

Meeting: COUNCIL
Date: February 9, 2009
Dept: Planning and Public Works
Report No: PLAN-2009-10-CNC

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW –
DRAFT OFFICIAL PLAN

RECOMMENDATION:

THAT the *Draft Township of Scugog Official Plan*, dated February 2009, be received for information and released for public, agency and stakeholder comment until April 24, 2009;

AND THAT Staff be requested to convene the statutory open house and statutory public meeting required under Section 17 of the *Planning Act* on March 30, 2009 and May 25, 2009, respectively;

AND THAT Staff be authorized to give notice of the release of the *Draft Township of Scugog Official Plan*, the deadline for comments, and the dates of the statutory meetings;

AND THAT copies of this report and the *Draft Township of Scugog Official Plan* be forwarded to the Region of Durham and other public agencies prescribed by the *Planning Act* for review and comment.

BACKGROUND:

1. INTRODUCTION

The purpose of this report is to obtain approval to release the first draft of the new Township of Scugog Official Plan (the Draft Official Plan) for comment. The document has been provided under separate cover due to its size. The report also seeks permission to initiate the statutory public consultation process required under the *Planning Act*.

Council is advised that the Draft Official Plan has yet to be reviewed by external agencies, the Region of Durham, Township Departments and interested parties. As such, the document is preliminary and subject to change. Appropriate caveats and denotations have been included in the document to inform readers that the Draft Official Plan has no official status with the municipality or Council.

2. OFFICIAL PLAN REVIEW PROCESS TO DATE

In January 2007, Council authorized initiation of the Township of Scugog Official Plan Review (see Staff Report No. PLAN-2007-02). A budget of \$200,000 (\$100,000 in each of 2007 and 2008) and terms of reference for the Review were approved in March 2007 (see Staff Report No. PLAN-2007-11).

The progress of the Official Plan Review has been documented in a number of staff reports to Committee and Council. The most recent of these, Staff Report No. PLAN-2009-04-GP&A dated January 19, 2009, provided an update on the process and outlined the schedule of remaining activities to complete the Review, which is being carried out in three phases:

- Phase I (Issues Identification) was completed in June, 2007 following: release of the *Planning Issues Report* and the *Growth Management Discussion Paper* in April, 2007; a statutory public meeting required by the *Planning Act* to initiate the Review (May 28, 2007); and two open houses to hear comments on the background reports (May 31, 2007 and June 4, 2007).
- Phase II (Key Policy Directions) was concluded in October, 2008, with the receipt of public comments on the *Planning Directions*

Report. This report, released in June, 2008, was the final document in a series of nine background papers prepared during Phases I and II of the Review. Public input during this phase was received through two workshops (September 23 and 24, 2008) and a Council public meeting (October 27, 2008).

- Phase III (Official Plan Preparation) is currently in progress, and began with the release of the *Proposed Strategic Directions* report in September, 2008. The release of the Draft Official Plan is the next step in the Review process.

3. OVERVIEW OF DRAFT OFFICIAL PLAN

The Draft Official Plan provides an up-to-date policy framework for guiding growth and development within the municipality, while taking into consideration important social, economic and environmental matters. The Plan incorporates local land use directions and required Provincial policies, including the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Provincial Policy Statement, 2005 and the Growth Plan for the Greater Golden Horseshoe. Recent amendments to the Durham Regional Official Plan introduced through Amendment No. 114 and the latest findings of the Region's Growth Plan conformity exercise are also reflected.

The new Official Plan is intended to replace the current plan adopted by Council in 1998. Rather than present a series of amendments as originally contemplated, Staff has decided to introduce a new document because of the number of changes required to achieve conformity with overarching Regional and Provincial plans. This approach also alleviates the need to refer back and forth to the current Official Plan to determine the implications of the proposed changes.

The policy framework set out in the *Planning Directions Report* and the *Proposed Strategic Directions* report has served as the foundation for the Draft Official Plan. The following is a summary of the Plan highlights:

3.1 Greenbelt Plan Conformity

Implementation of the policies and mapping of the Greenbelt Plan has been a significant consideration for this Official Plan Review.

One of the primary requirements of the Greenbelt Plan is the denotation of a Natural Heritage System within the rural area of the Township. The

Natural Heritage System includes key natural features, such as wetlands and significant woodlands, as well as the linkages between those features. Combining these features with the natural heritage system of the Oak Ridges Moraine area creates a continuous Greenlands System within the rural area. This Greenlands System is shown on the updated Schedule A (Rural Area Land Use) of the Draft Official Plan.

Lands outside the Greenlands System under the influence of the Greenbelt Plan have been designated Agricultural since they meet the Provincial Policy Statement, 2005 (PPS) definition of “Prime Agricultural Lands” (Class 1 to 3 Agricultural Lands according to the Canada Land Inventory for Agriculture). Applicable policies and mapping for these areas have also been incorporated into the Draft Official Plan.

3.2 Oak Ridges Moraine Plan Conformity

Provincial legislation prohibits any revisions to the policies dealing with the Oak Ridges Moraine. However, in the preparation of the Draft Official Plan, some textual references and numbering changes have been made to reflect the new format. In all other respects, the policies for the Oak Ridges Moraine area remain unchanged from the current Official Plan.

3.3 Hamlets

The Greenbelt Plan allows for municipalities to “round out” their hamlets on a one-time basis as part of the Official Plan update implementing the provisions of this Provincial plan. New Schedules A2 – A6 (Hamlet Boundaries) of the Draft Official Plan show the proposed rounding out of the nine hamlets based on a review of background information the Township has received over the past 10 years through the development process. Of note, the special status given to Blackstock in the Greenbelt Plan as a potentially fully serviced Town or Village is reflected in the Draft Official Plan.

