

Appendix “A” – Requested Modifications

Proposed modifications to new County Official Plan, as adopted by the County of Peterborough by By-law 2022-47:

1. Section 3.5.5 is modified by adding a new subsection (t) which shall read as follows:

Consent applications in or adjacent to the Extractive Industrial designation, or within the Aggregate Resource Overlay, shall comply with the policies of Section 8.4.

2. Schedule DD-9 is modified by changing the land use designation of a property located in part Lot 14, Concession 8, Dummer Ward, roll no. 1522-020-002-07330, from ‘Rural’ to ‘Rural Settlement’ as shown on Schedule 1 attached hereto.
3. Schedule SEL-8 is modified by changing the land use designation on a portion of a property located in part Lot 8, Concession 9, Ennismore Ward, roll no. 1516-010-102-10300, from ‘Rural’ to ‘Trailer Park’ as shown on Schedule 2 attached hereto.
4. Section 10.2.3 (County Roads) is modified by adding a new subsection, 8, immediately following subsection 7 which shall read as follows:

8) Notwithstanding any other policy of this Plan to the contrary, County Council will not revisit the need to study the necessity of the Bridgenorth Bypass.
5. The boundary of the settlement area of Millbrook is expanded in accordance with the County’s Growth Analysis Report, the Township of Cavan Monaghan’s Master Servicing Study and the Township’s Growth Management Study, as shown on Schedule 3 attached hereto.
6. Section 5.2.3 is modified by deleting the section in its entirety.
7. The Agricultural System schedule for Cavan Monaghan is modified to adjust the settlement area boundary of Millbrook to reflect the expansion of Millbrook as shown on Schedule 3 attached hereto.
8. The Agricultural System schedule for Cavan Monaghan is modified to remove a portion of a property located in part of Lot 12, Concession 11, Cavan Ward, roll no. 1509-010-040-23000 from the Agricultural System and add it to the Rural Settlement Area boundary of Ida as shown on Schedule 4 attached hereto. This change implements the decision of the Ontario Land Tribunal, case no. OLT-21-001758.
9. Schedule SEL-3 is modified by changing the land use designation of a property identified as 758 Ward Street, Bridgenorth, roll no. 1516-020-201-28400, from

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‘Community Core’ to ‘Community Commercial’ as shown on Schedule 5 attached hereto.

10. Schedule SEL-3 is modified by adding a site specific special policy to a property identified as 1291 Mann Road, Bridgenorth, roll no. 1516-020-202-21700, to implement the changes made through OPA #60 to the existing County Official Plan (County file no. 15OP-21005) as shown on Schedule 6 attached hereto.

Further, that Section 11.6 is modified by adding a new subsection 11.6.30, which shall read as follows:

11.6.30 – Residential Special Policy Area – Bridgenorth

Notwithstanding the policies of Section 4.2.2.1, on those lands located at 1291 Mann Road, a motor vehicle repair shop shall be a permitted use.

11. Schedule TL-3 is modified by changing the land use designation of a property located in Part of Lot 21, Concession 8, Harvey Ward, together with parts of the Closed Road Allowance between Lots 20 and 21 from ‘Rural’ to ‘Extractive Industrial’ and from the ‘Rural’ to ‘Natural Core Area’ designation as shown on Schedule 7 attached hereto. These modifications implement the changes made through OPA #50 to the existing Trent Lakes Official Plan (County file no. 15OP-22009).

Schedule TL-3 is further modified by adding a site specific special policy to this property, and Section 11.7 is modified by adding a new subsection, 11.7.4, which shall read as follows:

11.7.4 – Extractive Industrial Special Policy Area - Lot 21, Concession 8 (Harvey)

On lands located in Part of Lot 21, Concession 8 (Harvey) and Part of Part 2, Plan 45R-16269, and identified on Schedule TL-3 as being subject to this policy, such lands are located within a Category 4, Class A, Aggregate Resources Act license however the extraction limit will be the outer western boundary of the boundary subject to this Special Policy. Lands subject to this policy shall be zoned to a Rural Exception 58 (RU-58) Zone, which will not permit mineral aggregate extraction.

12. Schedule OSM-3 is modified by adding a site specific special policy to a property located in Part of Lot 16, Concession 14, Otonabee Ward to implement the changes made through OPA #10 to the existing Otonabee-South Monaghan Official Plan (County file no. 15OP-22012) as shown on Schedule 8 attached hereto.

Further, that Section 11.5 is modified by adding a new subsection, 11.5.24, which shall read as follows:

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11.5.24 – Agricultural Special Policy Area – Lot 16, Con. 14, Otonabee Ward

Notwithstanding Section 4.1.2 and any other policies of this Plan to the contrary, on lands located in part of Lot 16, Concession 14, Otonabee Ward, and identified on Schedule ‘OSM-3’, a facility that accepts and processes leaf and yard waste and source separated organics shall be permitted, subject to the policies of this Plan and the provisions of the implementing Zoning By-law.

Land uses within the Special Policy Area shall be subject to Site Plan Control.

