

February 28, 2019

via upload to Environmental Registry of Ontario website

Mr. Charles O'Hara
Director, Growth Policy, Planning and Analysis
Ministry of Municipal Affairs and Housing
777 Bay Street,
23rd Floor, Suite 2304
Toronto, Ontario
M5G 2E5

Dear Mr. O'Hara

Re: ERO Registry No. 013-4505
Proposed Amendment to O. Reg. 311/06: Transitional Matters – Growth Plans
Port Perry – Part of Lots 21 and 22, Concession 8, Port Perry, Township of Scugog

CM Planning Inc. is the planning consultant for Honey Heights Developments Ltd., the owners of land located on the south side of Whitfield Road and north of the Honey Harbour Heights Estates development at the north end of Port Perry, in the Township of Scugog. As shown in Attachment 1, the property is subject to a settlement area expansion deferred by the Region of Durham through the approval of the Township of Scugog's 2009 Municipal Comprehensive Review. **For the reasons detailed below, we request that the resolution of Deferral D5-1 be prescribed in O. Reg. 311/06: Transitional Matters – Growth Plans as being exempt from the policies of both the Growth Plan 2006 and the Growth Plan 2017, as amended.**

History and Site Specific Considerations

The northern expansion to Port Perry came about through the Township Official Plan adopted in 1997, where the property was brought into the urban boundary and designated 'Partial/Private Service Residential'. The Region of Durham deferred the designation in 1999 and subsequent to the deferral the Township passed resolutions in support of the lands being designated for residential development. Although the designation was ultimately not approved by the Region at the time, it was largely due to an original Minimum Distance Separation (MDS) arc of influence covering a significant portion of the property. An MDS update report has since determined the MDS arc to be limited to just a small area of the property.

In the early 2000's, and before the Growth Plan or the Greenbelt Plan came into effect, the Township required significant improvements, land dedication requirements and zoning restrictions directly affecting the subject property as part of the approval of the subdivision to the south. This included the provision and construction of a road through the property, the dedication of a large open space area buffering homes to the east and zoning restrictions on the use and disposition of the property. The required improvements, land dedications and zoning

restrictions were imposed on the property in anticipation and recognition of the future development potential of the property.

In 2009, the Township of Scugog adopted a new Official Plan with the property being designated 'Residential' and 'Open Space'. In 2010, the Region of Durham approved the new Scugog Official Plan with the property being shown as designated 'Residential' and 'Open Space' yet subject to a Deferral as shown on Attachment 1. Since then, Scugog has entered into a Financial Agreement with the owners to fund the resolution of the Deferral, and a staff report to Council (COMS-2014-05-CNC) states that "it remains the Township's position, based on the Official Plan, that the lands in question be designated for development."

Further to this report, and further to discussions with the Township of Scugog and the Region of Durham, the Region has agreed, in a letter dated February 14, 2017, to "examine the urban land needs for Port Perry, and consider, in a comprehensive manner, the expansion of the Port Perry Urban Area" based on the addition of policy 3.4.3.3 to the Greenbelt Plan 2017 allowing the Region to consider the expansion of Towns/Villages within the Protected Countryside as part of a municipal comprehensive review.

The Region of Durham is currently undertaking a municipal comprehensive review of their Official Plan. Policy 3.4.3.3 of the Greenbelt Plan further requires any expansion to be in accordance with the policies of 2.2.8.2 and 2.2.8.3 of the Growth Plan, which, with the current requirement for municipal servicing and limitation on the size of an expansion, will affect the potential for an approval of the deferred expansion.

Through ERO Registry No. 013-4505, the province is seeking feedback regarding specific planning matters currently 'in process that should be addressed through the transition regulation' O. Reg. 311/06. The MMAH News bulletin on the proposed changes to the Growth Plan dated January 15, 2019, states that the Ontario government is proposing changes to the Growth Plan to "[m]ake growth planning easier for rural communities" and that "[m]unicipalities, including rural communities, would be able to adjust settlement area boundaries more easily". Addressing this specific planning matter regarding the Township of Scugog Official Plan through the Growth Plan transition regulation would aid greatly in making growth planning easier for rural communities by recognizing the intent of the Official Plan as it relates to the minor rounding out of hamlet boundaries.

We therefore request that, due to the actions and requirements of the Township of Scugog both prior to and since the enactment of the Growth Plan 2006 as outlined above, the resolution of Deferral D5-1 be prescribed in O. Reg. 311/06: Transitional Matters – Growth Plans as being exempt from the policies of both the Growth Plan 2006 and the Growth Plan 2017, as amended.

