

ATTACHMENT 7

MINUTES

THE REGIONAL COUNCIL OF DURHAM

March 31, 2010

The Council of the Regional Municipality of Durham met in the Council Chambers, Administration Headquarters, 605 Rossland Road East, Whitby, Ontario at 10:00 a.m.

ROLL

CALL: Morning Session 10:00 a.m. to 12:28 p.m.

All members of Council were present with the exception of Councillors Johnson, Littley, McLean, Neal, Nicholson
Councillor Emm left at 11:00 a.m. due to municipal business
Councillor Johnson arrived at 10:10 a.m.
Councillor Littley arrived at 10:03 a.m.
Councillor McLean arrived at 11:10 a.m. due to municipal business
Councillor Neal arrived at 10:05 a.m.
Councillor Nicholson arrived at 10:10 a.m.

Afternoon Session 1:05 p.m. to 2:27 p.m.

All members of Council were present with the exception of Councillors Abernethy, Emm, Jordan, Littley, Ryan
Councillor Abernethy arrived at 1:08 p.m.
Councillor Emm was absent due to municipal business
Councillor Jordan arrived at 1:10 p.m.
Councillor Littley arrived at 1:21 p.m. and left at 2:10 p.m.
Councillor Ryan arrived at 1:30 p.m.

DECLARATIONS OF INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

Councillor Drumm made a declaration of interest under the *Municipal Conflict of Interest Act* with respect to any items pertaining to Durham Region Transit. He indicated that his son is employed by Durham Region Transit.

Councillor Nicholson made a declaration of interest later in the meeting under the *Municipal Conflict of Interest Act* with respect to any items pertaining to Item 1 of the Fourth Report of the Finance & Administration Committee and to Delegation 3 pertaining to the Children's Aid Society Report. He indicated that a member of the family has legal issues with Children's Aid Society.

Johnson
Jordan
Kolodzie
Littley
Lutczyk
McLean
McMillen
Mitchell
Neal
Nicholson
Novak
O'Connor
Parish
Pearce
Perkins
Pidwerbecki
Ryan
Shepherd
Trim

FOURTH REPORT OF THE PLANNING COMMITTEE

1. THE TOWNSHIP OF SCUGOG OFFICIAL PLAN, FILE: D13-27-01
(2010-P-15) (2010-P-16)
-

RECOMMENDATIONS TO COUNCIL

- a) THAT the Township of Scugog Official Plan, as adopted on June 22, 2009, be modified as shown in Attachment 1 to Report #2010-P-15 of the Commissioner of Planning, as amended by Planning Committee on February 23 and March 16, 2010, and as thus modified, be approved, save and except for the deferrals shown in Attachment 2 to Report #2010-P-15 as amended by Planning Committee on February 23 and March 16, 2010;
- b) THAT written notice of Council's decision be given pursuant to the provisions of the *Planning Act*, as amended;

- c) THAT as the deferrals in Attachment 2 to Report #2010-P-15, as amended, are resolved, the Commissioner of Planning be authorized to approve the corresponding portions of the Township of Scugog Official Plan, save and except for Deferrals 4-1 and 4-2 which are to be brought forward at the June 2010 Planning Committee meeting; and
- d) THAT a copy of Report #2010-P-15 and Report #2010-P-16 be forwarded to the Township of Scugog and the Ministry of Municipal Affairs and Housing.

2. MONITORING OF LAND DIVISION COMMITTEE DECISIONS OF THE
FEBRUARY 22, 2010 MEETING, FILE: 2.1.1.8 (2010-P-17)

RECOMMENDATIONS TO COUNCIL

- a) THAT Council concurs with the Land Division Committee's decisions of February 22, 2010; and
- b) THAT the Land Division Committee be forwarded a copy of Report #2010-P-17 of the Commissioner of Planning and be advised of the decision.

3. DURHAM ENVIRONMENTAL ADVISORY COMMITTEE (DEAC)
MEMBERSHIP APPOINTMENTS, FILE: A01-37-02 (2010-P-18)

RECOMMENDATIONS TO COUNCIL

- a) THAT Ms. Karen McDonald be appointed as the Town of Ajax representative, and Mr. Scott Bielarczyk and Ms. Ellen McRae be appointed as members at large of DEAC; and
- b) THAT a copy of Report #2010-P-18 of the Commissioner of Planning be forward to the Town of Ajax and DEAC.

4. RESPONSE TO THE NUCLEAR WASTE MANAGEMENT
ORGANIZATION'S (NWMO) DRAFT DISCUSSION DOCUMENT
ENTITLED "MOVING FORWARD TOGETHER: DESIGNING THE
PROCESS FOR SELECTING A SITE", MAY 2009, FILE: L14-19-04
(2010-P-19)

RECOMMENDATIONS TO COUNCIL

- In Section 13 i) – add the words 'or occupant' after the word 'owner';
- In Section 13 ii) – delete and replace with 'the property has a Farm Business Registration number'; and
- In Section 13 v) – delete and replace with 'the firearm is regulated through the Wildlife Management Unit of the Ministry of Natural Resources'.

Respectfully submitted,
J. Gray, Chair
Planning Committee

MOVED by Councillor Gray, SECONDED by Councillor McMillen,
(102) "THAT the recommendations contained in Items 2 to 5 of the Fourth Report of the Planning Committee be adopted."
CARRIED

MOVED by Councillor Gray, SECONDED by Councillor McMillen,
(103) "THAT the recommendations contained in Item 1 of the Fourth Report of the Planning Committee be adopted."
CARRIED

FOURTH REPORT OF THE WORKS COMMITTEE

1. REPORT ON CORRESPONDENCE 2009-WC-32 FROM THE CITY OF OSHAWA SUBMITTING A PETITION REQUESTING THE INSTALLATION OF AN ALL-WAY STOP SIGN CONTROL AT THE INTERSECTION OF ADELAIDE AVENUE EAST (REGIONAL ROAD 58) AND FLEETWOOD DRIVE, IN THE CITY OF OSHAWA (2010-W-15)

RECOMMENDATIONS TO COUNCIL

- a) THAT the existing traffic control signage at the intersection of Adelaide Avenue East (Regional Road 58) and Fleetwood Drive remain in effect; and
- b) THAT a copy of Report No. 2010-W-15 of the Commissioner of Works be forwarded to:
 - i) The City of Oshawa; and
 - ii) The Durham Regional Police Services.

The Regional Municipality of Durham

MINUTES

PLANNING COMMITTEE

TUESDAY, MARCH 16, 2010

A regular meeting of the Planning Committee was held on Tuesday, March 16, 2010 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:33 a.m.

Present: Councillor Gray, Chair
Councillor McMillen, Vice-Chair
Councillor Grant left the meeting at 10:58 a.m.
Councillor Novak
Councillor Shepherd
Regional Chair Anderson

Absent: Councillor Drumm
Councillor Ryan

Staff

Present: A.L. Georgieff, Commissioner of Planning
B. Bridgeman, Director, Current Planning
D. Campbell, Project Planner
S. McEleney, Planning Analyst
S. Munns-Audet, Director of Corporate Communications
P. Roy, Manager, Transportation Planning & Research
R. Saunders, Manager, Policy Planning & Special Studies
J. Weber, Senior Solicitor
T. Fraser, Committee Clerk

1. ADOPTION OF MINUTES

MOVED by Regional Chair Anderson,
(53) "THAT the minutes of the regular Planning Committee meeting
held on Tuesday, February 23, 2010, be adopted."
CARRIED

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

Mr. Taylor also advised that he has submitted correspondence that includes some letters from the meetings held regarding this issue. He also stated that all parties agree that the Provincially Significant Wetlands no longer exist. He further stated that the Region is proposing to pass the Scugog Official Plan saying that the Provincially Significant Wetlands does exist. He added that the Ministry of Natural Resources, the Township of Scugog, and Kawartha Region Conservation Authority have been to the property and he stated that staff from these agencies agree that there is no Provincially Significant Wetlands.