13. Norwood Land Use Schedule is modified by changing the land use designation of a property located at 38 Queen Street, Norwood, roll no. 1501-020-002-11500, from ‘Institutional’ to ‘Residential’, to implement the changes made through OPA #76 to the existing County Official Plan (County file no. 15OP-22013) as shown on Schedule 9 attached hereto.
14. Schedule TL-5 is modified by changing the land use designation in Lots 29 and 30, Concession 18, Harvey Ward in the Municipality of Trent Lakes from ‘Extractive Industrial’ to ‘Rural’, to implement the changes made through OPA #59 to the existing Trent Lakes Official Plan (County file no. 15OP-23001) as shown on Schedule 10 attached hereto.
15. Schedule DD-2 is modified by changing the land use designation on part of a property located at 1110 County Road 4, roll no. 1522-010-002-12000, from ‘Agricultural’ to ‘Rural’, to implement the changes made through OPA #72 to the existing County Official Plan (County file no. 15OP-22006) as shown on Schedule 11 attached hereto.
16. Section 12 – Definitions, is modified by deleting the last sentence of the definition for ‘Backlot’ and replacing it with the following:

However, if the new lot fronts onto and has access from a publicly maintained road it shall not be considered backlotting.
17. Section 2 – Planning Administration Tools, is modified by adding a new subsection, 2.16, immediately following Section 2.15.1, which shall read as follows:

2.16 Parking

This Plan recognizes the importance of public and private parking facilities and encourages a balance between providing sufficient parking to address existing or future requirements, and not oversupplying parking to the detriment of public transit or active transportation.

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Parking areas will be provided for as specified in local Municipal Zoning By-Laws. Special provisions to accommodate those with disabilities will be provided in all zones.

As a condition of development or redevelopment, adequate off-street parking and loading facilities be provided on-site and access points to the development will be limited in number and designed to acceptable standards for traffic safety. If it is not possible to locate sufficient parking on site, parking may be provided offsite, at a distance stipulated in the local Municipal Zoning By-Law, through long-term agreements registered on title to both properties. The sharing of access points by similar adjoining land uses, where feasible, is encouraged.

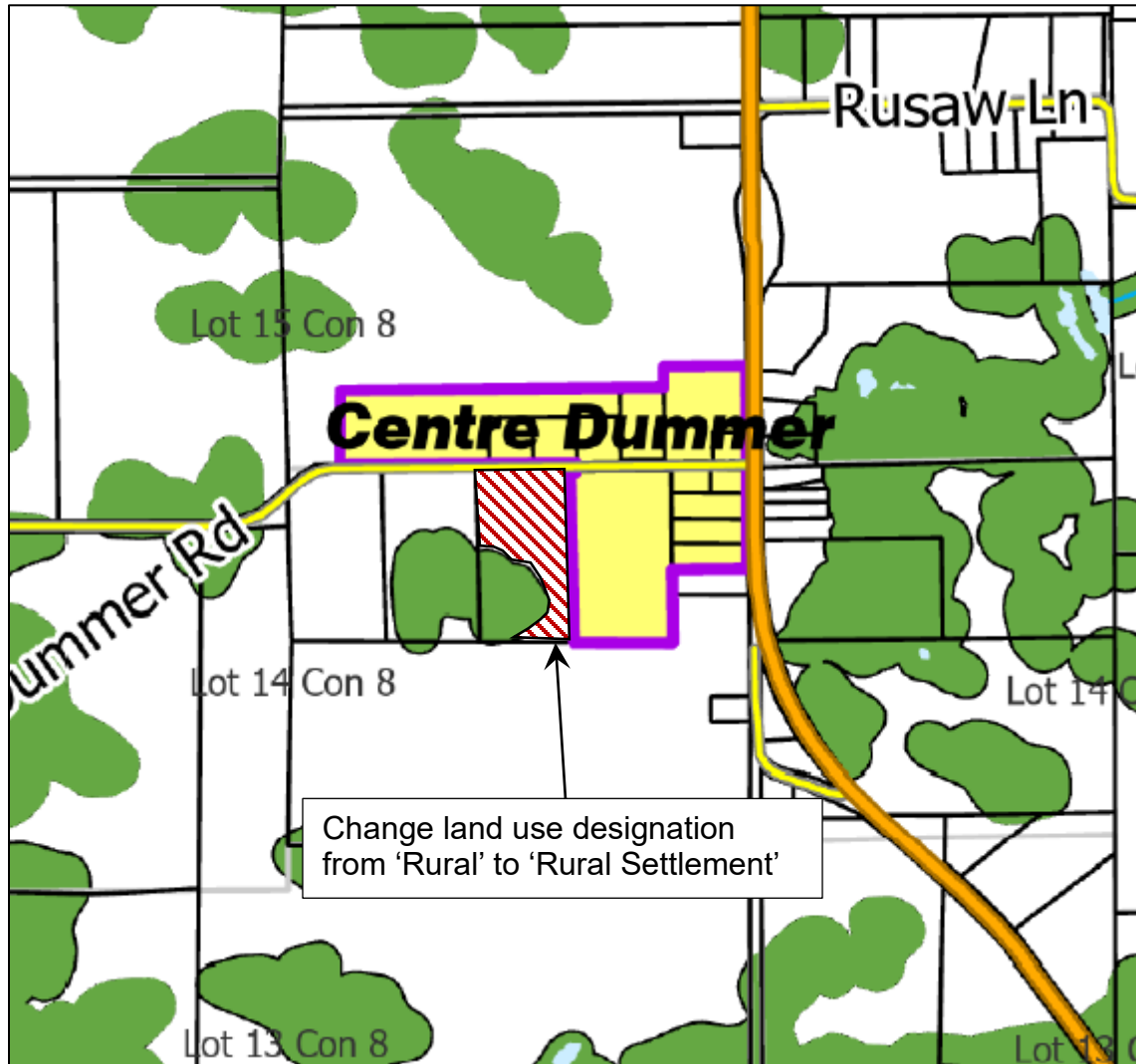
Local Municipalities may, at their discretion, enter into an agreement with the landowner or operator of a building to provide for payment of cash-in-lieu of all or part of the Zoning By-Law requirements pertaining to the provision of off-street parking in accordance with Section 40 the Planning Act. Such an agreement may be registered on title and the local Municipality will keep such revenue in a separate fund under the conditions required by the Municipal Act.

