

**OFFICIAL PLAN AMENDMENT No. 9
TO THE
OFFICIAL PLAN
OF
THE TOWNSHIP OF SCUGOG
(Port Perry Employment Area Secondary Plan)**

This amendment to the Official Plan for the Township of Scugog, which has been adopted by the Council of the Corporation of the Township of Scugog is hereby approved pursuant to Section 17 (9) of The Planning Act, as Amendment No. 9 to the Official Plan for the Township of Scugog.

Date

Alex Georgieff,
Commissioner of Planning
Regional Municipality of Durham

**AMENDMENT NO. 9 TO THE OFFICIAL PLAN OF
THE TOWNSHIP OF SCUGOG**

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THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Township of Scugog consists of three parts.

PART I - The Preamble - consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART II - The Amendment - sets out the actual Amendment and consists of the text and schedules and constitutes Amendment No. 9 to the Official Plan of the Township of Scugog.

PART III - Appendices - consists of information pertinent to this Amendment in the form of background information. This section does not constitute part of the Amendment.

PART I - THE PREAMBLE

1.0 PURPOSE

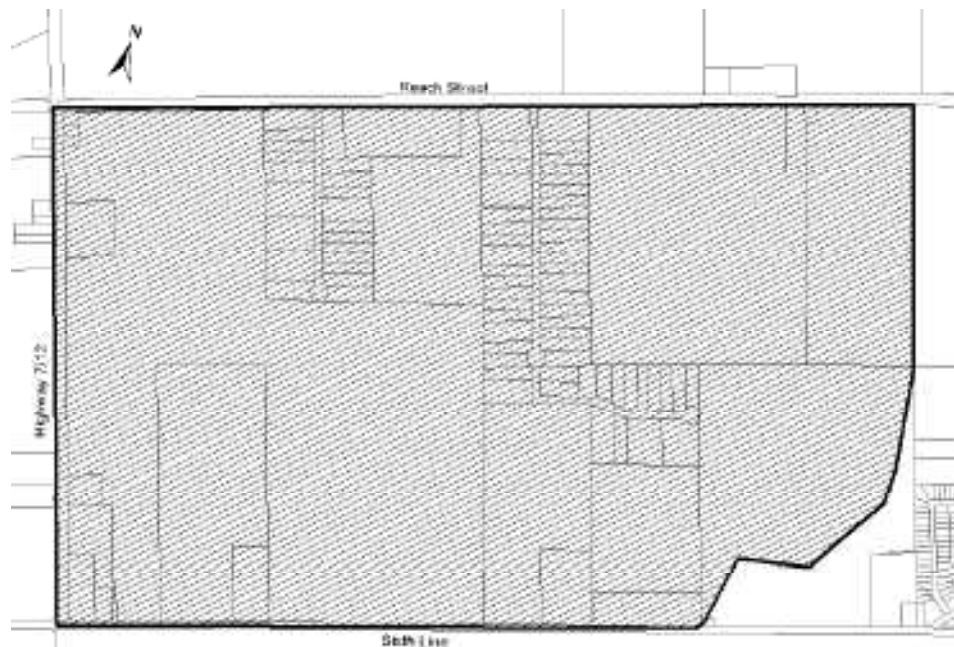
The purpose of this amendment to the Township of Scugog Official Plan is to implement recommendations of two planning and environmental studies that have been completed by the municipality and the Kawartha Region Conservation Authority within the Official Plan for the Township. The studies include:

- The Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Plan, (Greenlands Engineering, Kawartha Region Conservation Authority, August 2005), and
- The Port Perry Employment Area Secondary Plan Background Report (Meridian Planning and Township of Scugog, April 2008).

1.1 LOCATION

This Amendment affects the lands located on the west side of the Port Perry Urban Area, between Reach Street in the north and Scugog Line 6 in the south and between Highway 7/12 in the west and Cawkers Creek in the east.

The location of the lands is illustrated below:



1.2

BASIS

The current Official Plan for the Township of Scugog was approved by Council in November 1997 and approved by the Ontario Municipal Board in November 1999. The Plan designates approximately 227 ha (660 acres) of land as Employment Lands. This area 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, conducted in accordance with the Municipal Class Environmental Assessment, 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. 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 this amendment.

PART II - THE AMENDMENT

The Official Plan for the Township of Scugog is hereby amended as follows:

1. Schedule A-1 to the Official Plan is hereby amended by changing the designations of the lands forming the Port Perry Industrial Area by adding a new Schedule A-3 as shown on Schedule A, attached to and forming part of this amendment.
2. A new Schedule, Schedule B-1, Employment Area Development Constraints, is hereby added to the Official Plan as shown on Schedule B, attached to and forming part of this Plan.
3. The following sections are added after Section 4.6.3 k):
 - l) **The Township supports the undertaking of an Environmental Assessment to examine the possibility of extending municipal sewage and water services to the *Employment Lands* presently serviced by private sewage and water services. Municipal water is intended to address potential health concerns related to the quality of the ground water in that area and to provide opportunities for fire protection for larger industries.**
 - m) **Stormwater management in the area designated *Employment Lands* shall be coordinated in a comprehensive manner in accordance with the Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Drainage Plan completed by the Kawartha Region Conservation Authority (2005). Stormwater management facilities are shown conceptually on Schedule B-1. The Township will incorporate the recommendations of this report when reviewing applications for development and redevelopment. The Township will require persons developing lands to contribute toward the development of a municipal storm water management facility.**
 - n) **Prior to lands being developed in accordance with the land use designations on Schedule A-1, the Development Constraints identified on Schedule B-1 shall be addressed to the satisfaction of the Township and the Kawartha Region Conservation Authority. Specifically,**
 - a) **No development shall be permitted 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.

