



City of
Peterborough

Notice of Public Meeting

Draft Plan of Subdivision Approval
FILE NO. 15T-17502

Take Notice that pursuant to *The Planning Act*, the **Planning Committee** will hold a public meeting in the **Council Chamber, City Hall** at **6:30 p.m. on Monday, July 17, 2017** to consider an application for Draft Plan of Subdivision Approval under Section 51 of the Act.

Application Details:

Owner:	Trent University
Applicant/Agent:	The City of Peterborough
Property Location:	Part of 3700 Nassau Mills Road
Existing Official Plan Designations:	
Schedule A - Land Use:	Major Institution
Schedule A1 - City Structure:	Built Boundary
Schedule B - Roadway Network:	Medium Capacity Arterial (Pioneer Road)
Schedule C Natural Areas and Floodplain:	Natural Areas and Corridors
Schedule D – Development Areas:	Stage 1
Schedule F Key Map to Secondary Land Use Plans:	No. 2 – Trent
Existing Zoning:	UC.1 – University and College District
Existing Use:	Agricultural

Site Description: Please refer to the attached draft plan of subdivision.

Development Description:

The City of Peterborough is proposing to develop a 32 ha (79 ac) Research and Innovation Park consisting of four large blocks of land to be used for employment purposes in accordance with the existing UC.1 (University and College Enhanced District 1) zoning on the lands.

The proposed local street network within the park provides access to Pioneer Road and the Ninth Line of Douro. The local street network also preserves the ability to access adjacent lands to the north should they develop in the future.

The plan proposes to establish two dry stormwater management ponds (ponds that are generally dry except in extreme rain events) along with numerous features that are intended to promote infiltration of rainwater where it lands (also known as Low Impact Development).

Easements are proposed in the southwest and southeast corners of the site to allow for watermain and sanitary sewer connections to be made to services that will be installed in Pioneer Drive.

The subject property is located generally at the northwest corner of the intersection of Pioneer Road and Douro Ninth Line, and is approximately 200 metres east of Trent University's DNA Buildings, Life and Health Sciences Complex, and East Bank Drive. The development lands are part of a much larger property that is owned by Trent University that extends north to the intersection of Douro Ninth Line and Nassau Mills Road.

The development area is bounded Pioneer Road to the south, the Ninth Line of Douro to the east, Trent University land that is currently under agricultural use to the north, and the urban portion of Trent University's Symons Campus to the west.

The proposed Research and Innovation Park was identified as a priority for Trent University and the City of Peterborough in the 2006 Trent University Endowment Lands Master Plan. The park's location and priority was further confirmed in the 2013 Trent Lands Plan. In 2016, the City amended its Official Plan and Zoning By-law to recognize the Trent University campus as a major node of employment and to permit a range of employment uses in the park and in 2017 the City completed a master plan to guide development of the park.

At this time the City is seeking to subdivide the land in accordance with the existing zoning. Although Trent University will retain ownership of all the lands (except for roadways which will be conveyed to the City), the City of Peterborough is developing the lands and will administer the leasing of property within the park to prospective tenants. It is anticipated that development Blocks established through the draft plan of subdivision process will be further subdivided to meet the needs of prospective tenants following registration of the draft plan of subdivision. The development of individual parcels by future tenants will be subject to site plan approval by the City of Peterborough.

Proposed Draft Plan of Subdivision Summary

Approximate Area Table		
Land Use	No. of Blocks	Area (ha)
University and College Employment	4	23.49
Roads		5.53
Easements C and E for Stormwater Management		2.46
Easements B and D for Sanitary and Water Servicing		0.61
Total	4	32.09

Any Person may attend the above Public Meeting and/or make written or verbal representation either in support of or in opposition to the Amendment (please quote the file numbers).

Be Advised that if a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Peterborough in respect of the proposed application before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of City of Peterborough Council to the Ontario Municipal Board.

Be Advised that if a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough in respect of the proposed application before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Additional Information and material relating to the proposed plan of subdivision and can be obtained at the Planning Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by

contacting **Brad Appleby, Planner, Subdivision Control and Special Projects** at 705-742-7777 Ext. 1886 or by email at bappleby@peterborough.ca. A staff report will be available on Friday, July 14, 2017.

