

QUESTIONS SCUGOG CHAMBER OF COMMERCE VIRTUAL UPDATE

FEBRUARY 25, 2021

Questions for the Mayor, Bobbie Drew:

1 - The current provincial government is issuing an unprecedented number of Minister's Zoning Orders (MZO's). These orders enable development in restricted areas by circumventing environmental acts, conservation plans, and local planning requirements, often at the request of local area municipalities, particularly here in Durham. Have you, or would you consider requesting an MZO from the province to unlock land for development in Scugog?

Response: We understand that there are developers looking at this option in Scugog, nothing formal at this point. The Township is not planning to bring forward a request, however if an MZO is issued, the Township will go forward under the parameters specified in the order.

2 - What is the 5 or 10 year plan for road surfaces and what kind of outreach has or is underway for funding it?

Response: The investment in the road infrastructure is identified in the capital program, and in addition we are reviewing alternative ways to treat road surfaces that will help extend the life of these important assets.

- Township undertaking a new pavement preservation methodology on King Street using reclamite to rejuvenate the asphalt and extend the life by up to 7 years.

The Township is continuing our investment in infrastructure to make sure we can address critical maintenance required for our infrastructure with a dedicated Roads & Infrastructure levy.

3 - What has been your biggest challenge during COVID?

Response: There have been a few. I would say balancing service expectations and safety for the community including Township staff.

Offering services and programs safely in a COVID environment.

Technology changes, first would be obtaining the technology for the municipality to continue with services and meetings. There is a financial aspect to the new technology as well learning and implementation.

Communications, ensuring we are getting details out to the public, staff and fellow council members. We are not meeting face to face so we need to ensure that everyone is kept well informed, which we have strived to do throughout the pandemic.

4 - We are seeing a lot of new construction happening in Port Perry. New subdivisions, new homes. We understand that this will use up all the capacity remaining in our water treatment plant. Are there any plans to expand the water treatment plant to allow for more growth?

See response from the Manager of Planning

Response:

- The Region completed some servicing upgrades to the Nonquon Water Pollution Control Plant (WPCP) around 2017, so development was able to proceed.
- While there are overall limitations at the Nonquon for Port Perry, it is my understanding that the plant is anticipated to handle approximately 15,000 residents in Port Perry, which would include all the current applications that are being processed.
- There is still a constraint in Port Perry, being the Water Street Pumping Station. The Region of Durham is currently undertaking an Environmental Assessment to upgrade this pumping station, which is anticipated to be operational by 2024-25.

5 - What are the top 3 priorities for the township in 2021/22?

Response: I would say my three priorities are:

COVID – continuing to respond to needs, along with funding / then look to recovery

Infrastructure needs: Roads, as well funding opportunities for major projects

Waterfront includes the lake and waterfront action plan – will need funding to achieve but will keep on working on these important projects.

6 - What is your vision for Scugog and what you would like to accomplish for the balance of your term?

Response: Lake Scugog Enhancement Project and the waterfront action plan, these two initiatives are so important to our community. Healthy lake – healthy community.

Safety for the community this includes our COVID response, as well our roads and infrastructure – recent Speed Limit Review.

7 – Now that the province is exploring the allowance of Municipalities to possibly organize broadband, what, if any plans are there for the rural areas of the Township, excluding Port Perry, Blackstock and the Island.

Response from the CAO – question 5

In terms of internet access, it is something in today's environment for normal households or businesses throughout the Township.

A couple of private carriers are exploring opportunities for expansion in Caesarea, Blackstock, and Greenbank. The Township and Region has indicated support for these ventures. There are other carriers that are in the early stages of providing alternatives for expanded service across Scugog, and understand some of the larger carriers may also be considering expanding better service across the Township.

In addition, the Region of Durham has applied for grants to expand the regional fiber network to connect regional and lower tier municipal locations and an expanded fiber network will function as backbone infrastructure for local ISPs.

8 - With the savings that COVID has offered to municipal costs, why are the taxes going up? Why can't they be held at 2020 levels for the time being?

Response: Staff and Council were proactive in addressing the pandemic impacts in 2020 with short term options that helped offset the impacts of the pandemic. However, these actions are not sustainable in the long run and at some point in the near future we have to be able to continue the provision of services in a post COVID environment.

We cannot just look at one time savings for expenses, we also need to look at what additional expenses are required and the loss in revenues we are experiencing. There is significant uncertainty related to 2021 due to the pandemic environment for the municipality, and depending on how the pandemic and recovery rolls out we have to be prepared to absorb cost impacts if needed.

