



What We Heard: Public Information Sessions

City of Peterborough Official Plan Update

September 2021

1.0 Introduction

This is a summary of questions and comments received at the online public information sessions held on September 1 and 2, 2021 to discuss the final draft Official Plan and the City’s respective responses. Two sessions were held each day – an afternoon session (3:00-4:30pm) and evening session (6:30-8:00pm) for a total of four sessions. In total, there were approximately 110 attendees. Video recordings of each session are available on the [Official Plan Update](#) dedicated project webpage and [ConnectPtbo](#).

2.0 Session 1: September 1, 2021 at 3:00-4:30pm

#	Comment/Question	City’s Response
1	Why are unevaluated wetlands provided less protection than PSWs in Table A of the draft plan?	Table A prescribes the minimum vegetation protection zones for unevaluated wetlands that have been considered for inclusion in an evaluation under Ontario Wetland Evaluation System (OWES) but do not meet the criteria. This is a minimum requirement and site-specify study is required to determine the appropriate width. Additional policy language has been added to require that the vegetation protection zone demonstrate that there will be no negative impacts on the natural features or on their ecological functions in accordance with the Provincial Policy Statement.

What We Heard: Public Information Sessions

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2	What makes Peterborough unique? City's view of the unique?	<p>There are a number of characteristics that make Peterborough unique, including but not limited to:</p> <ul style="list-style-type: none"> - The history of the area, being part of the traditional territory of Michi Saagiig peoples; - A vibrant and healthy downtown and cultural heritage; - The community and identity; - Peterborough's landscape and natural features and areas, such as the Otonabee River, Jackson Creek & Trent Canal; and, - Cycling and trails network system.
3	Schedule C: Central Area Plan & Schedule D: Road Network Plan appear to have a lack of coordination with regards to the classification of roads. I can foresee a number of transportation issues in the East City Area.	<p>The City is in the process of creating a Transportation Master Plan and East Side Transportation Study that are intended to address traffic issues in the area. Once the plans are established, any differences in the road classifications in the Schedules will be addressed by way of an Official Plan Amendment.</p>
4	How and where is the additional intensification is being directed?	<p>The focus of intensification is within Strategic Growth Areas to meet the prescribed Urban Growth Centre (UGC) density target and annual residential intensification target. Strategic Growth Areas include the Central Area and Mixed-Use Corridors. These areas are identified on Schedule A: Urban Structure and Schedule B: Land Use Plan. Designated Greenfield Areas will also be planned to achieve a higher density target of 60 residents and jobs per hectare in new subdivisions.</p>

What We Heard: Public Information Sessions

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5	<p>What are some actionable items proposed through the plan to pay tribute to the Indigenous Communities in the Peterborough Area? Are we going to promote the Indigenous place names around the city e.g., Nogojiwanong?</p>	<p>A guiding principle of this draft Official Plan is that the City will provide opportunities for Indigenous placemaking and working with Indigenous communities to celebrate and commemorate Indigenous history and/or culture in public spaces. More specifically in Section 5.1.1 of the Plan states that Indigenous place names shall be acknowledged on the physical landscape of the City (e.g., street names, parks).</p>
6	<p>Regarding Coldsprings special study area...is it feasible to have industrial use so close to River? What about sewer and water to property? Also, how are you going to integrate industrial usage among the homes that are now in the area and on Wallace Point Road.</p>	<p>The intent is to do additional studies to determine the appropriate urban structure and land uses. Through the secondary plan process, there will be additional studies (e.g., soil and water studies, land use compatibility studies, environmental studies) and the buffers between residential and employment uses will be determined. The integration of industrial uses with the surrounding area must be done in accordance with the Province's land use compatibility and noise guidelines. The adoption of secondary plan will require additional public consultation.</p>
7	<p>Does this plan look at repurposing existing buildings that are no longer in use for adding "employment" areas rather than securing acreage? A good example is Noblegen in the old Quaker building.</p>	<p>Yes, these assumptions regarding the intensification of existing employment areas are described in detail in the Land Needs Assessment report.</p>
8	<p>Wondering if under urban design guidelines or built form, is there anything aside from the 45-degree plane from existing housing, that specifically limits new building heights when they are close to existing low-rise neighborhoods?</p>	<p>The angular plane is a good tool to regulate height. However, the zoning by-law will implement the various tools (i.e., angular planes, setbacks, absolute height limits, and landscaped buffers).</p>

