

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 04-069

**BEING A BY-LAW TO ADOPT AMENDMENT NO. 128 TO
THE OFFICIAL PLAN OF THE CITY OF PETERBOROUGH**

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

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

10.5 JACKSON CREEK SECONDARY PLAN

10.5.1 The Jackson Creek Secondary Land Use Plan shall apply to the area generally bounded by Sherbrooke Street, Brealey Drive, Parkhill Road and the Firwood Crescent/Bridle Drive Area. The actual limits of the area are as shown on Schedule 'F' - Key Map to Secondary Land Use Plans and as presented on Schedule 'G' of the Official Plan. It is the policy of Council that land within the Jackson Creek Secondary Plan shall be developed in accordance with the land use pattern shown on Schedule 'G'. Reference shall also be made to the policies of Section 10.5 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.

10.5.2 OBJECTIVES OF THE PLAN

Council adopts the following objectives for the Jackson Creek Secondary Plan:

- 10.5.2.1 To establish a residential community including those uses which are integral to, and supportive of, a residential environment for the undeveloped lands south of Parkhill Road and east of Brealey Drive.
- 10.5.2.2 To recognize the Planning Area as a substantial new development and identify the need to anticipate development impacts on the surrounding neighbourhood and take reasonable actions to mitigate adverse impacts.
- 10.5.2.3 To provide for the protection and maintenance of the Loggerhead Marsh area by ensuring that development proposals proceed in accordance with the recommendations of the Loggerhead Marsh Management Plan.
- 10.5.2.4 To establish a transportation system that connects the community with the surrounding neighbourhood and is sensitive to alternative transportation modes, in particular, pedestrians and bicycles.
- 10.5.2.5 To establish a community open space system which preserves significant environmentally sensitive features within the Planning Area, with particular attention paid to Loggerhead Marsh and the two woodlots, and provides for diverse outdoor recreation opportunities, and has the potential to connect to other open space systems outside of the Planning Area.
- 10.5.2.6 To establish a servicing strategy to link services in the Secondary Plan Area with services in the city in a cost-effective manner and ensure adequate standards are maintained for all services.

10.5.3 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:

- 10.5.3.1 The land use designations applied to lands within the Jackson Creek 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.
- 10.5.3.2 It is intended that the land use areas, location of streets and limits of other features or site specific land uses shown on Schedule ‘G’- Jackson Creek 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.
- 10.5.3.3 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.
- 10.5.3.4 Development may proceed on an interim sanitary servicing facility, subject to approval by the City Engineer, provided that the approved long term servicing strategy as described in the Jackson Creek West Secondary Planning Area, Sanitary Servicing Study, is respected. Any interim sanitary servicing arrangements will be solely at the developer’s expense.
- 10.5.3.5 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.
- 10.5.3.6 When reviewing development proposals, the City will have regard for the existing natural features of the Secondary Planning Area, particularly Loggerhead Marsh and its outlet channel. Development proposals adjacent to the Loggerhead Marsh shall provide a minimum open space buffer as recommended in the Loggerhead Marsh Management Plan. This buffer is represented by the Management Boundary illustrated on Schedule ‘G’.
- 10.5.3.7 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.
- 10.5.3.8 Prior to any grading, construction or tree removal, the City may require the submission of detailed natural features/vegetation studies, tree assessment and preservation plans, which will include an inventory of existing mature trees on site and identify measures for respecting these trees, hydrogeological studies and archaeological assessment studies when reviewing development proposals. Development approvals will be conditional upon the completion of required studies and implementation of necessary works.

- 10.5.3.9 The Loggerhead Marsh Management Plan and recommendations contained therein will serve as the basis for completing stormwater management plans, including water quality and quantity measures for the Planning Area. Development approvals will be granted, subject to the approval of detailed stormwater management reports, which will include a landscaping plan to be completed by a qualified landscape architect, for the stormwater management facilities.
2. The Official Plan of the City of Peterborough is amended by deleting Schedule 'G' – Part of Jackson Creek Plan of the Official Plan in its entirety and replacing it with Schedule 'G' – Jackson Creek Secondary Plan attached hereto as Schedule 'A'.
 3. Schedules 'A' – Land Use, 'B' – Roadway Network, 'D' – Development Areas, and 'E' – Residential Density, of the Official Plan of the City of Peterborough are amended in accordance with Schedules 'B', 'C', 'D' and 'E' respectively, attached hereto.
 4. Table 1 – Residential Development by Secondary Land Use Plan Areas is amended by changing the Maximum Dwelling Unit Target for Secondary Plan No. 9 – Jackson Creek as follows:
 - Low Density is changed from 1,280 to 2,000;
 - Medium Density is changed from 550 to 800.

By-law read a first and second time this 26th day of April, 2004

By-law read a third time and finally passed this 26th day of April, 2004

(Sgd.) Sylvia Sutherland, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk