



The Corporation of the Township of Scugog
Planning and Community Affairs Committee Meeting
Revised Agenda

Monday, April 20, 2026

6:30 PM

Council Chambers, Municipal Building
181 Perry Street, Port Perry

Electronic Participation: Members of Council, staff and the public may participate electronically as authorized under Section 238 of the Municipal Act, 2001, as amended, and as permitted by the Township of Scugog Procedural By-law by arranging it in advance with the Clerk.

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Written Correspondence: Those wishing to submit written correspondence with respect to items on the agenda may do so by emailing clerks@scugog.ca, or by sending or dropping off at 181 Perry Street, Port Perry.

In the event of an agenda addendum, the revised agenda will be published on Friday after 3:30 p.m. Late items added or a change to an item will appear with a * beside them.

Pages

1. Call to Order
2. Moment of Silence and Land Acknowledgment
3. Disclosure of Pecuniary Interest and Nature Thereof
4. Announcements from Council and Staff
5. Public Meetings

5.1	Public Meeting Presentation Regarding, Zoning By-Law Amendment for Temporary Use By-Law (Z-2025-02) - 1401 Scugog Line 6, Port Perry Margaret Ayers, Executive Director - Big Brothers Big Sisters North Durham (Refer to item 8.2 - DEV-2026-007 - Public Meeting Information and Recommendation Report 1401 Scugog Line 6)	
5.2	Public Meeting Presentation Regarding, Draft Plan of Subdivision and Zoning By-Law Amendment (S-S-2021-01 & Z-2021-01) - 1370 King Street, Manchester D.G. Biddle (Refer to item 8.3 - DEV-2026-008 - Zoning Bylaw Amendment and Draft Plan of Subdivision 1370 King Street)	3
5.3	Public Meeting Presentation Regarding, Zoning By-Law Amendment (Z/01/2026) - 5 Crestview Avenue, Blackstock 2373338 Ontario Limited (Tatra Valley Homes) (Refer to item 8.4 - DEV-2026-009 - Proposed Zoning By-law Amendment - 5 Crestview Ave File Z-01-2026)	12
6.	Delegations	
7.	Presentations	
8.	Reports	
8.1	DEV-2026-003 - Planning and Building 2025 Development Activity Report Meaghan Craven, Director of Development Services	22
8.2	DEV-2026-007 - Public Meeting Information and Recommendation Report - 1401 Scugog Line 6 Vanessa Reusser, Principal Planner	36
8.3	DEV-2026-008 - Proposed Zoning Bylaw Amendment and Draft Plan of Subdivision Public Meeting Report - 1370 King Street	54
8.4	DEV-2026-009 - Proposed Zoning By-law Amendment (Z-01-2026) Public Meeting Report - 5 Crestview Avenue Valerie Hendry, Manager of Planning	66
9.	Correspondence	
*9.1	Written Comments from Melody Cannon Regarding, Proposed Zoning By-Law Amendment 5 Crestview Avenue, Blackstock	81
*9.2	Written Comments from Eldho Varghese and Ginisha Jacob Regarding, Proposed Zoning By-Law Amendment for 5 Crestview Avenue, Blackstock	82
10.	New Business/General Information	
11.	Adjournment	

1370 King Street

Zoning By-law Amendment and Draft Plan of Subdivision

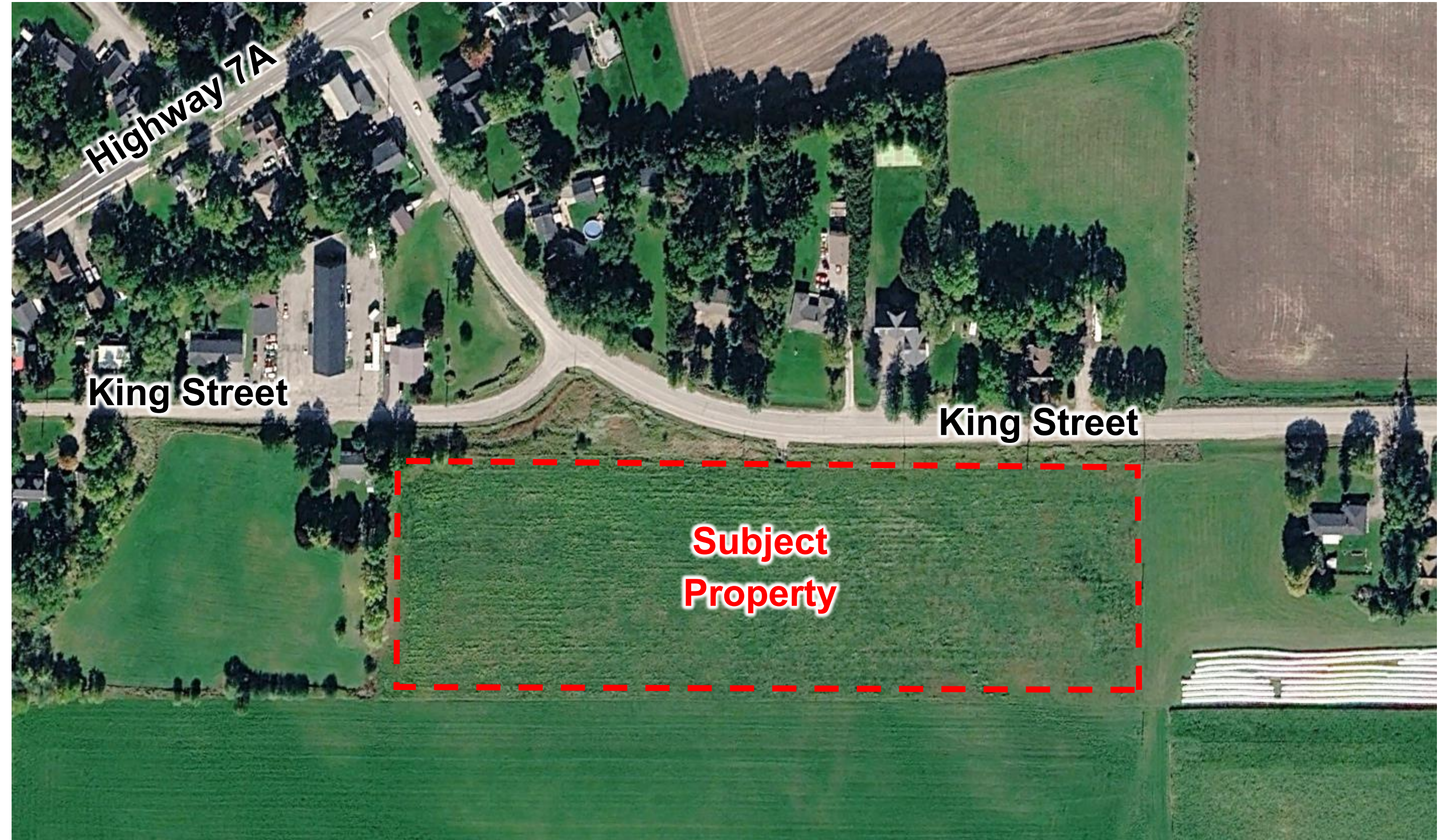


Presented By: D.G. Biddle & Associates
Date: April 20, 2026

Property Location

1370 King Street

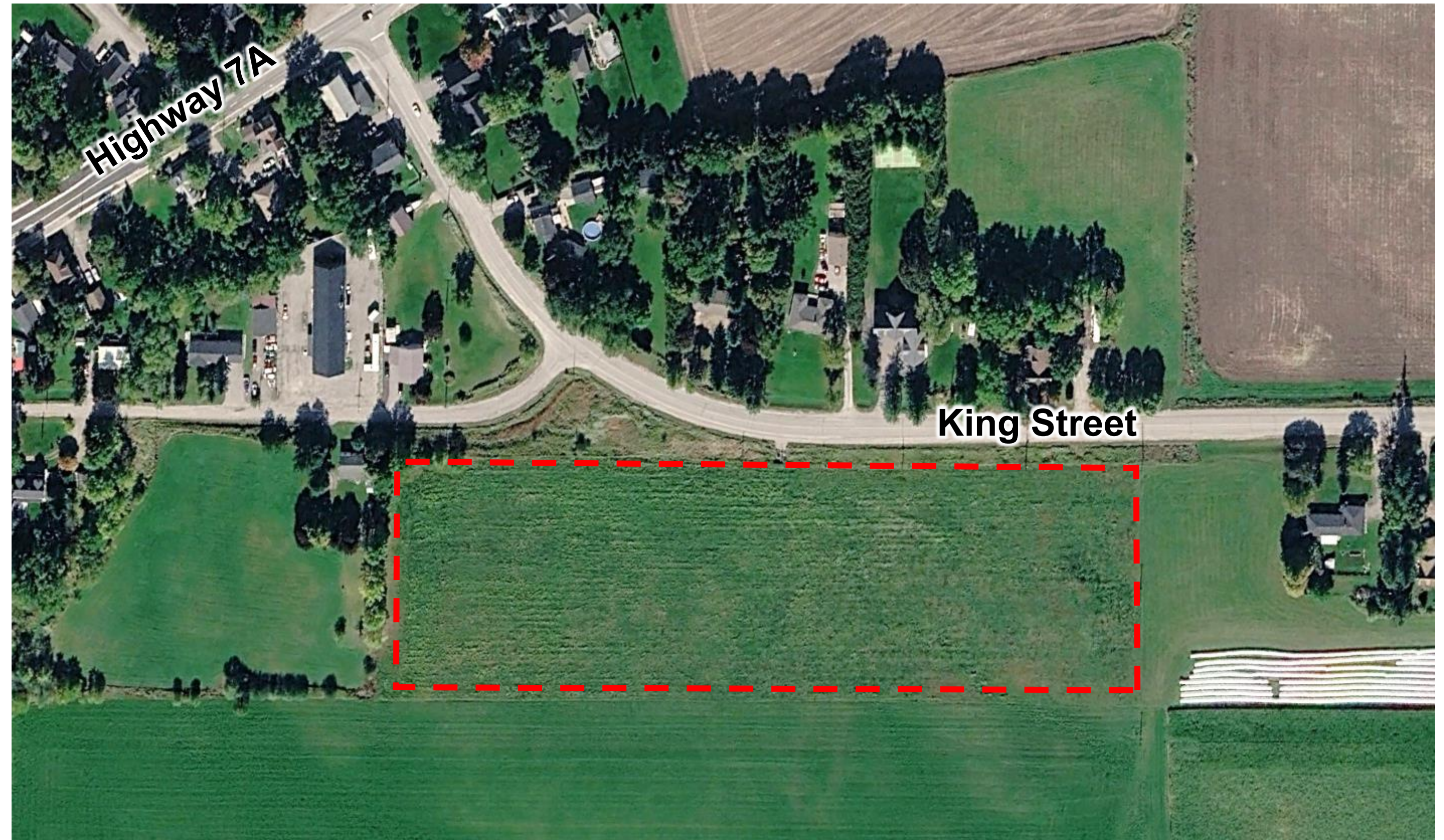
- The property is located on the South side of King Street, approximately 150m South of Highway 7A
- A portion of King Street that connects to Highway 7A is a Type 'C' Arterial Road,
- Property located within the Hamlet of Manchester