What We Heard: Public Information Sessions

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9	Glad to see the environment and climate change included in master plan.	Noted.
10	Referencing the discussion of the Coldsprings area: Can you differentiate between employment land and industrial land usage?	These two terms are synonymous with each other. "Employment area" and "employment land" are terminology used in Provincial policies and plans to describe industrial areas. "Employment areas" are given specific policy direction in Provincial plans and municipalities need to mimic that language. It is important to note that the nature of industrial uses have also changed over time and does not necessarily pertain to only heavy industrial uses.
11	There is frequent feedback regarding the strength of the language in the Official Plan and a desire to compel or require. Where can we see a list of the commitments/studies/implementation tools resulting from the Official Plan? What will the opportunities be for public engagement?	<p>Planning tools are identified in Section 7 of the Plan – those require public consultation as they relate to by-laws or amendments to policy. Other large studies outside of the Planning Act has involved public consultation in the past, though this is subject to the direction of Council.</p> <p>Every sentence in the draft Official Plan has been reviewed in terms of the strength of the language. Municipalities are given authority in provincial legislation to compel on certain policy statements, but not all statements. It has been the approach of this draft Plan to use the strongest language where it has the authority to do so, and to soften the language (e.g., consider/encourage/may) where no full authority is provided.</p> <p>An implementation plan will be identified in a report to Council. Those items are subject to budget approvals. Some items will be led by Planning and other initiatives will be led by other departments.</p>

What We Heard: Public Information Sessions

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12	What are the immediate priorities for urban design guidelines or secondary plans for Minor Mixed-Use Corridors?	This will be considered further in an implementation strategy for the official plan.

3.0 Session 2: September 1, 2021 at 6:30-8:00pm

#	Comment/Question	City's Response
1	Do we have any tools to mandate this Rent geared to income (RGI) Housing within the City?	<p>The plan provides consideration for this type of housing, however, RGI housing is a specific type of subsidized housing that we are not able to mandate.</p> <p>The draft Official Plan has language and policies in regard to the City's ability to do this type of development on its own lands.</p>

What We Heard: Public Information Sessions

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2	<p>A number of cities have taken the opportunity to include concise and strong opening statements about particular challenges the Plan is responding to and why it is necessitated in the choices in those Plans (e.g., London, and Ottawa). The planning horizon has changed to 30 years (i.e., 2051) which is one year different than the year reference in climate targets for net zero (i.e., 2050). There is an increase in the cost of severe weather events. Why is there no dramatic and informative statement regarding climate change in this Plan?</p> <p>Suggest adding a 2-4 page opening statement regarding key challenges, with the climate change emergency being explicitly mentioned.</p>	<p>Agreed that the planning horizon is a long time, however, the Official Plan is a living document that will be amended over time as information and circumstances change, including changes in government. There are three big moves in this draft Official Plan in regard to climate change:</p> <ol style="list-style-type: none"> 1) Intensification: This Plan includes more efficient use of land and lower carbon footprint per person though significant targets (e.g., 50% of annual residential units through intensification and 60 residents and jobs per hectare in new subdivisions in the designated greenfield area). 2) Sustainable transportation: There is a focus on alternative modes of transportation and getting people out of cars (e.g., transit, walking and cycling). The Plan also focuses on establishing an urban structure that will support an enhanced transit system over time (e.g., though the identification of strategic growth areas – corridors and centres that form the basis of an enhanced transit system). In addition, there are policies promoting active transportation supportive facilities and transit supportive development. 3) Natural Heritage and Source Water: Protecting the Natural Heritage System and Source Water Protection throughout the city. <p>These big moves represent significant changes to existing policy. There are certainly other actions that the City will need to pursue – the Climate Change section (Section 5.7) of the draft Plan directs the City to do more work (e.g., community energy plans, green development standards, carbon neutral design). Some communities have gone further in their climate objectives, most have not.</p>