Mr. Taylor concluded by stating that the North Port lands should be designated General Industrial and he asked the Committee to review the position taken by the Region.

Mr. Taylor responded to questions of the Committee.

A.L. Georgieff, Commissioner of Planning, clarified that at the February 23, 2010 Planning Committee meeting the Committee decided to proceed with the designation proposed in the Township of Scugog Official Plan in response to the delegation from Mr. Taylor requesting that a decision be made and that the lands not be included as a deferral. He noted that staff's original recommendation had been to include the lands as a deferral to allow the parties to reach a consensus on the designation of the lands.

6. COMMISSIONER'S REPORTS

a) THE TOWNSHIP OF SCUGOG OFFICIAL PLAN, FILE: D13-27-01 (2010-P-16)

Report #2010-P-16 from A.L. Georgieff, Commissioner of Planning, was received. This is an addendum report to Report #2010-P-15 of the Commissioner of Planning, which was presented at the February 23, 2010 Planning Committee meeting. A revised Attachment 3 to Report #2010-P-16 was provided as a handout.

A.L. Georgieff advised on February 23, 2010 Planning Committee heard from 13 delegations during the consideration of the approval of the Township of Scugog Official Plan. He also advised that in response to two of the delegations, Planning Committee asked staff to provide further recommendations regarding modifications and deferrals for consideration at this meeting. He noted that two further modifications are being recommended related to the Chalk Lake land use policies cross referencing the residential shoreline policies, and the Nestleton Station Hamlet boundary. He also noted that two new deferrals are being recommended related to the North Port Road extension and the north portion of the Adamson Systems Engineering Property. He added that the proposed modifications and deferrals have been considered and endorsed by the Township of Scugog Council.

Detailed discussion ensued with respect to the request of Mr. Taylor regarding the North Port lands; the merits of retaining Deferrals 4-1 and 4-2; and the possibility of staff reporting back to Planning Committee in June with a recommendation on Deferrals 4-1 and 4-2.

MOVED by Councillor McMillen,

(58) "THAT the amending motion (44) of Councillor McMillen from the February 23, 2010 Planning Committee meeting regarding the deletion of Deferrals D4-1 and D4-2, Port Perry Industrial Area, be reconsidered."

CARRIED on a 2/3rd Vote

MOVED by Councillor McMillen,

(44) "THAT the foregoing motion (41) of Councillor McMillen be further amended in part a) by revising Attachment 2 to Report #2010-P-15 to delete Deferrals D4-1 and D4-2, Port Perry Industrial Area."

MOTION DEFEATED

MOVED by Regional Chair Anderson,

(59) "THAT we recommend to Council:

THAT the main motion (41) of Councillor McMillen, as amended, from the February 23, 2010 Planning Committee meeting be further amended by amending part c) to add the words 'save and except for Deferrals 4-1 and 4-2 which are to be brought forward at the June 2010 Planning Committee meeting', so that it now reads as follows:

'c) THAT as the deferrals in Attachment 2 to Report #2010-P-15, as amended, are resolved, the Commissioner of Planning be authorized to approve the corresponding portions of the Township of Scugog Official Plan, save and except for Deferrals 4-1 and 4-2 which are to be brought forward at the June 2010 Planning Committee meeting.'."

CARRIED

MOVED by Councillor Grant,

(60) "THAT we recommend to Council:

THAT the main motion (41) of Councillor McMillen, as amended, from the February 23, 2010 Planning Committee meeting be further amended as follows:

a) by amending part a) to revise Attachments 1 and 2 to Report #2010-P-15 to incorporate the additional modifications and deferrals to the Township of Scugog Official Plan as detailed in Attachments 1 and 2 to Report #2010-P-16; and

- b) by amending part d) to add the words 'and Report #2010-P-16' following the words 'Report #2010-P-15'."

CARRIED

- b) MONITORING OF LAND DIVISION COMMITTEE DECISIONS OF THE FEBRUARY 22, 2010 MEETING, FILE: 2.1.1.8 (2010-P-17)

Report #2010-P-17 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Grant,

(61) "THAT we recommend to Council:

- a) THAT Council concurs with the Land Division Committee's decisions of February 22, 2010; and
- b) THAT the Land Division Committee be forwarded a copy of Report #2010-P-17 of the Commissioner of Planning and be advised of the decision."

CARRIED

- c) DURHAM ENVIRONMENTAL ADVISORY COMMITTEE (DEAC) MEMBERSHIP APPOINTMENTS, FILE: A01-37-02 (2010-P-18)

Report #2010-P-18 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Grant,

(62) "THAT we recommend to Council:

- a) THAT Ms. Karen McDonald be appointed as the Town of Ajax representative, and Mr. Scott Bielarczyk and Ms. Ellen McRae be appointed as members at large of DEAC; and
- b) THAT a copy of Report #2010-P-18 of the Commissioner of Planning be forward to the Town of Ajax and DEAC."

CARRIED

- d) RESPONSE TO THE NUCLEAR WASTE MANAGEMENT ORGANIZATION'S (NWMO) DRAFT DISCUSSION DOCUMENT ENTITLED "MOVING FORWARD TOGETHER: DESIGNING THE PROCESS FOR SELECTING A SITE", MAY 2009, FILE: L14-19-04 (2010-P-19)

Report #2010-P-19 from A.L. Georgieff, Commissioner of Planning, was received.



The Regional Municipality of Durham
To: The Planning Committee
From: Commissioner of Planning
Report No.: 2010-P-16
Date: March 16, 2010

(This is an Addendum Report to Commissioner's Report No. 2010-P-15)

SUBJECT:

The Township of Scugog Official Plan, File: D13-27-01

RECOMMENDATIONS:

- a) THAT Attachments 1 and 2 to Commissioner's Report No. 2010-P-15, be revised to incorporate additional modifications and deferrals to the Township of Scugog Official Plan as detailed in Attachments 1 and 2 to Commissioner's Report No. 2010-P-16; and
- b) THAT a copy of Commissioner's Report No. 2010-P-16 be forwarded to the Township of Scugog and the Ministry of Municipal Affairs and Housing.

REPORT:

1. PURPOSE

The purpose of this report is to recommend additional modifications and deferrals to the Township of Scugog Official Plan, arising from the Planning Committee's consideration of the Township's new Official Plan on February 23, 2010. This report also responds to matters considered by Scugog Council on March 1, 2010. The proposed new modifications and deferrals are described in the paragraphs below.

2. NEW MODIFICATIONS

2.1 Chalk Lake

At the February 23rd Planning Committee meeting, Ms. Carmelia Marshall appeared as a delegation to express concerns regarding Section 5.2 of the new Official Plan pertaining to the Shoreline Residential designation.

Section 5.2 contains policies aimed at protecting Chalk Lake which she feels are exemplary, however, since the lands around Chalk Lake are not designated Shoreline Residential, (they are designated "Rural Cluster"), Ms. Marshall felt it would be appropriate to add a new policy to the Scugog OP to cross reference the Residential Cluster and the applicable Shoreline Residential policies. In response to Ms. Marshall's concern, the following modification has been requested by Scugog Council (new Modification 45):

"For the Residential Cluster at Chalk Lake, the provisions of Section 5.2.3.1 e), f) and g) and Section 5.2.4 e) and g) shall apply to new development and significant expansions to existing development."

