

May 31, 2019

via upload to Environmental Registry of Ontario website

Mr. Charles O'Hara
Ontario Growth Secretariat
Ministry of Municipal Affairs
777 Bay Street
c/o Business Management Division, 17th floor
Toronto, Ontario
M5G 2E5

Dear Mr. O'Hara

**Re: ERO Registry No. 019-0018
Proposed Modifications 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.

Through ERO Registry No. 019-0018, the province is seeking feedback on further proposed modifications to the Minister's transition regulation to transition specific planning matters currently in process. The ERO notice provides the opportunity for the matters to be prescribed in the transition regulation as being either subject to the Growth Plan 2006 or exempt from certain policies of the Growth Plan 2019.

For the reasons detailed below, we request that the resolution of Deferral D5-1 in the Township of Scugog Official Plan be added to the list of exemptions to the Growth Plan transition regulation proposed in ERO 019-0018 'such as to not unduly disrupt ongoing matters that may be impacted by the policy changes' in the new Growth Plan 2019 as below:

- “ • **Provide that, notwithstanding the Greenbelt Plan, the resolution of Deferral D5-1 in the following official plan is subject to the Growth Plan for the Golden Horseshoe 2019 with the exception of policy 2.2.8.2 and subsections k) ii and v of policy 2.2.8.3:**
 - **Scugog Official Plan.”**

Or in the alternative:

- “ • **Provide that the resolution of Deferral D5-1 in the following official plan is subject to the Growth Plan for the Golden Horseshoe 2019 with the exception of policy 2.2.8.2 and subsections k) ii and v of policy 2.2.8.3:**
 - **Scugog Official Plan.”**

and

- “ • that the Province of Ontario provide a transition regulation for the Greenbelt Plan, 2017 to accommodate the expansion of Towns/Villages in appropriate circumstances within the Greenbelt Plan Area where an official plan or official plan amendment for such expansion has been adopted by an area municipal Council prior to July 1, 2017.

As detailed below and in our submission dated February 28, 2019 with respect to ERO 013-4505, the Scugog Official Plan provides for the expansion of Port Perry as permitted under the Growth Plan 2006 and the Greenbelt Plan 2005. The Scugog Official Plan was adopted and approved before the Growth Plan 2017 and the Greenbelt Plan 2017 came into effect, which places restrictions on the expansion as does the Growth Plan 2019 as per policy 2.2.8.3.

Specifically, the exemption from the subsections of policy 2.2.8.3 is required to allow for the resolution of the deferral subsequent to the Growth Plan 2019 coming into force, and the exemption from policy 2.2.8.2 is requested in order to avoid any confusion going forward regarding an Municipal Comprehensive Review, on the basis that the Scugog Official Plan review was a Municipal Comprehensive Review as defined in the Growth Plan 2006.

The Scugog Official Plan, and the expansion of the Port Perry settlement boundary, conformed with the provincial plans in effect at the time of adoption and approval, as required by section 3(5) of the Planning Act. 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, 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.

The MMAH News bulletin on the proposed changes to the Growth Plan dated January 15, 2019, stated that the Ontario government was 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 Scugog Official Plan through the Growth Plan transition regulation would aid greatly in making growth planning easier for rural communities in Durham as all rural Town/Villages in Durham are within the Greenbelt Area.

We believe it is important to preserve the intent of the Scugog Official Plan by allowing for the Port Perry settlement area expansion subject to Deferral D5-1.

CM PLANNING INC.

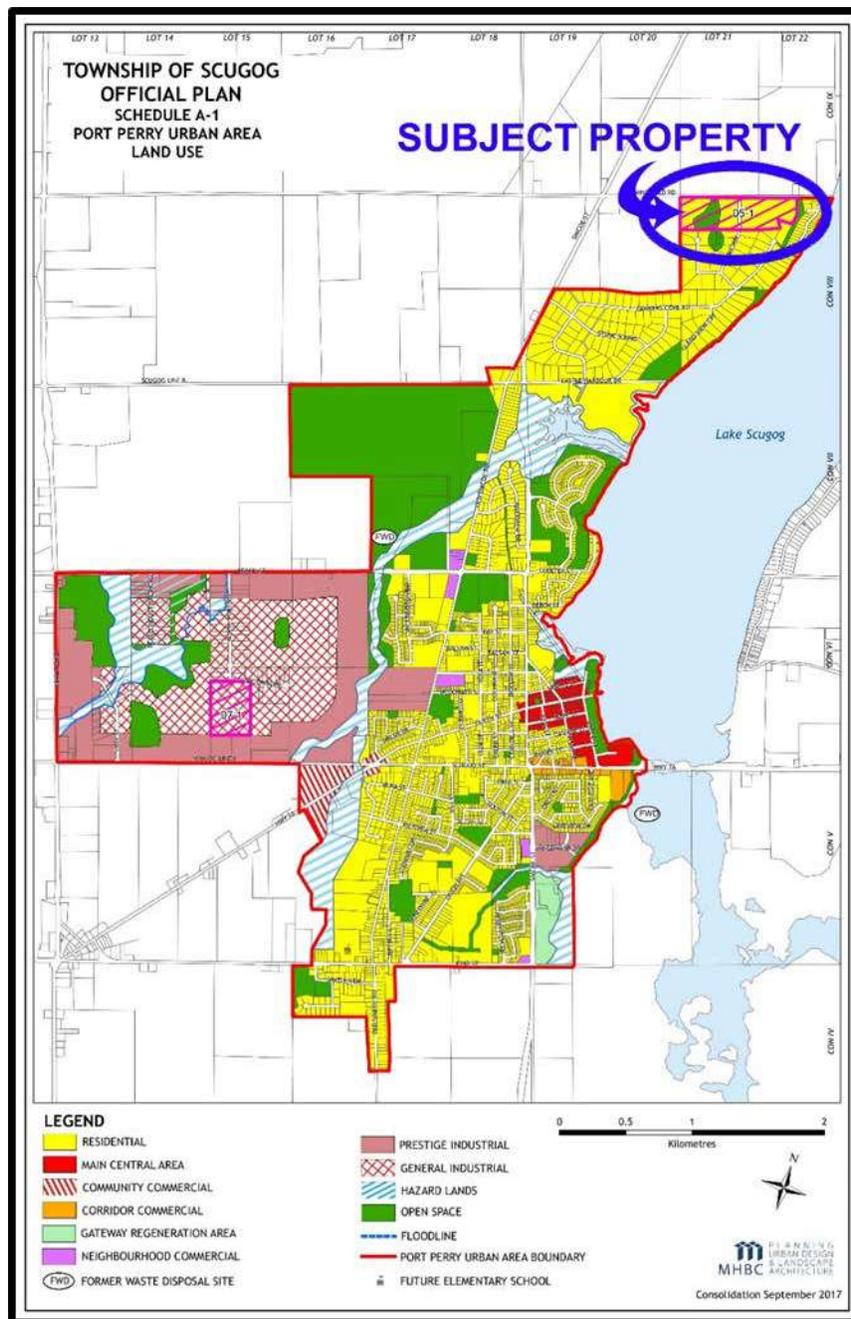


DEVELOPMENT CONSULTING

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.

Yours truly
CM PLANNING INC.

Carolyn Molinari
cc Templeman LLP
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>