Existing Lot

1370 King Street

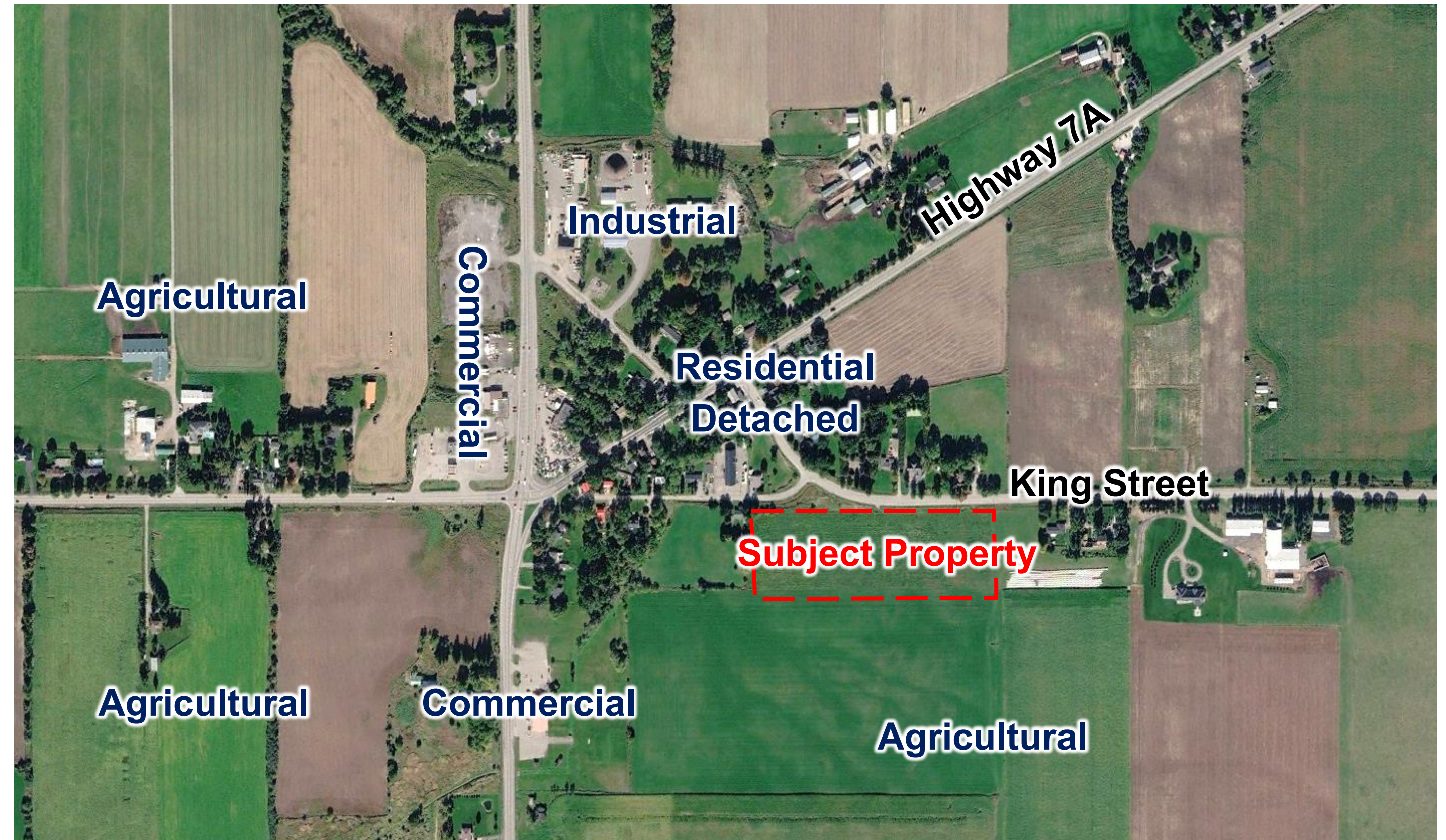
- The property is currently vacant
- There is no access driveway connection to the property
- Dimension 311.7m (1,022.7ft.) x 96.7m (317.3ft.)
- Lot area 29,700m² (7.4 acres)



Surrounding Uses

1370 King Street

- Agricultural lands to the south and east
- Rural residential and industrial uses to the north
- Rural residential, highway commercial and agricultural uses to the west