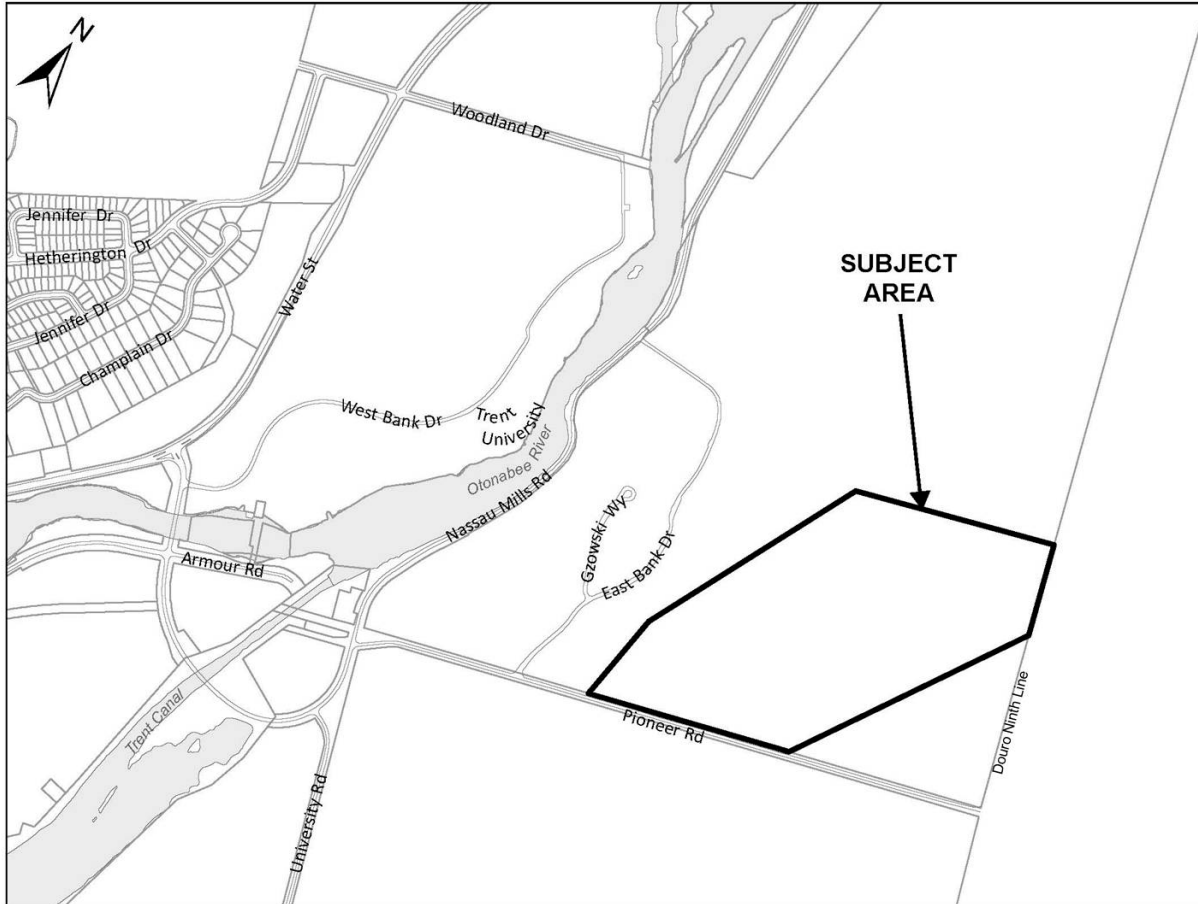
If you are the owner of any land that contains seven or more residential units, the City of Peterborough requests that this notice be posted in a location that is visible to all of the residents.

If you wish to be notified of the decision of the City of Peterborough Council in respect of the proposed plan of subdivision, you must make a written request to John Kennedy, City Clerk at the following address:

John Kennedy
City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario
K9H 3R9
jkennedy@peterborough.ca

Dated at the City of Peterborough this 16th day of June, 2017.

