

June 30, 2023

Ministry of Municipal Affairs and Housing
Environmental Registry of Ontario
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3

**Re: Region of Durham Official Plan - Proposed Settlement Area Boundary Expansion
ERO (Environmental Registry of Ontario) Notice Number 019-7195**

The Planning Partnership is retained to act on behalf of the Port Perry West Landowners Group (the 'Proponent') and, in response to the Region of Durham's new Official Plan, submits this letter to request a settlement area boundary expansion (SABE). Respectfully, the request is 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, in order to facilitate the development of an urban residential community.

A submission was previously made for these same lands, on November 10, 2022 through the Environmental Registry of Ontario (Ref: Comment ID 65389), in response to Notice Number 019-6216 regarding Proposed Amendments to the Greenbelt Plan.

Attached to this letter is a more fulsome Planning Justification, as well as a description of the Vision for the creation of an urban residential community that expands upon the existing community of Port Perry. The attached documents also include a host of preliminary technical studies related to the natural heritage system, the provision of municipal service infrastructure (Appendix A: Natural Heritage / Municipal Infrastructure Overview) and the transportation-related elements of the overall submission (Appendix B: Transportation Overview).

The following provides highlights of the submission, including a brief **Background** of the lands and discussion of the **Criteria** in consideration of the requested Settlement Area Boundary Expansion.

BACKGROUND

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, the policies of the Greenbelt Plan, and now the Region of Durham's New Official 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.

The Subject Lands, comprising approximately 135 hectares of land area (refer to Figure 1), currently accommodate a number of rural residential dwellings on relatively small lots, some agricultural activity, commercial uses, a 27-hole golf course and related facilities, and a site plan approved hotel development.

The Subject Lands are ideally suited to accommodate growth - they possess important site characteristics that make them easily and efficiently developable for residential uses.

There is sufficient capacity in existing or planned *infrastructure and public service facilities*.

The preliminary Natural Heritage / Municipal Infrastructure Overview (Appendix A), prepared by GEI Consultants, indicates that there is spare capacity for future development in the existing regional servicing infrastructure such as the Water Pollution Control Plant and Water Supply Wells. The overview states that the Region of Durham has several sanitary and water servicing improvement projects planned within their Development Charges study to support growth within the Port Perry Community. Figure 2 identifies the locations of existing and planned Water and Sanitary Infrastructure, and future connections to the Subject Lands.

- **The *infrastructure and public service facilities* needed would be financially viable over the full life cycle of these assets.**

In addition, it is expected that infrastructure upgrades would be entirely funded by the proponent through an updated Development Charges By-law.

- **The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate.**

The Natural Heritage / Municipal Infrastructure Overview indicates that stormwater management for the development of the Subject Lands can be accomplished through the use of traditional open air stormwater retention ponds for water quantity and quality treatment. Development of these lands will be required to be supported by various technical studies, including servicing and stormwater management.

The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the *water resource system*, including the *quality and quantity of water*.

- **Key hydrologic areas and the Natural Heritage System for the Growth Plan will be avoided.**

Development of these lands will avoid key hydrologic areas and the Natural Heritage System for the Growth Plan. However, the Natural Heritage / Municipal Infrastructure Overview also indicates that impacts to Key Hydrologic Features and Areas as a result of development can be addressed through numerous tools, including provincial legislation or the enactment of mitigative and restorative measures.

- **The subject lands are not identified as prime agricultural areas**

The lands are not identified as prime agricultural areas.

- **Any adverse impacts on the agri-food network, will be avoided.**

The lands are not part of any agri-food network.

- **The proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and within the Protected Countryside in the Greenbelt Area.**

Development of these lands will meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and within the Protected Countryside in the *Greenbelt Area*.

ADDITIONAL CONSIDERATIONS:

The lands are contiguous to existing Urban Areas

The Subject Lands are located adjacent to the existing Community of Port Perry and the existing Hamlet of Manchester (refer to Figure 3). Expansion of the urban settlement area onto the Subject Lands would connect the two existing communities and represent a logical, contiguous and orderly expansion to the existing urban area. Moreover, it would provide opportunities to expand and connect the existing communities through linking of the parks, open space and trails system.

The lands have good access to major transportation corridors

The Transportation Overview (Appendix B) indicates that the subject lands have good access to major transportation corridors through Highway 7A, Highway 7/12, and offer feasible options for establishing a proper local road network, extending transit service and providing for active transportation facilities.