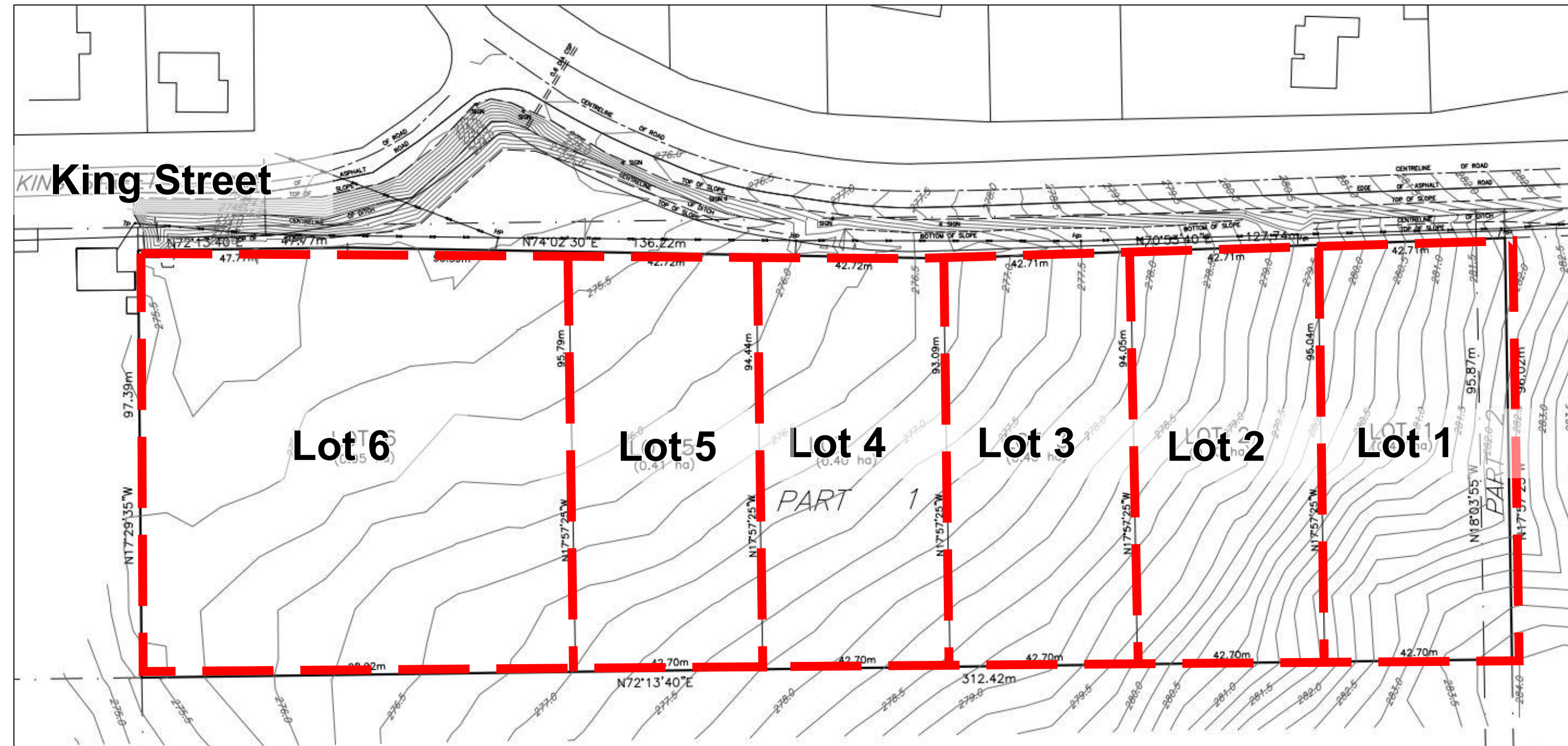


Proposed Plan of Subdivision

1370 King Street

Proposed Plan of Subdivision

- Lands to be subdivided into 6 residential dwelling lots (0.40ha and 0.95ha)
- Lots to be accessed from King Street (proposed driveway locations to be confirmed)
- Proposed lots will rely on private sanitary sewer and water services



Land Use Designations

1370 King Street

- Region of Durham Official Plan – **Hamlets**
- Township of Scugog Official Plan – **Hamlet**
- The proposed detached residential use is permitted within all of the above land use designations

