

Meeting: COUNCIL
Date: October 27, 2008
Dept: Planning and Public Works
Report No: PLAN-2008-54-CNC

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW –
COMMENTS ON THE *PLANNING DIRECTIONS REPORT*
AND *PROPOSED STRATEGIC DIRECTIONS*

RECOMMENDATION:

THAT the comments received on the *Planning Directions Report* and *Proposed Strategic Directions* be referred to Staff for consideration in completing the update of the Township of Scugog Official Plan;

AND THAT copies of this report be 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 provide a context for the public meeting scheduled on October 27, 2008 to hear comments on the *Planning Directions Report* and *Proposed Strategic Directions*. The report also summarizes the comments received to date specific to these two documents.

2. OFFICIAL PLAN REVIEW PROCESS AND OVERVIEW OF PLANNING DIRECTIONS REPORT AND PROPOSED STRATEGIC DIRECTIONS

In January 2007, Council authorized initiation of the Township of Scugog Official Plan Review (see Report No. PLAN-2007-02). The budget and terms of reference for the Review were approved in March 2007 (see Report No. PLAN-2007-11).

The Review is being carried out in three phases. Phase I (Issues Identification) 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 reports that will form the basis for the updated Official Plan. The last two documents, entitled *Planning Directions Report* and *Proposed Strategic Directions*, were released for public comment on June 30, 2008 and September 15, 2008, respectively. Notification of release of the documents was provided in the Bulletin Board and on the Township website. The reports were made available at the Scugog Memorial Public Library and in the Municipal Office, and placed on the website.

2.1 Planning Directions Report

The *Planning Directions Report* is the final document in the series of background papers completed for Phase II (Key Policy Papers and Directions) of the Review process. The report begins with an overview of the 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 referenced in the *Planning Directions Report* include:

- Growth Management Discussion Paper (released April, 2007)
- Environmental Discussion Paper (released November, 2007)
- Defining Rural Character Report (released January, 2008)
- Port Perry Downtown Development Strategy (released March, 2008)
- Commercial Policy Discussion Paper (released April, 2008)
- Sustainability Discussion Paper (released April, 2008)
- Port Perry Employment Area Secondary Plan (released April, 2008)

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

2.2 Proposed Strategic Directions

The *Proposed Strategic Directions* constitute the first step of Phase III (Official Plan Preparation), and provide the foundation upon which the updated Plan will be based. They establish the framework for the policies in the document and will be referenced where situations of uncertainty or conflict arise in interpretation or implementation.

There are eight proposed strategic directions, which are:

1. Growth Management
2. Natural Heritage and Resource Management
3. Agriculture
4. Housing
5. Culture
6. Infrastructure
7. Economic Development
8. Sustainability

3. COMMENTS TO DATE

During the public commenting period, the Township received nine written submissions on the *Planning Directions Report* and *Proposed Strategic Directions*, which are provided in Attachment 1. The table summarizes the comments and how the Township's Planning Consultant, Meridian Planning Consultants, intends to address the matters in updating the Official Plan.

The submissions are predominately related to wording changes or items to be considered in preparing the more detailed policies and schedules within

the updated Plan. Overall, the comments will not result in changes to the *Planning Directions Report* or *Proposed Strategic Directions*.

It is noted that Attachment 1 only includes the submissions specific to these two documents and does not reflect all comments received to date on the Official Plan Review. A list of all submissions is appended as Attachment 2 for Council's reference.

Comments on the documents were also received at public workshops held on September 23 and 24 in Port Perry and Blackstock, respectively. A summary of the proceedings is provided in Attachment 3. The feedback received at the workshops was generally consistent with and in support of the proposed directions of the Plan. The comments provided will be taken into consideration in updating the Official Plan.

4. PURPOSE OF PUBLIC MEETING

The purpose of the October 27, 2008 public meeting is to provide interested parties an opportunity to make any final comments on the *Planning Directions Report* and *Proposed Strategic Directions* prior to the Township Planning Consultant finalizing the update to the Official Plan. The meeting is not a statutory requirement of the *Planning Act*.

