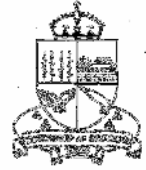


Meeting: GENERAL PURPOSE AND ADMINISTRATION
COMMITTEE



Date: January 15, 2007

Dept: Planning and Public Works

Report No: PLAN-2007-02

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW

RECOMMENDATIONS:

THAT this Committee recommend to Council that a review of the Township of Scugog Official Plan be initiated and carried out in accordance with the strategy outlined in Report No. PLAN-2007-02;

AND THAT Meridian Planning Consultants Inc. be retained to assist with the Township Official Plan Review;

AND THAT copies of this report be circulated to:

- The Region of Durham;
 - The Township of Uxbridge, the Township of Brock, the City of Kawartha Lakes, the Municipality of Clarington, the Town of Whitby and the City of Pickering;
 - The Kawartha Region, Lake Simcoe Region and Central Lake Ontario Conservation Authorities; and
 - The Ministry of Municipal Affairs and Housing.
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BACKGROUND:

1. INTRODUCTION

The purpose of this report is to present and seek approval of the proposed strategy for undertaking the Township of Scugog Official Plan review.

2. NEED FOR OFFICIAL PLAN REVIEW

The *Planning Act*, as recently amended by Bill 51, requires that the Council of a municipality that has adopted an official plan shall, not less frequently than every five years, revise the official plan as required to ensure that it:

- Conforms with provincial plans;
- Has regard for matters of provincial interest; and
- Is consistent with provincial policy statements.

Since the approval of the Township's Official Plan in 1999, the Province has brought forth significant legislative changes to the *Planning Act* and introduced comprehensive new policies and plans, including:

- The Oak Ridges Moraine Conservation Plan
- The 2005 Provincial Policy Statement
- The Greenbelt Plan
- The Growth Plan for the Greater Golden Horseshoe

In addition to the provincial changes, the Region of Durham has recently completed a review of the Durham Regional Official Plan and adopted an amendment to its plan. At this time, major components of the new Regional Official Plan are now in the final stages of completion, pending resolution at the Ontario Municipal Board.

In light of the provincial changes and in anticipation of the new Durham Regional Official Plan, it is timely and necessary to undertake a review of the Township Official Plan.

3. PROPOSED REVIEW STRATEGY

It is proposed that the Official Plan Review be undertaken in three (3) distinct phases, involving broad public and stakeholder consultation. The three phases, as shown in Attachment 1 with timings, will include:

- Issues Identification
- Key Policy Papers and Directions
- Amendments to the Township Official Plan

In order to effectively engage the public and stakeholders, information on the Official Plan Review process will be readily available through the Township website, newsletters/brochures and advertisements. An

extensive public consultation process will complement the published material.

3.1 Phase I – Issues Identification

In order to initiate discussion on the Official Plan Review, a detailed background report will be prepared in March 2007. This report will contain general facts on Scugog Township and review the basic structure of the Township Official Plan. It will include an overview of all amendments made to the Plan since its approval and outline any initiatives currently underway. The background report will provide the basis for the initial discussion and identification of issues.

A series of open houses will be held in spring of 2007 to formally kick-off the Official Plan Review and receive initial public and stakeholder input on the issues generated through the background report. Open houses will be scheduled at the Municipal Office and in the communities of Blackstock and Greenbank to allow several opportunities for public input.

When the first round of public consultation is completed, a status report will be presented to Council in the fall of 2007. This report will summarize the submissions received from the public and stakeholders, identify key policy themes, and propose a strategy for the implementation of Phase II of the Official Plan Review.

3.2 Phase II – Key Policy Papers and Directions

Based on the common policy themes identified in Phase I, Draft Key Policy Papers will be prepared. It is anticipated that the papers will cover such areas as:

- Provincial and Regional Policies
- Growth Management
- The Port Perry Urban Area (including Commercial Policy Review)
- Agriculture and Rural Resources
- The Environment
- Infrastructure and Transportation

The Draft Key Policy Papers will provide further analysis on the primary policy themes identified in Phase I and will make recommendations for Council's consideration. The papers would be presented to Council in early

2008 and will subsequently be circulated to all interested stakeholders for review and comment. Public information open houses will also be held to provide additional opportunities for input.

At the end of the second round of public consultation, a status report to Council will summarize final directions on proposed key policy amendments to the Official Plan.

3.3 Phase III – Amendments to the Official Plan

Based on the outcome of Phase II, amendments to the Official Plan will be prepared and brought forward to Council. It is anticipated that draft amendments would come forward by the summer of 2008, with final versions presented in the fall of 2008. Once adopted by Council, the Official Plan Amendments and all supporting materials will be forwarded to the Region of Durham for approval.

4. COMPLEMENTARY INITIATIVES

The Official Plan Review will provide an opportunity to integrate other complementary planning initiatives currently contemplated or underway, including:

- Incorporating the key findings and recommendations of the forthcoming Parks, Recreation and Culture Strategic Master Plan;
- Developing a Downtown Port Perry Strategy;
- Updating the Township's Urban Design Guidelines; and
- Identifying key strategic issues for the community and the municipal corporation.

5. RESOURCE REQUIREMENTS

In consideration of the staff resources that would be necessary to undertake a project of this magnitude, it will be necessary to retain a planning consultant to complete the review in a timely and efficient manner. The hiring of a consultant will enable the Principal Planner to serve as project manager for the Official Plan Review, while continuing with the day-to-day planning responsibilities of the Township.

It is recommended that the Township formally retain the services of Meridian Planning Consultants to assist with the Official Plan Review. The firm has served as the Township's planning consultant for the last 11 years

and has an in-depth knowledge of the municipality. The principals of the firm prepared the current Township Official Plan and have been active in Scugog and other municipalities implementing the provisions of the new provincial planning legislation, policies and plans.

Staff and Meridian Planning Consultants are currently reviewing financial requirements and will present recommendations during the budget process.

6. CONCLUSION

Considering the significant changes that have occurred in planning policy at both the Provincial and Regional levels, the need for a comprehensive review of the Township Official Plan is both necessary and timely. The proposed three-phase approach will provide the opportunity for broad public and stakeholder consultation across the Township.

It is anticipated that the Official Plan Review could take up to two (2) years to complete, depending on the level of stakeholder input that is received, the time requirement to obtain Regional approval, and the need to resolve any appeals to the Ontario Municipal Board.

FUNDING OPTIONS: Funding will be identified in the 2007 and 2008 Planning and Public Works Department budgets.

Respectfully submitted:

Concurred by:

Andrew Doersam, BES
Principal Planner

Gene Chartier, P.Eng.
Commissioner of Planning & Public
Works

Approved for Presentation to Committee:

Bev Hendry
CAO