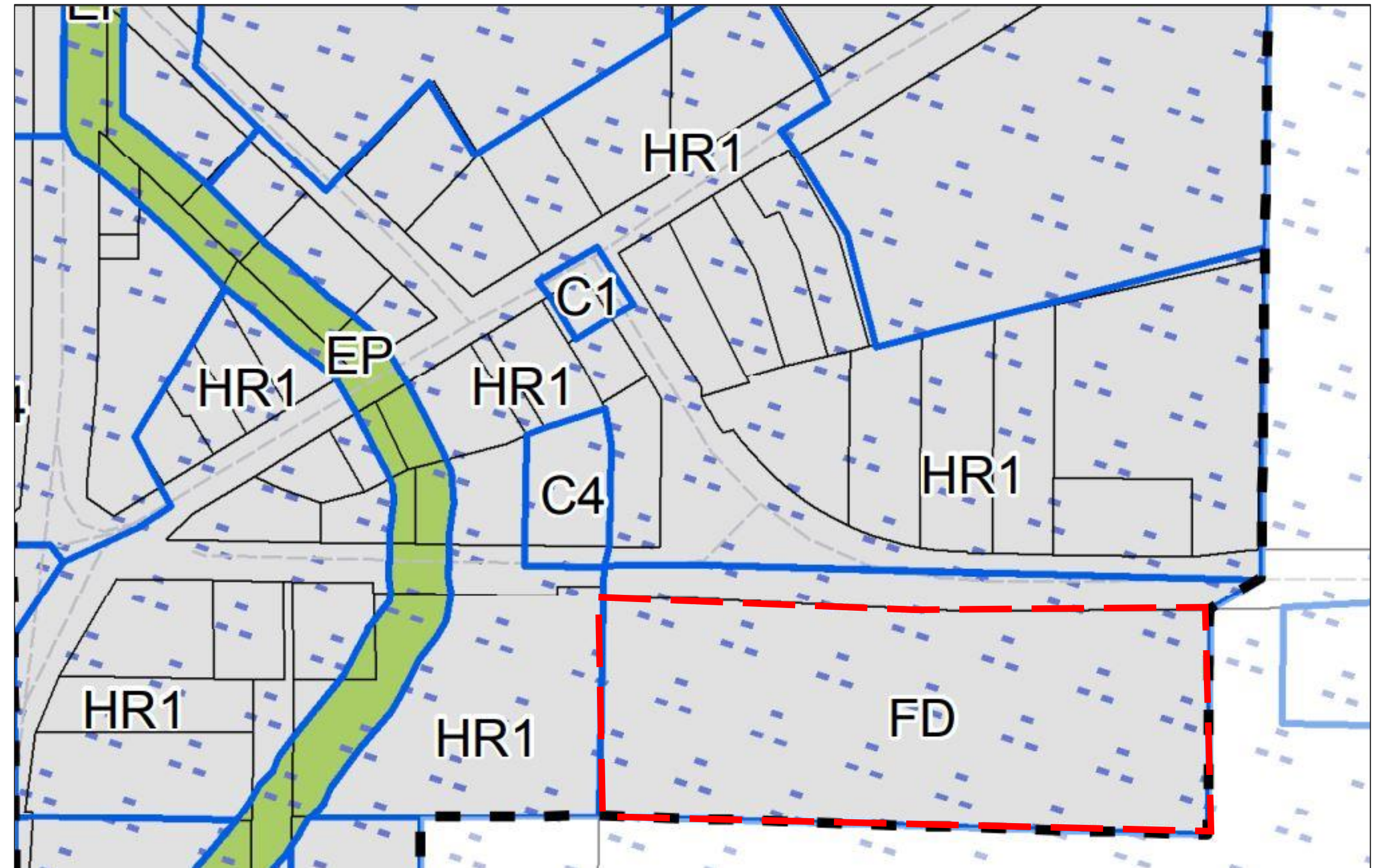
- Township of Scugog Zoning By-law 14-14 – **Future Development (FD) Zone**
- Residential uses are not permitted as of right in the FD Zone
- FD Zone only permits uses that existed prior to the adoption of the Zoning By-law (Agricultural)
- A zoning by-law amendment is required to change zoning to Hamlet Residential – Private Service (HR1) Zone

Proposed Zoning By-law Amendment

1370 King Street

Zoning By-law Amendment

- Amendment sought to change the zone category to HR1
- HR1 residential permissions include
 - Dwelling, Single Detached
 - Additional Dwelling Unit
 - Bed and Breakfast Establishment



Supporting Documents

1370 King Street

The following supporting documents have been submitted with the application:

- Draft Plan of Subdivision
- Hydrogeological Report
- Site Servicing and Grading
- Erosion Control Plan
- Functional Servicing Report
- Sightline Analysis (Forthcoming)

Questions

1370 King Street



Rezoning Application

Proposed Amendment To Zoning By-Law No. 14-14

2373338 Ontario Limited

April 20, 2026

5 Crestview Avenue - Blackstock, Ontario

Current Official Plan Land Use designation: Hamlet

Current Zoning By-Law Category
Rural Commercial - C6-14 / EP

Proposed Zoning
Hamlet Residential HR-2
Neighborhood Commercial C1
EP

Subject property



PART 1


SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY

OF ALL OF BLOCK "C" AND ALL OF BLOCK "D",
REGISTERED PLAN NO. N695,
GEOGRAPHIC TOWNSHIP OF CARTWRIGHT,
COUNTY OF DURHAM,
NOW IN THE,

TOWNSHIP OF SCUOGOG

REGIONAL MUNICIPALITY OF DURHAM

SCALE - 1 : 500  METRES

H. F. GRANDER O.L.S. - 2023.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2

THIS SURVEY MUST BE READ IN CONJUNCTION WITH THE
SURVEY REPORT DATED DECEMBER 5, 2023.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, NAD83 (CSRS) (2010.01.V1.1).

FOR BEARING COMPARISONS, A ROTATION OF 1°36'20" COUNTER-CLOCKWISE
WAS APPLIED TO THE BEARINGS ON P1 & P3.
FOR BEARING COMPARISONS, A ROTATION OF 3°39'10" COUNTER-CLOCKWISE
WAS APPLIED TO THE BEARINGS ON D1 & D2.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR : 0.99993492.