2.2 Nestleton Station Hamlet Boundary

The Nestleton Station hamlet boundary, and other hamlet boundaries in the adopted Scugog Plan, were revised in January of 2010 following discussions between Provincial, Regional and Township staff to address the appropriate amount of hamlet rounding-out permitted by the Greenbelt Plan. The hamlet boundary for Nestleton Station was adjusted to recognize an existing draft-approved plan of subdivision in the northeast quadrant of the hamlet; to revise the location of the boundary in the northwest quadrant of the hamlet, and to reduce the extent of the boundary in the southeast quadrant of the hamlet.

As a result of a submission received at the February 23rd Planning Committee meeting, Scugog Council has requested that the southeast quadrant of the hamlet be modified back to the way it was drawn when the Scugog Official Plan was originally adopted in June of 2009 (see Attachment 3). Upon further review it has been determined that a larger rounding-out in the southeast quadrant is necessary, to augment the existing lot depths along the east side of McLaughlin Road, to accommodate private water and sanitary services in the future. The lands to be added on the south side of Highway 7A will serve to complete the one-time minor rounding-out of Nestleton Station.

The existing modification (M2.7) will incorporate the revised hamlet boundary as requested by Scugog Council.

3. NEW DEFERRALS

3.1 *North Port Road*

Heather Sadler, on behalf of Adamson Engineering Incorporated, requested that the proposed North Port Road extension be deferred. As shown in the Scugog Official Plan, North Port Road appears to bisect the Adamson property. In support of Ms. Sadler's request, Scugog Council has requested that the North Port Road extension be deferred to allow Township staff an opportunity to address the land owner's concerns.

A new deferral (D6-1) on the North Port Road extension on Schedule C-1, Port Perry Urban Transportation System, in the Scugog Plan has been added to the list of proposed deferrals.

3.2 *North Portion of Adamson Systems Engineering Property*

A second request by Ms. Sadler on behalf of Adamson Engineering was to redesignate the northerly portion of the subject property from "General Industrial" to "Prestige Industrial". However, instead of approving the Prestige Industrial designation, Scugog Council has requested deferral of the designation, to enable further discussions between the owner and the Township to occur. This request has also been added to the list of proposed deferrals.

4. CONCLUSION

4.1 As a result of Planning Committee's consideration of the Scugog Official Plan on February 23rd, and after further consideration by Scugog Council on March 1, 2010, new modifications and deferrals are being recommended.

4.2 The new proposed modifications and deferrals are attached to this report. All of the proposed modifications and deferrals have been considered and endorsed by Scugog Council.

Report No.: 2010-P-16

Page No. 4

- 4.3 The approval of the Township's Official Plan will be considered by Regional Council on March 31, 2010.

A.L. Georgieff, M.C.I.P., R.P.P.
Commissioner of Planning

RECOMMENDED FOR PRESENTATION TO COMMITTEE

Garry H. Cubitt, M.S.W.
Chief Administrative Officer

- Attachments:
1. New Proposed Modifications to the Township of Scugog Official Plan
 2. New Proposed Deferrals to the Township of Scugog Official Plan
 3. Scugog Official Plan Schedules Showing Modifications and Deferrals

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Attachment 1: New Proposed Modifications to the Township of Scugog Official Plan

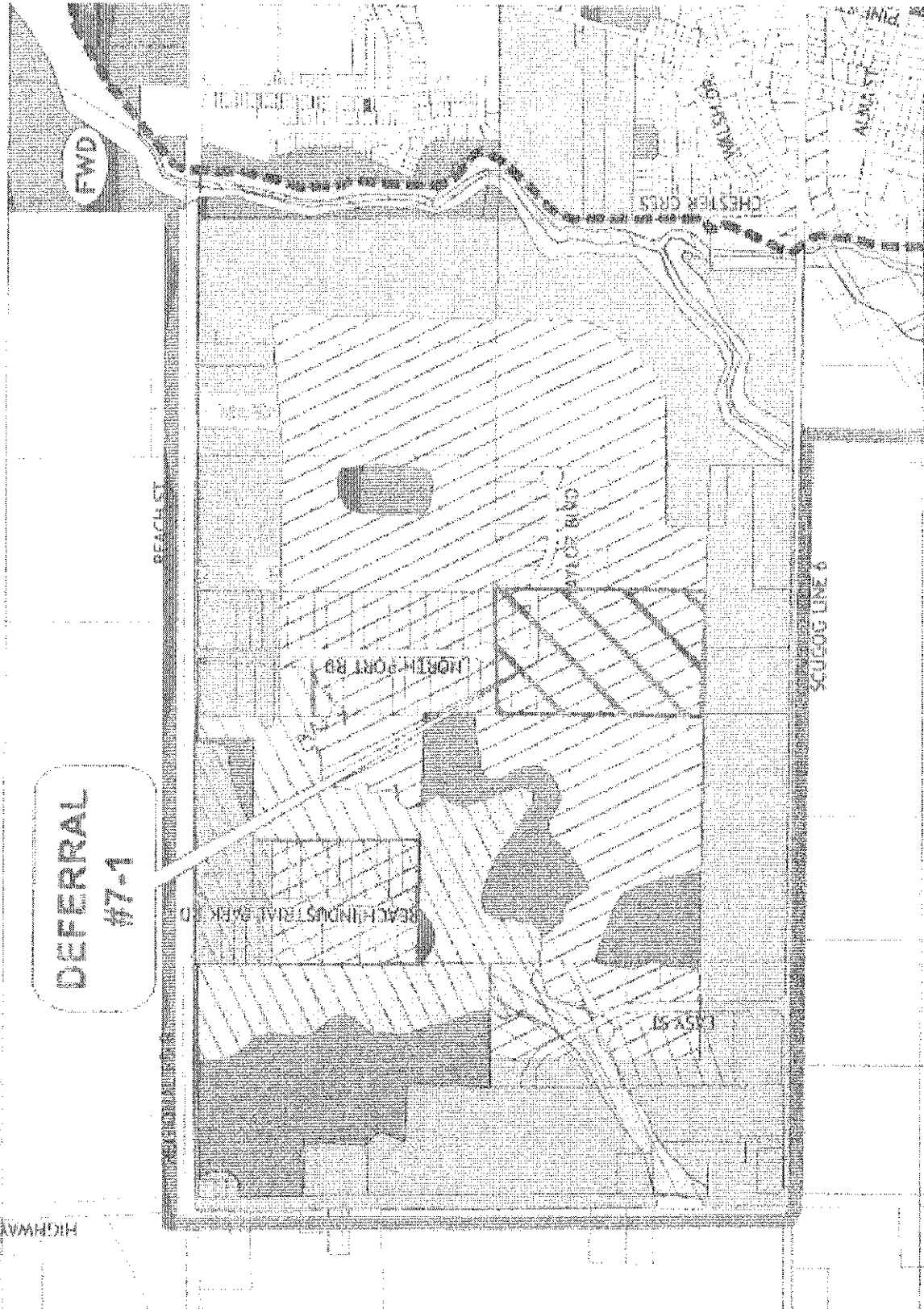
M#.	Policy/ Schedule	Scugog Official Plan as Adopted	Proposed Modification	Basis for Change
M2.7	Appendix 1	Hamlet Maps	<p>The Hamlet Boundary Map in the Appendix of the Plan is deleted and replaced with the following new Schedule:</p> <ul style="list-style-type: none"> Schedule H-7 Nestleton Station Hamlet Boundary <p>The Hamlet boundary as shown on Schedules A, B, C, D, E, and F are modified to reflect the Hamlet boundary on Schedules H-7</p>	To include Hamlet boundary maps as schedules in the Official Plan and to identify a revised Hamlet boundary as requested by Scugog Council
M4.5	5.4.3	Residential Clusters – General Development Policies	<p>Modify by adding the following policy</p> <p>"(d) For the Residential Cluster at Chalk Lake, the provisions of Section 5.2.3.1 (e), f) and g) and Section 5.2.4 (e) and g) shall apply to new development and significant expansions to existing development."</p>	As requested by Scugog Council in response to a delegation at the February 23 rd Planning Committee meeting

