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Community
Planning and
Consulting Inc.



Planning Justification Report - (April 16, 2024)

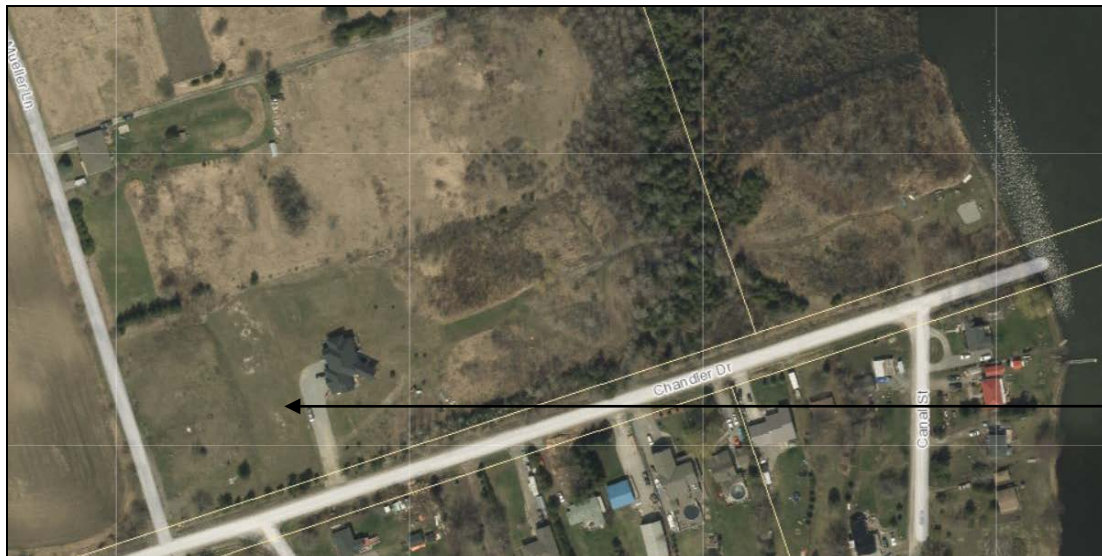
Zoning By-law Amendment Application (ZBLA)

3263 Chandler Drive, Township of Scugog

Introduction

This Planning Justification Report (PJR) has been prepared in support of a Zoning By-law Amendment (ZBLA) Application filed with the Township of Scugog regarding the residential property known municipally as 3263 Chandler Drive.

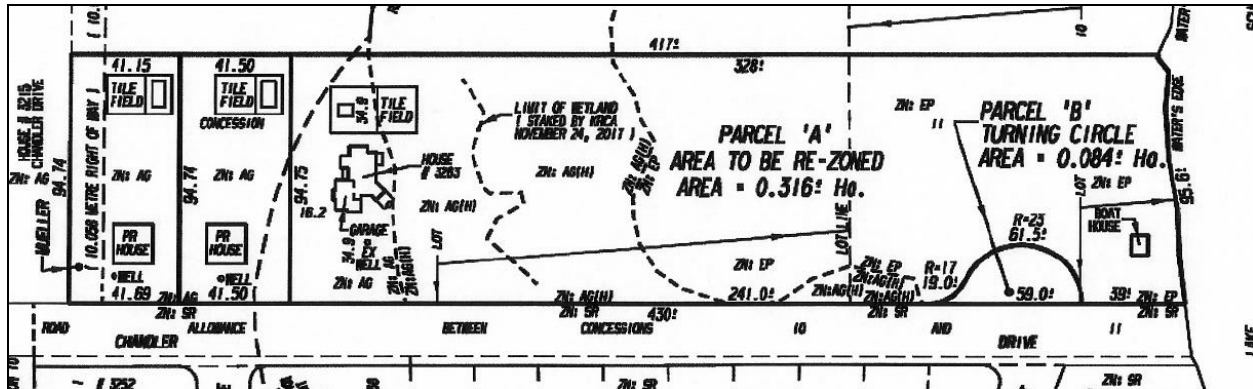
The Property



(Source: Township of Scugog, April 2024)

The property is located on the north side of Chandler Drive, and is currently used as a single unit dwelling (located in the western part of the property). The easterly part of the property has frontage on Lake Scugog.