It is recommended that any feedback received during the public meeting be referred to Staff for consideration in completing the Plan.

5. CONCLUSION AND NEXT STEPS

Completion of the *Planning Directions Report* and the *Proposed Strategic Directions* marks the commencement of the final steps in the Official Plan Review process. Comments received on the documents will be considered as the Township Planning Consultant completes the update of the Official Plan.

The draft Official Plan will be presented to Council later this fall. A final public open house will then be held to receive comments on the document. Once all comments are received and addressed, Staff will present the recommended Official Plan to Council for consideration in early 2009.

FUNDING OPTIONS: Approved 2008 Planning and Public Works Department Budget (Official Plan Review). Any carryover or additional financing required to complete the project will be addressed through budget preparation.

Respectfully submitted:

Approved for presentation to Committee:

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

Bev Hendry
CAO

ATTACHMENT 1

Proposed Response to Comments on *Planning Directions Report* and *Proposed Strategic Directions*

Comment From	Comment	Proposed Response
PUBLIC AGENCIES (3):		
Region of Durham	Township will be required to conform to the Regional growth figures recently prepared and released in the Growing Durham report.	Amend text.
	Additional policies required with respect to wellhead protection and erosion and sediment control.	Add text, as well as information on the Environmental Schedules.
	Redesignation of Employment lands requires municipal comprehensive review and should be submitted to Region for consideration.	Amend text to reflect Region's interest.
	Staging policies and mapping should be prepared in consultation with Regional Planning and Works Departments.	Finalize staging policies and mapping in consultation with Regional Planning and Works Departments.
	Region will only provide servicing in hamlets to address serious health or environmental concern.	Policy in Section 5.3.4 is appropriately worded.
	Additional policy maybe required to help define minor rounding out policies in the Shoreline designation.	Revisit text.

Comment From	Comment	Proposed Response
	The community of Blackstock cannot be considered a Town/Village until the 10 year review of the Greenbelt Plan for implementation into the Regional Official Plan.	Blackstock identified as Town/Village in Greenbelt Plan.
Central Lake Ontario Conservation Authority	Assumed alternate designations for lands that may not be suitable for development based on employment designation to an appropriate protective designation.	Consider redesignations in areas that may have constraints or simply to other designations, which are appropriately justified.
	CLOCA currently preparing watershed plans which could have implications for Scugog lands.	Reference watershed plans in OP document.
	CLOCA supports request to Durham Region to explore opportunities to improve the capacity of Simcoe Street between Port Perry and Oshawa and improvements to Simcoe Street /Coates Road intersection.	Comments noted.
	Requests Shoreline policies for Lake Scugog be applied to Chalk Lake except for: <ul style="list-style-type: none"> • Public ownership – Should be no public accesses to Chalk Lake. • Greenbelt/ORM – Differentiation required for policies as they relate to ORM and Chalk Lake. 	Amend text.

Comment From	Comment	Proposed Response
	Include reference to protect Chalk Lake as well as Lake Scugog.	Amend text.
Parks Canada	Advises that there should be policy protection provided for all wetlands regardless of provincial classification, which applies to bed of Lake Scugog.	Amend text.
	Advises the Greenbelt Plan's shoreline development policies should be applied to Lake Scugog.	Amend text.
	Advises "shoreline" is added to the range of landscapes where rural character is to be protected.	Range of shoreline protection policies within Official Plan.
	Suggested utilizing a range of Federal publications available for the protection and conservation of historic places in Canada in the preparation of heritage protection policies within Official Plan.	Investigate guidelines.
COMMUNITY ORGANIZATIONS/INTEREST GROUPS (1):		
Scugog Lake Stewards Inc.	Concern regarding planning goals for the re-inspection and required upgrade of existing private septic systems especially for the shoreline areas.	Consider implementation plan.
	Concerns regarding existing permanent dwellings vs. original seasonal dwellings and the need for workable, affordable, communal tertiary systems.	Consider implementation plan.

