



The Corporation of the Township of Scugog

Planning and Community Affairs Committee Meeting Minutes

June 17, 2024 at 6:30PM

Council Chambers, Municipal Building

181 Perry Street, Port Perry

Members Present: Mayor Wilma Wotten
Regional Councillor Ian McDougall (arrived at 7:17 PM)
Councillor David LeRoy
Councillor Janna Guido
Councillor Robert Rock
Councillor Harold Wright
Councillor Terry Coyne

Staff Present: Chief Administrative Officer Kenneth Nix
Interim Director of Corporate Services / Clerk Ralph Walton
Director of Finance / Treasurer Laura Barta
Acting Director of Community Services Shawna Cornish
Acting Director of Public Works and Infrastructure Robert Frasca
Director of Development Services Kevin Heritage
Manager of Planning Valerie Hendry
Acting Deputy Clerk Ashley MacDougall
Network Analyst Dan Popham
Planner Ahasar Syed
Recording Secretary Chantelle Rolland

1. Call to Order

The Mayor called the meeting to order at 6:30 PM.

2. Disclosure of Pecuniary Interest and Nature Thereof in Closed Session

There was no Closed Session.

3. Closed Session

4. Rise from Closed Session

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5. Call Open Session to Order, Moment of Silence and Land Acknowledgment

The Mayor called the meeting to order at 6:30PM and asked everyone to observe a moment of personal reflection.

The Mayor acknowledged the traditional territories of the Mississaugas of Scugog Island First Nation and recognized the contributions of First Nations, Metis, and Inuit peoples to the community, the province and the country.

The Clerk confirmed attendance to verify a quorum was present.

6. Disclosure of Pecuniary Interest and Nature Thereof

There were no disclosures of pecuniary interest.

7. Matters from Closed Session

There was no closed session.

8. Announcements from Council and Staff

- On Friday June 14, 2024 Members of Council attended Punch Up, a play by Theatre on the Ridge. This was performed at the Scugog Museum Village. Theatre on the Ridge was commended for their performance and for bringing talented actors to our community. Their upcoming shows include The Musical of Musicals: The Musical from July 11-27, 2024 and The Complete Works of William Shakespeare (Abridged) (Revised) (Again) from August 8-24, 2024.
- On Saturday June 8, 2024, 100 motorcycles participated in the Durham Ride for Dad fundraiser for Prostate Cancer. The fundraiser has raised over \$800,000 in its 20-year history, and at the event on Sunday a cheque was presented to Sunnybrook for \$40,000. Congratulations were extended to all volunteers and the owners of Blackstock Motor Sports on a successful event.
- Several Members of Council were in attendance for the North Durham Pride Parade and celebrations on Saturday June 8, 2024. Congratulations was extended to the organizers on a fantastic event.
- The Council of the Township of Scugog gave a proclamation and spoke at the event for World Elder Abuse Day on Friday June 14, 2024. This was put together by a dedicated group of individuals who have come together to help prevent elder abuse in all of Durham.
- On Friday June 14, 2024 there was a screening of the movie "Outrageous" starring Craig Russel, a former Port Perry resident. This was

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put on by North Durham Pride and was part of North Durham's pride week events. The author of the book *Outrageous* was there to speak on the book and Craig Russel's connections to Port Perry.

- The Dragon Boat Races returned to Palmer Park on Saturday June 15, 2024. The event was very well attended, with all funds raised going to the Port Perry Hospital Foundation and Lake Scugog Stewards. Congratulations was extended to the organizers and participants.
- Mayor Wilma Wotten noted a few events coming up this week.
On Sunday June 23, 2024, Roar by the Shores is happening on Water Street.
On Thursday June 21, 2024, there will be a small walk for MG Awareness. It will be leaving from the Chamber office, go past Municipal Building, head east on North St and then return to the Chamber office. This is to build awareness of a relatively unknown disease that affects the nervous and immune system.
- National Indigenous People Day is on Friday June 21, 2024. Scugog will be celebrating this day at the Pollinator Garden, where the land acknowledgment plaque will be unveiled. Mayor Wilma Wotten and Councillor Jeff Forbes from the Mississaugas of Scugog Island First Nation will be in attendance, as well as local school children will be sharing what MSIFN and Indigenous means to them. This event will begin at 10:15 AM.
- Director of Finance / Treasurer Laura Barta reminded the public that the tax due date for the first installment is Monday June 24, 2024. The Director also advised that the Finance department is in the process of issuing supplemental tax bills based on information received from MPAC.
- Please be advised that a Heat Warning is in effect as of Monday June 17, 2024, and is expected to continue through the week. Be sure to monitor yourself and others for signs of heat illness.
- Birdseye Pool is open for the season as of Monday June 17, 2024. For public swim times, check out the leisure guide online.
- Parks staff are working on getting the Splash Pad open, they are currently working through an operational issue. Staff are projecting that the Splash Pad will be open by Tuesday June 18, 2024, for the season.