Attachment 2: New Proposed Deferrals to the Township of Scugog Official Plan

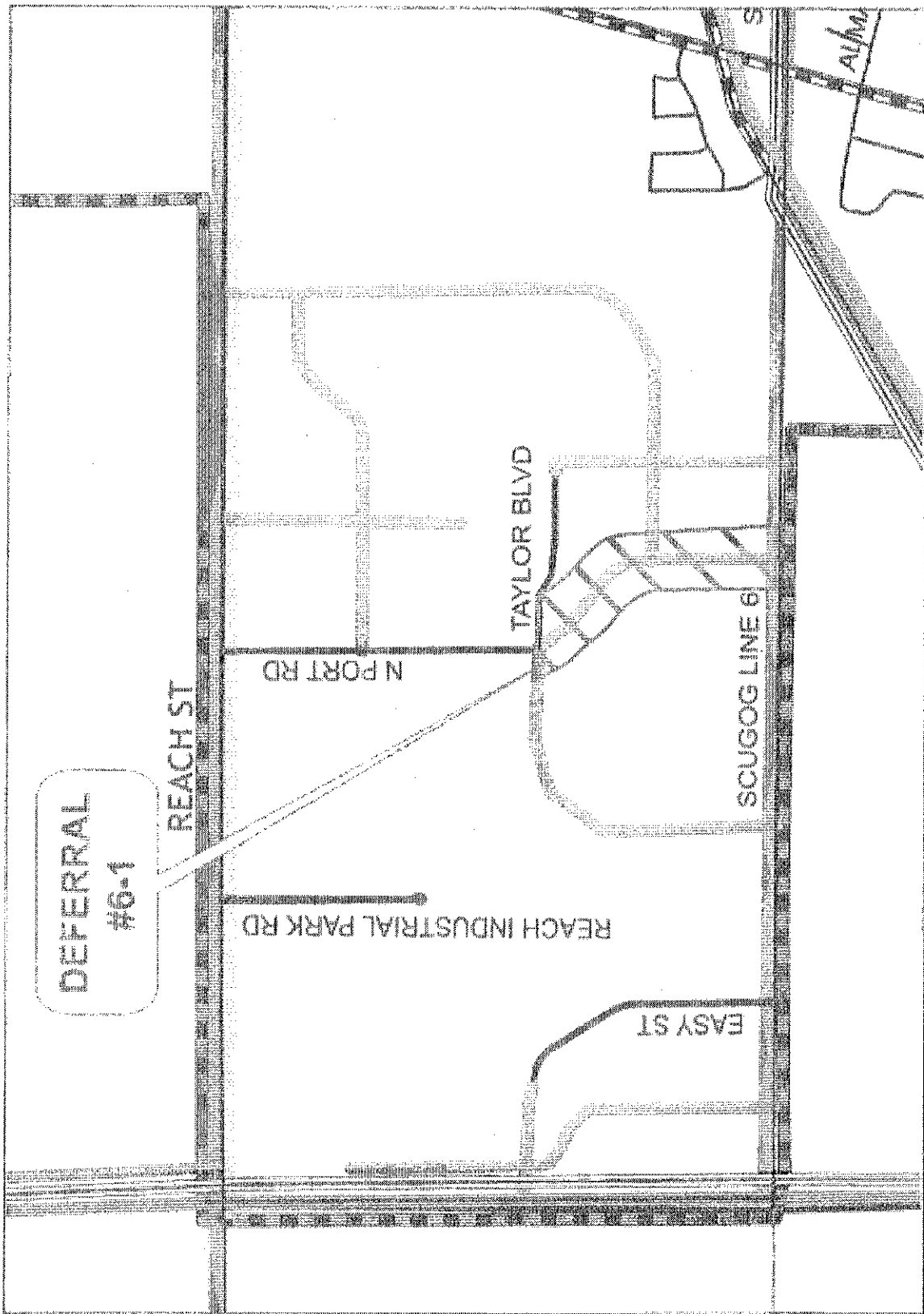
No.	Policy	Scugog Official Plan as Adopted	Reasons for Deferral
D6-1	Schedule A Schedule A-1 Schedule B-1 Schedule C Schedule C-1 Schedule D Schedule E Schedule F	Rural Area Land Use Port Perry Port Perry Urban Area Land Use Port Perry Urban Area Parks and Open Space Transportation System Port Perry Urban Area Transportation System Oak Ridges Moraine Land Forms Environmental Features High Aquifer Vulnerability Areas / Wellhead Protection Areas	As recommended by Planning Committee on February 23 rd (Motion No. 42)
D6-1	Schedule C-1	Port Perry Urban Area Transportation System	As requested by Scugog Council in response to a delegation at the February 23 rd Planning Committee meeting.
D7-1	Schedule A-1	Port Perry Urban Area Land Use	As requested by Scugog Council in response to a delegation at the February 23 rd Planning Committee meeting.

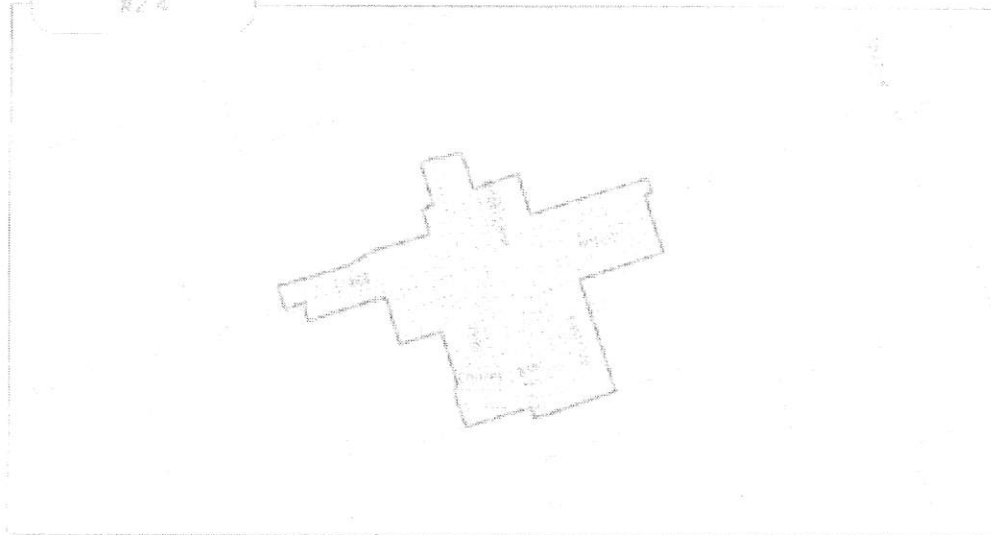
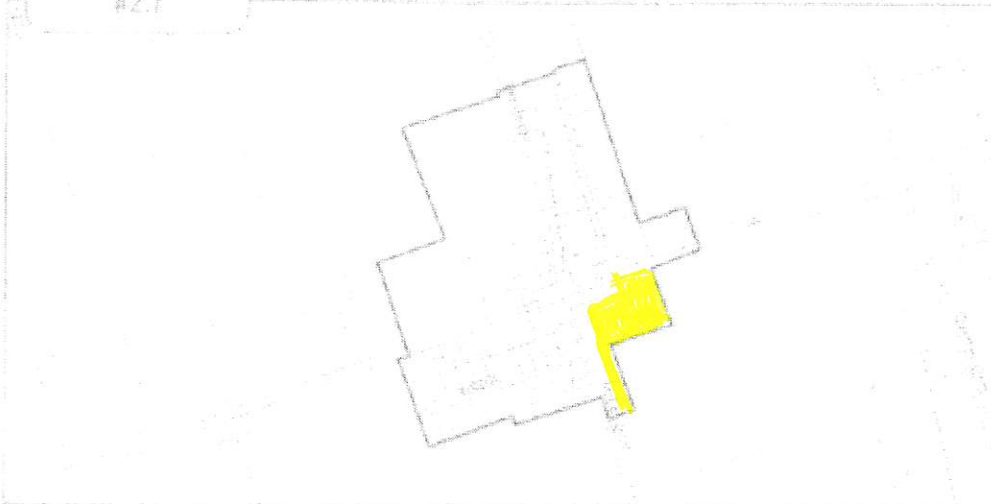
ATTACHMENT 3
EXCERPT FROM "SCHEDULE A-1"
TOWNSHIP OF SCUOGG OFFICIAL PLAN