What We Heard: Public Information Sessions

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3	<p>Aside from building height, are there other considerations for changes to the zoning by-laws to reduce things like minimum setbacks and parking minimums in commercial, residential and mixed-use zones? I know that parking minimums were most recently in the news in regard to everything that went down with Kawartha Gymnastics.</p>	<p>The Official Plan is intended to set out a high-level framework. Once the new Official Plan is adopted, a comprehensive review of the zoning by-law will need to occur within three years to conform with the new Official Plan. The Official Plan does not address setback and parking minimums because that is to be addressed in the zoning by-law. The draft Official Plan contains policies to explore urban design guidelines to address these considerations.</p>
4	<p>Recommendation to add climate change targets (i.e., 2030 and 2050 targets in the climate change emergency declaration). Is it appropriate for this plan to include "will" statement in regard to the 2030 and 2050 targets?</p>	<p>The City's climate change targets have already been endorsed/adopted by Council and it is not necessary to duplicate the targets into the Official Plan. Therefore, it is on the public record that is those targets are the City's objectives – there is not any added benefit of adding that same language to the Official Plan.</p> <p>An Official Plan is not a very nimble document, noting amendments are a public process which are subject to appeal and time constraints – whereas documents outside the official plan may be updated/amended through Council recommendation and noting technologies and targets will change.</p> <p>This is especially an important consideration with regards to green building technology because the Ontario Building Code changes much more rapidly than an Official Plan. For that reason, an Official Plan can become quickly become out-of-date and irrelevant if those details are included in the Plan.</p>

What We Heard: Public Information Sessions

#	Comment/Question	City's Response
5	Regarding Coldsprings Special Study Area. How will existing homeowners on Wallace Point Road be impacted by this future development. 80 Hectares of development dedicated to Prestige Employment. Will there be a buffer zone protecting their homes from commercial property? What about property values, privacy, wells, etc.	See response to Comment #6 from Session 1 of the Public Information Sessions.
6	Other than bike paths are there any other specific plans for recreational resources like an outdoor pool or outdoor recreational skating rink?	Recreational facilities are a type of public service facility, which is permitted in every land use designation except for the Natural Areas designation. The draft Official Plan provides direction with respect to the strategic location and coordination of public service facilities (see Section 4.1.2 General Policies for All Designations).
7	In addition to review of the impacts of projects on natural features through an Environmental Impact Study, can the Official Plan recommend that there also be review by the Environmental Advisory Committee?	Subsequent consultation sessions for the final draft Official Plan includes consultation with advisory committees, including the Peterborough Environmental Advisory Committee (PEAC). Subsequent consultation will be completed in accordance with the Terms of References for PEAC.
8	Are there any additional incentives for the Brownfields Remediation? i.e., General Electric property or Outboard Marine Corporation of Canada (OMCC) property	<p>We have a Central Area CIP Brownfields program intended to assist with cost recovery of contaminated lands remediation. The plan is to expand that program city-wide.</p> <p>With respect to the General Electric property in particular, this site has been identified as a priority site for key strategic development and investment areas – which are to be the focus for a range of planning and financial tools to facilitate redevelopment.</p>

