

Township of Scugog Staff Report

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Report Number: DEV-2018-032

Prepared by: Diane Knutson, Planning Technician

Department: Development Services – Planning

Report to: Planning & Community Affairs Committee

Date: September 17, 2018

Reference: Strategic Direction #3: Economic Development

Report Title: Revision to Draft Plan Approval for Subdivision S-S-2004-01
Lalu Peninsula Inc. - Vacant residential land on the south side of Castle Harbour Drive, east of Simcoe Street (Part Lots 19 & 20, Concession 7),
Ward 5 - Information & Recommendation Report

Recommendations:

1. **That** Report DEV-2018-032 “Revision to Draft Plan Approval for Subdivision S-S-2004-01 Lalu Peninsula Inc. - Vacant residential land on the south side of Castle Harbour Drive, east of Simcoe Street (Part Lots 19 & 20, Concession 7), Ward 5 - Information & Recommendation Report”, be received; and
2. **That** the Region of Durham be advised that the Township has no objection to the proposed revisions to the draft plan of subdivision and that Report DEV-2018-033 be forwarded to the Region of Durham Planning Department as the Township’s comments on this matter.

1. Background:

1.1. Introduction

On May 22, 2018, the Region of Durham circulated notice of an application to revise the conditions of draft plan approval for a residential subdivision to be located on the south side of Castle Harbour Drive, east of Simcoe Street, Port Perry. The property was formerly owned by Canadian Dairy Manufacturing (CDM) and was purchased by Lalu Peninsula Inc. in April, 2017.

The proposed revision will implement the requirements of Kawartha Region Conservation Authority (KRCA) to ensure the creation of new lots occur outside of the Provincially Significant Wetland and the floodplain associated with Lake Scugog. The revision will also ensure that appropriate blocks have been established for Environmental Protection, stormwater management and wetland compensation.

1.2. Location and Context

Location: Part Lots 19 & 20, Concession 7 (Vacant residential land on the south side of Castle Harbour Drive, east of Simcoe Street, Port Perry), Roll #010.008.147, Ward 5



Attachment 1 shows the proposed revisions to the plan of subdivision. The flood line is identified in blue and the wetland compensation areas are identified in green.

2. Discussion:

2.1. Proposal

Lalu Peninsula Inc. is the new owner of this 24.72 hectare parcel of land along the shoreline of Lake Scugog within the urban area of north Port Perry. It is the intention of the new owner to develop the plan of subdivision in accordance with the draft plan approval, subject to updates to several of the supporting studies. Meetings were held with Regional and Township Staff in

April and May, 2017 to determine the updated information required to revise the conditions of draft plan approval that were approved back in March, 2007.

An updated Environmental Impact Study (August 2017) and Wetland Compensation Plan (April, 2018) were circulated to KRCA for their comments. KRCA is recommending the following revised Conditions of Draft Approval for the plan of subdivision (numbering provided to reflect current list of conditions):

- “11. The Owner shall ensure that the **wetland compensation areas**, identified on the Draft Plan as Parts 1, 2, 4-18, are dedicated to the Township of Scugog and are maintained as a naturalized area to the satisfaction of the Kawartha Region Conservation Authority.
13. Prior to any on-site grading or construction or final registration of the Plan, the Owner shall submit and obtain **approval from the Township of Scugog and the Kawartha Region Conservation Authority**, reports describing the following:
- a) Pre and post development runoff flows and the intended means of conveying stormwater flow from each lot and the entire proposed development;
 - b) The cut and fill balance and calculations;
 - c) The Owner agrees to submit a Phosphorous Management Plan to the satisfaction of the Kawartha Region Conservation Authority;
 - d) The Owner agrees to submit an Existing and Proposed Water Balance Report, to the satisfaction of the Kawartha Conservation Authority;
 - e) The anticipated impact of the development on water quality, as it relates to fish and wildlife habitat once adequate protective measures have been taken;
 - f) The means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction;
 - g) Site soil conditions, including grain size distribution profiles;
 - h) Site grading plans; and
 - i) Detailed design plans for the wetland compensation areas.
14. The Owner shall submit **detailed design plans for the stormwater facility in Blocks 24, 25 and 26**, to the satisfaction of the Kawartha Region Conservation Authority and the Township of Scugog. The Owner shall submit to the Kawartha Region Conservation Authority, geotechnical data substantiating that the stormwater management facility would function as intended. In addition, prior to Registration, the Owner agrees to submit a stormwater management operation and maintenance brief, to the satisfaction of the Kawartha Region Conservation Authority.
15. The Owner agrees to have the **Regulation limit of Kawartha Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 182/06)** registered on title of each affected lot. Prior to development occurring on the affected lots, approval from Kawartha Region Conservation Authority (separate Permit) shall be required.

16. *The Owner agrees to erect and maintain all **stormwater management and erosion sedimentation control** structures operating and in good repair during the construction period, in a manner satisfactory to the Kawartha Conservation Authority and/or the Township of Scugog.*

It is Staff's opinion that KRCA's proposed revisions effectively address the concerns of the Township as they relate to stormwater management and environmental protection. An amendment to the Zoning By-law will not be required as a result of the proposed revision.

3. Conclusion:

The proposed revision will implement the requirements of Kawartha Region Conservation Authority (KRCA) to ensure the creation of new lots occur outside of the Provincially Significant Wetland and the floodplain associated with Lake Scugog. The revision will also ensure that appropriate blocks have been established for environmental protection, stormwater management and wetland compensation.

Staff recommend that the Region of Durham be advised that the Township has no objection to the proposed revisions to the draft plan of subdivision and that Staff Report DEV-2018-033 be forwarded to the Region of Durham Planning Department as the Township's formal comments on this matter.

Respectfully Submitted:

Reviewed By:

Diane Knutson, CPT
Planning Technician

Kevin Heritage, MES, MCIP, RPP
Director of Development Services

Attachments:

ATT-1: Proposed Revisions to the Draft Plan of Subdivision