18. Any future amendments to local Township Official Plans or the existing County Official Plan, that are approved by the County of Peterborough between the date these comments are made and the date the Minister issues a decision, will be incorporated into the new County Official Plan.

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Schedule 1

Proposed changes to County OP Schedule DD-9

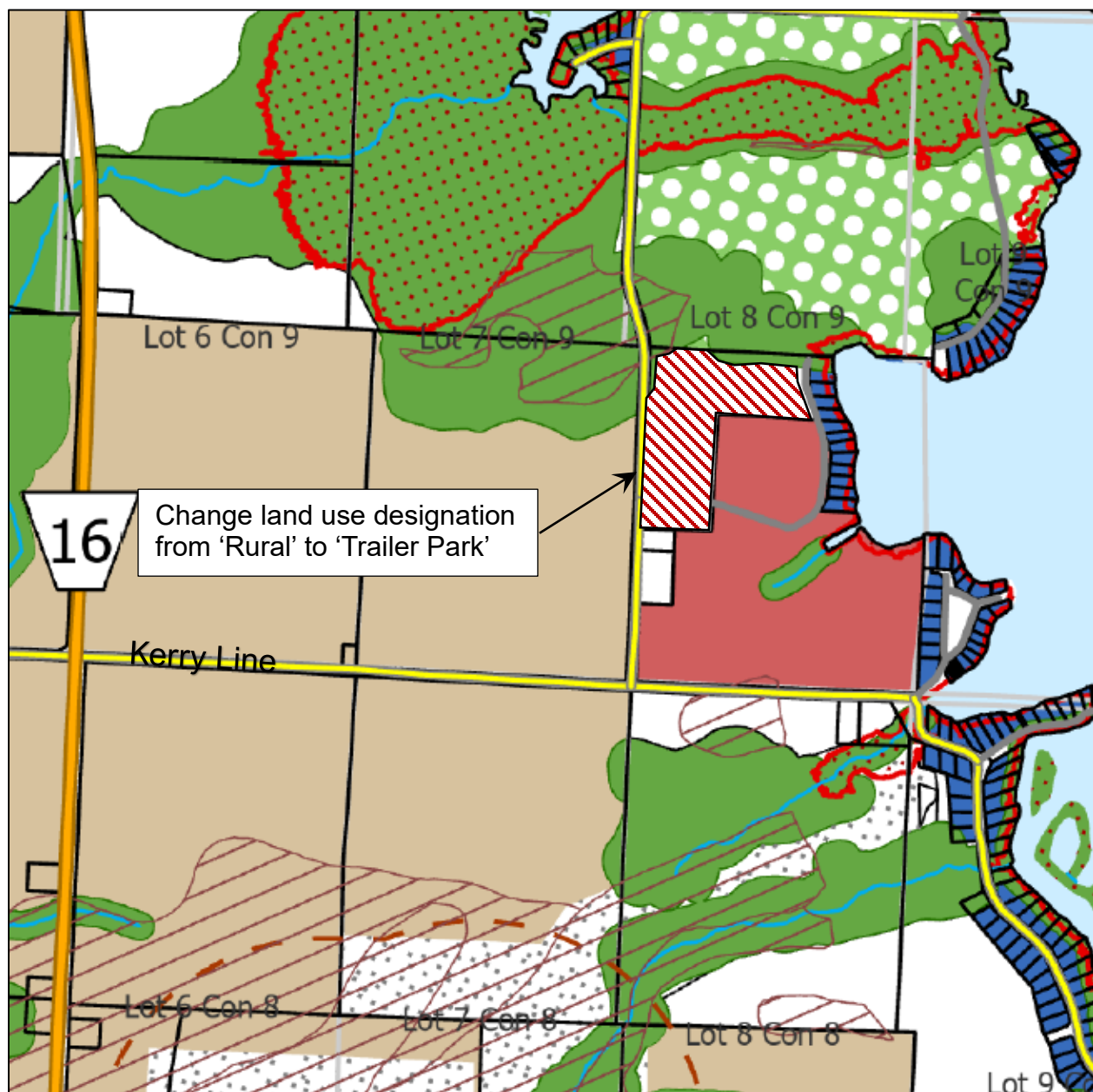


- ☐ Rural
- ☒ Rural Settlement

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Schedule 2