Comment From	Comment	Proposed Response
	Suggest shoreline policies should be enhanced to indicate that new and replacement private sewage systems should involve methodologies to reduce the annual volume of nitrogen and phosphorus added to the lake each year. They have suggested a 100 ft. setback from Class 4 septic systems for the shoreline of a lake or rather than the current 50 ft.	Amend text.
	Concerns over stormwater objectives, should be further enhanced to reduce nutrients and pollutants to lake/streams.	Amend text.
	Suggested specific objectives regarding the reduction of volume of nutrients and pollutants to Lake Scugog and tributaries by stormwater systems.	Amend text.
	Suggested additional wording for the Preamble of the Official Plan, which sets out growth limitations in the Township in relation to the water quantity and quality of Lake Scugog.	Amend text.

Comment From	Comment	Proposed Response
INDIVIDUALS AND COMPANIES (5):		
Bell Canada	Definitions of Infrastructure and Utility should be added in the Official Plan.	Definitions are not forming a section within the Official Plan. Add suggested terminology to the existing text.
	Requested an additional section in the Official Plan to address utilities in addition to the transportation and infrastructure policies.	Amend text to add new suggested policies.
	Requested new policy be added related to community design and utility infrastructure.	Amend text to add new suggested policy.
Valerie Cranmer & Associates on behalf of 17300 Island Road Management Services	Concern over the interpretation of development in the Shoreline designation in the Greenbelt Plan. In areas designated Shoreline Residential she is of the opinion that development may exceed three new lots.	Amend text to reflect expansion of Shoreline Areas beyond 3 lots and minor rounding out to be shown on Land Use Schedules.
Valerie Cranmer & Associates on behalf of Fourteen Estates	Concern regarding limiting development in the hamlets.	Comment noted. Revise Hamlet expansion policies to reflect servicing, topographical and environmental constraints.
	Concern regarding Residential Clusters and further development.	Comment noted. Text for draft Official Plan reflects infill development not to exceed more than three new lots.
Valerie Cranmer & Associates on behalf of Honey Harbour Heights	Concern regarding the expansion of the Urban Area of Port Perry.	No expansion of the Urban Area anticipated.

Comment From	Comment	Proposed Response
Dan McCulloch	Interest in expanding Shoreline Residential Area with property located at Scugog Point Rd. & Mabel St.	Address through Official Plan review.

ATTACHMENT 2

List of Submissions to the Official Plan Review

Date Referred by Council	Correspondent
Jan 28/08	30-08 – Lake Simcoe Region Conservation Authority 35-08 – Kawartha Region Conservation Authority 36-08 – L. Ashbridge 41-08 – P. Longmuir 44-08 – G. Baxter 45-08 – Parks Canada 71-08 – C. Helm 72-08 – Scugog Lake Stewards 73-08 – Scugog Lake Stewards
Feb 11/08	76-08 – Regional Planning Department 97-08 – SAAC
Mar.3/08	138-08 – BIA 155-08 – Chase Family 156-08 – B. Hopkins 157-08 – Valerie Cranmer and Associates 158-08 – Valerie Cranmer and Associates
Mar.31/08	78-08 – Central Lake Ontario Conservation Authority 80-08 – G. Latreille (SSH) 179-08 – A. Park 178-08 – ORM Trail Association 180-08 – G. Marco Borys 204-08 – Regional Planning Department
Apr. 21/08	297-08 – V. Cranmer
May 26/08	400-08 – J. Celebre
June 9/08	434-08 – P. Homenuck
June 23/08	452-08 – L. Corrigan
June 30/08	473-08 – D. and T. Mitchell
Sept 8/08	518-08 – Stockworth Developments Ltd.
Sept 22/08	595-08 – Mr. & Mrs. Kahn
Oct. 6/08	651-08 – M. Bull, of Wood Bull LLP



MEMORANDUM

To: Gene Chartier, P.Eng., Township of Scugog
From: Jim Dymont, BES, MCIP, RPP
Date: October 23, 2008
Re: Public Workshops - Official Plan Update
Our File No: 2872

I have prepared the following memo to outline the comments and discussions held during our public workshops on the Official Plan Update held in Port Perry on September 23, 2008 and in Blackstock on September 24, 2008.

