

November 10, 2022

Ministry of Municipal Affairs and Housing  
Environmental Registry of Ontario

**Re: Proposed Amendments to the Greenbelt Plan, November 4, 2022**

The Planning Partnership is retained to act on behalf of the Port Perry West Landowners Group (the 'Proponent') and submits this letter in response to the Minister's proposed amendments to the Greenbelt Plan, released on November 4, 2022 and the More Homes Built Faster Plan, released on October 25, 2022. Attached to this letter is a more fulsome planning justification as well as a description of the Vision for an urban residential community on the Subject Lands. The attached document also includes a host of preliminary technical studies related to the natural heritage system, the provision of municipal service infrastructure and the transportation-related elements of the overall submission.

***We support Ontario's newest Housing Supply Action Plan. The purpose of this letter is to request that the Minister of Municipal Affairs and Housing expand the existing settlement area boundary abutting the community of Port Perry, in the Township of Scugog onto the Subject Lands to facilitate the development of an urban residential community. The Proponent is committed to building as quickly as possible an urban residential community on the Subject Lands that will deliver a range and mix of housing types, including housing types that will meet the Province's definition for affordable housing.***

As you are aware, the Township of Scugog is primarily a rural municipality, focused on its only Settlement Area of Port Perry, which is identified as a Regional Centre and includes both Living Areas and Employment Areas. Port Perry's opportunities for future growth are physically limited by Lake Scugog, the Natural Heritage Network and the policies of the Greenbelt Plan. Today, Port Perry is rapidly depleting its supply of land designated for urban residential land uses. Further, within Port Perry, intensification potential is very restricted. The effective result is that options for residential growth within the Township of Scugog, and Port Perry in particular, are extremely limited.

In consideration of the key criteria for the Minister to consider when implementing a settlement area boundary expansion onto the Subject Lands, we provide the following commentary:

**> Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion**

The Region of Durham is sufficiently large in land area with ample opportunity in multiple locations to expand the Greenbelt in order to facilitate urban development forms in appropriate locations, particularly locations that accommodate or sustain identifiable, significant natural heritage features and their associated ecological functions.

Opportunities to expand the Greenbelt in the Township of Scugog are limited because the entire Township, outside of the community of Port Perry is already included within the Greenbelt, which is, of course, the key issue in considering the absolute lack of future growth opportunities for Port Perry, including aspirations for a complete and financially sustainable community.

> ***The lands are adjacent to existing settlement areas***

The Subject Lands abut the Settlement Area Boundary of the community of Port Perry, in the Township of Scugog.

> ***The lands are adjacent to the edge of the Greenbelt Area Boundary***

The Subject Lands are adjacent to the edge of the Greenbelt Area Boundary.

> ***The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents***

Work carried out by GEI Consultants, indicates that there is some existing capacity in the existing Water Treatment Plant, and that it was designed to be expanded to accommodate future growth. It is expected that infrastructure upgrades would be entirely funded by the proponents through an updated Development Charge By-law.

> ***The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.***

Work carried out by the Proponent's consulting engineers, environmental scientists and planners can confirm that the Subject Lands are suitable for urban development, and would enable housing to be built in the near-term.

Thank-you for the opportunity to submit this request for a settlement area boundary expansion. We look forward to working through the process with the Minister, and would be more than happy to meet to discuss the merits of the future urban residential community on the Subject Lands.

Sincerely,

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The Planning Partnership

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