Proposed changes to County OP Schedule SEL-8

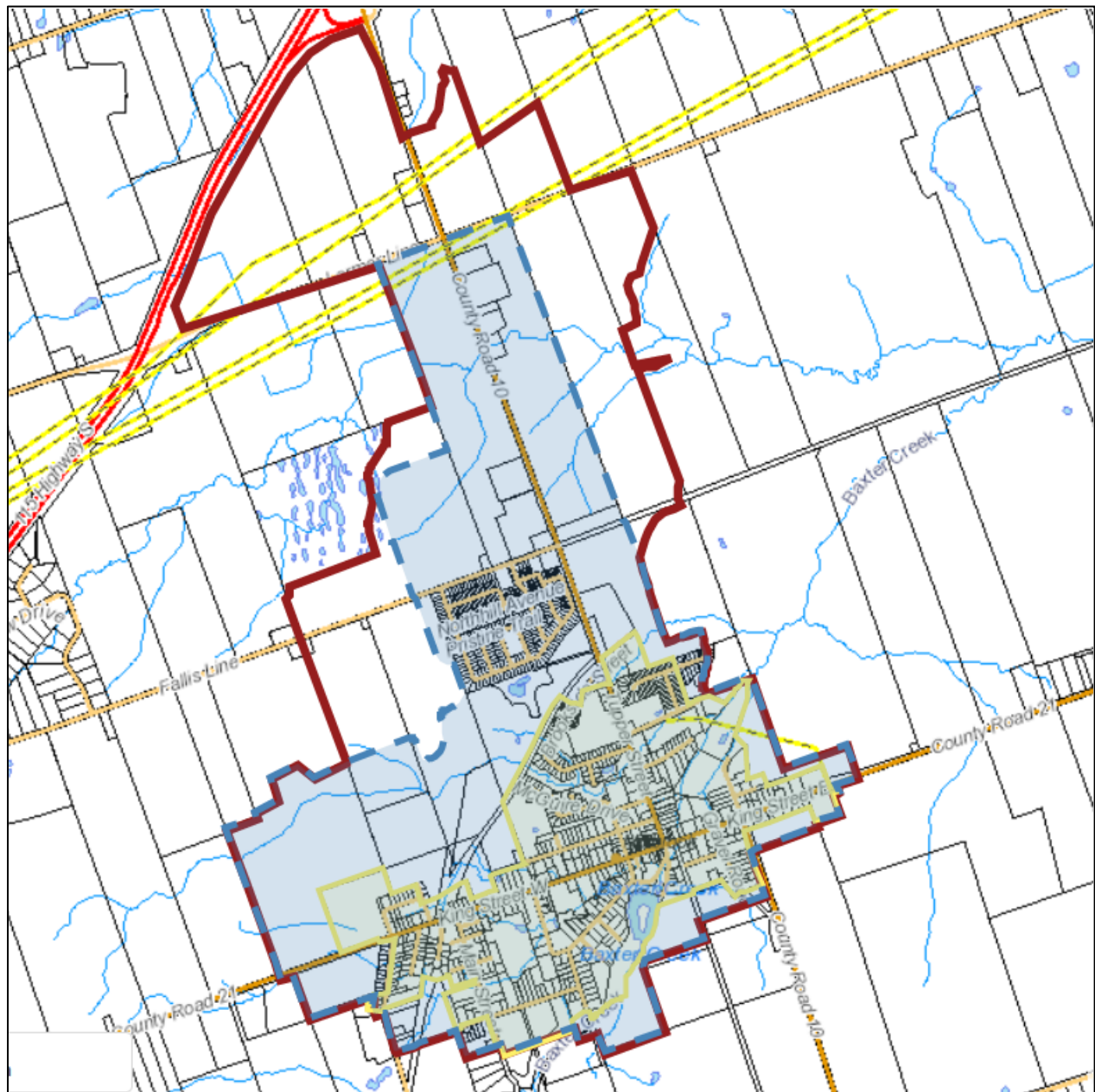


- | | |
|--------------------------------|------------------------|
| Agriculture | Parks & Conservation |
| Commercial | Recreation Commercial |
| Crown Lands & Provincial Parks | Rural |
| Employment | Trailer Park |
| Extractive Industrial | Waste Management Area |
| Natural Core Area | Waterfront Residential |

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Schedule 3

Expansion of Millbrook settlement area boundary



Settlement Area Expansion
(new settlement area boundary)



