

ATTACHMENT 3

PROPOSED REVISIONS RESULTING FROM INTERNAL REVIEW

1. Section 1.4 of the Official Plan as drafted reflects the most current numbers in the Growing Durham Report. It is noted that the Growing Durham Report provides projections between 2011 and 2031. The projections in the Draft Official Plan go from 2006 to 2031. As a result, the total numbers relating to growth are slightly higher. However, the final numbers in 2031 match the Regional numbers.
2. The Growing Durham Reports project 1,460 new jobs in the Township of Scugog between 2011 and 2031. The population growth projection is 2750 people, the population target in Section 2.1.2 is one job for each two people. This would provide for an employment target of 1,375 people. The target in the Growing Durham Report is therefore higher than one job for each two people.
3. Included provisions for Adult Entertainment Establishments within the Prestige Industrial designation rather than highlighting them in the General Development policies of the Official Plan.
4. Added provisions in Section 3.3 indicating that the Township will consult with the Mississauga First Nation where potential archaeological resources may exist on a site.
5. Deleted the preparation of a Cultural Heritage Master Plan in Section 3.5.
6. Revised the Cultural Heritage Resources policies in Section 3.5 to delete reference to a Cultural Heritage Master Plan and to include provisions for obtaining Heritage Conservation easements for other lands.
7. Section 3.7 (L) requires an Environmental Impact Study to address endangered, threatened or rare species. Rather than adding a General Provision related to this matter we are satisfied that it is adequately addressed with the existing policies related to requiring an EIS as part of the application process.
8. Modified Section 3.18, Urban Design Guidelines, to shift some of the policies to the appropriate designation, such as Gateway area and into the Transportation section. Also added a clause indicating that

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- all new development and redevelopment shall be accessible to persons of all ages and physical abilities as a General Provision.
9. Moved the Parks and Open Space policies to Section 6 so that they apply across the Municipality and have modified the provisions for the Section to apply in that manner.
 10. Modified the Local Commercial uses to permit existing uses only and require new uses to demonstrate a need for such use in the area.
 11. Deleted business, professional and medical office uses from the Community Commercial area designation, as they are better located closer to the core of the community.
 12. Improved the mapping of the ??Central Area and the related historic Downtown and Water Street areas.
 13. Included provisions for outdoor patios.
 14. Modified the Gateway Regeneration Area to provide for a maximum of 30% residential and minimum of 50% light industrial uses. Also added reference to brownfield redevelopments in that designation.
 15. Added Adult Entertainment Establishment policies in the Prestige Industrial designation and, in other places such as the Main Central Area excluding those uses.
 16. Added policies for golf courses in the parks and open space designation recognizing that few new golf courses will be permitted based on Greenbelt and Oak Ridges Moraine policies.
 17. Added commercial greenhouses, nurseries and landscape contractor uses in the Agricultural areas.
 18. Indicated that accessory farm dwellings should generally be temporary in nature.
 19. Revised the servicing policies for Blackstock, indicating that partial services would only be considered on a interim basis and that developments in the community would be limited to minor infilling and

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rounding out until a long-term servicing strategy has been established.

20. Added reference to snowmobile trails throughout the Greenbelt Natural Heritage System policies and in the Open Space and Parkland policies.
21. Added a new section, Section 7.7 Recreational Trails in the Transportation section.
22. Added provisions for the adoption of the Site Alteration By-law that would apply throughout the municipality.
23. Modified the Community Improvement policies to include the Gateway Regeneration area as a Community Improvement Area.