It was our original intention to hold identical workshops on both dates, however low attendance at the Blackstock workshop made it impossible to conduct a session in the manner planned. I do note that the attendance at the Port Perry workshop was very good, with approximately 40 people attending the session with lively discussions held among groups. Because of this, I provide the following outline based on our Port Perry workshop. I have also added a small description of our discussions with those attending the Blackstock workshop.

PORT PERRY WORKSHOP - September 23, 2008

PURPOSE

The purpose of the workshop was to discuss strategic directions with the attendees. Questions asked to the participants were presented in the following order:

What do you value about the Township of Scugog?

What issues are facing the Township of Scugog over the next 10 to 20 years?

What strategic actions are necessary to address those issues?

The purpose for asking the questions in this order is to understand how the issues and values of the community relate to the strategic directions. The following summarizes comments received from the participants:

WHAT DO YOU VALUE ABOUT THE TOWNSHIP OF SCUGOG?

Greenbelt Plan	Lack of Big Box development at the moment	Well situated (industrial, tourist, highways)
Go anywhere and know people.	Space - no Toronto housing	Recreational opportunities
Everything I need is already in Scugog.	Balanced zoning	Recreational areas
Sense of community within hamlets.	Restricted growth	Lake Scugog (2 times)
Lifestyle	Favour growth	Waterfront (4 times)
Our concept of community	Housing options	Services
Relationship with neighbours (friendly)	Balanced uniqueness	Good quality drinking water
Community involve work	Rural and Urban mix	Hospital
Politicians are available	Farmland	Geographic location
Youth opportunities	Rural culture	Trent-Severn Waterway
Small Town	Agriculture	Major highway connections
Friendly people	Rural character	Lake frontage recreation
Preserving heritage	Environmental leadership	Downtown historical preservation
Heritage	Natural areas	Downtown shops and restaurants
Maintain history	Natural space	

The values noted by the participants were organized in categories while participants were discussing the issues facing their community. The values were organized into the following main headings:

- Community
- Rural Character
- Culture/History
- Recreation Open Space
- Growth Management
- Geographic Location
- Services
- Waterfront
- Environment

WHAT ISSUES ARE FACING THE TOWNSHIP OF SCUGOG OVER THE NEXT 10 TO 20 YEARS?

Following the second series of group discussions identifying issues, the groups were asked to identify the issues and to place those issues under the categories that had been developed during the first discussion relating to community values. This provided the group an opportunity to compare how the values and issues are related. The following summarizes the comments presented by members of the public:

Community

- Youth programs/Environment
- Resources and activities to keep families in the community
- Youth activities
- Engaging public participation from all groups
- Attracting clean industry
- Community safety
- Employment options (local)
- Employment opportunities
- Youth programs
- Local trade and mentorship for youth

Rural Character

- Strong agriculture viable
- Preservation of agricultural land
- Support for farmers
- Communication towers
- Wind farms
- Local CSA support

Culture/History

- Preservation of built heritage
- Historic preservation
- Maintain our uniqueness
- Preserve history and create history (at the same time)
- Big Box vs. Historic facilities
- Tourist dependence (what if?)