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- The Northern Ramblers Car Club will have their All-American Car Show at the Scugog Shores Museum on Saturday June 22, 2024 from 10:00 AM - 4:00 PM.

9. Public Meetings

9.1 Zoning By-law Amendment Application (Z/01/2024), submitted by Yu Tao Wang, 16051 Marsh Hill Road

PROPONENT

Yu Tao Wang

APPLICANT/AGENT

Tony Wang, King EPCM

REGISTERED ELECTRONIC ATTENDANCE

None at time of meeting

LOCATION

16051 Marsh Hill Road, Epsom, ON

The Mayor outlined the following points for the benefit of those in attendance:

This portion of the meeting has been set aside for a public meeting held under Section 34 of the Planning Act to consider an application for a zoning By-law Amendment, submitted by King EPCM (c/o Yu Tao Wang), for lands located at 16051 Marsh Hill Road.

It is important that the public express their views either in person or in writing, prior to decisions being made by the Council of the Township of Scugog.

The notification of this public meeting provided residents with options on how to be added to this meeting however written comments can still be submitted to the Township's Planning Staff at any time prior to a decision on the amendment application.

If you do not speak at this public meeting or provide written comments before the Township of Scugog makes a decision on the rezoning application, you may not be entitled to appeal the decision or be added as a party to a hearing by the Ontario Land Tribunal, unless the Tribunal determines there are reasonable grounds to do so.

The notice for this public meeting was given in accordance with the provisions of the Planning Act.

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The Mayor called upon Shayne Conners of MHBC, to provide information regarding the applications and an overview of the staff information report included in this agenda.

Shayne Conners provided a PowerPoint presentation which outlined the proposal and summarized the information provided in the related staff report.

The Mayor called upon Tony Wang of King EPCM, to provide an overview presentation on the application on behalf of the applicant.

Tony Wang provided an oral overview to outline the proposed zoning by-law amendment application.

The Mayor then opened the meeting to the public to receive input concerning an application for a zoning by-law amendment application (Z/01/2024), 16051 Marsh Hill Road.

Seeing no speakers, the Mayor stated written comments can still be provided to Planning staff following the meeting and before Council makes a decision.

The statutory public information meeting concluded at 6:50 PM.

At this juncture of the meeting, with the consent of the committee, the Mayor brought forward the associated staff report, item 11.2 - DEV-2024-019 - Zoning By-law Amendment Application (Z/01/2024), submitted by Yu Tao Wang, 16051 Marsh Hill Road, for consideration.

11. Reports

11.2 DEV-2024-019 - Public Meeting Report - Zoning By-law Amendment Application (Z/01/2024), submitted by Yu Tao Wang, 16051 Marsh Hill Road

Valerie Hendry, Manager of Planning, with the assistance of the Township's planning consultant, MHBC Planning

A question and answer period with members of the committee ensued on staff report.

Recommendation PCA-2024-038

Moved by: Councillor Janna Guido

Seconded by: Councillor Robert Rock

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1. **THAT** Report DEV-2024-019, By-law Amendment Application (Z/01/2024), submitted by King EPCM (c/o Yu Tao Wang), 16051 – Information Report, be received; and
2. **THAT** Staff report back to Council with a recommendation on this application.

Carried

10. Presentations and Delegations

10.1 Scugog Business Program Action Plan Presentation

Catherine Oosterbaan, President, Oosterbaan Strategy

Catherine Oosterbaan, President of Oosterbaan Strategy provided a PowerPoint presentation on the Scugog Business Program Action Plan, Draft Report.

At this juncture of the meeting, with the consent of the Committee, Mayor Wotten brought forth Item 11.4, DEV-2024-022 - Scugog Business Program, Draft Report and Action Plan, for consideration.

11. Reports

11.4 DEV-2024-022 - Scugog Business Program - Draft Report and Action Plan

Glen Macfarlane, Invest Durham, Region of Durham

A question and answer period with members of the committee ensued on both the presentation and report.

Recommendation PCA-2024-039

Moved by: Councillor Robert Rock

Seconded by: Councillor Janna Guido

1. **THAT** the presentation by Catherine Oosterbaan, Oosterbaan Strategy, regarding the Scugog Business Program Action Plan, be received.
2. **THAT** Report DEV-2024-022, Scugog Business Program – Draft Report and Action Plan, be received; and
3. **THAT** staff review Council comments and forward a final report for consideration to the Township's Planning and Community Affairs Committee on September 16, 2024.

Carried

10. Presentations and Delegations

10.2 Delegation from Thorstone Consulting Regarding Zoning By-law Amendment Application Z-06-2023 for 19350 Island Road

Dan Stone, Thorstone Consulting

Dan Stone of Thorstone Consulting provided a PowerPoint presentation regarding a zoning by-law amendment application Z-06-2023 for 19350 Island Road - Birchwood Luxury Camping.

At this juncture of the meeting, with the consent of the Committee, Mayor Wotten brought forth Item 11.6 - DEV-2024-025 - Zoning By-law Amendment Application Z-06-2023 Submitted by Thorstone Consulting, 19350 Island Road - Recommendation Report, for consideration.