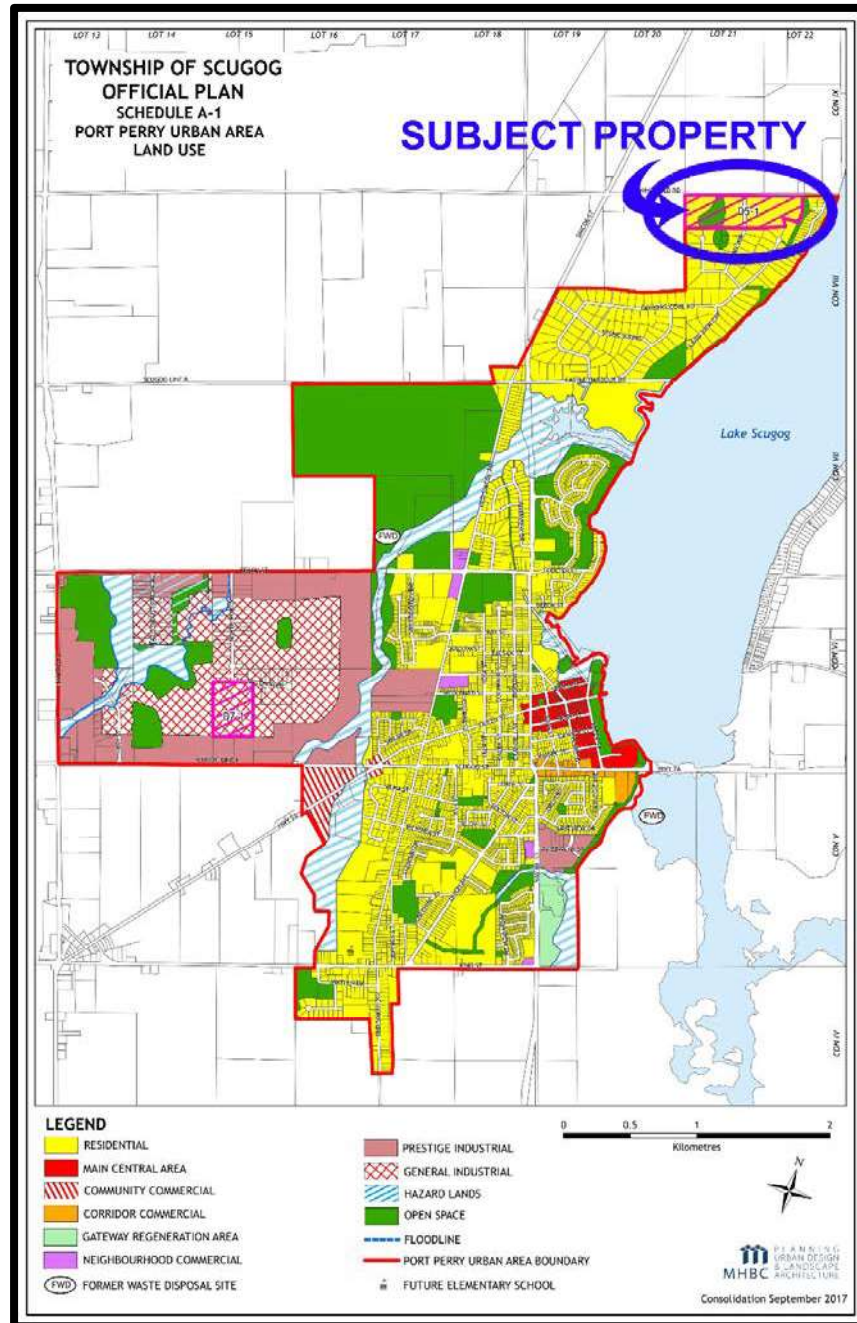
Thank you for the opportunity to provide comments on proposed changes to O. Reg. 311/06: Transitional Matters – Growth Plans and for your consideration of this important matter. We

believe the changes requested herein will help to align the Growth Plan transition regulation with the intent of the Proposed Amendment to the Growth Plan.

Yours truly
CM PLANNING INC.



Carolyn Molinari
cc Templeman LLP
Township of Scugog
client



Port Perry Settlement Area Expansion - Deferred Area

Base map: Township of Scugog Official Plan Schedule A-1 – Port Perry Urban Area

Source: <https://www.scugog.ca/en/township-office/resources/Documents/Official-Plan-Schedules---Combined--Sept-2017.pdf>