DEFERRAL
#7-1



ATTACHMENT 3
EXCERPT FROM "SCHEDULE C-1"
TOWNSHIP OF SCUGOG OFFICIAL PLAN



TOWNSHIP OF SCUGOG
HAMLET BOUNDARIESMODIFICATION
#2.4Schedule H-4
GREENBANK HAMLET BOUNDARYMODIFICATION
#2.1Schedule H-7
NESTLETON STATION HAMLET BOUNDARY

The Regional Municipality of Durham

MINUTES

PLANNING COMMITTEE

TUESDAY, FEBRUARY 23, 2010

A regular meeting of the Planning Committee was held on Tuesday, February 23, 2010 in the Council Chambers, Township of Scugog Municipal Office, 181 Perry Street, Port Perry, Ontario at 9:31 a.m.

Present: Councillor Gray, Chair
Councillor McMillen, Vice-Chair
Councillor Drumm
Councillor Grant
Councillor Novak
Councillor Ryan

Also
Present: Councillor Pearce

Absent: Councillor Shepherd
Regional Chair Anderson

Staff
Present: A.L. Georgieff, Commissioner of Planning
B. Bridgeman, Director, Current Planning
D. Campbell, Project Planner
N. Chornobay, Director, Strategic Planning
T. Lavery, Manager, Communications, attended for part of the meeting
L. Trombino, Manager, Plan Implementation
L. Fleury, Committee Clerk
T. Fraser, Committee Clerk

1. WELCOMING REMARKS

Chair Gray advised that the primary purpose of this meeting is to consider the Township of Scugog's new Official Plan. He noted that the Committee will also be considering other reports and will be hearing a presentation from Kawartha Conservation regarding the Lake Scugog Environmental Management Plan. The Chair introduced the members of Planning Committee and Regional staff in attendance at the meeting.

expansion prior to the Greenbelt Plan. He added that the Township of Scugog had initiated consideration prior to the Greenbelt Plan and therefore the expansion of the Port Perry Urban Area Boundary is permitted.

Mr. Kanter concluded by requesting the Committee to delete the modification to relocate the northern Port Perry Urban Area Boundary back to its existing location and to restore the northern Port Perry Urban Area Boundary as adopted by the Township of Scugog on June 22, 2009.

- d) **MS. VALERIE CRANMER, VALERIE CRANMER & ASSOCIATES, 681 HIGH POINT ROAD, PORT PERRY, ONTARIO, ON BEHALF OF RICHARD RONDEAU, FOURTEEN ESTATES**
RE: REPORT #2010-P-15 OF THE COMMISSIONER OF PLANNING
-

Ms. Valerie Cranmer appeared before the Committee on behalf of Richard Rondeau, Fourteen Estates, in opposition to the deferral of the proposed Hamlet expansion for Caesarea. A copy of her presentation was provided as a handout.

Ms. Cranmer advised that Mr. Rondeau owns land adjacent to the existing development in the Hamlet of Caesarea and that he has been discussing the future development of Caesarea with the Township and Region for a number of years. She explained that in January 2008 it was agreed at the Ontario Municipal Board (OMB) that numerically driven Hamlet development would not necessarily result in the type of development that should occur in Hamlets. She stated that it was agreed that the amount of development in Hamlets would be limited and that the development of Hamlets should proceed in-depth using a grid system of local roads rather than by a strip of houses along the road. She also stated that it was acknowledged that the construction of additional infrastructure would be required and limited development in each Hamlet would be determined by boundaries that would allow for in-depth develop. She added that the number of units that would be permitted would be determined by the various studies required for subdivision development on private services.

Mr. Cranmer also stated her belief that the Region's Hamlet policy would allow the local municipality the ability to address development in Hamlets. She further stated that the matter of Hamlet boundaries was thoroughly researched by Meridian Planning Consultants in 2009 and discussed with the public, agencies, and Scugog Council throughout the development of the new Official Plan. She added that it is her opinion that the comprehensive assessment completed by Meridian Planning Consultants satisfies the Regional Official Plan policy regarding the rounding-out of Hamlets as permitted by the Greenbelt Plan.

Ms. Cranmer also advised that Fourteen Estates anticipates constructing an enclave of residences similar in quality to that in Canterbury Common and in order for this to happen the lands must be included within the limits of the

Hamlet of Caesarea. She noted that the hydrogeological study indicates that the soils are suitable for development and the wells drilled on the site show that there is more water than will be required by the development and there will be no negative impact on the adjacent wells.

Ms. Cranmer further stated that when Summit Street was extended several road allowances were retained by the Township to allow for the rear lands to be developed. She explained that Fourteen Estates has provided the Township with proposed road configurations that utilize these accesses and the Township has previously indicated that the development of these lands would be subject to the upgrading of Proutts Road. She added that this would allow for a second access into Caesarea and would address a safety concern for emergency access based on the linear configuration of the Hamlet.

Ms. Cranmer concluded by requesting the Committee to deny the deferral of the Hamlet of Caesarea expansion and to recommend approval of the expansion of the Hamlet as adopted by the Township of Scugog on June 22, 2009.

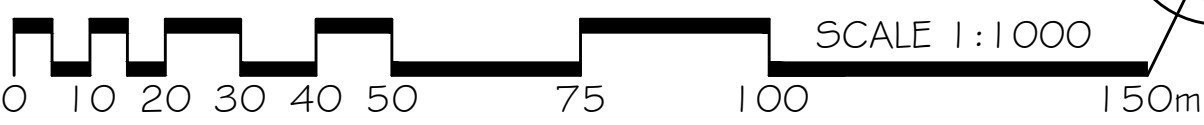
- e) **MR. BOB MARTINDALE, PRINCIPAL, MARTINDALE PLANNING SERVICES,
URBAN PLANNING AND DEVELOPMENT CONSULTANTS, 23 ELIZABETH
STREET, AJAX, ONTARIO, ON BEHALF OF CAROLYN HENLEY
RE: REPORT #2010-P-15 OF THE COMMISSIONER OF PLANNING**

Mr. Bob Martindale appeared before the Committee on behalf of Carolyn Henley to request a modification for property located at 17200 Island Road. A copy of his presentation was provided as a handout.