Recreation Open Space

(look under Community or Rural Character)

Growth Management

- Growth in Hamlets (25% growth in Blackstock and Caesarea)
- Controlled Growth
- Expansion of Hamlets (Settlement Areas)
- Balance between residential/commercial and industrial
- Maintain tax base
- Housing options urban intensification
- Mixed use development
- Highway commercial
- Balancing growth and development
- Hamlet growth (housing)
- Balance growth (meeting demand for growth)

Geographic Location

- Highway connections, e.g. 400 series
- GO Transit (Myrtle Station)
- Transportation linkages (rail, 407)
- Balancing tourism with community needs and the environment

Services

- Road width (farming)
- Accessibility
- Infrastructure
- Sewage capacity
- Transportation infrastructure
- Internet options
- Highway 7A congestion
- Taxes
- Health Care
- Concession road maintenance
- Hamlets transport
- Water supply
- Focus on health (aging population)
- Bring pip for sewage
- Sewage capacity
- Traffic flow (busy)
- Upgrade municipal road

Waterfront

(look under Environment)

Environment

- Completion of Lake Scugog Environmental Management Plan
- Environmental sustainability
- Source water protection implementation
- Groundwater and surface water
- Developing a sustainable community
- Lake maintenance
- Local species flora-fauna preservation
- Waste reduction, recycling programs
- Renewable energy (wind and solar)
- Stronger environmental policy
- Tree Protection Act
- Pesticide use
- Environmental change, e.g. severe climate
- Preserving Lake

Since there were no issues identified within the discussion groups, some of the issues noted were not fully discussed during the session. This is an interesting reflection of the priorities of the participants as they were given opportunities to select issue areas. This being said, it is noted that some of the issues are overlapping. For example, issues related to the waterfront are directly related to environment. Similarly, issues related to recreation open space are often also associated with community and character.

WHAT STRATEGIC ACTIONS ARE NECESSARY TO ADDRESS THOSE ISSUES?

With charts prepared showing the list of issues in relation to the values, groups were then asked to align themselves with specific issues and prepare strategies for addressing the issues. The groups were instructed to prepare strategies using language beginning with “The Township will”.

Following this exercise, each group reported back to the main group and discussions relating to the strategies ensued. Exhibit #1 summarizes the strategies derived by the groups, by issue.

COMMENTS ON WORKSHOP

Some of the participants at the workshop anticipated the session to be intended to discuss individual property issues. As always, a number of individuals attending the sessions had concerns about their own property issues and had not anticipated discussions at such a strategic level.

A number of participants raised concerns about the number of people participating in the workshop sessions and how the Municipality was encouraging public participation through the process. There was discussion about greater involvement of school children and reaching a greater spectrum of the population. Finally, I feel the majority of participants in the session enjoyed the session and appreciated the opportunity to contribute to the strategies that will form the foundation of the new

Official Plan for the community. As we find in this document, we will ensure that the comments that were received at the workshop are considered and, where appropriate, included in the strategic directions of the Official Plan.

BLACKSTOCK WORKSHOP - September 24, 2008

The Blackstock workshop session was attended by representatives of Kawartha Region Conservation Authority (KRCA) and two property owners. Given the low turnout, there was little point in discussing strategic directions. Rather, we had a detailed discussion about the future of the Hamlet of Blackstock and the ability to develop within that community. We discussed the requirements for the Region to complete environmental assessments that which would then lead to Regional and local Official Plan Amendments should those services be provided to Blackstock. Discussion about the rounding out of the Hamlet of Epsom, as is permitted by the Greenbelt Plan, also ensued.

The two property owners were provided with information as to how to monitor the development of the Official Plan and assured them that their comments regarding expansion of hamlets would be considered in this process.

KRCA staff was interested in the development of the natural heritage system within the Township. We described how we had used the most current natural heritage mapping available to us, derived from the Province through the Greenbelt Plan exercise. The natural heritage system has been developed by defining those key natural heritage features, then providing a 30 metre buffer around those features as required by the Greenbelt Plan, adding a further 90 metre buffer that would form a “study area” around the key natural heritage features and then finally joining those features so that wherever possible they were contiguous to allow the movement of flora and fauna. KRCA staff seemed quite pleased with this approach and we agreed to exchange digital mapping information in order that they may examine the proposal in greater detail.