Existing Zoning Permits a Range of Uses

The Subject Lands are currently zoned to permit a range of uses – the Golf Course lands, which comprise approximately fifty percent of the lands, are currently zoned ‘Recreational’ which permits the development of recreation-related housing. The remainder of the lands are zoned ‘Agricultural’ (refer to Figure 4), however there are no ‘prime agricultural’ uses on the lands.

The Subject Lands were historically used for agricultural purposes from prior to 1954 to 2022 as well as a golf course from 1954 to the present day. These lands are associated with pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing, bulk storage and large-scale applications.

Major Open Space designation and Natural Heritage System would be protected

Identified natural heritage features and functions would be protected through the development approval process and, where appropriate, incorporated into the broader system of Open Space.


The lands have the potential to be developed in the near-term with local infrastructure upgrades to be entirely funded by the proponent

The Proponent is committed to building as quickly as possible, in order to deliver a mixture of housing types that will expand the range of housing options within Scugog.

In our opinion, these lands should be removed from the Greenbelt and brought into the Settlement Area Boundary as they are strategically located and appropriately serviceable for the development of a residential community that expands upon the existing community and will provide a variety of housing in a timely fashion.

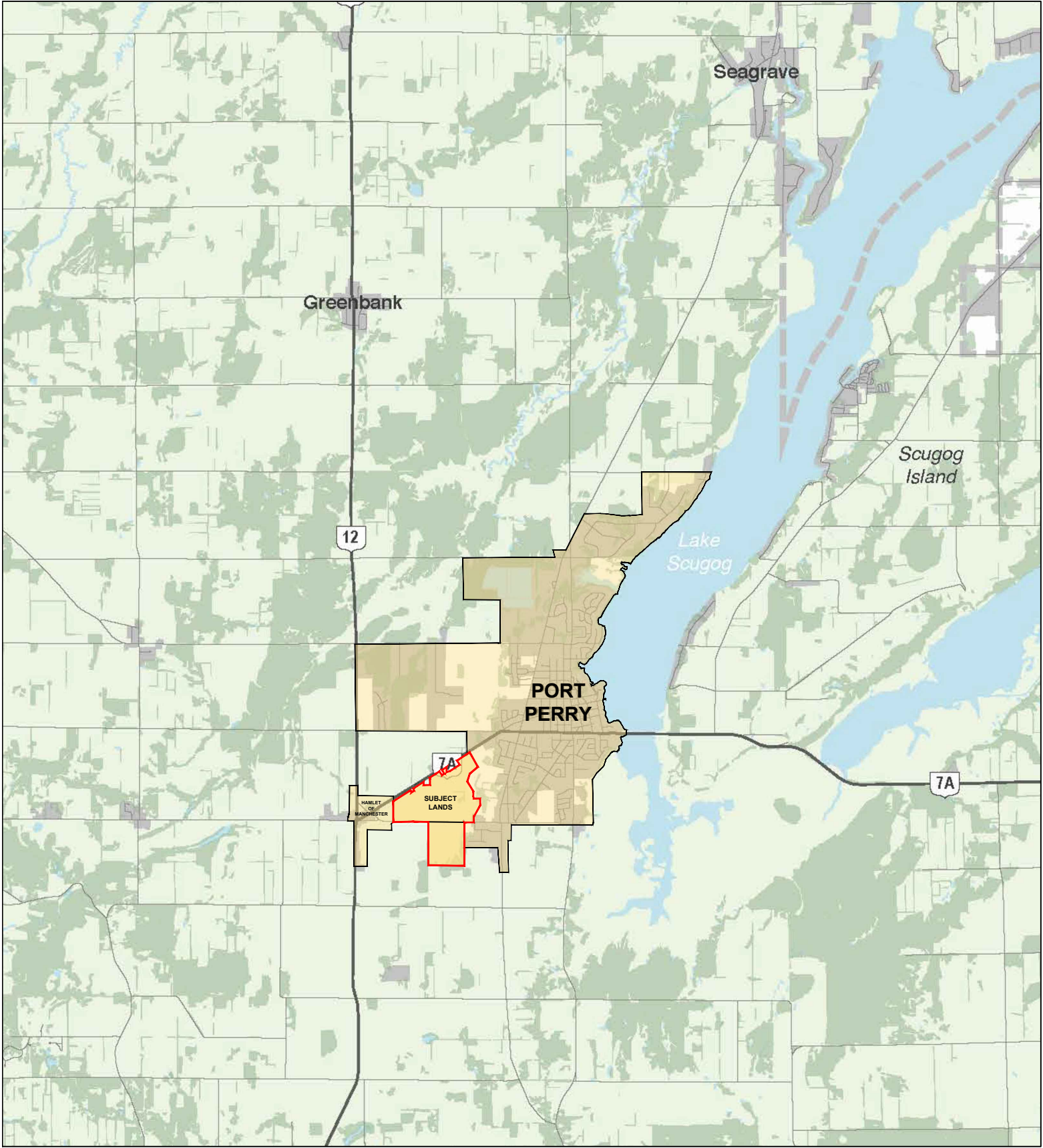
Thank-you for the opportunity to submit this request. We look forward to working through the process with the Minister, and would be more than happy to meet to discuss the merits of the future urban residential community on the Subject Lands.

