



TOWNSHIP OF SCUGOG OFFICIAL PLAN UPDATE

PROPOSED STRATEGIC DIRECTIONS

September 2008 (Version 2)

Released for Public Comment
Until October 3, 2008



1.0 INTRODUCTION

This report provides the proposed strategic directions on which the updated Township of Scugog Official Plan will be based. These strategic directions are intended to establish the framework for the policies in the Plan. Where situations of uncertainty or conflict arise in the interpretation or implementation of the Plan, reference will be made to these directions.

2.0 PROPOSED STRATEGIC DIRECTIONS

2.1 Growth Management

2.1.1 Residential Growth Targets

During the period of this Plan, the Township of Scugog will continue to experience growth pressures based on the high rate of growth that will be experienced in the Greater Toronto Area. This growth may be limited due to servicing constraints. In order to pursue sustainable development the following strategic directions have been identified.

- a) Growth will primarily occur in the urban settlement boundary of Port Perry and the defined boundaries of the hamlets, with limited Rural development to the year 2031.
- b) Residential growth will be approximately 106 residential units per year to the year 2031. Approximately 75 per cent will be directed to the Port Perry Urban Area.
- c) Development in the Port Perry Urban Area shall satisfy the following:
 - i) Development shall be sequential and phased to provide for the continuous and orderly development of the community;
 - ii) Development shall make economical use of existing infrastructure and services;

- iii) Development will support intensification and will integrate with existing residential areas; and,
 - iv) Development will not have an adverse effect on the Township's financial situation.
- d) Growth in the hamlets of Blackstock, Caesarea, Utica, Epsom, Greenbank, Manchester, Seagrave, Nestleton and Nestleton Station will experience limited growth as been identified below.

Hamlet	Estimated Existing (2008)	Estimated Growth Potential	Ultimate Hamlet Size
	(units)	(units)	(units)
Blackstock	274	70	344
Caesarea	364	83	447
Epsom	43	12	55
Greenbank	197	6	203
Manchester	44	10	54
Nestleton	24	6	30
Nestleton Station	73	20	93
Seagrave	114	20	134
Utica	32	8	40
Total	1,165	235	1,400

- e) Growth in the Agricultural Countryside will be limited to infill development in the Shoreline Area, which is compatible with the rural character of the Township.

2.1.2 Employment Targets

The Township will seek to achieve a population to employment ratio of 2:1 resulting in a total of 14,123 employment opportunities in the Township by 2031. New employment opportunities will be directed primarily to the Port Perry Urban Area. Continued employment in agricultural and resource sectors will be encouraged in the Rural Areas.

In order to provide additional opportunities for employment, the Township will examine servicing options for the Port Perry Employment Area that are presently unserved.

2.2 Natural Heritage and Resource Management

Natural heritage features will be protected in the Township consistent with the policies of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan to provide long term and sustainable environmental, economic and social benefits. The following strategic directions have been identified.

- a) The Oak Ridges Moraine will be protected for its unique landform characteristics, its significant function of groundwater recharge and discharge, its significant natural heritage features and their ecological functions, and its significant aggregate resources.
- b) Lands falling within the Greenbelt Plan will be protected for the unique agricultural land base and ecological features and functions occurring on the landscape.
- c) The shoreline areas adjacent to Lake Scugog will be protected and enhanced wherever possible. Development within the shoreline areas will be designed to minimize and reduce the impact of human activity on the lake ecosystem.
- d) A continuous natural core area of the natural heritage system will be identified throughout the Township. This system will provide for the preservation of important ecological functions and features. The Township will encourage the definition, restoration and

enhancement of these lands by requiring an Environmental Impact Assessment where development is proposed within or adjacent to the natural core area.

- e) Groundwater resources will be protected, as they are a vital component of the ecosystem and a source of drinking water. Land use related decisions of Council will maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future uses on a sustainable basis, promote water conservation and support the efficient use of water resources on a watershed and subwatershed basis.
- f) Human life shall be protected from water related hazards such as flooding and erosion.
- g) Commercial logging of woodlands shall only be permitted in accordance with sustainable forestry practices. Clear cutting will not be permitted in the Township.
- h) The Township will encourage the wise use and protection of the Township's mineral aggregate resources and will balance its responsibility to protect the ecological integrity of the natural heritage system, rural landscapes and the quality of life for its residents.
- i) The Township will preserve and protect public access to Lake Scugog.

2.3 Agriculture

Agricultural lands are an integral part of the economy of the Township. The Township of Scugog will continue to protect agricultural and value-added agricultural operations and resources in the Township by ensuring the following:

- a) Prime Agricultural lands will be protected and the Township will ensure that non-agricultural uses that may have an impact on the viability of farm operations are not permitted.