Built Boundary

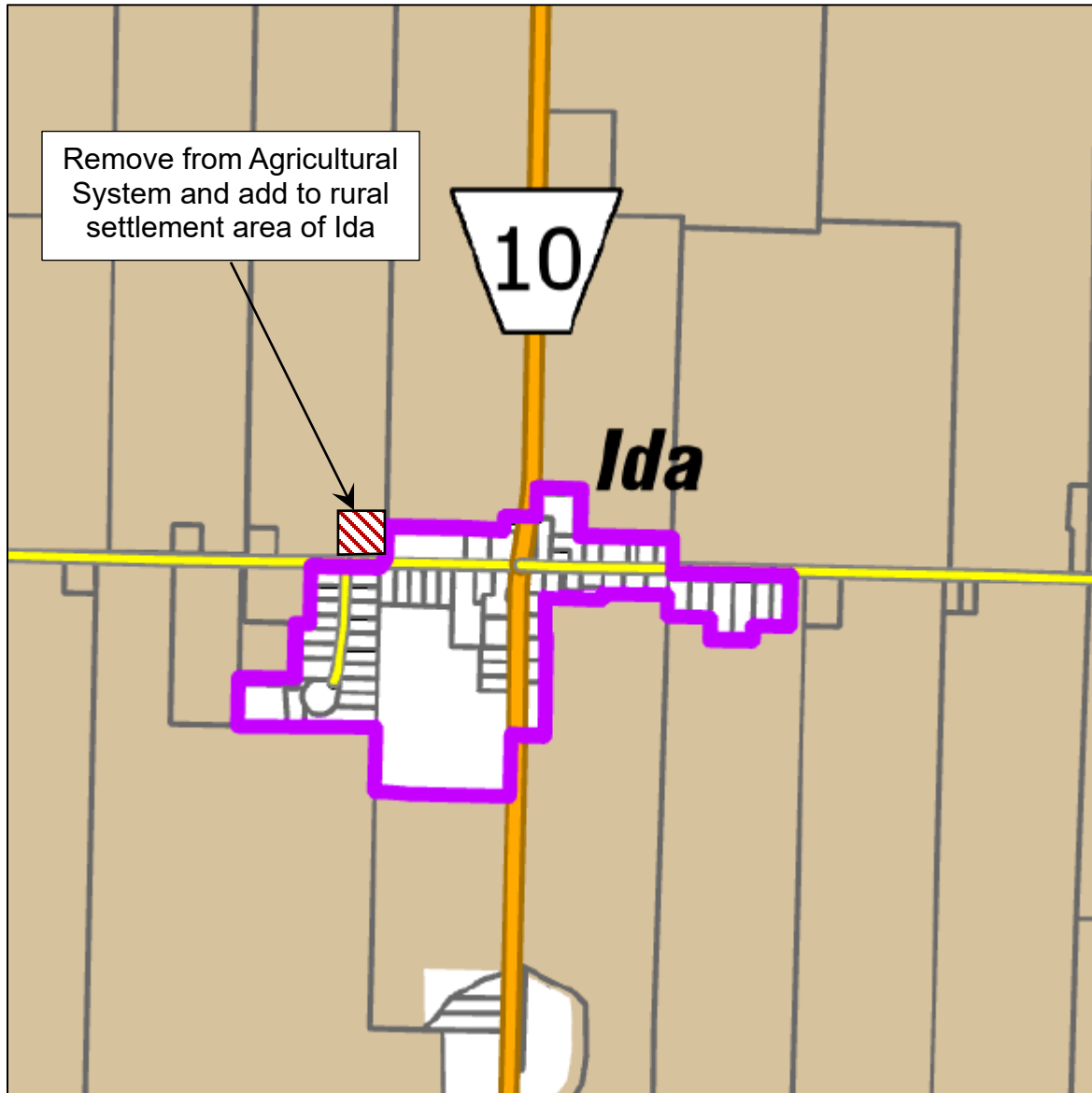


Existing Settlement Area
Boundary

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Schedule 4

Proposed change to Agricultural System schedule for Cavan Monaghan

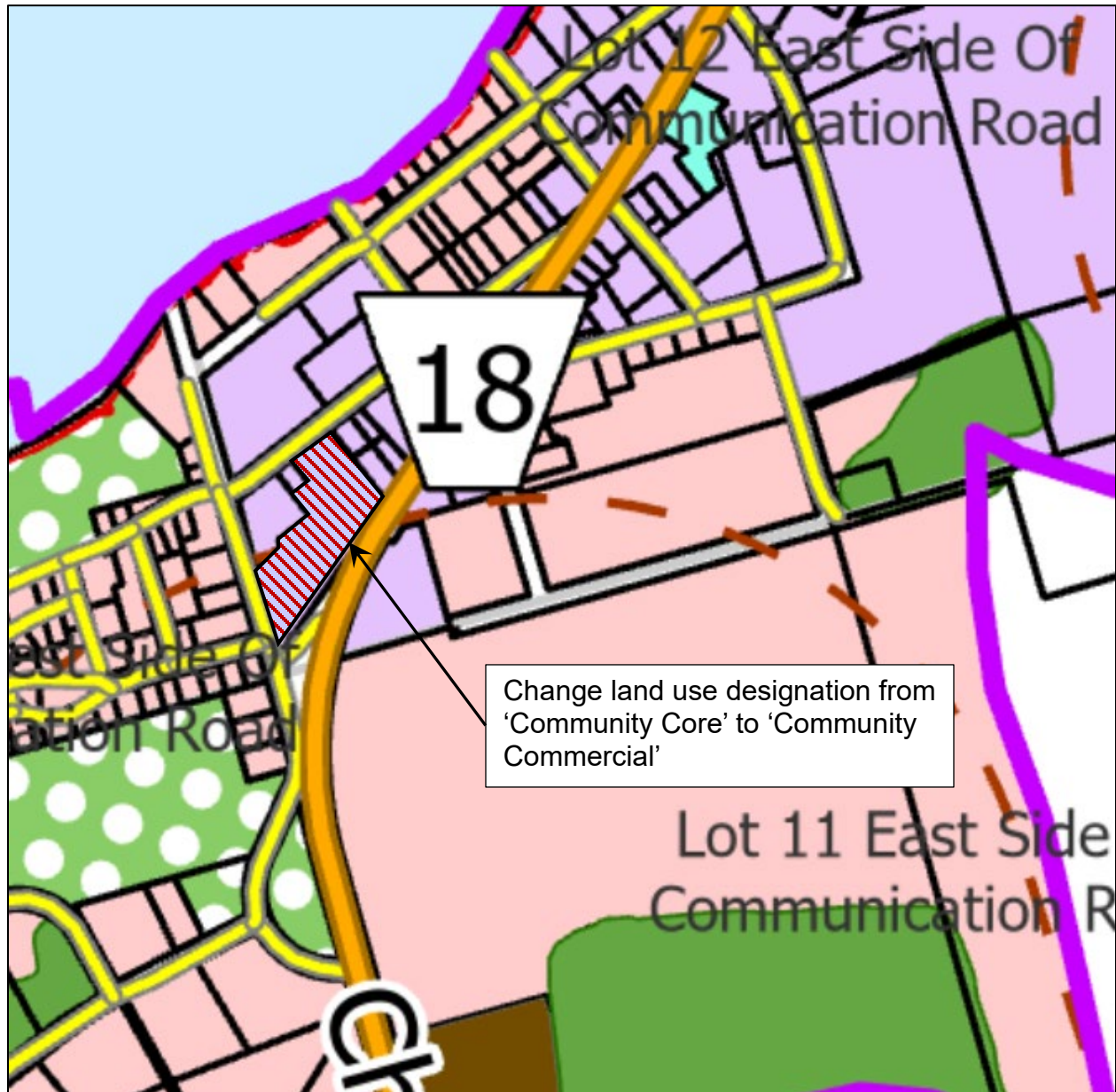


-  Settlement Areas
-  Parcel
-  Waterbody
-  Agriculture Systems

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Schedule 5