Sincerely,

A handwritten signature in black ink that reads "Ron Palmer". The signature is written in a cursive style with a large, sweeping flourish at the end.

Ron Palmer, BES, MCIP, RPP
The Planning Partnership

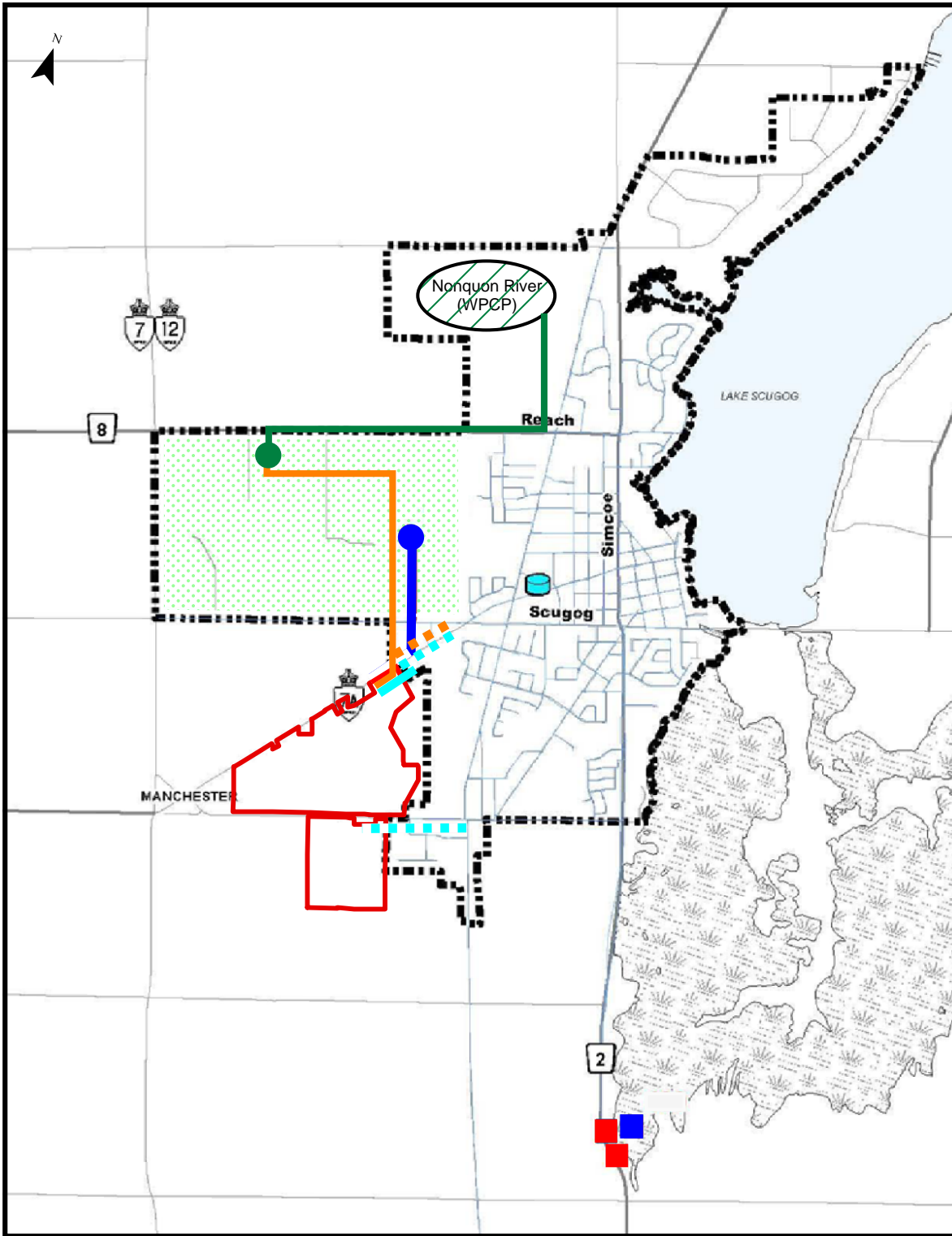
cc. Robert McDonald – Port Perry West Landowners Group



