

Meeting: GENERAL PURPOSE & ADMINISTRATION COMMITTEE

Date: April 21, 2008

Dept: Planning and Public Works

Report No: PLAN-2008-20 – GP&A

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW –
SUSTAINABILITY DISCUSSION PAPER

RECOMMENDATIONS:

THAT this Committee recommend to Council that the Official Plan Review background paper entitled *Sustainability Discussion Paper*, be received for information and released for public and stakeholder comment until June 15, 2008;

AND THAT Staff be authorized to give notice of the release of the document and the deadline for comments in the Bulletin Board and on the Township website;

AND THAT copies of this report and the background paper be provided to the Region of Durham and public bodies prescribed by the *Planning Act*.

BACKGROUND:

1. INTRODUCTION

The purpose of this report is to present and obtain approval to release the Official Plan Review background paper entitled *Sustainability Discussion Paper*. The document has been provided under separate cover due to its size.

2. OFFICIAL PLAN REVIEW PROCESS TO DATE

In January 2007, Council authorized initiation of the Township Official Plan Review (see Report No. PLAN-2007-02) and approved the budget and terms of reference for the update in March 2007 (see Report No. PLAN-2007-11). The review is being carried out over 2007 and 2008.

To date, the Official Plan Review process has produced a series of background reports that will form the background and basis for an updated plan. The *Sustainability Discussion Paper* is the seventh paper and constitutes the next step in Phase II (Key Policy Directions) of the three stage review process.

3. SUSTAINABILITY DISCUSSION PAPER

The *Sustainability Discussion Paper* identifies significant development policies and issues that need to be considered through the Official Plan Review from a sustainability perspective. While the Township's current Official Plan provides some policy direction on sustainability and the environment, many of these policies are outdated and no longer consistent with the Provincial Policy Statement, 2005 and the *Planning Act*. New, more contemporary policies are required to provide better guidance for sustainable development, which is an evolving field.

The discussion paper provides an overview of planning policy applicable to sustainability, defines sustainable development, highlights policies and programs in place in other municipalities across Canada and summarizes other potential sustainability initiatives. The report concludes with a series of recommended directions, including:

- Enhance the Township Official Plan policies with respect to Sustainability. A specific section within the Plan should be set aside to provide clear direction with respect to sustainability.
- Prepare sustainable policies for the Official Plan that address such issues as brownfield remediation, affordable housing, air quality, light pollution and energy efficiency.
- Update the Township's urban design guidelines to specifically address and promote sustainable practices within the community.

- Adopt a sustainability checklist to be used for all development applications within the Township. A proposed checklist is included with the discussion paper.
- Prepare a Community Sustainability Plan. This is also a requirement of the Federal Gas Tax funding the Township is receiving.
- Update the Zoning By-law to promote sustainable practices, including bicycle parking spaces, minimum pervious areas, maximum non-pervious areas, the use of wind-power, mixed-use developments and pedestrian amenities.
- Require all newly built buildings to meet a LEED (Leadership in Energy and Environmental Design) or equivalent standard (i.e. silver).
- Promote green roofs and alternative forms of energy with development applications.
- Introduce or update municipal by-laws to promote environmental practices within the municipality, including a ban on pesticides, anti-idling, and the use of timers for the lighting of commercial buildings.

4. CONCLUSION AND NEXT STEPS

The *Sustainable Discussion Paper* provides a basis for the identification and discussion of sustainability issues for the Official Plan Review. The report also identifies a number of complementary measures and initiatives the Township could pursue to foster more environmentally conscious development trends and community behaviour. It is recommended that the document be released and the public and agencies be provided an opportunity to comment until June 15, 2008. Further public consultation will also be undertaken as the Official Plan Review progresses.

It is recommended that notification of the report release be provided in the Bulletin Board and on the Township website. Copies of the report will be made available in the Municipal Office, placed on the website and sent to the Region of Durham and prescribed public bodies, including school boards and conservation authorities, consistent with *Planning Act* requirements.

FUNDING OPTIONS: Approved 2008 Planning and Public Works
Department Budget (Official Plan Review)

Respectfully submitted:



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Concurred by:

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

Bev Hendry
CAO