- b) Expansions of existing buildings and uses in the floodplain shall require the buildings to be flood-proofed to an elevation above the flood plain.
 - c) Existing uses in the floodplain that may present a danger to the water table or surface waters due to potential contaminants should ideally relocate outside of the flood plain. Expansions of these uses in the flood plain will not be permitted.
 - d) Stormwater management facilities should be located in the general locations shown on Schedule B-1.
 - o) Development in the *Employment Lands* shall be designed to municipal standards to increase connectivity and provide alternate access routes wherever possible. Schedule A-1 illustrates a conceptual future road network for the Port Perry Employment Area. Plans of subdivision or lot creation by consent shall reflect this conceptual road pattern.
 - p) Roadways in the *Employment Lands* shall be designed to accommodate turning movements and the weight of large vehicles. Roadways shall also include landscaped boulevards with street trees at not less than 20 metre spacing.
4. Section 4.6.4 is hereby renumbered to Section 4.6.5
 5. A new Section 4.6.4 is hereby added as follows:

4.6.4 Port Perry Employment Area Secondary Plan

The following policies shall apply to the lands shown on Schedule A-3 and Schedule B-1 to the Official Plan.

Notwithstanding the policies for *Employment Lands* in this Plan to the contrary, within the Port Perry Employment Area as shown on Schedule A-3, the following provisions shall apply. These policies are intended to provide a greater level of detail to guide the development of the lands shown on Schedule A-3. Should there be conflict between the policies in this section of the Plan and any other development policies in this Plan, the policies in this section of the Plan shall prevail.

4.6.4.1 Prestige Industrial

a) Permitted Uses

Notwithstanding the uses permitted elsewhere in the *Employment Lands* designation, within the Prestige Industrial Area shown on Schedule A-3 the uses shall be limited to:

- i) Manufacturing, processing and warehousing in wholly enclosed buildings, excluding outdoor storage uses;
- ii) Business and professional offices;
- iii) Service related uses ancillary to the permitted uses;
- iv) Restaurants;
- v) Private and public recreational facilities
- vi) Private clubs; and
- vii) Automotive sales including accessory service uses.

b) Design Guidelines

All development in the Prestige Industrial Area shall be subject to Site Plan Control. Through the Site Plan Control process, the Township shall apply the following design guidelines to new development and redevelopment:

Building Design

- i) Building materials used in the Prestige Industrial Area shall include brick, stone, pre-finished steel, stucco on masonry, glazed block, wood, marble, enamel, glass or composite panels of the forgoing materials;
- ii) Roof top equipment including vents, stacks, louvers, roof ventilators and similar mechanical equipment shall be screened from all directions. Screening shall be integrated with the architectural form of the building or designed to be compatible in form material, and color;
- iii) Buildings should be oriented with the front face of the building parallel to the adjacent major street. All elevations facing roadways shall be sensitive to the high level of visibility;

- iv) **Building entrances should be prominent and visible with entrance canopies, awnings and other architectural elements;**
- v) **Major building components should be illuminated to compliment the building and the site, but light spillage should be prevented onto adjacent sites;**
- vi) **Loading and service areas should not be exposed to major streets and should be screened from view;**
- vii) **Utility equipment, hydro transformers, and switching boxes should be positioned to not be visible from the public street and shall be incorporated into the design of the building and site landscape;**
- viii) **A variety of roof shapes should be considered to avoid the monotony of flat roofs; and**
- ix) **Building heights shall be a maximum of 3 storeys.**

Site Design

- i) **Lands in the Prestige Industrial Area shall include a landscape element in the front and exterior side yards;**
- ii) **Boulevards shall be sodded or seeded;**
- iii) **Trees shall be placed in all exterior side and front yards along the roadway at a maximum interval of 10 m. Type, size and planting shall be in accordance with the Township of Scugog Design Criteria;**
- iv) **Fifty percent of the required landscaping shall be located in the front yard;**
- v) **Signage should complement the architecture of the building in its scale, materials, consistency and design and shall comply with the Township of Scugog Sign By-law;**
- vi) **All signs pertaining to the same building or development shall be of the same style or of complimentary styles and shall comply with the Township of Scugog Sign By-Law;**
- vii) **Garbage containers shall be enclosed and in the rear yard;**
- viii) **Parking areas within the Prestige Industrial Area shall be hard surfaced;**
- ix) **Parking areas shall be permitted only in interior side and rear yards and landscaping screening**

parking areas should be implemented where possible;

- x) Buildings should be oriented with the front face of the building parallel to the adjacent major street. All elevations facing roadways shall be sensitive to the high level of visibility. Blank walls are not acceptable and the use of glass, variation in materials and changes in roof line are encouraged to break up the elevation and bring relief to the façade;
- xi) Loading, service and garbage areas should not be exposed to major streets;
- xii) Display areas should be designed in a manner, which is integrated with the landscape design on the property and should be set back 4.5 m from the front property line; and
- xiii) The entrance to parking areas within the municipal road allowance shall be paved.

6. Section 4.6.3 g) is hereby deleted and replaced with the following:

Outdoor storage that is accessory to a permitted use shall be permitted only in the rear yard and where the storage area is enclosed with a solid fence having a minimum height of 2.4 metres plus tree or shrub plantings on the exterior side of the fence.

PART III - THE APPENDICIES

1. The Nonquon River Subwatershed Study and Nonquon Industrial Tributary Area Master Plan, (Greenlands Engineering, KRCA, August 2005), and
2. Port Perry Employment Area Secondary Plan Background Report, (Meridian Planning and Township of Scugog, April 2008).
3. Notice of Public Meeting
4. Minutes of Public Meeting
5. Record of Written Comments