OBSERVED REFERENCE POINTS (ORPS): UTM ZONE 17, NAD83 (CSRS) (2010.01.V1.1)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4,886,486.64	674,451.60
ORP B	4,886,230.59	674,568.07

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES:

- S18 - STANDARD IRON BAR 120cm LONG
- SS18 - SHORT STANDARD IRON BAR 60cm LONG
- 1B - IRON BAR 19mm SQUARE 60cm LONG
- 1B0 - IRON BAR 19mm ROUND 60cm LONG
- RP - IRON BAR 19mm SQUARE 15cm LONG
- - DENOTES FOUND - □ - DENOTES PLANTED
- P1 - REGISTERED PLAN NO. N695
- D1 - INSTRUMENT NO. N5530
- D2 - INSTRUMENT NO. D475088
- D3 - INSTRUMENT NO. D520344
- C1 - CALCULATED FROM P1
- CD1 - CALCULATED FROM D1
- CD2 - CALCULATED FROM D2
- CD3 - CALCULATED FROM D3
- ON - OLD SURVEY RECORDS H.F. GRANDER O.L.S.
- M50 - MEASURED
- PROP - PROPORTION
- RES - DENOTES HORTON WALLACE & DAVIES O.L.S. L14
- 1106 - DENOTES M.D. BROWN O.L.S.
- 1005 - DENOTES DONEVAN & FLEISCHMANN O.L.S. Co. L18
- 1185 - DENOTES H.F. GRANDER O.L.S. Co. L12
- - - - - FENCE
- PTMP - DENOTES PARALLEL TO WEST LIMIT OF PROPERTY

SURVEYOR'S CERTIFICATE.

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5th DAY OF DECEMBER, 2023.

DECEMBER 5, 2023
H. F. GRANDER
ONTARIO LAND SURVEYOR

CLIENT - 2375350 ONTARIO LIMITED
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO RESPONSIBILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.




5 CRESTVIEW AVENUE
H. F. GRANDER Co. L1d.
ONTARIO LAND SURVEYOR
1575 HIGHWAY 7A WEST, UNIT 2A
POST OFFICE BOX 616
PORT PERRY, ONTARIO
L1L 1A6
TEL. (905) 885-3600
FAX. (905) 885-2747
CADSWALE: 8288-SRPP-C.O.L.D.P.
PROJECT NO.: 8288-SRPP-C.O.
COPYRIGHT H. F. GRANDER O.L.S. 2023.

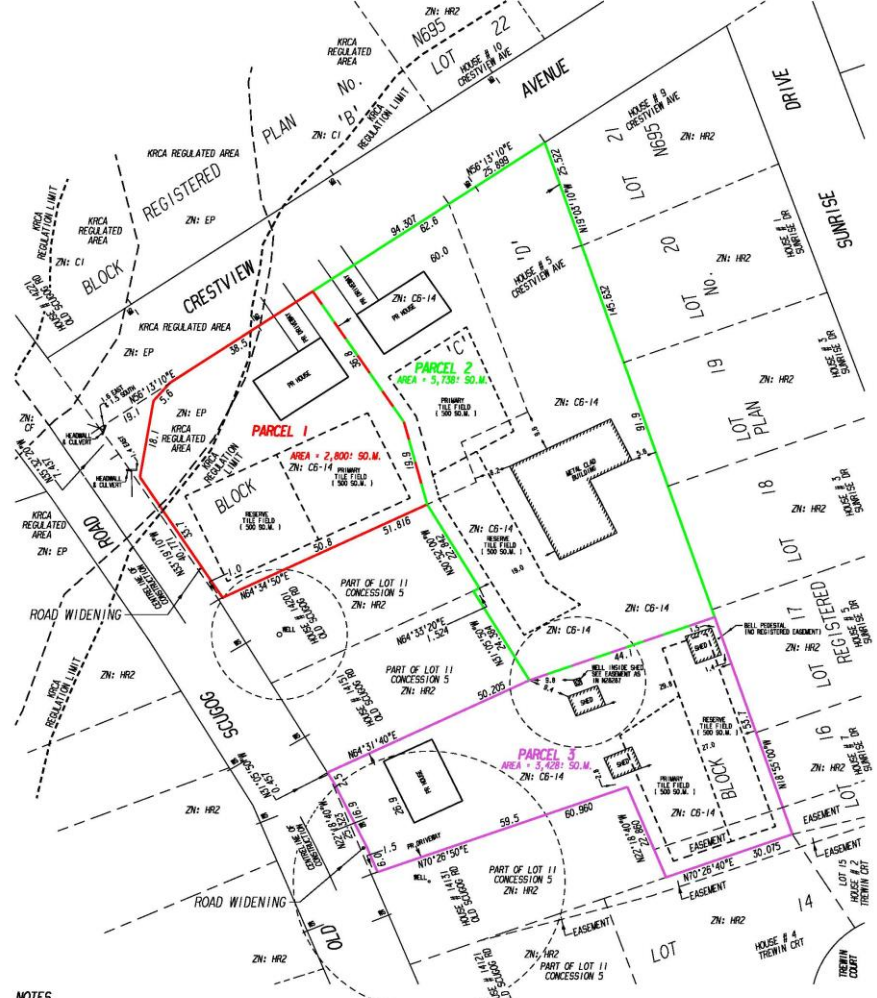
Current layout and what is being proposed

The existing property is comprised of two lots of record namely Blocks 'C' and 'D' shown on Registered Plan N695 (Cartwright)

The property is currently used as one property and is to be re-organized into three (3) properties with one property fronting Old Scugog Road and two properties fronting on Crestview Avenue.