What We Heard: Public Information Sessions

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9	Where does staff anticipate the need for Secondary Plans? Would these be developer funded?	The draft Official Plan identifies need for secondary plans for strategic growth areas, Coldsprings, and revisiting the Central Area Master Plan (which has followed a secondary plan approach). However, they are not limited to these areas alone. They are planned to be funded by the City.
10	If residents have specific comments on this draft, what is the deadline to send them? What is the best approach to make them useful to staff at this stage? How much will they be considered — to what extent are you going to make changes?	The deadline for comments to be included in the October report to Council is September 10th. We recommend that comments to be as specific as possible by addressing specific sections and/or policies of the plan.
11	London made a declared, public point of including vision statements in its OP, to give those statements clear, quotable meaning.	Noted. See response to Comment #2 to Session 2 of the public information sessions.
12	In the downtown core is the plan going to continue to encourage replacement of industrial sites with mix commercial and residential zones?	The Central Area includes an Industrial Conversion Area designation. The intent of is designation is to facilitate the utilization of industrial buildings/ sites for a wide variety of uses including retail commercial and service commercial uses, office and artisan studio uses, and institutional, cultural and recreational uses.
13	How are road classifications changed in the Official Plan? What is the process?	The Official Plan Schedule D: Road Plan Network would need to be amended though an Official Plan Amendment.

4.0 Session 3: September 2, 2021 at 3:00-4:30pm

#	Comment/Question	City's Response
1	Is there a target percentage (%) area for green and open spaces?	The City's Park Development Standards sets targets for various parks and open space types. The draft Official Plan states that the development of parks and recreation facilities will be guided by the Strategic Plan for Recreation, Parks, Arenas and Culture.
2	Woodlands less than 2 hectares and significant wildlife habitat have been removed from level C. Have they disappeared from consideration, or are they now in a different category?	For clarification, woodlands less than 0.2 hectares and significant wildlife habitat within artificial features have been removed from level C feature based on comments received by the Province. Both are removed from the natural heritage system level categories.
3	What is the scope of the environmental studies?	Several requirements and considerations have been added to environmental impact studies, including but not limited to delineating Level A, B and C features and providing a description of the timing of the studies. A detailed list of the scope and requirements are outlined in Section 7.21 of the Plan.

What We Heard: Public Information Sessions

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4	Can you speak more to the addition of Armour Road as a strategic growth area? Its presently a highly naturalized area.	The lands along Armour Road (northern portion) have been designated as Minor Mixed-Use Corridor; however, appropriate protection of the Natural Heritage System needs to be considered as part of any proposed development in accordance with the policies of the Natural Areas designation. The City is currently in the process of completing an Environmental Assessment for the realignment of Armour Road. Armour Road is a key secondary transportation route and there is development opportunity in this area which lends itself to the Minor Mixed-Use Corridor designation.
5	Can you explain how the land needs of excess land is being dealt with.	Excess Lands has been identified through the criteria presented to Council in May this year (e.g., servicing considerations, development potential). Excess lands are identified as Rural Transitional Area on Schedule A: Urban Structure and Schedule B: Land Use Plan.
6	Thanks for this overview. I'm wondering how you will use input and feedback from these info sessions - will you be incorporating these into changes into this draft plan? I think this would be important as you asking for input so if you aren't going to be incorporating comments, I'm wondering why you wouldn't want to incorporate feedback. Thanks.	Planning Staff will continue to receive comments up until the date of the statutory public meeting in November. However, to be included in the October 4 th report to Council, staff will need to receive any comments by September 10 th . There will also be a another report to Council in November which will report on comments received.

What We Heard: Public Information Sessions

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7	Where will the water come from to support the population growth?	The Water Utility (Peterborough Utilities Group) has participated in the development of this Plan. Generally speaking, Peterborough gets its water supply from the river. The Water Utility monitors capacity and future needs. At this time, there are no concerns with regards to capacity at the wastewater treatment facility. However, some site-specific improvements may be required in the future.
8	It doesn't look like the city has the ability to meet the land requirements - are there recommendations in the plan to allow for this?	Based on the land needs assessment, the City's has more lands than what is required to accommodate forecasted growth to 2051, noting there has been direction from Council to reconcile lands within the City Boundary given earlier this year.
9	Could you give us a synopsis of the current status of the Parkway Extension in the current draft of the Official Plan?	The Parkway extension is not incorporated on the Transportation Schedule of this draft Plan. Detailed recommendations and strategies for the transportation system will be assessed through the Transportation Master Plan and changes will be made accordingly to the Official Plan. It is not the intent of the Official Plan policies to preconceive the outcomes of the Transportation Master Plan.
10	With the increase expected in population. What will be the impact on Peterborough Water System? Water purification?	See comment #7 from Session 3 of the Public Information Sessions.