Port Perry West Landowners

Port Perry, Township of Scugog

Figure 1 :Subject Lands



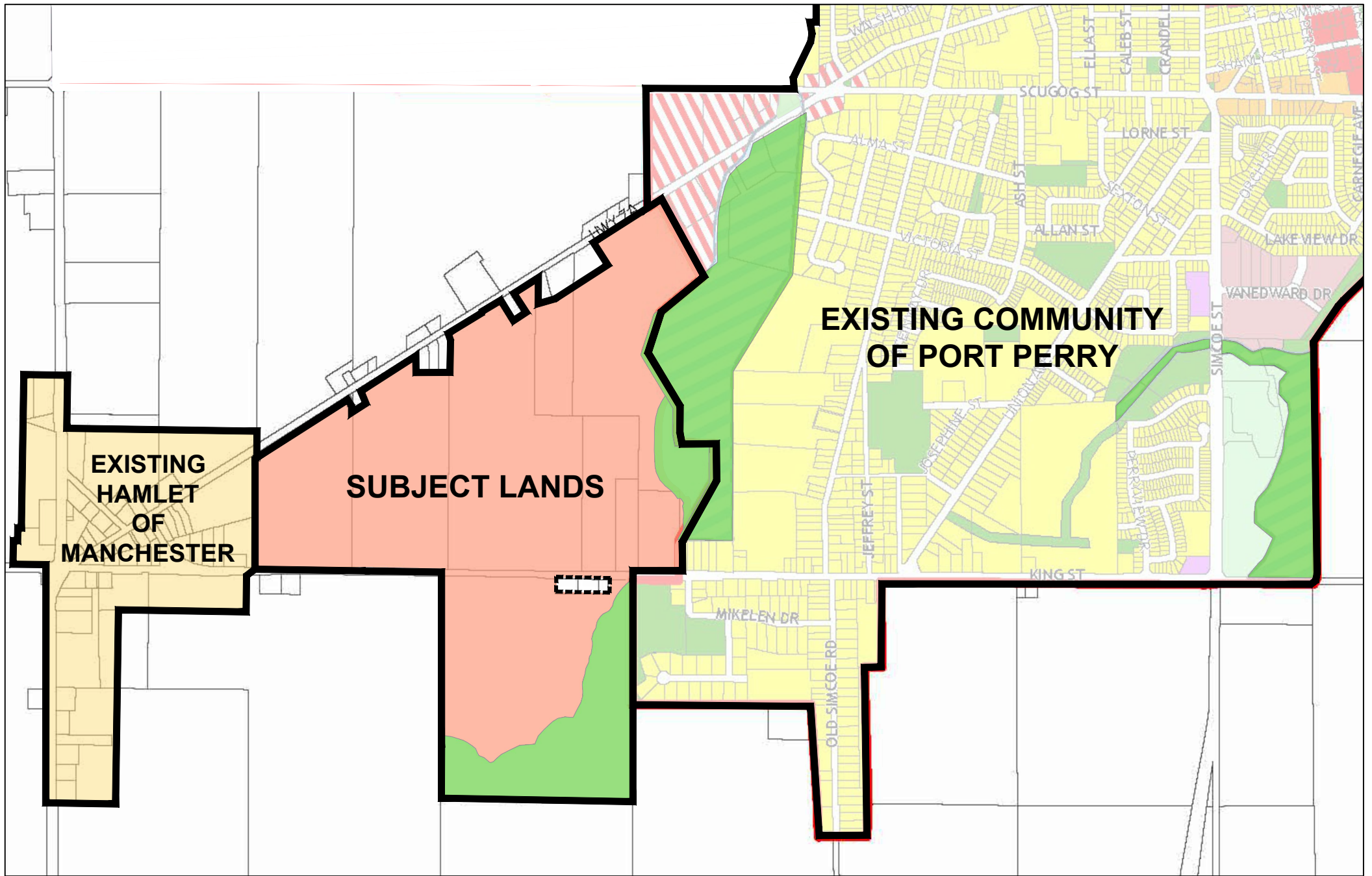
NOTES:
 Source: Regional Development Charge Background Study, The Regional Municipality of Durham and Watson & Associates Ltd., dated 2018.