Proposed Severance Plan

SKETCH
 OF ALL OF BLOCK 'C' AND ALL OF BLOCK 'D',
 REGISTERED PLAN No. N695,
 GEOGRAPHIC TOWNSHIP OF CARTWRIGHT,
 NOW IN THE,
 TOWNSHIP OF SCUGOG
 REGIONAL MUNICIPALITY OF DURHAM
 SCALE - 1 : 750  METRES
 DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



NOTES.
 - TOTAL AREA BLOCK 'C' = 4,577 SQ.M.
 - TOTAL AREA BLOCK 'D' = 7,566 SQ.M.
 - THIS AREA IS WITHIN A WELL PROTECTION ZONING.
 - EXISTING ZONING IS RURAL COMMERCIAL EXCEPTION FOURTEEN (C6-14)
 AND ENVIRONMENTAL PROTECTION (EP).

DECEMBER 12, 2024

CADD FILE: 8298-LD-ALL-V2.1.DPD
 PROJECT No. 8298-LD-V2

H. F. GRANDER Co. Ltd.
 ONTARIO LAND SURVEYOR
 1575 HIGHWAY 7A WEST, UNIT 2A
 POST OFFICE BOX 616
 PORT PERRY, ONTARIO
 L9L 1A6
 TEL. (905) 985-3600
 FAX. (905) 985-2347

Overall Concept Plan



REGIONAL MUNICIPALITY OF DURHAM
SCALE - 1 : 300 METRES

DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK: (COVID 28178)
 NW CORNER OF
 ELEVATION 289.170 (COVID 28178)
 LOCATION DESCRIPTION:
 BLACKSTOCK TWP., CARIBBIANT HIGH SCHOOL, (11825), TABLE IN FRONT
 OF EAST CONCRETE BLOCK FOUNDATION WALL, 1.07 M FROM SOUTHWEST
 CORNER, IN FOURTH COURSE BELOW BENCHMARK.

NOTES:
 TOTAL AREA BLOCK "C" - 4,577 SQ.M.
 TOTAL AREA BLOCK "D" - 7,566 SQ.M.
 THIS AREA IS WITHIN A WELL PROTECTION ZONE.
 THIS AREA IS REGULATED BY THE KAMATHIA REGIONAL CONSERVATION AUTHORITY (KRCA).
 CURRENT ZONING IS RURAL COMMERCIAL EXCEPTION FOURTEEN (FCR 14) AND ENVIRONMENTAL PROTECTION (EP).

SITE STATISTICS:
 PART 1: PROPOSED LOT
 - LOT AREA - 2,800 SQ.M.
 - MUNICIPAL WATER AND PRIVATE SEPTIC SYSTEM
 - PROPOSED ZONING IS HAMLET RESIDENTIAL - PARTIAL SERVICE
 EXCEPTION (HRZ-...) AND ENVIRONMENTAL PROTECTION (EP)...
 PART 2: PROPOSED LOT
 - LOT AREA - 3,150 SQ.M.
 - PRIVATE WATER AND PRIVATE SEPTIC SYSTEM
 - PROPOSED ZONING IS HAMLET RESIDENTIAL - PARTIAL SERVICE
 EXCEPTION (HRZ-...) AND ENVIRONMENTAL PROTECTION (EP)...
 PART 3: PROPOSED LOT
 - LOT AREA - 3,428 SQ.M.
 - PRIVATE WATER AND PRIVATE SEPTIC SYSTEM
 - PROPOSED ZONING IS HAMLET RESIDENTIAL - PARTIAL SERVICE
 EXCEPTION (HRZ-...) AND ENVIRONMENTAL PROTECTION (EP)...
 PART 4: ROAD WIDENING 110.00 METRE FROM CENTRELINE OF CONSTRUCTION
 AREA - 152 SQ.M.
 PART 5: ROAD WIDENING 110.00 METRE FROM CENTRELINE OF CONSTRUCTION
 AREA - 25 SQ.M.

Current and Proposed Zoning Uses:

Current: The only permitted Commercial Use is a Farm Implement and Equipment Sales.

Proposed: The property fronting on Old Scugog Road the uses proposed are the ones permitted in the existing HR2 zone of Zoning By-law 14-14 and the two properties fronting on Crestview Avenue the uses proposed are the ones permitted in the existing C1 zone of Zoning By-Law 14-14 plus the current use.

Reports Submitted

- 1) Planning Justification
- 2) Hydrogeological / Geotechnical Assessment
- 3) Environment Impact Statement (EIS)
- 4) Environmental Site Assessment (ESA)

Drawings Submitted

- 1) Existing Survey
- 2) Proposed Sketch showing new lot configuration
- 3) Draft reference plan
- 4) Overall Concept Plan

Policy Conformity

The proposal conforms to the Region and Township Official Plans and Provincial Planning Statement

Neighborhood Compatibility and Impact

The proposal is compatible with the surrounding neighborhood and will have little no impact on the community

Planning Justification and Conclusion

Based on the information submitted and the Planning Justification prepared by D. G. Biddle & Associates concludes that this proposal represents good planning.

Submitted by Ralph F. Grander, O.L.S

(TO	Planning and Community Affairs Committee
DATE	April 20, 2026
DEPARTMENT	Development Services
REPORT TITLE	Planning and Building 2025 Development Activity Report
REPORT NUMBER	DEV-2026-003

EXECUTIVE SUMMARY

PURPOSE OF REPORT

The 2025 Planning and Building Development Activity Report highlights key accomplishments from the Planning and Building Sections of Development Services over the past year and provides an outlook on active and future projects for 2026.