3.4 Environment and Sustainability

Schedule B (Environmental Features) has been revised to provide more detail and incorporate new base mapping from the Province for lands within the Greenbelt and the Oak Ridges Moraine areas. A map showing high aquifer vulnerability and wellhead protection areas (Schedule E) has also been included, in addition to the Oak Ridges Moraine landforms map (Schedule D). As well, the Draft Official Plan provides more strident

policies for protecting the natural environment, in particular ground and surface water.

The theme of sustainable development is reflected throughout the Draft Official Plan, in particular with new policy direction on energy conservation and LEED compliance.

3.5 Port Perry Urban Area

Revised Schedule A1 (Port Perry Urban Area Land Use) to the Draft Official Plan provides land use designations for the Port Perry Urban Area. The map has been revised to reflect the findings of the Commercial Policy Discussion Paper and the requirements of the PPS. For example, the Partial/Private Serviced Residential designation has been eliminated because of the PPS, leaving a single Residential Area designation. The policies of the Draft Official Plan reflect the long term objective of providing full municipal services, while recognizing the opportunity to use private services in the interim.

The commercial policies have been revised in keeping with the direction to separate the Main Central Area into three distinct districts – Historic Downtown Area, Water Street, and the Scugog Street (Highway 7A) Corridor. Urban design policies are provided for each designation, in addition to overarching provisions for all lands within the Urban Area.

3.6 Growth Plan for the Greater Golden Horseshoe Conformity

The year 2031 population and employment forecasts for the Township have been modified to reflect the projections recently released by the Region as part of its Growth Plan conformity exercise (Growing Durham). An allocation of population and employment growth is being held in reserve for the Township and the other north Durham municipalities, pending resolution of their respective servicing constraints. The designations in the Official Plan reflect the ability to service additional development once sewage capacity becomes available, and the Plan policies reflect the need to stage development in accordance with available capacity.

The Greenbelt Plan does not allow the expansion of the Port Perry Urban Area until the Provincial Plan is reviewed in 2015. However, Meridian Planning Consultants has concluded that there is insufficient residentially designated land within the current Urban Boundary to accommodate forecast growth to the year 2031, assuming the present sewage treatment

constraint is resolved. This deficiency reflects increased densities provided within the residential designation to meet Regional and Provincial infill and intensification targets. This matter is not a major concern at this time given the sewage capacity situation, but will need to be addressed when the Greenbelt Plan is next updated in 2015.

4. NEXT STEPS

With the release of the Draft Official Plan, the statutory process set out in Section 17 of the *Planning Act* will commence, culminating in Council’s adoption of a new Official Plan for the municipality. As part of this process, the Township must hold both an open house and a public meeting prior to considering adoption to allow comment on the draft document. Prescribed public bodies must also be consulted, in particular the Region of Durham.

The following table presented in Staff Report No. PLAN-2009-04-GP&A outlines the proposed schedule to complete the remaining tasks:

TASK	TARGET DATE
Statutory Open House	March 30, 2009
Deadline for Comments	April 24, 2009
Recommended Official Plan to Council and Statutory Public Meeting	May 25, 2009
Council Consideration of Final Recommended Official Plan for Adoption	June 22, 2009

It is recommended that the Draft Official Plan be circulated to agencies and released to the public for a ten week review period, with comments due by April 24, 2009. During this period, a meeting will also be arranged with external agencies to review and address their issues.

As noted above, it is recommended that the statutory open house be held on March 30, 2009. The meeting would take place in the evening in the Council Chambers. Council will not play a formal role in the meeting, as its purpose is to provide the public an opportunity to ask questions and provide comments to Staff on the Draft Official Plan.

A report will be prepared at the conclusion of the review period summarizing and responding to the feedback received. Revisions to the Official Plan document will also be made based on the comments.

It is proposed that the summary report and the revised, Recommended Official Plan be presented to Council on May 25, 2009. This session will constitute the statutory public meeting required under Section 17 of the *Planning Act*.

Depending on the outcome of the public meeting, further refinements to the Official Plan may be required. It is anticipated that any follow on work can be completed in time to present the Final Recommended Official Plan and adoption by-law to Council on June 22, 2009. This timetable will depend on the extent of comments received.

After Council adoption, the new Official Plan will be sent to the Region of Durham to initiate the statutory approval process, also set out in Section 17 of the *Planning Act*. During this process, the Regional Planning Committee will hold a public meeting, likely in Scugog, to hear comments related to the approval of the Plan. Complementary amendments to the Regional Official Plan to enable implementation of the Township's document would be brought forward at this time, if required.

5. CONCLUSION AND NEXT STEPS

It is recommended that the *Draft Township of Scugog Official Plan* be released and the public, agencies and stakeholders be provided an opportunity to comment until April 24, 2009. During this period, a statutory open house is proposed for March 30, 2009. Once comments are received and addressed, it is recommended that a summary report and Recommended Official Plan be prepared and presented at a statutory public meeting on May 25, 2009. Depending on the extent of comments received, the Final Recommended Official Plan should be presented to Council for adoption on June 22, 2009.

It is recommended that notification of the Draft Official Plan release and the statutory public consultation events be provided in the Bulletin Board, on the Township website and mailed to interested parties on the contact list. The document 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 reports are available on the Township website and will only be provided upon request.

ENVIRONMENTAL CONSIDERATIONS:

Addressed in the Draft Official Plan

ACCESSIBILITY CONSIDERATIONS:

Addressed in the Draft Official Plan

FUNDING OPTIONS:

Financing for the remaining tasks to complete the Official Plan Review is available from funds carried forward from the approved 2008 Planning and Public Works Department Budget (Official Plan Review)

Respectfully submitted:

Approved for presentation to Council:

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Commissioner of Planning &
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Bev Hendry
CAO