Despite this, the demand for municipal services continues. Staff reviewed opportunities to create savings, and revenue increases where possible, but there are significant pressures affecting the normal operations of the municipality. Pressures such as inflation, the impacts of the economy, and other pressures outside the control of staff and Council, exceed the opportunities to offset these pressures.

In addition, the need for additional investment in infrastructure continues, and becomes more important as time passes. The largest component of the increase for 2021 relates to this continued investment in infrastructure to make sure we can address critical maintenance required for our infrastructure.

As a result we have budgeted assuming a normal year, and we have a contingency reserve if we experience a deficit, or if we experience a surplus, it would be distributed to reserves to help our capital program. It provides some consistency, and allows the municipality to be able to provide services when the world becomes more normal.

9 - Snow removal on Queen Street seems to be a problem and people are having difficulty getting out of their cars. We are a tourist town and why is the snow not being removed?

Response: We simply cannot afford to remove the snowbanks following every winter event, within an established budget we work with a contractor. In February, the contractor was unable to attend as scheduled due to winter storm and snow clearing commitments. Township staff came in and addressed the issue – we work to balance the need and the costs. Staff do an excellent job with the available resources.

10 - Do we have an update on the status of the Blackstock Arena? We have spent \$150,000 on outside consulting for the grant application. Given the fact that we did not fare well in the process are we still pursuing this?

Response: The \$150,000 was for the preliminary design for the Blackstock Recreation Complex to allow us to determine the facility layout and features, as well as to determine capital and operating costs. It was not specifically for the grant application, although the information was used to support the application.

As the Township's Strategic Parks, Recreation and Culture Master Plan identifies this as the highest priority for major facilities, yes, the Township will continue to pursue funding opportunities to move forward on this project.

We will also be undertaking a Building Condition Assessment this year to determine what the costs will be to continue to operate the arena, as is.

11 - What is happening with all the money raised for the Animal Shelter?

Response: The funds are being held by the Township of Uxbridge in a Reserve Fund for the New Animal Shelter.

12 - Residents leave Scugog to be able to use an indoor pool. With the growing population, what is the plan for an indoor pool for Scugog?

Response: Indoor pools are expensive to build and operate. There is a design component in the budget for 2023 for an indoor pool. We are continuing to plan for the future, we do know the project will not be achievable without funding / grants from the other levels of government.

13 - How would the grow op on pine point road be allowed so close to a residential area, why would they continue to allow this when do much fertilizer is used and the run off goes into the lake (because most things run downhill to the lake)

Response from the Manager of Planning:

- Cannabis facilities are regulated under a federal licence through Health Canada. Township staff are aware that federal licenses have been issued permitting the cultivation of cannabis on the property on Pine Point Road.
- Under the current framework of the Township's Zoning By-law, cannabis cultivation would be permitted in any zone that permits agricultural uses.
- Township Council passed an interim control by-law on June 29, 2020 prohibiting the establishment of any new cannabis facilities within the rural area zones of the Township until at least next June 2021, while staff work on amendments to the Township's Official Plan and Zoning By-law to address and regulate cannabis facilities.
- However, where a federal licence was issued for a particular property, prior to the passage of the Interim Control By-law, the applicant is legally entitled to implement the permissions associated with the licence.

14 - What is going on with the Greenbank hill? It is still there, with contaminated dirt. Still an eyesore. Still polluting the Nonquon with water runoff. Every Mayor has said the dirt will be removed.

Response: We cannot discuss this issue due to ongoing litigation with the Greenbank Airport.

15 - The Fairgrounds land is owned by the township. How can we utilize this amazing space better, perhaps something that creates revenue for the Township. Let's bring a few festivals here!

Response: It is an amazing space and we will look at this area. I will say our priority is the waterfront (LSEP and Waterfront Action Plan) at this time.

Questions for the CAO, Ken Nix

1 - Please share a bit of your background experience and how your experience will benefit your new position at the Township.

Response: Ken Nix was appointed the Chief Administrative Officer (CAO) for the Township of Scugog in October 2020. In his capacity as CAO, he is responsible for leading, directing and managing all organizational and operational services for the municipality. Prior to joining the Township of Scugog, Ken worked with the Town of Whitby as the Commissioner of Corporate Services for 20 years. Ken is a Chartered Professional Accountant (CPA, CMA) with a Bachelor of Commerce Degree from McMaster University. Ken and his wife Cathy, have raised their 3 children and lived in Scugog for over 20 years. Ken is enjoying working for the community which he and Cathy call home.