KEY MAP

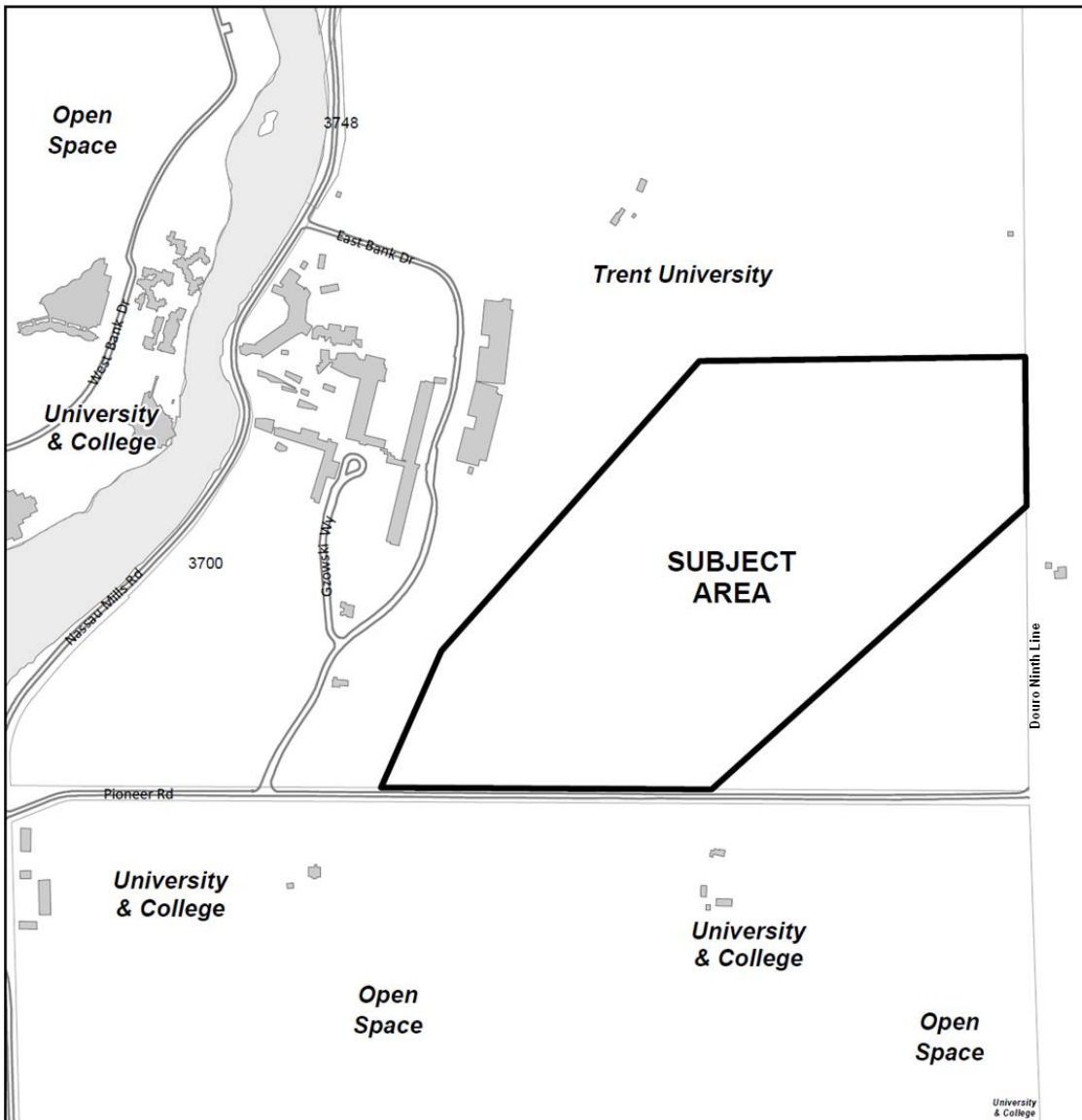


Land Use Map

File: 15T-17502

Property Location: Part of 3700 Nassau Mills Road

EXHIBIT
SHEET OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.

Date: May 3, 2017
Map by: JEllis

0 55 110 220 330 Metres

Proposed Plan of Subdivision