FURTHER PUBLIC PROCESS

Based on the very low turnout in Blackstock, as well as low turnouts outside of the Port Perry urban area in previous public participation sessions in this Official Plan program, we recommend that only one session be held in Port Perry for future consultation activities. Residents of the rural area have demonstrated a willingness to travel to Port Perry for these sessions and, given the very central location of the community, it seems appropriate to conduct sessions in that manner.

The next round of public consultation will be held to review the draft Official Plan. We recommend that the session be in a workshop format, as it enables discussions among smaller groups and persons of like interest. The workshop should be facilitated in accordance with the following agenda:

1. Presentation of Official Plan - 30 minutes.
2. General questions and answers (not property specific) - 40 minutes.
3. Opportunity to meet with staff/consultants on a one on one basis - 1 hour.

Respectfully submitted,



Jim Dymont, BES, MCIP, RPP
PARTNER

JD/jm
Encl.

EXHIBIT #1

STRATEGIES PROPOSED AT PORT PERRY WORKSHOP

Growth Management

1. The Township will expand the Hamlet of Manchester (and others upon investigation) to the properties west of the 7A/12 stoplights.
2. The Township will disallow “unrestricted” commercial growth for Highway 7A corridor.
3. The Region should consider allowing development in P.P. and Hamlets on communal/municipal systems, <Look at future ways to deal with sewers, etc.> or alternative methods.
4. Balanced Growth of hamlets - Scugog Point - “limited expansion”.
5. Servicing the industrial areas to bring in jobs which allow people to work and live in Scugog.
6. Keep our tax base ‘reasonable” by controlling number of municipal employees/studies/investigating more volunteerism.
7. High speed access for rural areas to enable telecommuters/better jobs.

Environment

- Council will provide incentives, i.e. development offsets for projects that are environmentally sustainable such as:
 1. Houses off grid
 2. Green industry
 3. Large scale development from environmental perspective - LEED Platinum
 4. Green roofs, rainwater harvesting
- Township will meet or exceed the Region’s target of 30% tree cover
- Township shall promote a community light management program
- Community will provide quality drinking water
- Community will handle its own waste
- Site specific waste treatment
- Community should provide an example of the highest possible ecological development
- Township will implement zoning schedules that align with provincial planning guidelines, e.g. ORMCP/Greenbelt
- Township will develop a comprehensive stormwater management plan that focuses on lot level, site specific treatment of stormwater

- Township should see that septic systems are inspected to meet code
- Community will develop industrial areas that serve as an example environmentally to other communities

Rural Character and Waterfront

Township will encourage/fund and support protection and restoration/improvement of natural resources including Lake Scugog Watershed, Moraine, etc. - Chalk Lake

Township will support agriculture as an important element of the culture of the community.

- will examine development of innovations such as wind mills to assess impact on the agricultural character/community, i.e. Wind Mills, etc.

Township will assess and control impact of recreational activities such as golf courses on environment, water table, vegetation and agricultural activity. Amount of tree coverage in Township should be examined and monitored.

Culture and History

Township will work to develop a structure to organize designation of historical and cultural architecture and plan to protect/restore, incentives/funding.

Recreation Open Space

The Township will:

- Develop a system of bike lanes to be implemented with each new design or repair of Township roads.
- Promote construction of bike lanes for Regional and Provincial Highways.
- Continue to promote, support and develop bus transportation.
- Reassess traffic needs/issues in relation to approvals for new retail business along 7A.
- Ensure all accessibility standards are met when repairing or designing new walkways/roadways.
- Develop community based recreation/entertainment programs.
- Support increased engagement opportunities for public consultation.
- Promote the development of affordable housing (high density units)(intensification) - Granny Flat
 - Apartments in homes
 - In law suite
- Maintain and support the concept of sustainable self-service community.
- Agree to provide adequate sewage service for urban area of Port Perry and restrict such service just to urban Port Perry and the servicing plant is in Port Perry
- Protect and support enhancement of our community hospital and health care services (e.g. nursing home, homecare, villa)
- Demonstrate leadership to promote wellness. Integration of services and ensuring health services/recreational programming is accessible.