2 - During a recent discussion at Council regarding new revenue perceived from development charges, you cautioned that while these charges inject fresh cash into the municipal coffers, new development can generate long-term financial strains on the municipality. This is particularly true of auto-centric, greenfield development which accounts for the vast majority of growth here in the Region. Given your experience at the Town of Whitby, could you talk a bit about the impact of sprawl, and how Scugog can facilitate environmentally and fiscally sustainable development?

Response: Growth is one of those issues that, although needed as a part of a healthy community, also has some challenges.

The limitations on a municipality's ability to charge the full cost of growth upfront impacts the municipality's tax base in the future. Typically when you look at all the additional revenues from growth such as additional tax revenues, development charge revenues, and other revenues, they do not match the additional spending required for capital assets to accommodate growth, the maintenance of those assets once they are built, and the additional costs of delivering services to the new residents. As a result, development, be it Greenfield development or redevelopment/intensification generally do create financial pressures on the tax base.

The Provincial planning documents including the Provincial Policy Statement, Growth Plan and Greenbelt Plans require municipalities to designate fixed urban boundaries. In the Port Perry situation, a fixed urban boundary was established that encompassed existing urban development. As a result, the majority of growth occurring in Port Perry is infill development on remnant land parcels. Compact development results in an efficient land use pattern and transportation system of roads.

3 - How much did the township receive/download from the Region/Province/Feds for the COVID -19 Pandemic? What have they done to date with it? What do they foresee using it in the Future?

Response: We received \$528,900 for 2020 and \$224,000 from the provincial government. The proactive efforts of staff to mitigate COVID costs with short term solutions allowed staff to be able to move an equivalent amount to our newly set up COVID / Emergency Fund Reserve for future use on COVID expenses and other contingency requirements such as technology. This will allow the Township to address any COVID impacts that may occur in 2021.

4 - Several years ago, when Smart Centre opened an amount of money was given to the Township to assist businesses downtown during the Smart Centre transition. I understand \$20,000 of that went to paint the mill. I am curious where the remaining \$160,000 went?

Response: Staff are currently reviewing records from old financial systems to be able to develop a full accounting of the funds provided. This will be communicated once it has been completed.

5 - What opportunities are there for better service to rural communities - e.g. road maintenance and internet? I realize the latter is not under the direct control of the Township but Scugog residents need help desperately.

Response: Over half of Scugog's roads are gravel roads. Road maintenance for rural communities is always an issue, and in addition to continued funding to allow us undertaking the right maintenance at the right time, Scugog has recently undertaken a study on what else can be done to help the rural roads within the community. Unfortunately this takes money and we need to look at the recommendations to understand what can be done and at what cost.

In terms of internet access, it is something in today's environment for normal households or businesses throughout the Township.

A couple of private carriers are exploring opportunities for expansion in Caesarea, Blackstock, and Greenbank. The Township and Region has indicated support for these ventures. There are other carriers that are in the early stages of providing alternatives for expanded service across Scugog, and understand some of the larger carriers may also be considering expanding better service across the Township.

In addition Region has applied for grants to expand the regional fiber network to connect regional and lower tier municipal locations and an expanded fiber network that will function backbone infrastructure for local ISPs

6 - What plans are in place for the roll-out of the vaccine, once it happens?

Response: We worked with Durham Region Public Health (DRPH) to make the Community Hall at the SCRC available for vaccinations until the end of September. The DRPH will coordinate the actual vaccination program, scheduling and other requirements.

7 - In an effort for a continued open dialogue between the residents of Scugog and the Township departments, how do residents give input on any future construction and housing developments other than the Township website question forum?. Are the residents no longer allowed to have the opportunity to meet with developers, or arborists as in the past Open Houses through Zoom and Video chats? The technology is available to make it possible to ask questions directly via technology. Why is the township not offering this option?

Response: The municipality has continued Council meetings, and other public meetings utilizing technology. The traditional methods of public meetings, and contacting staff is still available, however it is virtual instead of in person.

We have also worked at increasing both communication to the public and public engagement in different methods throughout the pandemic. The Township established the My Scugog, Our Community platform to engage with residents in a virtual format. Township staff are also available to set up calls or virtual meetings with residents upon

request to discuss any developments in more detail. We also accept written comments via email or written correspondence.

Public meetings are advertised, and on the web site. Residents still have the opportunity to ask questions during the public meetings or discuss issues with staff through phone, email or online meetings. I would encourage residents who have questions to contact Scugog staff who can point you in the right direction, depending on your question.