Mr. Martindale advised that the property is owned by Edward and Elizabeth Storie, the parents of Carolyn Henley. He noted that the property is comprised of approximately 80 acres with frontage on Island Road and shoreline on Lake Scugog. He added that there are two dwellings and a barn on the property and a couple of fields are rented out to a neighbouring farmer for cash crops. Mr. Martindale also outlined the surrounding land uses.

Mr. Martindale further advised that the property is designated Shoreline and Waterfront in the Regional Official Plan. He also stated that Regional staff has advised that the Shoreline designation being requested in the Scugog Official Plan would be consistent with the Regional Official Plan. Mr. Martindale also advised that in the new Scugog Official Plan the property has four designations, Greenlands System: Natural Core Area, Natural Linkage Area, Shoreline, and Agricultural. He noted that the Natural Core Area designation reflects the constraints represented by the wetland portion of the property and he is not proposing a change to this designation. He added that his client would like the Natural Linkage Area and the Agricultural portion

ATTACHMENT 8



LOCATION MAP

GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CLIENT AND HIS CONTRACTORS TO CONFIRM THE ACCURACY OF THE SETBACKS, LOCATIONS AND GRADES ETC. ANY VARIATIONS BETWEEN EXISTING CONDITIONS AND THIS PLAN SHOULD BE ADJUSTED ON SITE AND REPORTED TO THE CONSULTING LANDSCAPE ARCHITECT TO DETERMINE THE IMPACT OF THE VARIATIONS ON THE SUITABILITY OF THE PROPOSED DEVELOPMENT.

CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

1	DATE	NOTES	BY
NO.	DATE	NOTES	BY

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT.

<input checked="" type="checkbox"/>	CONCEPTUAL	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	PRELIMINARY	<input type="checkbox"/>	CONTRACT
<input type="checkbox"/>	SITE PLAN	<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	PERMIT	<input type="checkbox"/>	AS-BUILT



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND THE LANDSCAPE ARCHITECT RETAINS OWNERSHIP OF THESE DRAWINGS. THEY ARE FOR SITE PLAN APPROVAL ONLY AND MAY REQUIRE FURTHER CONSTRUCTION DETAILING AND COORDINATION WITH OTHER ASSOCIATED PROFESSIONAL DESIGN SERVICES BEFORE ACTUAL TENDER AND CONSTRUCTION COMMENCES. DIMENSIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS. THE LANDSCAPE ARCHITECT IS NOT LIABLE FOR ERRORS OR OMISSIONS ARISING FROM UTILIZATION OF THESE PLANS BEFORE THE SAID DRAWINGS ARE SEALED, SIGNED AND DATED. AND THE LANDSCAPE ARCHITECT IS CONTRACTED TO PROVIDE CONSTRUCTION ADMINISTRATION AND CERTIFICATION SERVICES BY THE OWNER. ALL APPARENT DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

PROJECT:	SPA FILE #
	CAESAREA
DRAWING:	CONCEPT PLAN
DRAWN BY:	LZH
CHECKED BY:	TM
JOB NO.:	2021-030
SCALE:	1:1000
DATE:	2023 MARCH
File #2021-030.	L-CP DRAWING 1 of 1

ATTACHMENT 9

October 28, 2016

The Honourable Bill Mauro
Land Use Planning Review
Ministry of Municipal Affairs
Ontario Growth Secretariat
777 Bay Street, Suite 425 (4th Floor)
Toronto, ON M5G 2E5

Dear Minister Mauro

**Re: Co-ordinated Land Use Planning Review
Hamlet of Caesarea – Certain lands owned by Honey Heights Developments Ltd.
Part of Lots 10 and 11, Concession 8, Caesarea, Township of Scugog**

CM Planning Inc. is the planning consultant for Honey Heights Developments Ltd. ("Fourteen Estates"), the owners of property (the "Property") located west of Regional Road 57 and north of a western extension of Proutt Road, bordering the southern limit of the Hamlet of Caesarea, in the Township of Scugog. The subject property is currently subject to Deferral D2-2 on Schedule H-9 of the Township of Scugog Official Plan respecting a minor rounding out of the Hamlet of Caesarea. Please refer to Attachment 1 which shows the location of the lands subject to the deferral.

We request that the policy permitting the minor rounding out of Hamlet boundaries be reinstated in the proposed Greenbelt Plan or proposed Growth Plan. Further, we request that the policy not be restricted to being permitted only at the time of municipal conformity, but at the time of a municipal comprehensive review.

Alternatively, in order to equitably treat the deferred status of the Property, and others in similar situations that have been identified by a municipality for a minor rounding out in Official Plans or through their conformity exercise, we request that transition provisions be added to allow for the continued consideration of the minor rounding out of hamlets where lands are subject to a Deferral respecting a minor rounding out of a hamlet boundary or where a municipality had initiated the consideration of a minor rounding out under the Greenbelt Plan 2005 prior to the date the proposed changes to the plans come into effect.

History

Deferral D2-2 came about through the Scugog Official Plan update in 2009. The subject property was included in the Township adopted Official Plan and designated Hamlet, however it was subsequently deferred by the Region of Durham in its approval of the Official Plan.

The deferral was based on the need for 'further analysis to support the proposed rounding out for Caesarea' as described in the 2010 Region of Durham Planning Report 2010-P-15. The

Province identified three concerns leading to the deferral, which have now either been addressed or are no longer applicable.

In the Township's Planning Report COMS-2014-05-CNC dated March 17, 2014 it is stated that, with respect to the Property:

"it remains the Township's position, based on the Official Plan, that the lands in question be designated for development. That position will be taken forward to the Region this year as Staff work to resolve all outstanding OP deferrals." [emphasis added]

Caesarea Rounding Out

It has been demonstrated in the past that Caesarea is a hamlet well suited for a minor rounding out, which is evident in the Township's adoption of their Official Plan with a rounding out of Caesarea. Caesarea is not constrained by water or soil conditions. Scugog Council has supported the inclusion of the majority of the Property in the hamlet in the past. In addition, the rounding out of the hamlet to include the Property will solve the current emergency access and public safety issue of having only one access point to the entire Summit Drive area serving over 175 homes. Currently, this area operates like a massive cul-de-sac with only one exit route. The development of the Property will provide a secondary road connection at the south end of the hamlet, solving the access issue (refer to Attachment 2).

Proposed Greenbelt Plan and Growth Plan 2016

The removal of policy 3.4.3.2 of the Greenbelt Plan (allowing for minor rounding out of hamlets) and the restriction of policy 2.2.8.2.m) of the proposed Growth Plan (limiting settlement area boundary expansions to Towns or Villages), results in the containment of all hamlets to their existing boundaries. In the case of northern or more rural municipalities, this does not serve the rural populations whose options for rural housing type and location in the countryside are severely restricted. There is a vast difference between directing growth to urban centres and eliminating any option for accommodating any limited growth in hamlets. This one-size-fits-all policy framework for the entire Greater Golden Horseshoe may work for more urban municipalities but does not work for rural municipalities like the Township of Scugog over the life of the Provincial plans.

Policy 3.4.3.2 of the Greenbelt Plan 2005 allows for the minor rounding out of Hamlet boundaries at the time of municipal conformity. This policy has been acted on by various municipalities across the Greater Golden Horseshoe, including the Township of Scugog. In many instances the conformity process is either underway but not yet finalized or subject to deferrals. With the policies of the proposed Growth Plan, the status of the rounding out of hamlets in various stages of approval is now uncertain.

