The Corporation of the City of Peterborough

By-Law Number 18-080

Being a By-law to adopt Amendment No. 178 to the Official Plan of the City of Peterborough for certain lands within the Lift Lock 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:

   “10.10 LIFT LOCK SECONDARY PLAN

   10.10.1 The Lift Lock Secondary Land Use Planning Area is generally bounded by Parkhill Road East, Television Road, the Canadian Pacific Railway, and the Trent Severn Waterway. The actual limits of the Planning Area are as shown on Schedule “F” – Key Map to Secondary Land Use Plans and on Schedule “S” of the Official Plan. It is the policy of Council that land within the Lift Lock Secondary Land Use Plan shall be developed in accordance with the land use pattern shown on Schedule “S”. Reference shall also be made to the policies of section 10.10 in addition to other policies of the Official Plan. The land use categories of Schedule “S” shall have the same meaning as in the Official Plan or Zoning By-law.

   10.10.2 DEVELOPMENT POLICIES

   Development of the Lift Lock 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:

   10.10.2.1 The land use designations applied to lands within the Lift Lock 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.

   10.10.2.2 It is intended that the land use areas, location of streets and limits of other features or site specific land uses shown on Schedule “S”-Lift Lock Secondary 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.

   10.10.2.3 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.
10.10.2.4 When reviewing development proposals, the City will require development proponents to assess the internal and external water and sanitary servicing needs of the proposal to the satisfaction of the City Engineer and to secure implementation of any required upgrades in a manner satisfactory to the City Engineer either prior to the issuance of development approval, or as a condition of development approval.

10.10.2.5 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.

10.10.2.6 When reviewing development proposals, the City will have regard for the existing natural features of the Secondary Planning Area, particularly North Meade Creek, Curtis Creek, and Curtis Pond. 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.

10.10.2.7 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.

10.10.2.8 Where flood plain modeling is absent in the Planning Area, proponents shall undertake the required modeling to the satisfaction of the Authority. All lands deemed to be flood plain shall be zoned Open Space District 1 and shall be deemed to be designated as Flood Plain on Schedule “C” – Natural Areas and Flood Plain without amendment to this Plan.

10.10.2.9 The City will co-ordinate with the County of Peterborough and the Townships of Douro-Dummer and Otonabee-South Monaghan and other affected authorities to ensure that adequate external roadway capacity is provided to serve the Secondary Plan area.

10.10.2.10 When reviewing development proposals, the City will require development proponents to assess the internal and external road servicing needs of the proposal to the satisfaction of the City Engineer, consistent with the City’s Comprehensive Transportation Plan, and to secure implementation of any required upgrades in a manner satisfactory to the City Engineer either prior to the issuance of development approval, or as a condition of development approval.

10.10.2.11 Notwithstanding the policies of Section 4.2.6, properties designated for High Density residential use will be encouraged to integrate small scale, Local Commercial uses, as described in Section 4.2.6.3.

10.10.2.12 Where development within the Secondary Plan area is subject to site plan control in accordance with Section 3.8 of this Plan, Council may require the submission of drawings noted in paragraph 2 of Subsection 41(4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, including drawings that are sufficient to display matters relating to, without limitation, the character, scale, appearance and design features of buildings, and their sustainable design insofar as they relate to exterior design.
10.10.2.13 Development approvals for lands that are illustrated without a land use on Schedule “S”- Lift Lock Secondary Plan shall only be available by way of an amendment to this plan.”

2. The Official Plan of the City of Peterborough is amended by adding Schedule ‘S’ – Lift Lock Secondary Plan in accordance with the Schedule ‘A’ attached hereto.

3. Schedule ‘A’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘B’ 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 ‘C’ of the Official Plan of the City of Peterborough is amended in accordance with the Schedule ‘D’ attached hereto.


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

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

By-law read a first, second and third time this 10th day of September, 2018.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk
Schedule A

The City of Peterborough Official Plan
- Schedule S -
Lift Lock Secondary Plan

Area Subject to further approval
through amendment to this plan

Map accuracy and interpretation:
The information depicted on this hand-drawn digital map is schematic in nature. It is
not an exact reproduction of information shown and should not be relied upon for planning or
construction purposes.

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Schedule B

Official Plan Amendment to Schedule - A Land Use

Change from Village (Otonabee) to Major Open Space
Change from Village (Otonabee) to Residential

File: O1802

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Official Plan Amendment to Schedule - B
Roadway Network

Roadway Network
DESIGNATION
- High Capacity Arterial
- Medium Capacity Arterial
- Low Capacity Arterial
- High Capacity Collector
- Low Capacity Collector

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Schedule F

Official Plan Amendment to Schedule - E Residential Density

Mcfarlane St

Old Norwood Rd

Add to Medium Density Residential

Ashburnham Dr

Add to High Density Residential

Maniece Av

Television Rd

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File: O1802
Official Plan Amendment to Schedule - F
Key Map to Secondary Land Use Plans

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