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 scugog.ca

 Corporate Services Department Legislative Services Division	
Date & Time Received:	June 13, 2024 10:14 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Sent Via Email to: minister.mah@ontario.ca

June 11, 2024

Ministry of Municipal Affairs and Housing
 777 Bay St, 17th Floor
 Toronto, ON
 M7A 2J3

RE: Delegation Regarding Settlement Area Boundary Expansion and Durham Region Official Plan

At the last Planning and Community Affairs Committee Meeting of the Township of Scugog held on May 13, 2024, a presentation was provided from Mark Jacobs, Biglieri Group, on behalf of Fourteen Estates, on the above captioned matter, and the following recommendation was ratified at the Regular Council Meeting on May 27, 2024:

1. **THAT** the delegation by Mark Jacobs of the Biglieri Group, on behalf of Fourteen Estates regarding the Proposed Ministry Zoning Order; and
2. **THAT** the Township of Scugog Council reaffirm to the Minister of Municipal Affairs and Housing and the Region its previous decision to expand the Caesarea Hamlet Boundary to include the Property; and
3. **THAT** the Township of Scugog Staff and its legal counsel be directed to consult with the landowner and its legal and planning experts to determine a strategy for the inclusion of the Property within the Caesarea Hamlet Boundary, including by resolving the longstanding Deferral D2-2 of the Scugog Official Plan with respect to the Property and support the rounding out of Caesarea Hamlet, in order to allow much-needed housing within the Township.



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Please find enclosed a copy of the presentation for your information.

Should you require anything further in this regard, please do not hesitate to contact the undersigned at 905-985-7346 ext. 119, clerks@scugog.ca.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "RWalton", with a long horizontal flourish extending to the right.

Ralph Walton
Interim Director of Corporate Services/Clerk

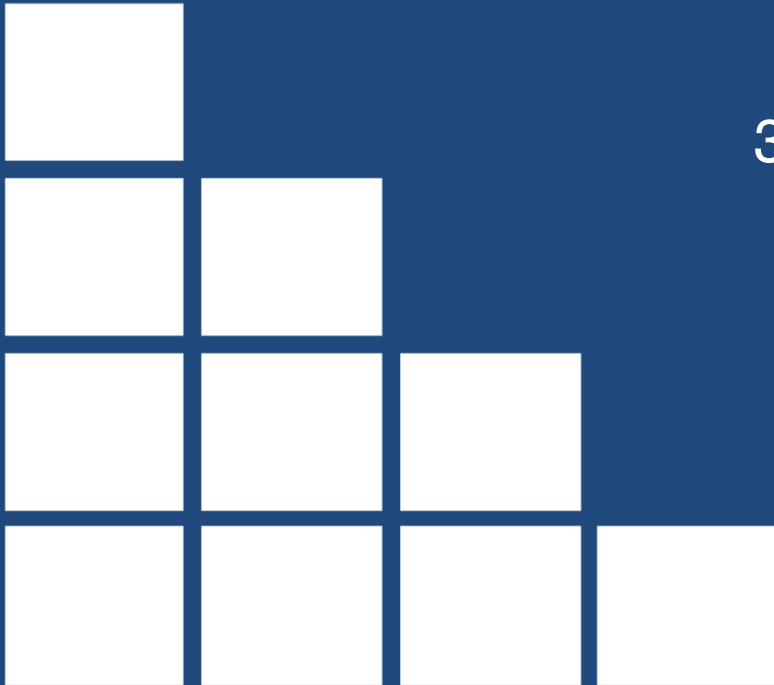
Encl.

CC Alexander Harras, Region of Durham, Director of Legislative Services/Clerk
Kevin Heritage, Director of Development Services
Valerie Hendry, Manager of Planning
Mark Jacobs, Biglieri Group

Request for Council Support – Resolution to Deferral D2-2

May 13, 2024

Fourteen Estates Limited
3401 and 3501 Proutt Road, Caesarea
Part of Lot 10 & 11, Concession 8
Former Township of Cartwright



SUBJECT SITE



(Source: Google, 2023)