- b) Fragmentation of agricultural lands will be prohibited and the consolidation of farming parcels to improve efficiency and productivity will be encouraged.
- c) Small scale secondary uses will be encouraged to develop on farm properties to ensure value-added operations and improve the livelihood of area farmers.

2.4 Housing

The Township of Scugog will encourage the provision of a diverse housing stock in terms of type, tenure, density and affordability within the Township. Intensification and infill development will also be encouraged and supported. The following housing directions have been identified.

- a) An adequate supply of land for residential development will be maintained subject to the availability of water and wastewater treatment capacity.
- b) Intensification and infill development will be encouraged and permitted where adequate services such as water, sanitary sewer, storm sewer, schools and parkland are available and where there is accessibility to commercial and community facilities.
- c) Rental housing, assisted seniors housing and housing for special needs groups will be encouraged to be located in the Township. This housing shall be directed to areas in close proximity to support services such as community and medical facilities, transit, shopping, parks and green space.
- d) New housing developments shall include a range of housing sizes and design to ensure that there are housing opportunities at a range of prices, including affordable housing in the marketplace.

2.5 Culture

The Township of Scugog has a unique cultural and historical heritage due to historic location situated on Lake Scugog. The Township will protect

this cultural and historical heritage and promote their value through the community. Strategic directions to protect and enhance these features include the following:

- a) Conservation and enhancement of cultural heritage resources including structures, sites and streetscapes of cultural, historic and/or architectural significance, significant archaeological and historic resources and significant landscapes, vistas and ridgelines will be encouraged.
- b) A comprehensive inventory of the Township's built heritage and cultural heritage landscape resources will be prepared over the time frame of this Plan.
- c) Significant Cultural Heritage resources may be designated under the Ontario Heritage Act or through other means and legislation to ensure preservation and protection.
- d) Heritage buildings and structures will generally be retained for the original use in their original location. Where this cannot be done adaptive reuse of heritage buildings and structures will be supported.
- e) The Township will promote public awareness, appreciation of cultural resources and foster civic pride by educating the public on the Township's existing cultural heritage resources.

2.6 Infrastructure

The Township of Scugog has a sophisticated infrastructure, both in a road network, waste facilities and utilities serving the rural and urban areas of the Township. The Region of Durham is ultimately responsible for the provision of water and sewage treatment facilities. The Township will encourage the provision of infrastructure, which meets the needs of present and future residents and businesses in an efficient, economical, and environmentally sensitive manner. The following infrastructure directions have been identified.

- a) The Township will ensure that the entire necessary infrastructure required to serve the urban area is built as necessary prior to, or coincident with urban development.
- b) The Township will work closely with the Region of Durham and Ministry of Environment to consider options for providing wastewater treatment facilities for the communities of Port Perry and Blackstock.
- c) An integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, transit, cycling and walking will be established.
- d) Construction of all infrastructure or expansions to existing infrastructure will occur in a manner that is compatible with adjacent land uses with a minimum of social and environmental impact.
- e) The Township will encourage the provision of infrastructure that is energy efficient, promotes water conservation and water efficiencies and supports improvements to air quality.
- f) Consideration of accessibility shall be required in the design of all public and private infrastructure.

2.7 Economic Development

The Township will encourage development that provides opportunities for economic growth that is compatible with the character and environment of the Township. The Township will:

- a) Establish, maintain and enhance Employment Areas that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township.

- b) Ensure that a sufficient supply of employment lands is available for development at all times.
- c) Encourage the development of home-based businesses provided the proposed use is compatible with adjacent land uses.
- d) Provide opportunities to improve and enhance the quality agriculture value-added industry in the Township.
- e) Provide opportunities to improve and enhance the quality of tourist facilities and the variety of tourism related business in the Township.
- f) Promote opportunities for overnight accommodation, including bed and breakfast establishments.
- g) Work with the Region of Durham to explore options for providing municipal services in the Port Perry Employment lands.
- h) Maintain Downtown Port Perry as the focal point of the commercial structure of the Township.

2.8 Sustainability

Decisions relating to future land use, public works and capital expenditures shall be made having consideration for the long term impacts on the environment, economy and the community. The sustainability of a development shall be considered with respect to impacts on:

- Climate change and air quality;
- Energy conservation;
- Ecological integrity and biodiversity;
- Financial impact on the municipality and community quality of life;
- Community cohesion and character; and
- Reducing of waste.