

Meeting: GENERAL PURPOSE & ADMINISTRATION COMMITTEE

Date: June 30, 2008

Dept: Planning and Public Works

Report No: PLAN-2008-34-GP&A

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW –
PLANNING DIRECTIONS REPORT

RECOMMENDATION:

THAT this Committee recommend to Council that the Township of Scugog Official Plan Review document entitled *Planning Directions Report, June 2008*, be received for information and released for public and stakeholder comment until October 3, 2008;

AND THAT Staff be authorized to initiate the public consultation component for Phase II (Key Policy Papers and Directions) of the Official Plan Review based on the directions contained in the *Planning Directions Report*, and to organize public workshops for September 23 and 24, 2008 to receive stakeholder feedback;

AND THAT stakeholders also be consulted on the Foundation, Principles and Objectives of the Official Plan during the public workshops to assist the Township in preparing overarching community strategies to guide future municipal operations;

AND THAT final public comments on the *Planning Directions Report* be heard at the October 27, 2008 Council meeting;

AND THAT Staff be authorized to give notice of the release of the *Planning Directions Report*, the deadline for comments, and the dates of the public

workshops and Council meeting for hearing comments in the Bulletin Board and on the Township website;

AND THAT copies of this report and all of the Official Plan Review background papers be compiled and provided to the Region of Durham and other public bodies prescribed by the *Planning Act*.

BACKGROUND:

1. INTRODUCTION

The purpose of this report is to obtain approval to release the Official Plan Review document entitled *Planning Directions Report*. The document has been provided under separate cover due to its size. The report also recommends and seeks permission to initiate the public consultation program for Phase II (Key Policy Directions) of the review.

2. OFFICIAL PLAN REVIEW PROCESS TO DATE

In January 2007, Council authorized initiation of the Township of Scugog 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.

Phase I (Issues Identification) of the Official Plan Review was completed in early 2007, with the release of the *Planning Issues Report* and the *Growth Management Discussion Paper*, and three public meetings to hear comments on the documents. Since that time, the Review process has produced a series of background papers that will be used to form the basis for an updated plan. The *Planning Directions Report* is the final paper in the series and constitutes the completion of Phase II (Key Policy Papers and Directions) of the three stage review process.

3. PLANNING DIRECTIONS REPORT

The *Planning Directions Report* will form the basis for the amendment to the Official Plan (Phase III) and provide the foundation for the next series of public consultation sessions. The report begins with an overview of the Official Plan Review process to date, describing the various background papers prepared for Phases I and II and public involvement activities

completed. A summary of the issues and planning directions identified in each of the background papers is then provided. The documents can be summarized as follows:

- The *Planning Issues Report* (Released April, 2007 – PLAN-2007-15) identifies the overarching provincial and regional planning policies affecting the Official Plan Review. It also identifies the issues to be addressed through the review, including servicing capacity issues and growth, housing mix, hamlet development, commercial policy review, employment areas, shoreline development, rural and agricultural areas, energy conservation, environmental sustainability and the natural environment.
- The *Growth Management Discussion Paper* (Released April, 2007 – PLAN-2007-15) identifies building, population and employment projections for both the urban and rural areas in the Township, and estimates the amount of residential and employment land required to meet future demands to the 2031 horizon year of the new Official Plan.
- The *Environmental Discussion Paper* (Released November, 2007 – PLAN-2007-32) examines policies for the protection and preservation of agricultural land, prime aggregate areas and greenlands system within the Township.
- *Defining Rural Character* (Released January, 2008 – PLAN-2008-02) identifies guidelines to be considered when reviewing development applications to ensure proposals have regard for the preservation of the Township's rural character.
- The *Port Perry Downtown Development Strategy* (Released March, 2008 – PLAN-2008-14) provides an overarching framework to guide future development, preservation and investment initiatives within the Downtown area. The report incorporates elements of a Heritage Conservation District Plan, Urban Design Guidelines and Community Improvement Plan into a comprehensive enhancement program.
- The *Sustainability Discussion Paper* (Released April, 2008 – PLAN-2008-20) identifies new sustainability policies to be considered in the Official Plan Review consistent with the new Provincial Policy Statement and recent amendments to the *Planning Act*.