The Proposed Severance Plan



(Source: H.F Grander Co. LTD., July 2023)

The ZBLA Application is required to permit the proposed severance of the property intending to create two (2) new lots, each to contain a single-unit dwelling. Both lots would have frontage onto Chandler Drive (north side of the road).

The two proposed severed lots would have the following dimensions:

Lot	Frontage (Metres)	Depth (Metres)	Area (Metres, Square)
East	41.50	94.75	3,932.13
West	41.69	94.74	3,949.70, includes a Right-of-way

The retained lot, being the east part of the overall property, containing an existing single unit dwelling, would have a lot area of 31,647 square metres.

Pre-Consultation

The ZBLA Application was subject of a mandatory Pre-Consultation Report – Meeting dated November 10, 2021 (see Attachment 'G' for details).

The ZBLA Application is seeking to create/permit two (2) lots intended for single unit dwelling purposes. The area of the proposed severed lots is that of the originally contemplated single lot, being the west part of the overall property.

Analysis

2020 Provincial Policy Statement (2020 PPS)

The 2020 PPS sets forth a series of policies that address a range of land use, planning, development, and related topics on a provincial wide basis.

With respect to the ZBLA Application, the following policies of the 2020 PPS are considered to have direct relevancy:

Section	Title – Comments
Part III	How to Read the Provincial Policy Statement The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas. Read the Entire Provincial Policy Statement The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole. There is no implied priority in the order in which the policies appear. Opinion: The entire document has been reviewed for the purpose of preparing this Planning Justification Report.
1.0	Building Strong Healthy Communities Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns.

	Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.
1.1.1	Healthy, liveable and safe communities are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; Opinion: The proposed two (2) severed lot do not represent an environmental risk and are appropriate within their rural context.
1.1.3	Settlement Areas Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Opinion: The property is not part of a Rural Settlement Area.
1.1.4	Rural Areas in Municipalities Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban

	areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province. Opinion: The property is considered Rural and is located in proximity to a range of established residential properties – land uses.
1.1.5	Rural Lands in Municipalities 1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety. 1.1.5.2 On rural lands located in municipalities, permitted uses are: a) the management or use of resources; c) limited residential development; f) other rural land uses. 1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. Opinion: The ZBLA Application is required to permit the proposed severance of the property to create two (2) lots intended for single unit dwelling purposes. This is representative of limited residential development.
1.6	Infrastructure and Public Service Facilities
1.6.6.4	Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions

	are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. Opinion: The property will rely upon private water (well) and waste-water facilities (proposed new septic systems), one per severed lot.
2.1	Natural Heritage 2.1.1 Natural features and areas shall be protected for the long term. 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Opinion: The rezoning of the property will not have an impact on Natural Heritage features.

It is my professional opinion that the Zoning By-law Amendment Application is consistent with the policy directives of the 2020 PPS.

2019 A Place to Grow- Growth Plan for the Greater Golden Horseshoe (2019 Growth Plan)

The 2019 Growth Plan came into effect on May 16, 2019 replacing the July 1, 2017 Growth Plan (which replaced the 2005 Growth Plan). The new 2019 Plan sets forth a series of detailed policies addressing population and employment growth and other related development, planning and land use matters for the Greater Golden Horseshoe Area. The Township of Scugog is located within the eastern portion of the outer-ring part of the 2019 Plan.

Relative to the ZBLA Application, the following policies of the 2019 Growth Plan are considered to have direct relevancy:

Policy	Title - Details
1.2.1	Guiding Principles The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected,

	and public dollars are invested are based on the following principles: • Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime. • Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability. • Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors. • Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households. • Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government. • Provide for different approaches to manage growth that recognize the diversity of communities in the GGH. • Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions. • Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network. • Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities. • Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions. Opinion: The ZBLA Application seeks to permit the creation of two (2) lots intended for single-unit dwelling purposes. There are no anticipated environmental issues associated with same.
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1.2.2	Legislative Authority This Plan is issued under the authority of section 7 of the Places to Grow Act, 2005. It was approved through an Order in Council under that Act to come into effect on May 16, 2019. This Plan replaces the Growth Plan for the Greater Golden Horseshoe, 2017 that took effect on July 1, 2017.
	Read the Entire Plan This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy, including the policies in Section 5, will assist decision-makers in understanding how the policies are to be implemented. While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear. Opinion: The entire document has been reviewed/read for the purpose of preparing this Planning Justification Report.
2.2	Policies for Where and How to Grow 2.2.1 Managing Growth 1. Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4. 2. Forecasted growth to the horizon of this Plan will be allocated based on the following: a) the vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities; Opinion: The property does not form part of a designated rural settlement area.