Proposed changes to County OP schedule SEL-3

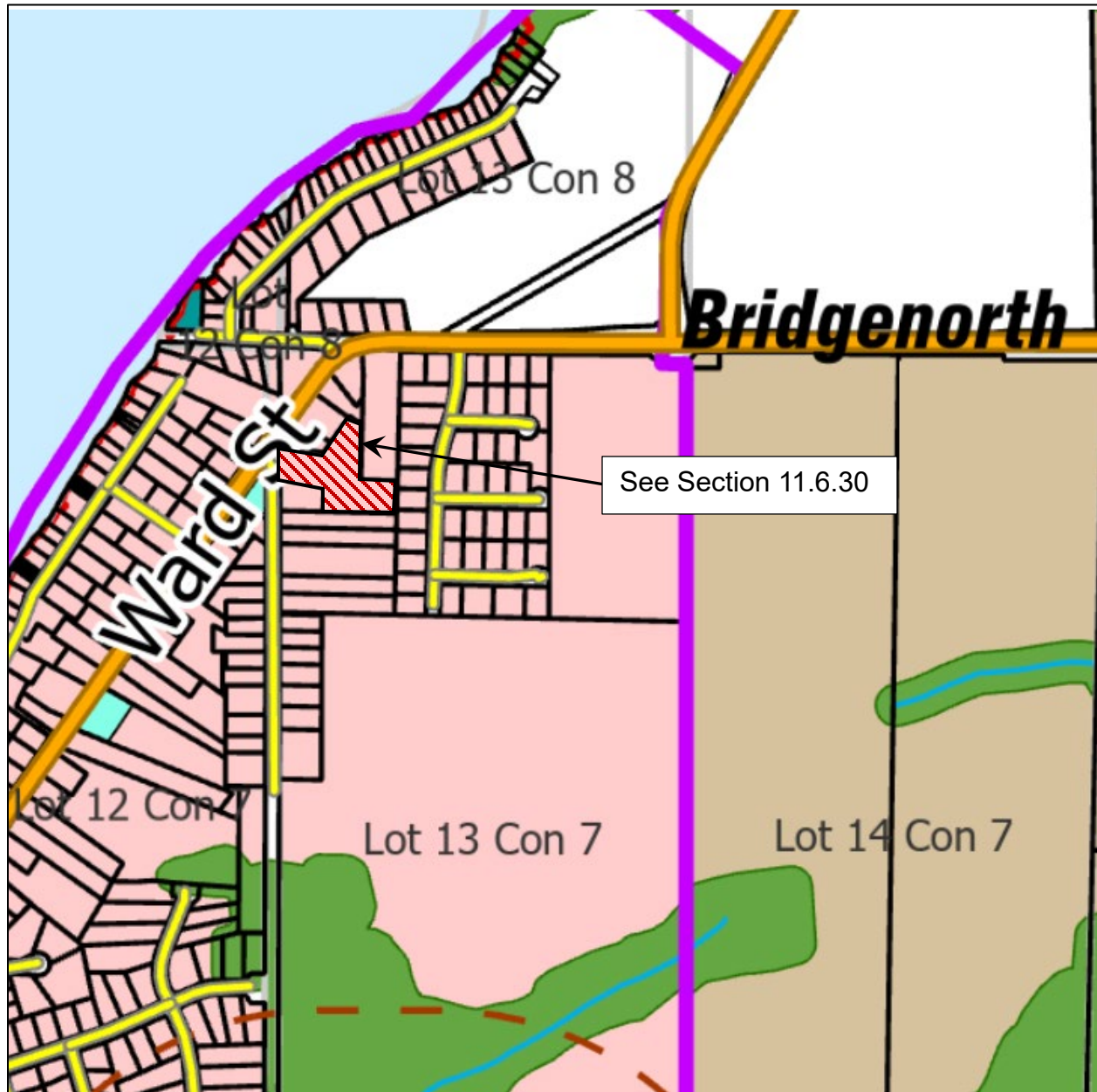


- | | |
|------------------------|-------------------------|
| ■ Agriculture | ■ Natural Core Area |
| ■ Commercial | ■ Parks & Conservation |
| ■ Community Commercial | ■ Recreation Commercial |
| ■ Community Core | ■ Residential |
| ■ Employment | ■ Rural |

