

March 6, 2023

Envision Durham

c/o Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East, P.O. Box 623
Whitby, ON L1N 6A3
EnvisionDurham@durham.ca

RE: Envision Durham Proposed Designation
1501-1541 Scugog Line 6, Port Perry
TBG Project No. 23984

We represent the property owners of 1501 and 1541 Scugog Line 6 in the Town of Port Perry in the County of Scugog. The property is approximately 40 hectares (99 acres) in size, with approximately 40 metres of frontage along Scugog Line 6 Road. The lands are primarily flat, with wooded areas and a water course along the eastern property line.

Aerial View of Site

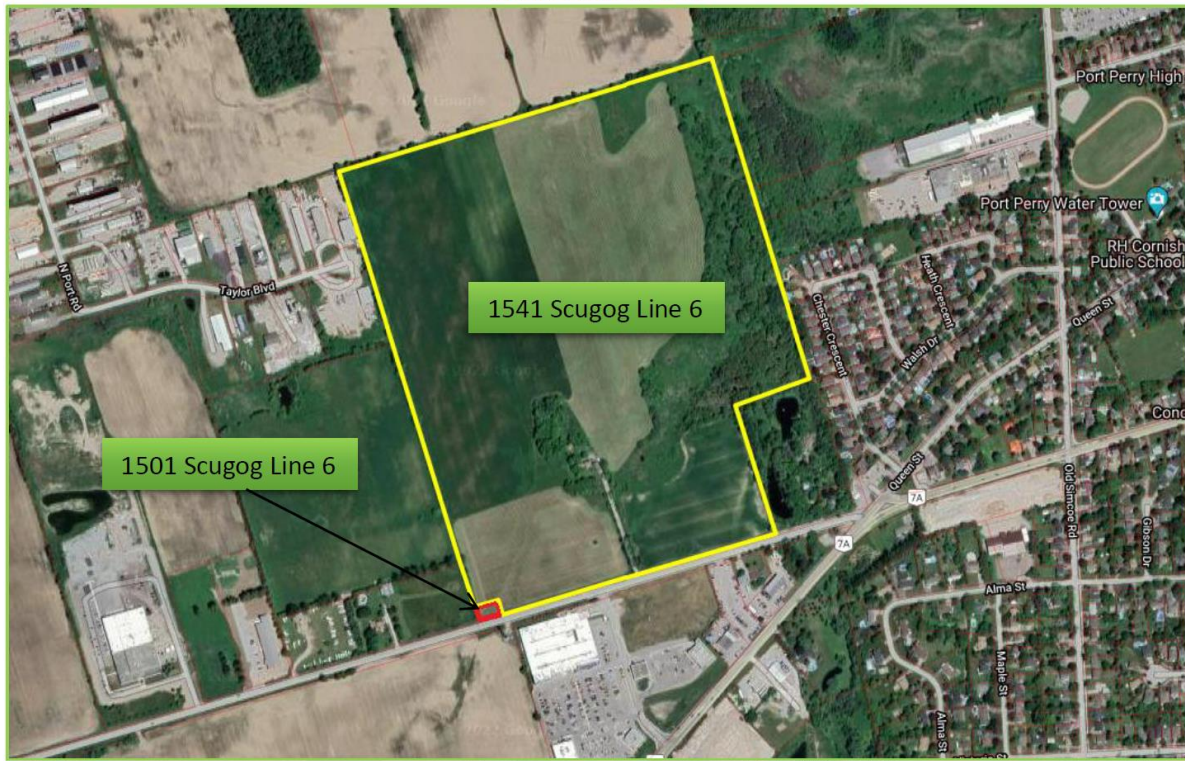


Figure 1: Subject Properties

The lands are currently designated as Prestige Industrial and General Industrial and Hazard Lands in the Scugog Official Plan. They are also designated Greenfield Area per Schedule I, Secondary Policy Areas of the OP.

The current Durham Region Official Plan designates the Subject Site as *Employment Areas*, which is located within the Urban System per Schedule A – Map A3 (**Figure 3**). The proposed designation on the lands as part of the Envision Durham process maintains the Employment Designation of Prestige Industrial and General Industrial.

The request that is being made is to maintain the *Prestige Industrial* and *General Industrial* land use designations on the western half of the site and to convert the land use designation on the eastern half of the site from *Prestige Industrial* and *General Industrial* to *Residential* to facilitate the development of a low-density residential community on the Subject Site. The purpose of the change in designation is to contribute an increase in housing supply in the Port Perry community and to create a transition area between the existing employment areas to the north/west (*Prestige Industrial, General Industrial, Neighbourhood Commercial*) and the more sensitive land uses to the south/east (*Residential, Hazards, Community Commercial*).

The proposed request seeks to provide for the efficient development of land by redesignating a portion of the Site to support suitable additional uses and providing a transition between the employment areas and more sensitive uses adjacent to the Site.

Western portion of the Site:

Maintaining the employment areas on the western portion of the Site is necessary to ensure consistency with the PPS per the policies in section 1.2.6 respecting major facilities and sensitive land uses. Facilities such as Miller Waste Port Perry recycling centre present to the west of the Site requires a buffer from the *Hazard Lands* and *Residential* designation to the east of the site. Accordingly, the *Prestige Industrial* and *General Industrial* are a more appropriate land use designation on the western portion of the Subject Lands.

Eastern portion of the Site:

The eastern portion of the Site is also designated Prestige and General Industrial. The request is that the Envision Durham process redesignates this portion of the Site to Residential which is better suited to lands in proximity to Hazard Lands and the Residential developments to the east of the site. This will allow a broader range of uses throughout the subject property. The proposed designations on the property will continue to allow for a road connection to Taylor Road Industrial Area at the north, and can also provide a dividing line between the uses. The Prestige Industrial areas can be located along the new road connections, which would provide a buffer to the General Industrial uses further to the west. It will also ensure that the D6 series Guidelines can be met and provide adequate separation distances between the industrial and employment uses.

The redesignation of a portion of the lands to residential will still ensure that the Region can achieve their minimum employment targets through increased infilling in existing employment areas, as well as higher densities in greenfield employment areas.

We will submit further comments as part of the Envision Durham process, which will be provided prior to the April 3, 2023 deadline, however, we wanted to provide preliminary comments as part of the Open House and Public Meeting process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rachelle Larocque', with a stylized flourish extending to the right.

Rachelle Larocque, BES, M.Sc., MCIP, RPP
Senior Associate