What We Heard: Public Information Sessions

#	Comment/Question	City's Response
11	What is a level c framework?	<p>This question refers to the Level A, B and C classification system for natural heritage features. The draft Official Plan proposes a graduated protection approach, reflecting the significance and functions of natural heritage features and areas. The NHS Level C Category allows for development and site alteration where there is an opportunity to replicate the function on site or elsewhere in the City.</p>
12	<p>How would you say the climate change/emergency provisions in the draft Official Plan stack up against global standards for Municipal actions in this regard? In other words, how would Peterborough's Official Plan rank in terms Municipal leadership globally on climate change?</p>	<p>See comment #2 from Session 2 of the public information sessions for a detailed response on how Peterborough is Addressing Climate Change. Overall, the draft Plan does a good job when comparing with basic city plans, noting there are many differences globally. The City works within a particular framework in the Province - Ontario has legislation that mentions climate change.</p> <p>Municipalities are dealing with climate change in a number of ways, in accordance with Provincial change that are related to climate change (e.g., intensification, sustainable transportation and protecting the natural heritage system and source water protection).</p>

What We Heard: Public Information Sessions

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13	The effect of the shift from Adjacent Lands Overlay designation to the preliminary natural heritage feature screening is unclear without more detail about the screening process and criteria. Please provide more detail about this. What are the requirements of the screening?	This is a different approach than most official plans, however, Planning staff believe this approach is overall better for the environment. The initial approach was to map 120m from natural areas and assign those lands as the Adjacent Lands Overlay, which covered nearly all of Peterborough and essentially rendered it a moot point. Noting, every application also has to complete a screening for endangered species and species at risk. The Preliminary Natural Heritage Screening has to be done for every development and if any features are identified within 120m of the subject site, an Environmental Impact Study is required to be undertaken. In many ways, this approach goes beyond the requirements of the Provincial Policy Statement. The screening is intended to be completed by an environmental consultant. The preconsultation process identifies the need for specific studies. The draft Plan also speaks to development Environmental Impact Study guidelines.
14	In terms of affordable housing are there specific areas in Peterborough that have been targeted for this type of development? Are there large-scale structures in the works?	No specific areas have been flagged because it is a public benefit and should generally be permitted in all areas of the City. We have an Affordable Housing Community Improvement Plan (CIP) to provide additional incentives for this type of structures. Some of the projects occurring right now include: Woodland and Water Street, Rink Street and Olive Avenue, and development on Bonaccord Street.
15	Similar question in terms of considering social equity and equality. How well would you say this draft Official Plan does in terms of seeing City development and growth via this lens?	Official Plan is never specific to any demographic and is applied to everyone equally. An exception is with regards to Affordable Housing policies, which are intended to be targeted to a particular economic group based on the definition from the Province. The Official Plan is intended to be written in a non-discriminatory way.

What We Heard: Public Information Sessions

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16	For properties where the decision was made to change the land use from a developable land use to Rural Transition, was any consideration given to the implication for existing/pending planning applications on those lands?	The identification of excess lands looked at areas that are likely not going to develop at all within the planning horizon or the anticipated timing of development. Existing/pending planning applications were considered; however, difficult decisions needed to be made to conform to Provincial policies, which includes de-designating lands.
17	I'm disappointed that climate change isn't more prominent in this draft plan. The city has declared a climate emergency but there's no mention that I could see about this in this plan - can you comment on why not? Also, under strategies, there doesn't seem to be any commitment on these only considerations. Climate change is a key issue for me, as a resident of Peterborough and I'm just surprised it is not a theme running through this plan.	See comment #2 from Session 2 of the public information sessions for a detailed response on how Peterborough is Addressing Climate Change.
18	In February, Trent's Board of Governors approved the relocation of their farm to a location that is within the Major Open Space Designation. When reading on the permitted uses, no agricultural uses are listed. Only horticultural uses, which are not defined in Section 8.2 of the draft Official Plan, Definitions section. My question is twofold: What permitted uses will be allowed on Trent's land as defined by 'horticultural uses'? And more specifically, what limitations might this have on its regenerative agricultural specialization, in relation to farm machinery use, livestock grazing for soil regeneration, and field trials research?	Discussions are ongoing with Trent University regarding this issue.