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Schedule 6

Proposed changes to County OP schedule SEL-3

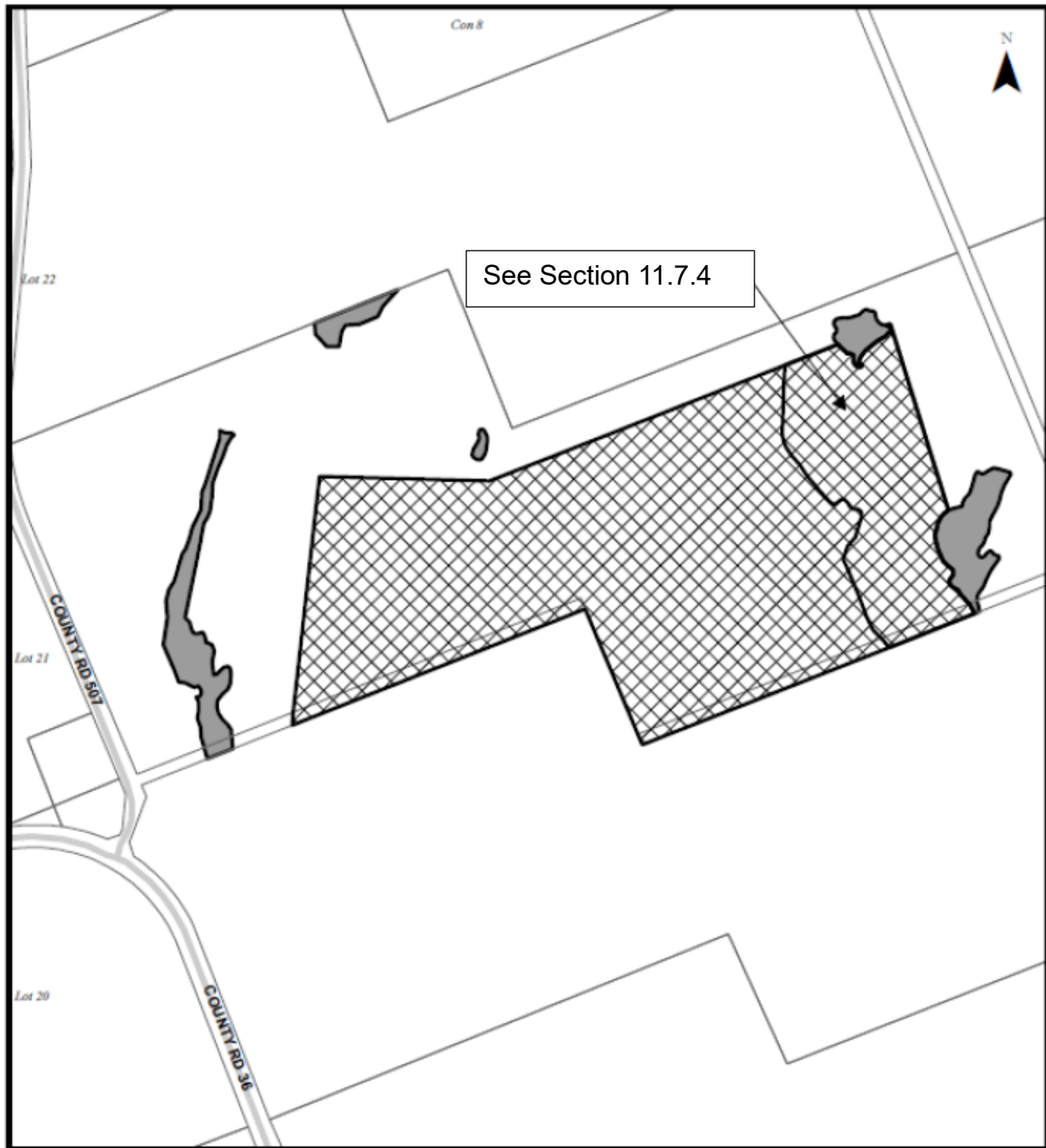


- | | |
|----------------------|-----------------------|
| Agriculture | Natural Core Area |
| Commercial | Parks & Conservation |
| Community Commercial | Recreation Commercial |
| Community Core | Residential |
| Employment | Rural |

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Schedule 7

Proposed changes to County OP schedule TL-3



Lands to be designated from 'Rural' to 'Extractive Industrial'