Legend

- Subject Lands
- Port Perry Approved Secondary Plan Area
- Planned Sanitary Sewage Pumping Station & Forcemain
- Planned Water Storage Facility + Watermain
- Planned Water Supply Source/Treatment Plant
- Existing Water Supply Source
- Future Sanitary Sewer To Planned System
- Future Sanitary Sewer To Existing System
- Future Watermain To Planned System
- Future Watermain To Existing System

Figure 2
 Water & Sanitary Infrastructure

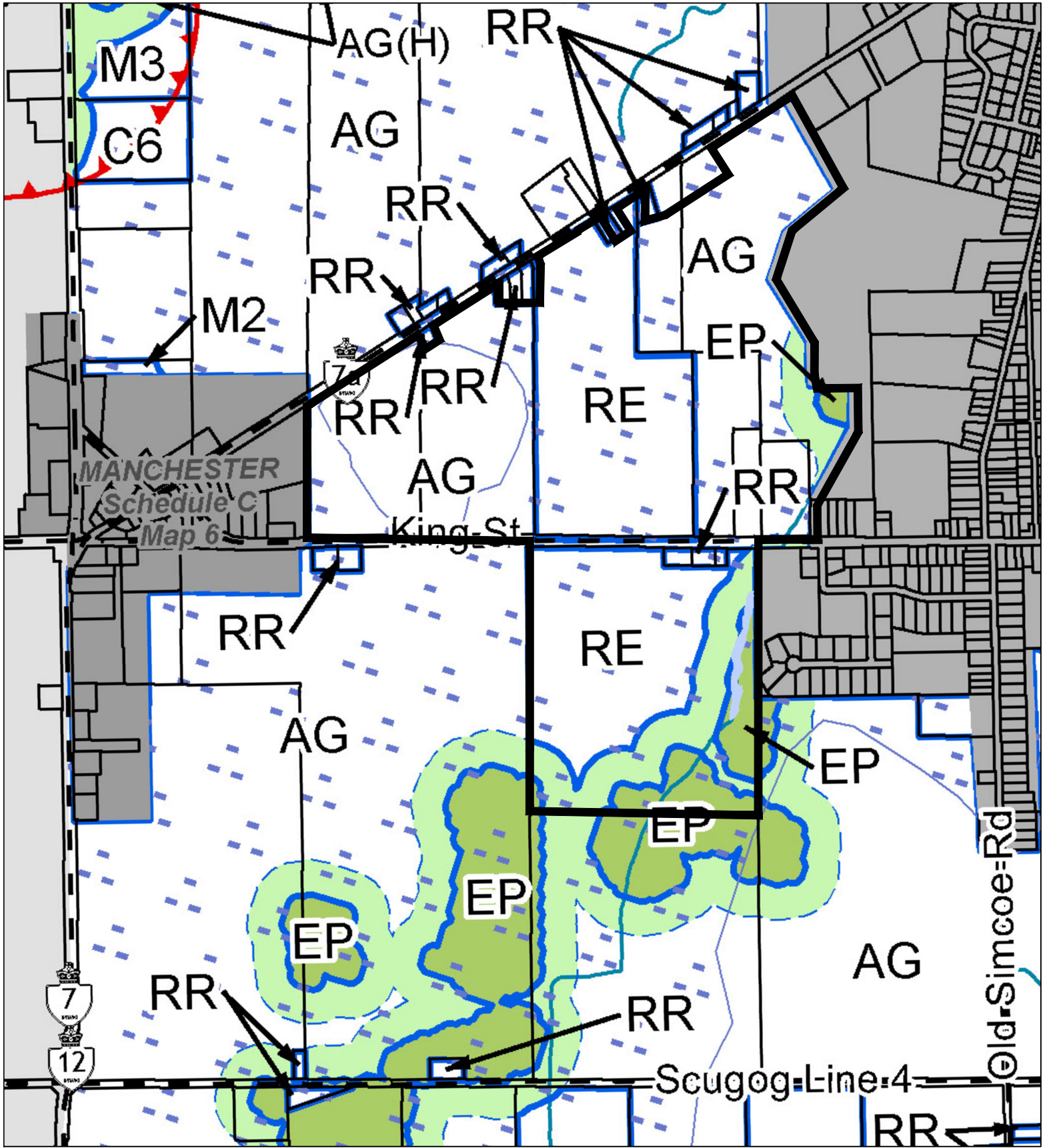
Project 2203850



Port Perry West Landowners

Port Perry, Township of Scugog

Figure 3 : Context Map



Port Perry West Landowners

Figure 4 : Existing Zoning