What We Heard: Public Information Sessions

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19	Following up on the Coldsprings Area, has the City looked at intensifying other employment areas within the City to meet the targets. For example, the Trent Lands had approx. 10MM of services installed for the Clean Tech site. which will be underutilized.	Details are outlined in the Land Needs Assessment Report, which is posted onto the City's Official Plan Update webpage and ConnectPTBO Page. Cleantech Commons and the intensification of existing employment areas has been factored into the Land Need Assessment.
20	Will the OP include PSW's in a specific designation - either in the Natural Heritage Area Mapping, or otherwise? Have the PSW boundaries been site specifically evaluated as part of the OP process?	Provincially significant wetlands have been added to the Natural Areas designation mapping, but not distinguished. The draft Official Plan includes the commitment to evaluate all wetlands in the city.
21	Does this city plan incorporate the downtown revitalization project or is it a completely different venture?	Yes and yes - more detailed policy is outlined in the Master Plan; while the Official Plan facilitates those ideas, the Official Plan is not correct vehicle for all the details within the Master Plan.
22	#2. When will the Transportation Plan Study be fully released? Will it address transportation needs in relation to the two new Employment Area designations - Chemong Road North, and Coldsprings? Will same include financial impacts in regard to these matters?	The Transportation Master Plan is intended to be completed by March 2022. We are providing information to the project team on forecasted growth in relation to employment areas.

What We Heard: Public Information Sessions

#	Comment/Question	City's Response
23	<p>Thanks for that answer about how equity and equality are addressed within the draft Official Plan. From my perspective, equity is the process of getting to the outcome of equality. A focus on equity makes overt the social in-equities that exist, and the challenge of the intersectionality of those social inequities for certain individuals (e.g. low income, racism, sexism, etc.)...and a firm declaration of "nothing for us without us" is the kind of explicit noting of, and importance of using an equity lens in City planning. A good example of this is section 7.1 "Indigenous People's of Canada and the Duty to Consult." It's tough work...but the long-term success of building a community "for everyone" depends on it.</p>	<p>Noted.</p>
24	<p>There was specific mention within this presentation about the official plan increasing road allowance in association with bike lanes. Can you verify that this increased allowance is only in the presence of bike lanes?</p>	<p>Most Official Plans speak to required road rights-of-way, which can be for a host of reasons, including bike lanes, intersection widenings depending on requirements of that site/road.</p>
25	<p>Does the City have a study or documentation that can be reviewed as how the employment lands were determined for the Coldsprings Area and details of the intensification of other area other than the Lands Needs Studies.</p>	<p>A Place to Grow: Growth Plan for the Greater Golden Horseshoe provides guidance with respect to the location of employment areas, more specifically the Growth Plan indicates that municipalities should designate and preserve lands located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities. See comment #6 from Session 1 of the Public Information Sessions.</p>

What We Heard: Public Information Sessions

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26	Help understand the duration - Official Plan's view for industrial lands. When would the new industrial lands go online?	It is difficult to provide a timeframe at this time because it is early in the process. Designating lands within the Official Plan is the first step in the process.
27	Which scenario does schedule E (trails and bikeways) represent based on the different scenarios in Cycling Master Plan consultations recently?	The Cycling Master Plan is still underway and subsequent amendments may be required to the Official Plan to reflect the recommended scenario. This plan does not key in on a specific scenario at this time.
28	Why was the Central Area boundary extended to the south to include the south side of Lansdowne Street? There are incentives that go hand-in-hand with the expansion of the Central Area	This change brought Morrow Park and Memorial Centre into the Central Area boundary. For continuity, we like to bring in both sides of the street when providing a designation.
29	Concerns about the maximum building heights in downtown. Why does it have lower height restrictions than mixed-use corridors, which allows up to 12 storeys in some areas? The Growth Plan seems to place the Central Area as the primary area for intensification. Concerned that this places the downtown at an unequal footing or disadvantage to other areas.	The designation of the Urban Growth Centre in the Growth Plan does not mean its necessarily the primary area for intensification area; it does however come with specific policies and a density target. The draft Plan intends to promote intensification of different types throughout the city and balance the density target with other factors such as, compatibility with adjacent development, cultural heritage resources, urban design. Through the community design charrette there were concerns regarding additional height in the downtown.