Sustainability policies address three distinct areas including the environment, the economy and community. The report also provides a Sustainability Checklist to be considered when assessing development proposals.

- The *Commercial Policy Discussion Paper* (Released April, 2008 – PLAN-2008-19) provides direction and guidance as to the location, size and type of retail commercial areas in the Township. The paper reviews existing commercial structure and policies, and provides recommendations for amendments to the policies in the context of commercial trends and issues. It also provides a framework for the review of current commercial development applications.
- The *Port Perry Employment Area Secondary Plan* (Released April, 2008 – PLAN-2008-21) provides direction for future development of the Township's largest employment area, including site-specific design criteria. Completed outside, but with regard for, the Official Plan Review, the plan provides updates to the mapping of the area with respect to wetlands and floodplains to limit further environmentally harmful development, and establishes a connected road system and well-organized lot layout to increase connectivity and guide and encourage future development. In addition, the Secondary Plan reflects the stormwater management plan from the Nonquon River Subwatershed Study and the possibility of extending municipal water services.

The *Planning Directions Report* concludes with an examination of the remaining policy issues and recommended directions for each issue. The topics examined include:

- Infrastructure
- Transportation
- Shoreline Development
- Housing and Intensification
- Hamlet Development
- Economic Development

The report closes with an identification of the required changes to the Official Plan schedules and maps.

4. PUBLIC CONSULTATION

With Phase II now complete, the next round of public consultation for the Official Plan Review should commence. As noted in Staff Report No. PLAN-2008-05-GP&A, Staff is recommending that workshops be held in lieu of open house meetings to solicit public feedback. This approach should give stakeholders a better opportunity for more focussed discussion on the Official Plan and the recommended directions in particular.

It is proposed that the workshops be held on September 23 and 24, 2008 in Blackstock and Port Perry. Final dates, times and locations will be finalized before notice is given regarding the release of the *Planning Directions Report*. It is anticipated that both workshops would feature discussions on rural matters (such as agriculture, environment, shoreline development and hamlet growth) and urban issues (such as development phasing, infrastructure, intensification, housing, commercial policy and Downtown Port Perry).

Staff recommends that comments on the *Planning Direction Report* be returned by October 3, 2008. This will give participants of the workshops some time to offer their formal comments. It will also provide Staff and the Planning Consultant time to address the comments received and refine the report prior to presenting the final recommended directions to Council at its meeting on October 27, 2008. Interested parties would be provided a opportunity to make their final comments on the *Planning Directions Report* at that time. Once approved, Staff will use this direction as the basis to prepare the implementing Official Plan amendment.

5. REVIEW OF OFFICIAL PLAN FOUNDATIONS, PRINCIPLES AND OBJECTIVES

As part of the public consultation for Phase II, Staff is recommending that the Foundations, Principles and Objectives of the Official Plan be explicitly reviewed and updated, where appropriate. These base elements were developed with the preparation of the current Official Plan in the mid 1990's and should be revisited as part of the process of preparing the implementing Official Plan amendment. A refined set of principles can also be used by the Township in establishing overarching community strategies and for guiding the direction of other strategic plans outside the Official Plan (i.e. Environmental Plan). As well, the principles can serve to guide future municipal operations, plans and priorities.

The workshop format proposed for the Phase II consultation provides an ideal opportunity to engage stakeholders in a strategic assessment of the Township's principles.

6. CONCLUSION AND NEXT STEPS

The *Planning Directions Report* constitutes the completion of Phase II of the Township Official Plan Review, and summarizes the key issues and recommended directions for updating the Plan. It is recommended that the document be released and the public and agencies be provided an opportunity to comment until October 3, 2008. During this period, two workshops should be held to elicit public comment on the recommended directions for amending the Official Plan, as well as the Plan's strategic elements. On the basis of this strategy, the final recommended directions would be presented to Council on October 27, 2008.

It is recommended that notification of the report release and public consultation events be provided in the Bulletin Board and on the Township website. The report will be made available at the Scugog Memorial Public Library and 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. Copies of all background papers will be attached to the report to ensure readers have complete documentation. Staff will assemble and distribute the documents on CD to reduce paper consumption.

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

Respectfully submitted:

Approved for presentation to Committee:

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

Bev Hendry
CAO