THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 10-145

BEING A BY-LAW TO ADOPT AMENDMENT NO. 147 TO THE
OFFICIAL PLAN OF THE CITY OF PETERBOROUGH FOR CERTAIN
LANDS WITHIN THE COLDSPRINGS PLANNING AREA

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL
THEREOF HEREBY ENACTS AS FOLLOWS:

1. Section 10 – Secondary Plans of the Official Plan of the City of
Peterborough is amended by inserting the following:

“10.7 COLDSPRINGS SECONDARY PLAN

10.7.1 The Coldsprings Secondary Plan shall apply to the area generally
bounded by Highway 7/115, Bensfort Road/Wallace Point Road,
Driscoll Road, Matchett Line and the Otonabee River. The actual
limits of the area are as shown on Schedule 'F' – Key Map to
Secondary Land Use Plans and as presented on Schedule 'P'
of the Official Plan. It is the policy of Council that land within the
Coldsprings Secondary Plan shall be developed in accordance with
the land use pattern shown on Schedule ‘P’. Reference shall also
be made to the policies of Section 10.7 in addition to other policies
of the Official Plan. The land use categories shall have the same
meaning as in the Official Plan and Zoning By-law.

10.7.2 DEVELOPMENT POLICIES

Development of the Planning Area shall take place in conformity
with detailed regulations for all properties within the Planning Area
established in the Zoning By-law and in accordance with the
following policies:

10.7.2.1 The land use designations applied to lands within the Coldsprings
Secondary Planning Area, do not imply a pre-commitment of
municipal services to future development. Conditions of Draft Plan
of Subdivision Approval and “H” – Holding Provisions will be
applied to development applications to allow the consideration of
development proposals within this planning area without committing
municipal servicing. Official Plan, Draft Plan of Subdivision and
Zoning approvals granted to development applications within this
area will not be considered in the calculation of the City’s
uncommitted reserve capacity until Final Approval for plans of
subdivision are granted, and “H” – Holding Provisions are removed.

10.7.2.2 It is intended that the land use areas, location of streets and limits
of other features or site specific land uses shown on Schedule “P”-
Coldsprings Secondary Land Use Plan are approximate. Adjustments can be made without amendment to the Official Plan
provided the general intent and purpose of the Secondary Plan is
maintained. The location and alignment of streets will be
determined at the time of subdivision approval without amendment
to the Secondary Plan.
10.7.2.3 Development of the Planning Area will proceed in a logical sequence having regard for the adequacy of municipal services including water, stormwater and sanitary systems.

10.7.2.4 The City will have the authority to expand designated road rights-of-way at collector/collector street intersections and collector/arterial street intersections if determined necessary for intersection design.

10.7.2.5 When reviewing development proposals, The City will have regard for the existing natural features of the Secondary Planning Area, particularly the Otonabee River and its shoreline. Development proposals adjacent to these features shall define, through the preparation of an Environmental Study as described in Section 3.3.7, the limit of the Natural Area, development setback requirements, and the limit of any flood plain within the Natural Area. Areas defined as Natural Area or required as a buffer to the Natural Area shall be dedicated to The City at no cost.

10.7.2.6 The City may require the dedication of additional open space lands outside of the lands designated “Major Open Space” to facilitate useable parkland and linear open space systems.

10.7.2.7 The Coldsprings Transportation Study identifies the need for transportation network improvements both within the Secondary Plan Area and external to the Secondary Plan Area to accommodate development within the Plan Area. Development approvals within the Secondary Plan Area will be conditional upon securing the necessary approvals for, and construction of, the transportation network improvements recommended in the Coldsprings Transportation Study generally in accordance with the development thresholds identified therein and/or as identified through the completion of Municipal Class Environmental Assessments, as required.

10.7.2.8 The City will cooperate with the County of Peterborough, the Township of Otonabee-South Monaghan, the Ministry of Transportation and other affected authorities to ensure that any roadway improvements beyond The City’s boundary that are required to serve the Secondary Plan area are done in accordance with any applicable County or Township Transportation Plan.”

2. The Official Plan of The City of Peterborough is amended by adding Schedule ‘P’ – Coldsprings Secondary Land Use Plan in accordance with the Schedule ‘A’ attached hereto.


4. Schedule ‘B’ of the Official Plan of The City of Peterborough is amended in accordance with the Schedule ‘C’ attached hereto.

5. Schedule ‘D’ of the Official Plan of The City of Peterborough is amended in accordance with the Schedule ‘D’ attached hereto.

7. Schedule ‘F’ of the Official Plan of The City of Peterborough is amended in accordance with the Schedule ‘F’ attached hereto.

By-law read a first, second and third time this 9th day of August, 2010.

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk
Official Plan Amendment to Schedule - A Land Use

Change from Village to Residential

Change from Rural to Residential

Official Plan A Legend

- AGRICULTURE
- HAMLET (Otonabee-South Monaghan)
- MAJOR OPEN SPACE
- RESIDENTIAL
- RURAL (Otonabee)
- VILLAGE (Otonabee)

File: O1004/
Z1006SB/
15T-10504
Scale: 7000

City of Peterborough

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Official Plan Amendment to Schedule - D
Development Areas

Add to Stage 2
Official Plan Amendment to Schedule - E
Residential Density

Add to Medium Density
Official Plan Amendment to Schedule - F
Key Map to Secondary Land Use Plans

Legend
- Remove from 23 Otonabee
- Add new - 26 Coldsprings

File: O1004/ Z1006SB/ 15T-10504
Scale: 15,000