5.0 Session 4: September 2, 2021 at 6:30-8:00pm

#	Comment/Question	City's Response
1	Can you shed some light on adoption and implementation timelines?	Upon Council adoption of the new Official Plan, the Plan is sent to the Province for final approval. It is estimated that this takes 5-7 months for review and approval. Following Provincial approval, the plan is in effect.
2	Does the plan significantly change the city's ability to regulate/compel re: housing, or is that dependent on provincial guidelines? Mostly affordable housing but would be happy to hear answer re both.	<p>There is no tool available in the Planning Act that the City may use at this time to compel/require affordable housing. The City may use a number of indirect methods, including the generating revenue through a community benefits charge which in turn may be used towards affordable housing.</p> <p>See Comment #1 from Session 2 of the Public Information Sessions for more information.</p>
3	What are the impacts of elections and future provincial governments and changes to provincial legislation on this plan?	This is difficult to anticipate; however, changes in provincial government have a significant impact on planning processes and policies. Changes in provincial policy tend to be relatively subtle. Bill 108 and 197 has had a focus on speeding up the delivery of housing. The Official Plan is a living document that needs to be updated to respond to the local context and provincial policies.
4	What is time gap between the adoption of the Official Plan and zoning by law?	The Planning Act requires an update to the zoning by-law within three years of the Official Plan coming into effect.

What We Heard: Public Information Sessions

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5	Will these comments be incorporated into the draft or just be presented to council?	Planning Staff will review all the comments received and make changes where appropriate. All comments will be reported to Council.
6	How will the Transportation and Cycling Master Plan feed into the Official Plan?	See comment #27 from Session 3 of the Public Information Sessions.
7	Will the Official Plan precede a dated zoning by law during the three-year time frame?	Yes, there is a time lag gap between adoption of the New Official Plan and comprehensive update to the zoning by-law. In the interim, applications for a rezoning; in conformity with the new official plan may be considered.
8	Climate Change - Is there a consideration for strengthening language regarding climate change?	See Comment #2 from Session 2 of the Public Information Sessions.
9	For the Coldsprings area you are recommending to change to industrial from residential?	There are recommendations for both industrial and residential lands. More specifically, 80 ha are required for employment area (i.e., Prestige Employment) and 60 ha of community area (e.g., residential and other non-residential supporting land uses).
10	In actioning the complete community concept, how does it acknowledge the aging demographic and walkable amenities and services to support social sustainability and intergenerational responses	Active transportation is important for all groups. The Plan encourages active transportation specifically in non-discriminatory terms.
11	In alignment with Age Friendly Peterborough Plans, we need to address barriers for physical and mental disabilities. Should be taking consideration for older demographic.	Agreed. Accessibility for Ontarians with Disabilities Act (AODA) needs to be implemented. It is a requirement within Ontario, whether or not it is specified in the Official Plan and must be considered for all projects

What We Heard: Public Information Sessions

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12	What sections deal with Coldsprings Special Study Area and zoning changes?	Policies regarding the Coldsprings Special Study Area are in Section 3.3.6 of the draft Official Plan. Updates to bring the zoning by-law in conformity with the new Official Plan must occur within three years of the new Official Plan taking effect. Zoning changes will be contemplated as part of the comprehensive zoning by-law review and/or secondary plan process with amendments to the official plan and zoning by-law.