



Meeting: GENERAL PURPOSE & ADMINISTRATION COMMITTEE

Date: April 21, 2008

Dept: Planning and Public Works

Report No: PLAN-2008-21 – GP&A

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN AMENDMENT
APPLICATION (SOP/01/2005) – PORT PERRY
EMPLOYMENT AREA SECONDARY PLAN

RECOMMENDATIONS:

THAT this Committee recommend to Council that the final Port Perry Employment Area Secondary Plan Background Report, dated April 2008 and appended as Attachment 1 to Staff Report No. PLAN-2008-21 – GP&A, be received;

AND THAT the Township-initiated application to amend the Township of Scugog Official Plan (SOP/01/2005) to implement the Port Perry Employment Area Secondary Plan be approved;

AND THAT the necessary by-law to adopt Official Plan Amendment No. 9, in substantially the form contained in Attachment 2 to Staff Report No. PLAN-2008-21 – GP&A, be passed.

BACKGROUND:

1. INTRODUCTION

The purpose of this report is to present the final Port Perry Employment Area Secondary Plan Background Report and make a recommendation on the implementing Township Official Plan Amendment (OPA No. 9). The

documents are provided as Attachments 1 and 2 to this report, respectively. The Background Report is provided under separate cover due to its size.

2. OVERVIEW OF THE BACKGROUND REPORT AND PROPOSED OFFICIAL PLAN AMENDMENT

The Township Official Plan designates approximately 227 ha (660 acres) of land as Employment Lands in the west end of Port Perry Urban Area. This area bounded by Reach Street, Highway 7/12, Scugog Line 6 and Cawkers Creek presently contains three industrial plans of subdivision that are not connected. The appropriate future development of the area requires a more comprehensive approach that will ensure that roadways are connected and that lands are developed in a way that will attract additional investment.

A significant portion of the lands are located in the floodplain of the Nonquon River watershed. Historically, stormwater management in the area has been addressed on a lot-by-lot basis. In order to address flooding problems and the environmental issues related to proper stormwater management the Township, in partnership with the Kawartha Region Conservation Authority, completed the Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Plan. This document resulted in the determination of more detailed flood lines and the more precise identification of the wetland associated with the floodplain and forested lands in the area. The study also makes recommendations regarding stormwater management and measures that should be taken to protect the environment, including the surface and ground waters in the area.

During the completion of the Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Plan, the Township determined that there was a need to provide more detailed planning policies to guide the future development of the area. In response, the Township initiated the preparation of a Secondary Plan for the Port Perry Employment Area in 2004 to provide greater detail for the orderly development of the lands. Issues identified in the initial stages of the study included the need for connectivity between different developments, establishing a long-term road network, providing for the development of a 'prestige industrial' area that would attract uses having higher design standards and considering long term servicing options for the lands. The final report, entitled Port Perry

Employment Area Secondary Plan Background Report, outlines recommendations regarding these issues and establishes the basis for an amendment to implement the Secondary Plan into the Official Plan.

OPA No. 9 proposes changes to both the text and schedules of the Township Official Plan. The Background Report provides the basis for the amendment, which reflects comments received from the Kawartha Region Conservation Authority (KRCA), Region of Durham, Ministry of Transportation and Ministry of Natural Resources (MNR) during the process. The Secondary Plan also incorporates recommendations of the Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Plan.

Township Council held a statutory public meeting in accordance with the *Planning Act* to consider the Background Report and proposed amendment on October 17, 2005. Several area property owners attended and offered their input on the plan. Following the public session, Council referred the matter back to Staff to provide a further report incorporating the comments received at the meeting. As noted in Attachment 3, most of the comments focussed around the legal (zoning) status of the lands following approval of the Secondary Plan, and the prospect and cost of servicing the area. Neither of these matters necessitated changes to the final Background Report and implementing Official Plan Amendment.

The only other concern raised surrounded the boundary of the floodplain and wetland. Council requested Staff to work with the KRCA and MNR to resolve the boundary issue, particularly as it related to property owned by Mr. Jerry Taylor on North Port Road. Following the meeting, Staff and the Township Planning Consultant met with representatives of KRCA, MNR and Gartner Lee, the consultant who undertook an environmental review of the lands on behalf of Mr. Taylor.

The report prepared by Gartner Lee indicated that the boundary of the wetland has changed as a result of filling activities and that those filling activities were legal in accordance with the regulations in effect at the time. Following the meeting, KRCA wrote to MNR to request their formal position on the changed boundary. MNR has since responded, indicating that they concur that the boundaries of the wetland have changed. The Township Planning Consultant has confirmed with MNR that they have no objection to the Secondary Plan showing the revised boundaries as recommended by Gartner Lee.

It is noted that the proposed amendment includes a policy restricting development within 120 metres of the wetland until such time as an Environmental Impact Study has been completed and the recommendations of that study have been incorporated into the development approval process. The policy should discourage activity within the buffer area and direct development further away from the wetland and floodplain, which is now the focus of development within the Employment Lands.

3. RELATIONSHIP TO OFFICIAL PLAN REVIEW

It is preferable to proceed with the Official Plan Amendment to implement the Port Perry Employment Area Secondary Plan at this time, rather than bring the matter forward as part of the comprehensive amendment for the Official Plan Review later this year. The statutory public meeting for the Secondary Plan amendment has already been held. As well, the Background Report provides a sufficient basis to proceed and has not been substantively changed since the public meeting was held, other than to update its status. For these reasons, no further public notice is required before adoption. In addition, it would be beneficial to have more detailed planning policies in place to guide growth, given the recent development pressures and activity in the area.

It is conceivable that further refinements to the Secondary Plan and related policies could occur through the Official Plan Review process. Any such changes could be implemented through the forthcoming comprehensive amendment.

4. CONCLUSION

The Township has undertaken a thorough review of the Port Perry Employment Area and carried out considerable public and agency consultation in the development of a Secondary Plan and this implementing Official Plan Amendment. This amendment should serve to promote high quality development in the Employment Area and provide greater certainty with respect to roads and development staging.

It is recommended that Council receive the final Background Report and adopt Official Plan Amendment No. 9 to implement the Secondary Plan. The Region of Durham is the approval authority for the amendment. Once adopted by Township Council, the Region will undertake a final

consultation and review of the document. This will provide interested parties one last opportunity for input before the Secondary Plan comes into force. The on-going Official Plan Review process also provides further opportunity for refinement.

FUNDING OPTIONS: None as a result of this report, but development of the Employment Area will have future financial consequences for the Township.

Respectfully submitted:



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Concurred by:



Gene Chartier, P.Eng.
Commissioner of Planning & Public
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Approved for presentation to Council/Committee:



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