	c) within settlement areas, growth will be focused in: i. delineated built-up areas; ii. strategic growth areas; iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv. areas with existing or planned public service facilities; d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise; Opinion: The property does not form part of a designated rural settlement area.
2.2.9	Rural Areas
2.2.9.1	1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses. Opinion: The property does not form part of a rural settlement area, but rather, rather it forms part of a larger rural area having proximity or direct frontage onto an existing waterbody (resource-based setting).
2.2.9	3. Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for: a) the management or use of resources; b) resource-based recreational uses; and c) other rural land uses that are not appropriate in settlement areas provided they: i. are compatible with the rural landscape and surrounding local land uses; ii. will be sustained by rural service levels; and iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations. Opinion: The proposed use of the property for two (2) additional

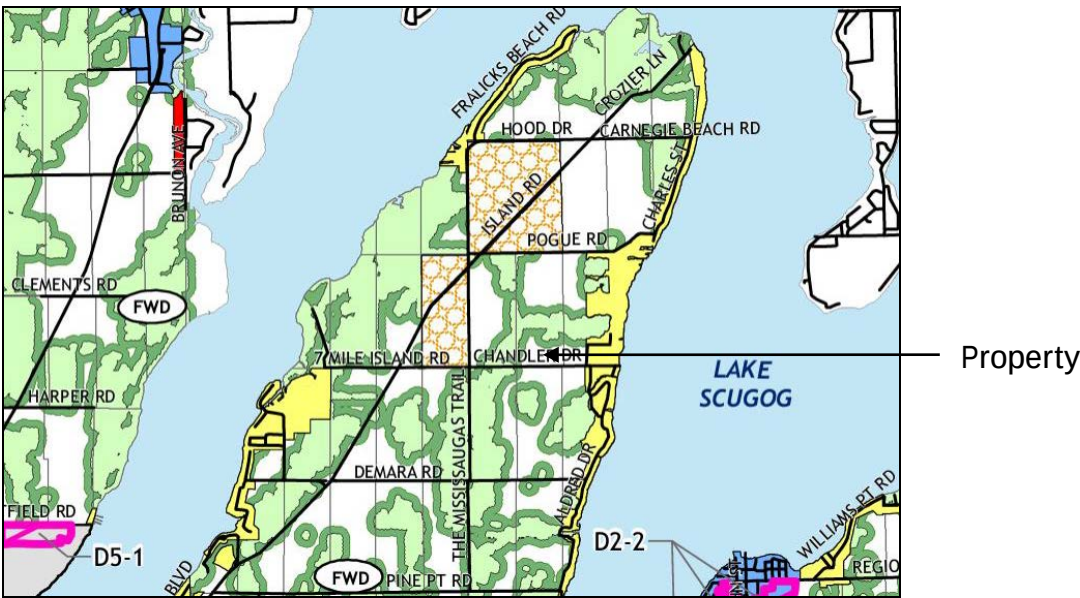
	residential lots can be sustained by rural service levels and is compatible with area properties.
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It is my professional planning opinion that the Zoning By-law Amendment Application is in Conformity with the policies of the 2019 Growth Plan.

Township of Scugog Official Plan (TSOP)

The property is designated as “Shoreline” by the TSOP.