8 - What are the long-term plans are for the grain elevator?

Response: The Township released a Request for Expressions of Interest to explore partnerships for restoration and reuse of the Old Mill building. This is an important feature at the waterfront, and discussions on options for the future are ongoing.

9 - What is the plan for the bell tower renewal for Town Hall? The top of Town Hall is currently sitting exposed to the elements and I feel it should be wrapped up or protected if we're not able to repair it yet.

Response: The Bell Tower is part of a capital plan that is being considered by the Board of Town Hall 1873.

Questions for the Manager of Planning, Robin Prentice

1 - Land and property improvements in established settlement areas can sometimes be difficult – whether adding a porch, a garage, a garden suite, or, severing an in-town lot. What opportunities do you see to help reduce red-tape and encourage low-impact intensification in urban areas? Conversely, rural land consolidation through superfluous dwelling severances appear to be recommended and approved with little friction. How can the erosion of our rural lands and the family farm at the hands of corporations and speculators be slowed?

Response:

- Addressed in the presentation – With respect to accessory structures - As long as they meet the zoning provisions with respect to setbacks, lot coverage and height, can apply for a building permit and would need to meet Ontario Building Code (OBC) provisions.
- Garden suites are regulated under the Planning Act on a temporary (20 yr) basis and the Township's provisions are consistent with those Provincial regulations.
- The Township is also looking to initiate and undertake a review of policies as they pertain to secondary dwelling units and how we can amend our policies to facilitate secondary dwelling units.
- Land division applications are processed through Durham Region and circulated to the Township for review and comment. Many factors need to be considered

with respect to severances within an urban area, including compatibility with adjacent lots, driveway entrances, servicing connections, etc.

- In accordance with the Greenbelt Plan and Oak Ridges Moraine Conservation Plan, severances within the agricultural/rural area are limited. The intent is to protect larger properties for agricultural purposes. Typically the only type of severance that is considered in the Agricultural Area is the severance of a surplus farm dwelling. As a condition of approval, landowners are required to rezone the lands to remove the permission for another house, so this type of severance does not result in the creation of any further dwellings and helps to consolidate farm operations.

2 - Please advise the status of the draft plan approved for Stockworth Developments King's Landing development. The Sales Office is an eyesore and has been sitting for quite some time without any progress. Is the project moving forward or delayed?

Response:

- Addressed in the presentation – The Township has been working with the owner on the required permits and agreements to move this project forward. They are working to get the sales centre open to get their sales going for this project.

2 A - Is there any additional senior housing going to be developed in Scugog?

Response:

- Addressed in the presentation – A block has been set aside for a multi-unit residential development in Canterbury Common, which is intended to be geared towards seniors and retirement housing. Additional approvals are still required for this development.

3 - Could you give us an update on the plans for the waterfront, please.

Response:

- Addressed in the presentation – Township has been undertaking a Waterfront Action Plan for the past 12-18 months, which has included a number of consultation sessions with the community. The emerging preferred plan was released at the end of 2020 for public review and comment, with the final report to be presented to Council in the Spring of 2021.

4 - It is of interest that residents have been asked to control their use of cleaning products during the pandemic as it is impacting the lake and creating an unusual amount of foaming. Can you please comment on why this is suddenly an issue for Scugog, but doesn't seem to be a problem elsewhere?

- If that's an issue will it likely be a larger issue once the many new homes scheduled to be built are completed?
- What's the plan to mitigate this?

Response:

- This is under the Region of Durham's jurisdiction and is related to the wastewater treatment, not the Lake.
- Details from the Region of Durham's media release (January 5, 2021) provide suggestions to use low foaming, phosphate-free cleaning products and to ensure dilution rates are followed:
Foaming and nutrient levels interfere with the operation and compliance of the wastewater treatment process. Extra cleaning during the pandemic is understandable and necessary, however Port Perry residents and businesses are asked to use low foaming, phosphate-free cleaning products and ensure that they are using proper dilution rates as specified by the product's manufacturer.

5 - Why does a private citizen have to use a Zamboni to clear ice for residents to go skating?

Response: In 2016, the 1998 Olympia (propane) ice resurfacer was declared surplus with the purchase of a new electric Olympia ice resurfacer. Council in 2015 made a resolution that when the 1998 Olympia was replaced this old unit was to be used at the waterfront to benefit the public. A report to Council in 2017, noted municipal staff did not have the resources to operate or maintain the old ice resurfacer on Lake Scugog.