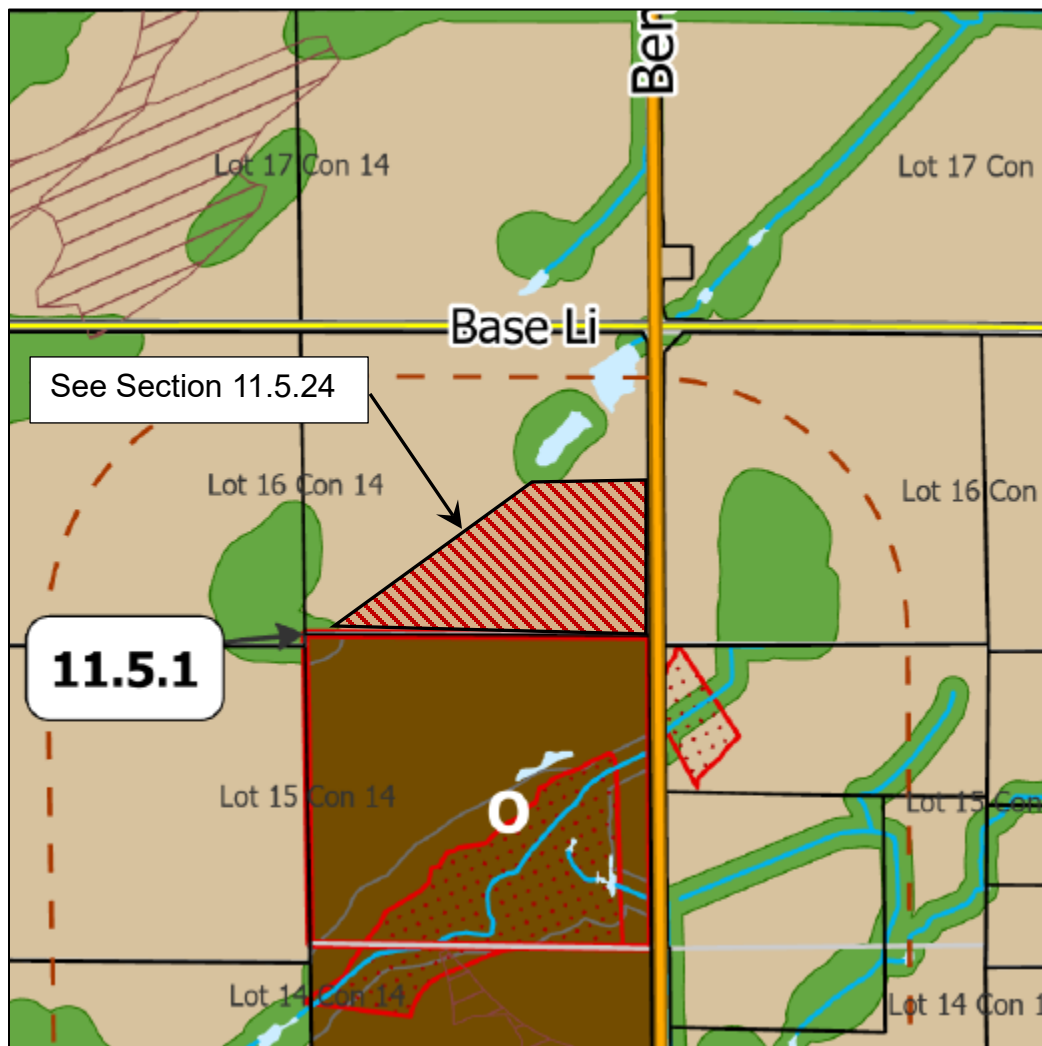


Lands to be designated from 'Rural' to 'Natural Core Area'

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Schedule 8

Proposed changes to County OP schedule OSM-3



- Agriculture
- Employment
- Extractive Industrial
- Natural Core Area
- Rural

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Schedule 9

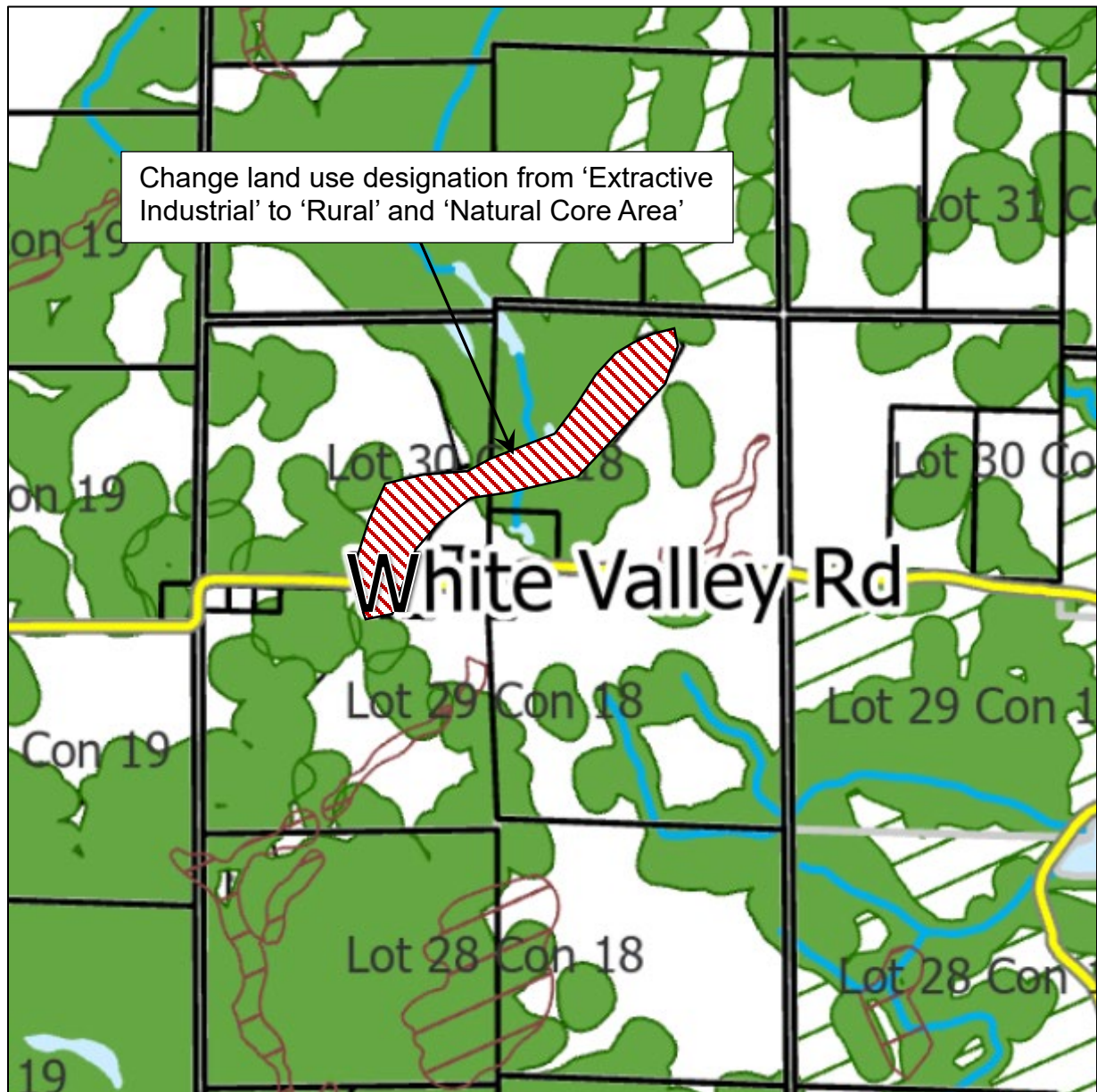
Proposed changes to County OP schedule Norwood



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Schedule 10

Proposed changes to County OP schedule TL-5



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Schedule 11

Proposed changes to County OP schedule DD-2



- Agriculture
- Employment
- Extractive Industrial
- Natural Core Area
- Rural