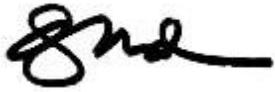
We strongly request further consideration of the hamlet policies in the proposed Greenbelt Plan and Growth Plan as set out in bold above.

CM PLANNING INC.



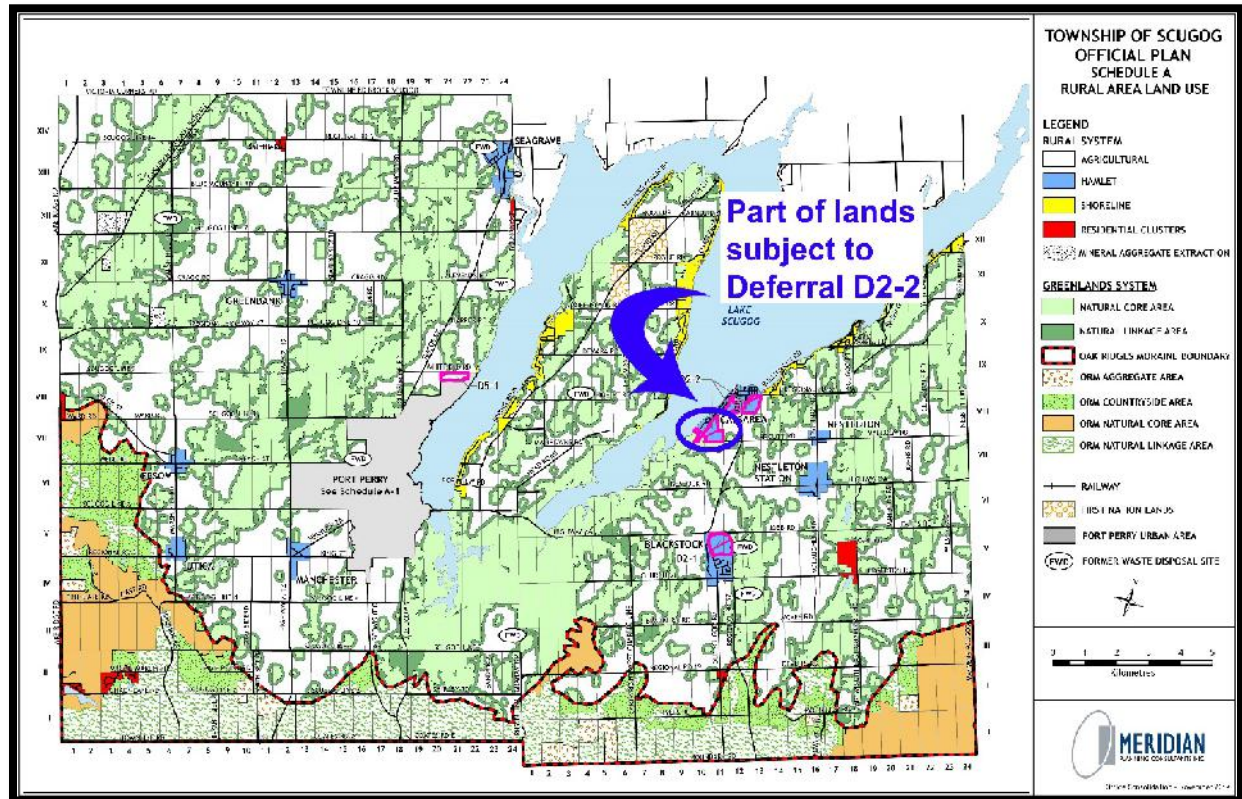
Thank you for your consideration of this matter. Please contact us should further information be required.

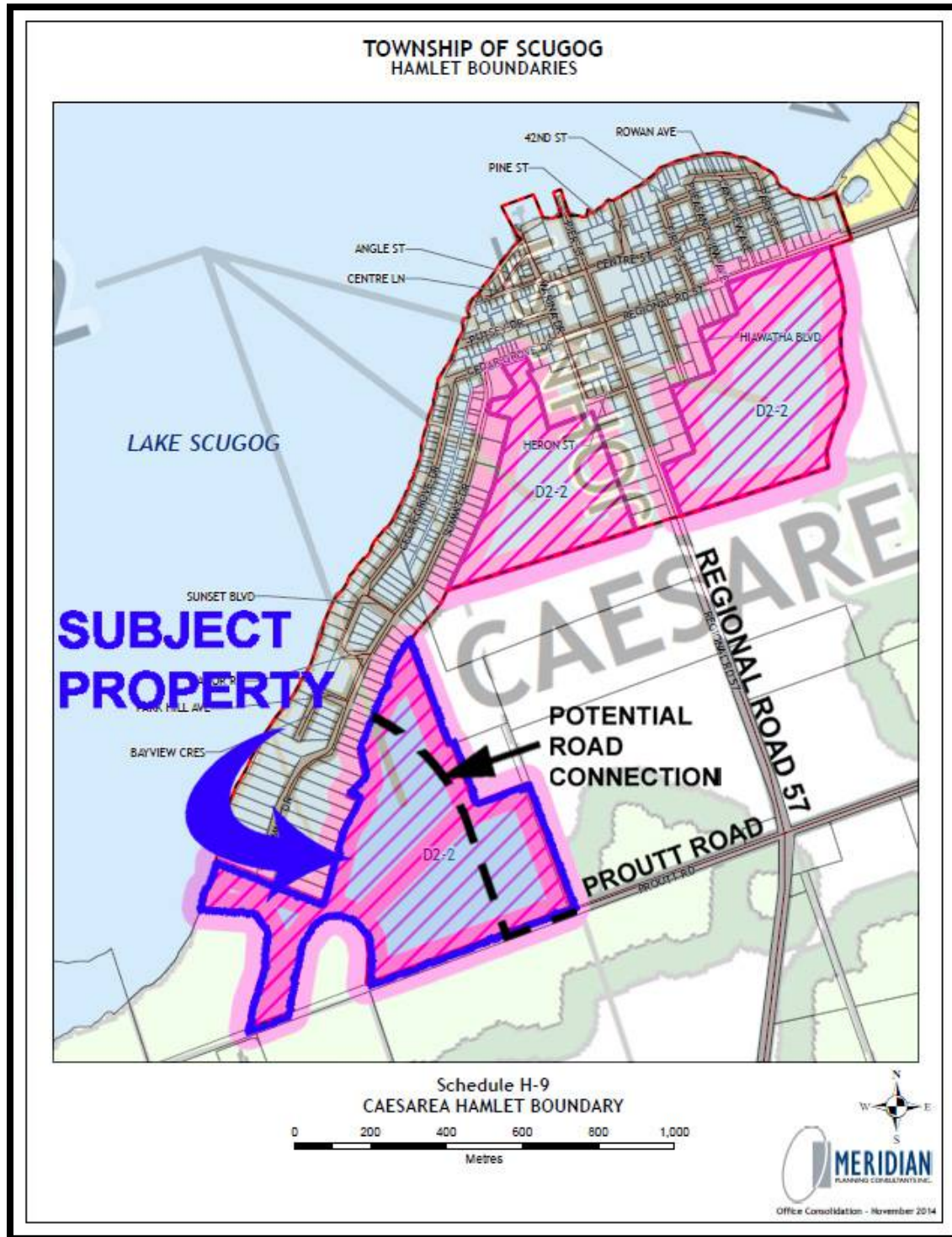
Yours truly
CM PLANNING INC.