The Port Perry Marina Lessee, John Mackie, indicated a desire to provide winter recreational opportunities to the community. Therefore, in 2017 Council approved the transfer of ownership of the 1998 Olympia to John Mackie, Lessee of the Port Perry Marina to be used at the waterfront for the benefit of the public during the winter season.

We thank Mr. Mackie for the wonderful ice oval and hockey rinks this this year, and the Township will be looking to work with community partners to investigate options for this to continue in the future.

6 - What Tree Preservation and Protection policy is being developed for Scugog Township with over 1000+ mature trees already destroyed for housing?

Response:

- Guidelines supports Scugog strategic planning by:
- Developing a safe and healthy community;
- Preserving our natural environment;
- Striving for balanced, attractive and environmentally responsible development.

As part of any development application, an Environmental Impact Study and/or Arborist Report is required to address any significant environmental features on site. These studies identify which features are required to be protected.

The Township currently implements tree protection and compensation policies and are working to revise the Township's Design Criteria to formalize these policies that are already being implemented.

In accordance with these policies, any approved tree removal requires replacement through the planting of new trees on site and/or financial compensation to the Township to plant trees off-site.

7 - What safe guards are being put in place for the 75 year old heritage trees located along 234 Union Ave being protected, especially with the new plan of October 2020 and none of the other reports being updated to reflect the new plan nor having the opportunity to hold the March 2020 scheduled Open House in person.

Response:

- This is in reference to the proposed Chieftan development along Union Ave. Staff have worked with the developer to revise the subdivision plan to include a proposed landscape strip along Union Avenue that will be conveyed to the Township in order to protect the majority of the trees in this area.
- Background documents that are submitted in support of an application like this are not typically updated every time there are changes made to the proposed plan of subdivision. The revisions made to the plan do not result in a need to update some of the background studies as these studies are provided for background information and are not impacted by the proposed revisions to the plan. The engineering plans will be updated to reflect the revised plan of subdivision as part of the detailed design stage, which typically occurs after Council has made a decision on the subdivision plan and draft plan approval has been granted by the Region of Durham.
- To date a public meeting and public open house have been held. While the Township was originally planning to hold another open house in March 2020 to address concerns about the trees, the open house was unable to be held in light of COVID 19. As a result of the ongoing pandemic and inability to hold in person open houses, the Township has set up a project page on the My Scugog platform to engage with residents on the revised plan. Staff are always open to setting up calls and/or virtual meetings to discuss particular applications with residents.

8 - What is the plan for traffic lights at Simcoe St & Country Estates given the 99 new homes and the retirement home planned for that intersection?

Response:

- Simcoe Street is a Regional road, so that is essentially up to the Region of Durham but it is my understanding that the existing and proposed development do not warrant traffic lights at that intersection.

9 - How do you plan on solving the traffic issue? Especially with Hundreds of new houses being built, which would add another 1000+ cars to the roads of Port Perry?

Response:

- As part of each development application, a traffic study is completed and reviewed by the Township. Such studies outline any required transportation improvements that are required in order to accommodate the development. The Township's Public Works Department is also working on a comprehensive Transportation and Active Transportation Master Plan that will be presented to Council shortly.

10 – Where are we with the street closure for the summer? Will that happen again and what festivals and events will we have. The amount of events and activities has greatly dwindled over the years.

Response:

- Addressed in the presentation – an Open Streets Task Force is being established to look at the potential for an open streets project and to provide recommendations to Council.

11 - What are the plans regarding school traffic and parking issues around Cornish? With all the new houses going in, it is almost impossible to turn out of chimney hill or Walsh drive.

Response:

The Township is bringing forward an Active Transportation Plan and is working with the Region to identify ways to reduce barriers and provide facilities to encourage families to walk or ride to school. In addition, the Township works with Durham Student Transportation Services to find ways to improve traffic flow in and around schools.

12 - Is the Township addressing the parking area behind Brock's department store and increasing downtown parking, to avoid people driving to Walmart and do their shopping there?

Response:

- Township has had a number of discussions with the owners of that parking area and were unable to come to an agreement as to the public use of that parking lot. As it is private property, it is essentially up to the landowner.

13 - What is the plan for weed control within our beautiful lake Scugog? Is there going to be funding towards dredging this year for areas of the lake requiring more depth for boats & oxygen for fish?

Response:

- Addressed in the presentation – dredging is proposed for the Port Perry Bay area as part of the Lake Scugog Enhancement Project that is subject to funding.