Official Plan Map Schedule - Detail



(Source: Township of Scugog Website, April 2024)

Relative to the ZBLA Application, the following policies of the TSOP are considered to have direct relevancy:

Section	Title - Comments
2.1	Growth Management
2.1.1	Residential Growth Targets
	During the period of this Plan, the Township will continue to experience development pressures because of the high rate of growth that will be experienced throughout the Greater Toronto Area. This growth may be limited in the early years due to servicing constraints, but must be planned

	in anticipation of additional wastewater capacity becoming available. The Township intends to manage population growth in a sustainable manner. This goal will be achieved by: a) Directing growth primarily to the urban settlement boundary of Port Perry and the defined boundaries of the Hamlets, with limited rural development to the year 2031. d) Limiting growth in the Rural System to the logical extension of the built up area within the Shoreline Area, compatible with the rural character of the Township. Opinion: The ZBLA Application seeks to permit the proposed severance of the property, serving to create two (2) lots intended for single dwelling unit purposes. This is representative of limited development, within the Shoreline designation/ area of the Plan.
5.2	Shoreline The Shoreline designation applies to lands which are located in the Rural System adjacent to the shoreline of Lake Scugog and Chalk Lake which are used primarily for low density residential development, tourist commercial and resort development. The Shoreline designation is identified on Schedule A.
5.2.1	Objectives The objectives of this designation are to: d) Improve development conditions on the shoreline of Lake Scugog and Chalk Lake including the adjacent natural areas and to ensure the lake quality is maintained or improved; e) Maintain and protect the natural features of the shoreline area including fish habitat, shoreline nesting areas and indigenous vegetation; Opinion: The ZBLA Application seeks to permit the proposed severance of the property, serving to create two (2) lots intended for single dwelling unit purposes. This is representative of limited development, within the Shoreline designation/ area of the Plan.

	There are no anticipated environmental issues with respect to the proposed creation of the two residential lots (ZBLA Application).
5.2.2	Permitted Uses The principal use of land in the Shoreline designation shall be residential. Additional permitted uses on the Lake Scugog shoreline shall be limited to: a) Recreational and tourist commercial uses such as recreational camps, marinas and resorts; b) Ancillary uses and activities such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature or eating establishments; and, c) Open space, parks and natural areas.
5.2.3	General Development Policies
5.2.3.1	Residential a) New residential lots shall only be permitted by consent or small-scale plan of subdivision within the Shoreline designation provided these new lots are compatible and do not promote strip development. b) Upon designation of the Shoreline Residential Area boundary no further expansions shall be permitted. c) Only development on existing lots of records shall be permitted on existing private roads. New lots shall have frontage on and direct access on a year-round publicly maintained road or a road owned and maintained by a Condominium Corporation. e) Residential development in the Shoreline designation shall be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character. f) Development shall demonstrate that: i) There will be no negative effects on key natural heritage features or key hydrologic features; ii) Connectivity between key natural heritage features and key hydrologic

	features will be maintained; iii) The disturbed area of the site will not exceed 25 percent of the site and the impervious surface shall not exceed 10 percent; iv) 30 percent of the total developable area of the site will remain naturally vegetated or returned to natural self-sustaining vegetation; v) Buildings or structures will not occupy more than 25 percent of the total developable area; Opinion: The ZBLA Application serves to permit the proposed creation of two (2) lots intended for single unit dwelling purposes. The concept plan prepared in support of the ZBLA Application illustrates conformity with the policies of Section 5.2.3.1. The area of the proposed new lots does not contain mature vegetation except to a limited extent along the street line.
9.13	Lot Creation Consents may be given for the creation of new lots, boundary adjustments, rights-of-way, easements, long term leases and to convey additional lands to an abutting lot, provided an undersized lot is not created.
9.13.1	General Development Policies a) Applications for consents shall only be granted where the following conditions are satisfied: i) A plan of subdivision is not necessary; ii) The number of lots created is generally not more than two lots; iii) The lot can be adequately serviced with appropriate water and wastewater systems; iv) The lot will front onto and will be directly accessed by a public road which is maintained year round; v) Access to the lot will not cause a traffic hazard; vi) The creation of the lot will not restrict the ultimate development of

	adjacent lands; vii) The size and shape of the lot conforms with the requirements of the Zoning By-law, is appropriate to the use proposed and is compatible with adjacent lots; viii) The lot will not have a negative impact on the natural heritage features and related ecological functions in the area; ix) New lots will not be permitted on lands containing physical constraints to development such as poor drainage, flood, susceptibility, steep slopes, or any other physical condition that may jeopardize public health and safety; Opinion: The proposed two (2) severed lots are both capable of being supported by private water and waste-water facilities. They both have frontage onto a year-round maintained public road, will not comprise any future development of adjacent lands, and finally, do not represent an environmental risk.
9.13.4	Lot Creation Outside of Settlement Areas The creation of new lots outside of the Port Perry Urban Area and the Hamlet designations are prohibited unless specifically provided for in this Plan. Opinion: The TSOP contains policy provisions permitting the contemplated lot creation.