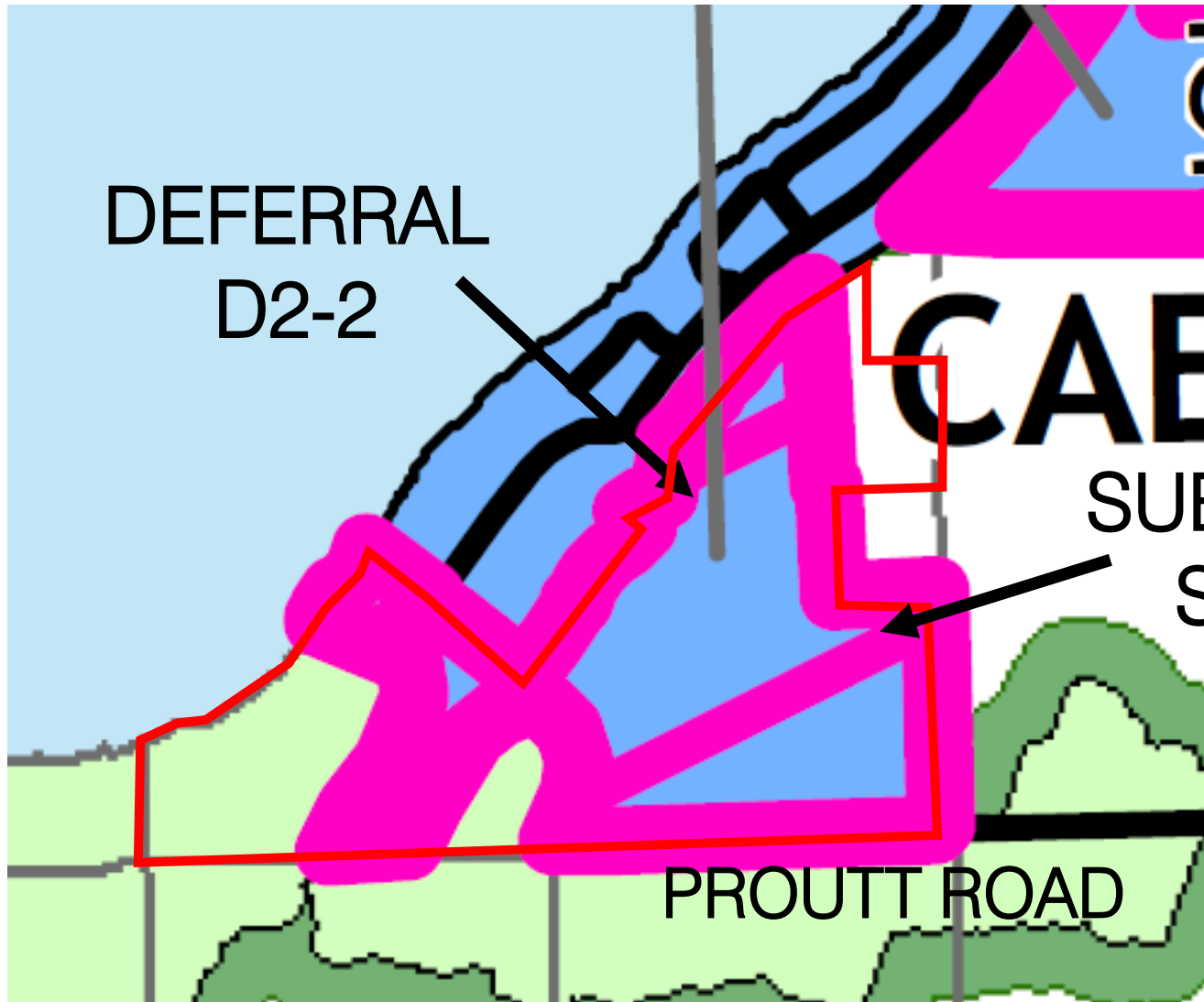
 SUBJECT SITE







SITE HISTORY

- **1998:** Three (3) lots created via Consent
- **2002:** Nine (9) lots create via Plan of Subdivision
- **2007:** Request to Scugog submitted for additional lands to be included in the Hamlet and the boundary be adjusted as part of OP Review.
- **2009:** New Township of Scugog OP, Subject Site designated Hamlet and Natural Core Area.
- **2010:** Durham Region deferred redesignation (Deferral D2-2) to enable further analysis to support the proposed rounding out for Caesarea.
- **2015:** CM Planning submitted a letter to the Township of Scugog supporting the partial rounding out of the Caesarea Hamlet to include the Subject Site. Requested the partial lifting of the deferral outlining how provincial concerns leading to the deferral had been addressed or were no longer applicable
- **2015:** Scugog Council Resolution 15-483 directs staff to review and report back to Council.
- **2020:** Settlement Area Boundary Expansion request (“SABE”) was submitted by D.M. Wills Associates Limited to expand the Caesarea Hamlet Boundary to include the Subject Site. It was requested that “Deferral D2-2 to the Scugog Official Plan be resolved through the ROP review in order to include additional lands within the boundary of the Hamlet of Caesarea”.