11. Reports

11.6 DEV-2024-025- Zoning By-law Amendment Application Z-06-2023 Submitted by Thorstone Consulting , 19350 Island Rd. - Recommendation Report

Jamie Robinson Planning Consultant of MHBC, provided a PowerPoint Presentation, on behalf of the Township of Scugog, with an overview of the staff report, DEV-2024-025 - Zoning By-law Amendment Application Z-06-2023 Submitted by Thorstone Consulting, 19350 Island Road - Recommendation Report.

A question and answer period with members of the committee ensued on the delegation by Dan Stone, the presentation by Jamie Robinson and the associated staff report.

Recommendation PCA-2024-040

Moved by: Councillor Robert Rock

Seconded by: Councillor Janna Guido

1. **THAT** the presentation by Dan Stone, Thorstone Consulting, regarding the Zoning By-Law Amendment Application Z-06-2023 for 19350 Island Road, be received; and
2. **THAT** Report DEV-2024-025 Zoning By-law Amendment Application (Z/06/2023), submitted by Thorstone Consulting, 19350 Island Road – Recommendation Report, be received; and

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3. **THAT** Council approve the Zoning By-law Amendment Z/06/2023 proposed by the applicant as outlined on Attachments 6 and 7; and
4. **THAT** the Region of Durham be requested to defer the requirement for a road widening to permit the applicant to open.

Carried

11.1 COMS-2024-008 - 2024 Canada Day Celebrations Update

Abbey Elliot, Student Special Event Coordinator

A question and answer period with members of the committee ensued.

Recommendation PCA-2024-041

Moved by: Councillor Terry Coyne

Seconded by: Councillor Harold Wright

1. **THAT** Report COMS-2024-008, 2024 Canada Day Celebrations Update, be received; and
2. **THAT** Council deem the 2024 Canada Day Celebrations an Event of Municipal Significance; and
3. **THAT** the requirement to submit a Criminal Background Check in By-law 48-14 and By-law 19-15 for the Canada Day vendors be waived.

Carried

11.3 DEV-2024-021 - Report Z-02-2024 10955 Old Simcoe Rd

Ahasar Syed, Planner

Ahasar Syed, Township of Scugog Planner, provided an overview PowerPoint presentation regarding the zoning by-law amendment application (Z-02-2024) - 10955 Old Simcoe Road.

A question and answer period with members of the committee ensued.

Recommendation PCA-2024-042

Moved by: Councillor Robert Rock

Seconded by: Regional Councillor Ian McDougall

1. **THAT** DEV-2024-021, Zoning By-law Amendment Application (Z-02-2024) – 10955 Old Simcoe Road, be received.

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2. **THAT** the application to amend Zoning By-law 14-14 to remove the Holding (H) symbol to permit a single-detached dwelling with a secondary dwelling unit be approved subject to the following conditions being implemented before the issuance of a Building Permit:
 - a. That the Owners erect erosion control fencing along the northern and eastern limits of the property which can be replaced with at least 18 native trees along the northern edge of the property once construction is completed;
 - b. Should any trees in the woodland within the unopened road allowance be removed that they be replaced at a 3:1 ratio. Tree protection measures should be undertaken prior to construction to avoid damage to trees within the road allowance;
 - c. That the Owners obtain a Temporary Road Occupancy Permit to permit the use of the unopened road allowance for construction access. Once the construction of the dwelling is completed and the Temporary Road Occupancy Permit expires, the road allowance can no longer be used for access to the site;
 - d. That the unopened road allowance be restored to pre-development conditions once construction is completed; and
 - e. That the Owners obtain an entrance permit for a new driveway entrance between the adjacent properties at 10995 & 10925 Old Simcoe Road.
3. **THAT** the implementing Zoning By-law Amendment be brought forward to Council for enactment.

Carried

11.5 FIN-2024-023 - Asset Management Plan Update

Laura E. Barta, CPA, CMA, Director of Finance/Treasurer

Recommendation PCA-2024-043

Moved by: Councillor David LeRoy

Seconded by: Councillor Terry Coyne

1. **THAT** Report FIN-2024-023, Asset Management Plan Update, be received;

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2. **THAT** Hemson Consulting Ltd. be engaged to complete the update to the Asset Management Plan as required by O. Reg. 588/17; and
3. **THAT** a maximum of \$30,000 in funding for this update come from the Municipal Projects Reserve.

Carried

12. Correspondence

13. New Business/General Information

Councillor McDougall reminded residents that Birdseye pool is open and is a good way to cool off in the heat.

14. Closed Session (if needed)

15. Adjournment - 8:55 PM

Recommendation PCA-2024-044

Moved by: Councillor Robert Rock

Seconded by: Councillor Janna Guido

THAT this meeting be adjourned at 8:55 PM.

Carried

MAYOR, Wilma Wotten

CLERK, Ralph Walton