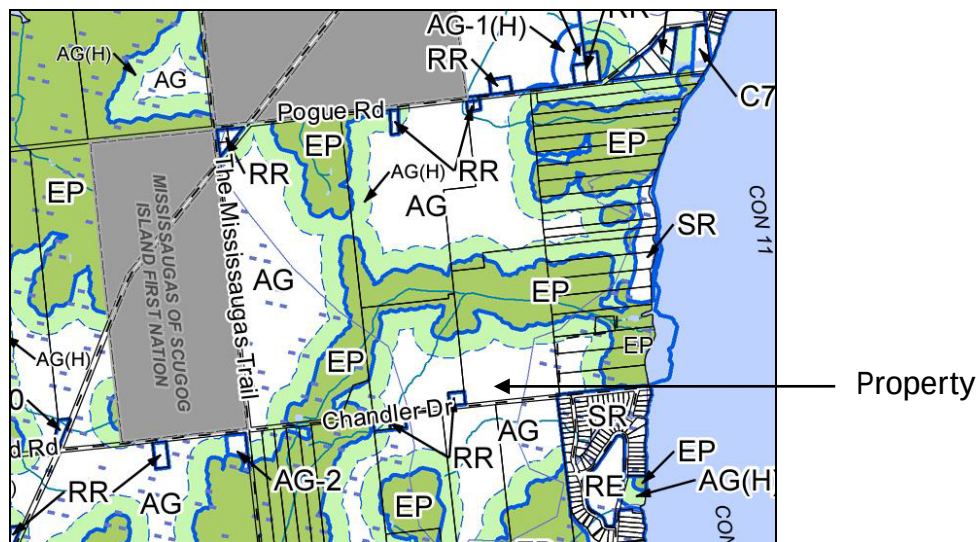
It is my professional planning opinion that the proposed Zoning By-law Amendment Application is in keeping with the general purpose and intent of the policies of the TSOP.

Township of Scugog Zoning By-law (TSZBL)

The property is zoned as follows:

Zone	Area of Property
AG - Agricultural	West
AGH – Agricultural with H – Holding Symbol	East
EP – Environmental Protection	East

Zoning Map Detail



(Source: Township of Scugog Website, April 2024)

The ZBLA Application is required to amend the AG zoned portion of the property to SR – Shoreline Residential. This zoning will permit the proposed lots, and better align with the current “shoreline” designation of the TSOP.

The SR – Shoreline zone permits single-unit dwelling uses subject to certain regulatory provisions (Section 8.1 of the TSZBL). The lots are to be a minimum of 3,000 square metres in area, having a minimum frontage of 30 metres. The two (2) proposed lots meet these and all other regulatory provisions of the SR – Shoreline zone.

The current zoning of the proposed retained parcel will remain in place and does not require an amendment.

It is my professional opinion that the Zoning By-law Amendment Application is in keeping with the general purpose and intent of the regulatory provisions of the Township Zoning By-law.

Summary

The Zoning By-law Amendment Application is required to permit two (2) proposed new lots to be created by way of a forthcoming Consent (Severance) Application.

The proposed lots are appropriate in configuration and context and are compatible with established area land uses.

The Zoning By-law Amendment Application is:

- Consistent with policy directives of the 2020 PPS;
- In Conformity with the policy directives of the 2019 A Place to Grow Plan;
- In Keeping with the general purpose and intent of the land use designations and policies of the Township of Scugog Official Plan (lower-tier) and Region of Durham Official Plan (upper tier);
- In Keeping with the general purpose and intent of the regulatory provisions of the Township of Scugog Zoning By-law; and
- Representative of Good Planning.

Respectfully Submitted,



Kevin M. Duguay, MCIP, RPP