified use definition will be updated to reflect draft PPS.

Proposed Modifications based on draft PPS (2023)

- Reviewed Section 3.8 (Minimum Distance Separation (MDS)) through to end of Section 5.2.3 (Millbrook Settlement Area Boundary).
 - Included removing/updating references to the Growth Plan and Provincial Policy Statement, updating terminology to reflect draft PPS, modifying archaeological resources section to reflect language in draft PPS, clarifying

when refinements to the Agriculture designation can be made, deleting reference to the Agricultural System in Cavan Monaghan (upper-tier no longer required to implement the Provincial Agricultural System; CM would be responsible for implementing the draft PPS in their own Official Plan), clarifying when refinements to the Employment and Urban Employment Area designations can be made.

- Natural Core Area designation was not reviewed since it is intricately linked with natural heritage features and key hydrologic features. At least one TAC meeting will be necessary in future to discuss the Natural Heritage System approach going forward and how best to recognize features through policy and mapping.
- Removed references to Peterborough Public Health in regard to approvals for sewage disposal systems, recognizing that this role will soon be the responsibility of local Municipalities. Instead used the term “applicable approval agency”. This change will need to be captured throughout the OP.
- Growth Projections were calculated based on a Provincial methodology and conforms to the Growth Plan. Discussion was had as to whether related policies should remain in the Official Plan, and to what extent, since the PPS does not prescribe specific targets or contain population forecasts for Peterborough County. The PPS does, however, require the upper-tier to identify and allocate population, housing and employment projections for lower-tiers. It was agreed that the Growth Analysis provided valuable information and that the figures remained relevant, and that keeping the forecasts and allocations represented good planning and would achieve consistency with the draft Provincial Planning Statement.
- Section 5.2.3 (Millbrook Settlement Area Boundary) was deleted in its entirety since the draft PPS does not require the upper-tier to delineate settlement area boundaries or built-boundaries. This exercise may be undertaken by Cavan Monaghan at the time of their next OP review should the draft PPS come into effect.

Meeting adjourned at 4:00pm