Carolyn Molinari

cc Rick Rondeau, Fourteen Estates





Subject Property – subject to Deferral D2-2

**Base map: Township of Scugog Official Plan Schedule H-9 – Caesarea Hamlet Boundary
with Schedule H-9 – Rural Land Use Area overlay**

ATTACHMENT 10



February 19, 2007

Gene Chartier, P. Eng.,
Township of Scugog,
181 Perry Street,
Port Perry, Ontario,
L9L 1A7

Dear Mr. Chartier:

Re: Review of the Township of Scugog Official Plan
Submission on Behalf of Fourteen Estates

Fourteen Estates, a company that specializes in custom homes, has, over the past twenty years, provided executive housing in the north part of the Port Perry Urban Area, in hamlets, and on existing lots of record in the rural portions of the Township. Richard Rondeau, principal of Fourteen Estates, would like to continue providing this quality of residential development in the Township in the future.

As the Township proceeds to review its Official Plan, it will be examining the opportunities for managing future growth in the municipality, given the requirements of Places to Grow, the Greenbelt Plan, the Durham Regional Official Plan and the servicing constraints within the Port Perry Urban Area. Due to the present servicing constraints in Port Perry and the length of time required to address those constraints, the development potential of hamlets becomes critical to the management of future growth in the Township.

The following discusses the potential for the northerly expansion of the Port Perry Urban Area and hamlet development, specifically the Hamlet of Caesarea.

Port Perry Urban Area

Honey Heights, located in the north part of the Port Perry Urban Area, is a subdivision of custom homes on large lots served by private wells and septic systems. Numerous lots have been sold and houses have been constructed in the final stage of the subdivision in the existing urban area. When Fourteen Estates executed the subdivision agreement with the Township, the municipal requirements included a number of stipulations that affected the lands to the north of the subdivision south of Widfield Road, also owned by Fourteen Estates.

These requirements were premised on the lands adjacent to the urban area becoming part of the future urban area through the next comprehensive official plan review. These included the following:

- The extension of Indian Way from the subdivision to Widifield Road. This road has been built to municipal standards, including street lighting, at a cost of more than \$300,000, in anticipation that the road would be required for future development and that the cost would be recouped at the time of development.
- A second access to the subdivision has been identified as a road allowance and extends from the existing development to Widifield Road.
- The Township was provided, as required, an emergency vehicle access from the subdivision to an existing shoreline development, north east of Honey Heights.
- The Township was provided, as required, an open space buffer west of the existing shoreline development. This buffer extends from the existing development to Widifield Road.
- The lands owned by Fourteen Estates between the Port Perry Urban Area and Widifield Road are subject to a restrictive zone category that essentially places the lands into a Holding Zone.

At the present time the subject lands are identified as Protected Area in the Greenbelt Plan. The Greenbelt Plan allows for expansions to settlement areas in instances where a municipality has initiated the consideration of a settlement expansion area. It is position of Fourteen Estates, that the requirements of the subdivision agreement and the fulfilment of the conditions that apply to lands outside of the urban area represent an acknowledgement of Scugog Council's consideration to include these lands in the urban area at a future time.

Hamlet Development

Hamlets represent one of the few areas for future residential development in the Township. The Greenbelt Plan allows for the consideration of one boundary expansion for each hamlet. The Region of Durham recently amended their official plan to allow hamlets to expand up to 25 % of the existing development. The policies encourage hamlet growth to develop in depth, with a grid system of roads, rather than in strips along existing roads. However, the Ministry of Municipal Affairs and Housing has appealed those policies to the Ontario Municipal Board.

In 2000, the Region has estimated that there are approximately 1,165 existing residential units in the nine hamlets in Scugog Township. Under the proposed regional policy, 333 new residential units would be permitted in the hamlets in the Township. Caesarea is the largest of the hamlets with a total of 364 existing residential units. According to the Region there is a growth potential of 91 units based on the population of the Caesarea being capped at 25 % of the existing development. Fourteen Estates is concerned that if development is more limited in hamlets than envisaged by the Region, then the amount of development will not be sufficient to be cost-effective and support the construction of any infrastructure. Preliminary studies have been conducted that demonstrate that the lands owned by Fourteen Estates can support residential development while not having a negative impact on the adjacent residential development. Attached is a map of Caesarea with the proposed expansion area.

A more efficient form of development for the Caesarea lands would be a seniors condominium development on private communal water and sewage systems with more than 200 residential units. Attached is a concept plan for such a development. A larger number of residential units would be proposed due to the high cost of the proposed communal systems and the road upgrading that would be required to accommodate the larger number of residents. The Province is promoting the use of communal systems in the rural areas as they are more "environmentally friendly" and have the potential for a lesser impact on the environment than individual septic systems and wells.

The uncertainty of the policy regime for hamlets at the regional level is of concern and Fourteen Estates encourages the Township to be involved in the discussions with the Ministry of Municipal Affairs and Housing with respect to the amount of development that can occur in the Township's hamlets. The total amount of development proposed in hamlets for the Township should be considered as "limited" in light of the amount of residential development occurring elsewhere in the Region of Durham and the GTA.

Fourteen Estates looks forward to working with the Township during its review of the Scugog Official Plan. Please notify the undersigned of any Open Houses, Public Meetings or any reports proceeding to Council on this issue.

Yours truly,

Valerie Cranmer, MCIP, RPP

c.c. Richard Rondeau, Fourteen Estates

ATTACHMENT 11

September 25, 2007

Gene Chartier, P. Eng.,
Township of Scugog,
181 Perry Street,
Port Perry, Ontario,
L9L 1A7

Dear Mr. Chartier:

Re: Review of the Township of Scugog Official Plan
Submission on Behalf of Fourteen Estates re
Hamlet of Caesarea

On February 19, 2007, we submitted a letter for consideration during the Official Plan Review. That submission addressed the extension of the Port Perry Urban Area to Whitfield Road and Hamlet development, specifically in Caesarea. The purpose of this letter is to provide additional information on the lands owned by Fourteen Estates in Caesarea.

Hamlets are the main area that will be able to develop in the Township of Scugog until the servicing constraints in Port Perry are addressed. Fourteen Estates owns 52.4 ha. adjacent to the south part of the existing residential development in the Hamlet of Caesarea. A sketch showing the various parcels of land is attached. Over the last few years, Fourteen Estates has conducted a number of studies to determine the development potential of these lands which presently are not included in the hamlet. It is requested that these lands be included in the Hamlet of Caesarea and that the boundary be adjusted as shown in Attachment 2.

The following investigations conducted on behalf of Fourteen Estates show that the lands are suitable for residential development. Copies are enclosed for your information.

A Hydrotechnical Investigation was carried out by V.A. Wood Associates Limited. Their investigation showed that the subsoil is suitable for subsurface disposal of effluent by means of individual tile bed systems. In addition, the sand subsoil is a

suitable subgrade for road construction and a suitable bearing stratum for normal spread footings for housing.

Goffco Limited has conducted a preliminary hydrogeological assessment. A draft report is attached for your information. It does not include the detailed information contained in the Figures and Appendices. Two wells have been drilled on site and were test pumped. Water quality analyses were also performed. The preliminary investigations demonstrated that adequate quantities of water are available from the intermediate aquifer to supply a proposed residential development without affecting residents who also rely on the intermediate aquifer.

If require any additional information regarding the proposed expansion to the Cesarea boundary please contact me. Fourteen Estates looks forward to continue working with the Township as it completes its review of the Scugog Official Plan.

Yours truly,

Valerie Cranmer, MCIP, RPP

cc: Richard Rondeau, Fourteen Estates