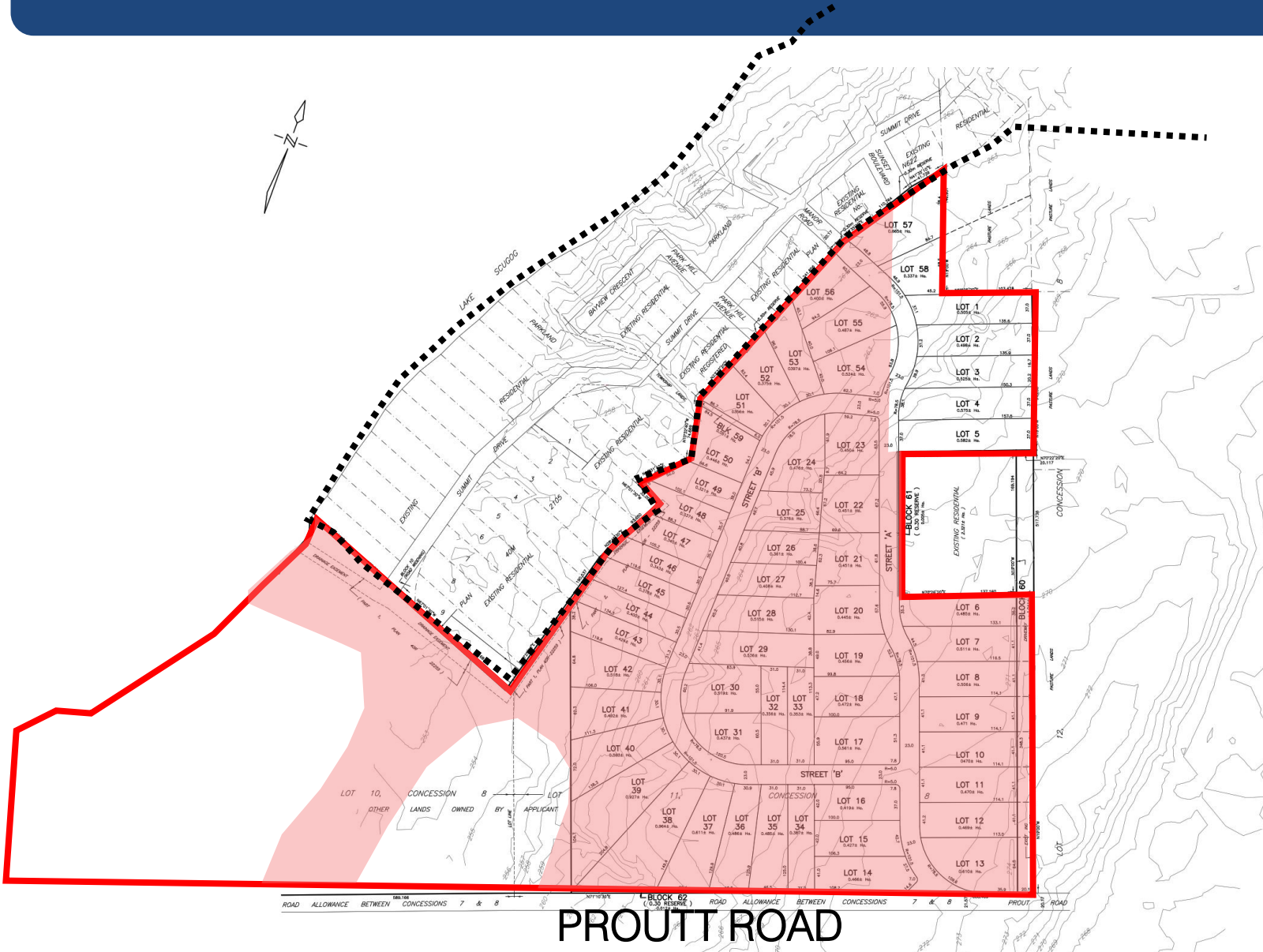
PLANNING FRAMEWORK

Official Plan



-  SUBJECT SITE
-  HAMLET
-  NATURAL CORE AREA
-  NATURAL LINKAGE AREA
-  DEFERRED BY DURHAM REGION
-  AGRICULTURAL

CONCEPTUAL DRAFT PLAN OF SUBDIVISION



SUBJECT SITE



HAMLET BOUNDARY



DEFERRAL D2-2

PROUTT ROAD

REQUESTED MOTIONS

1. Township Council reaffirm to the Minister of Municipal Affairs and Housing and the Region its previous decision to expand the Caesarea Hamlet Boundary to include the Property; and
2. Township Staff and its legal counsel be directed to consult with the landowner and its legal and planning experts to determine a strategy for the inclusion of the Property within the Caesarea Hamlet Boundary, including by resolving the longstanding Deferral D2-2 of the Scugog Official Plan with respect to the Property and support the rounding out of Caesarea Hamlet, in order to allow much-needed housing within the Township.