Planning and Building Services work collaboratively to process and approve development applications and building permits, stay informed on new legislation, and support the growth of existing businesses while also attracting new investments to the Township. Development Services consists of a dedicated team of professionals focused on exceeding customer expectations by understanding their needs and delivering results. While 2026 will bring significant challenges, these will be addressed through process streamlining and continuous service improvements.

Attachment 1 to this report is a map showing the location and status of subdivision and condominium developments within the Township.

KEY FINDINGS

- Development activity in 2025 continued to be steady.
 - Development Services will continue to process several significant residential and industrial development applications and Official Plan policy reviews, as well as permit requests in 2026.
 - At all times, the Township must ensure it has a good supply of buildable sites and potential opportunities for growth while providing excellent and timely customer service.
-

STRATEGIC ALIGNMENT

Strategic Direction 5: Complete Community: Strengthen our communities to be inclusive, healthy, safe, connected and engaged.

SD5 Objective 2: Create a vibrant, safe and healthy community

RECOMMENDATION

1. **That** Report DEV-2026-003, Planning and Building 2025 Activity Report, be received for information.

DISCUSSION

This report for 2025 represents a significant milestone in the Township's evolution in planning. This past year marked the first time that the Township has assumed full responsibility for the review and processing of all planning applications, following the Region's planning responsibilities being transferred to the local municipalities. This transition has represented both an opportunity and a challenge, requiring the establishment of new processes, strengthened staff capacity and a commitment to the delivery of timely and high-quality services to the community. The year 2025 also provided its own market and economic challenges that have impacted the housing market, which is reflected in this report. This report provides an overview of development activity throughout the year, highlighting both the Building and Planning services of the Township.

1. Year End 2025 Building Services Statistics

This section provides a summary of the Building Services statistics for 2025 in comparison to previous years. Building Services consists of one Chief Building Official (CBO), two Building Inspectors, one Engineering Technologist, and one Building Associate.

In 2025, Building Services recorded Building Permit revenues just in excess of \$513,000, which is approximately 18% below the average of the last six years. **Figure 1** below illustrates the total Building Services annual revenues from 2020 to 2025. The sharp downturn in revenues is a direct reflection of the economy and the state of the building and development industry across the province.

Figure 2 below illustrates the total municipal development charges collected by the Township from 2020 to 2025. Development Charges were collected in 2025 for approximately half of the building permits applied for in the second half of 2024 by the Heron Hills (Delpark Homes) subdivision in the amount of \$1,126,645.23. The 2025 development collection of \$1.1 million is well below the \$1.9 million dollar average over the last six years. As noted above, this is also due to broader economic and market conditions in addition to changes in provincial legislation.

Figure 1 – Total Building Services Annual Revenues

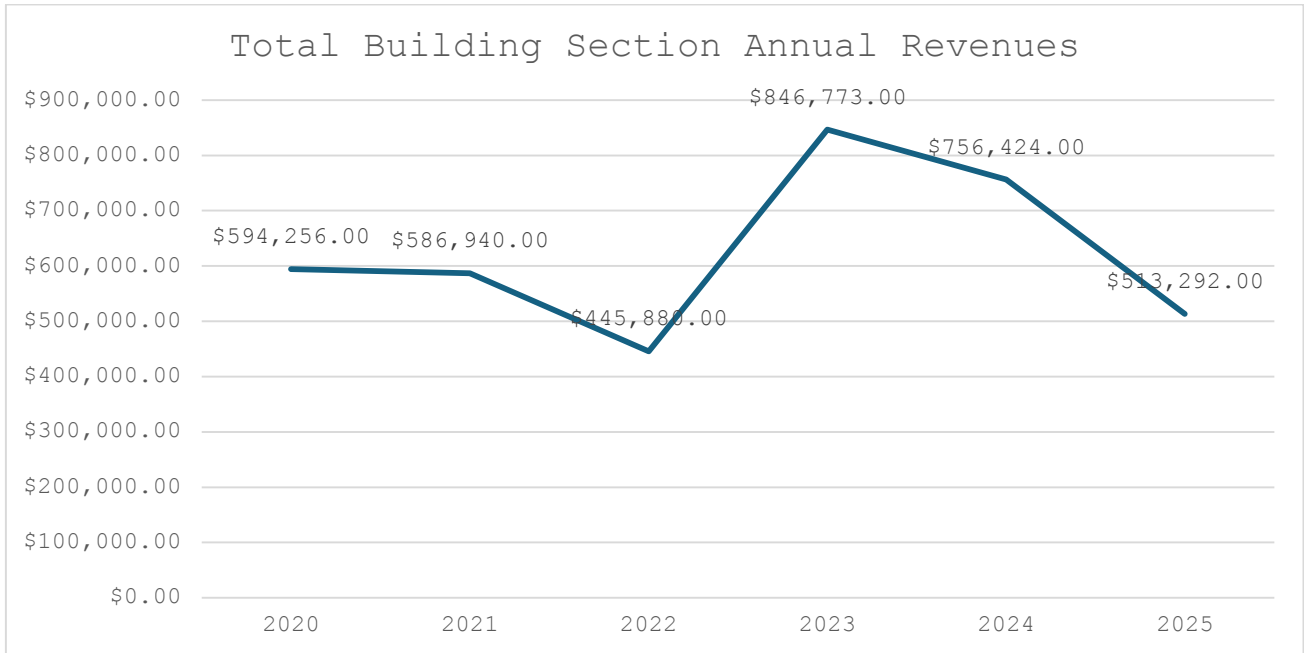
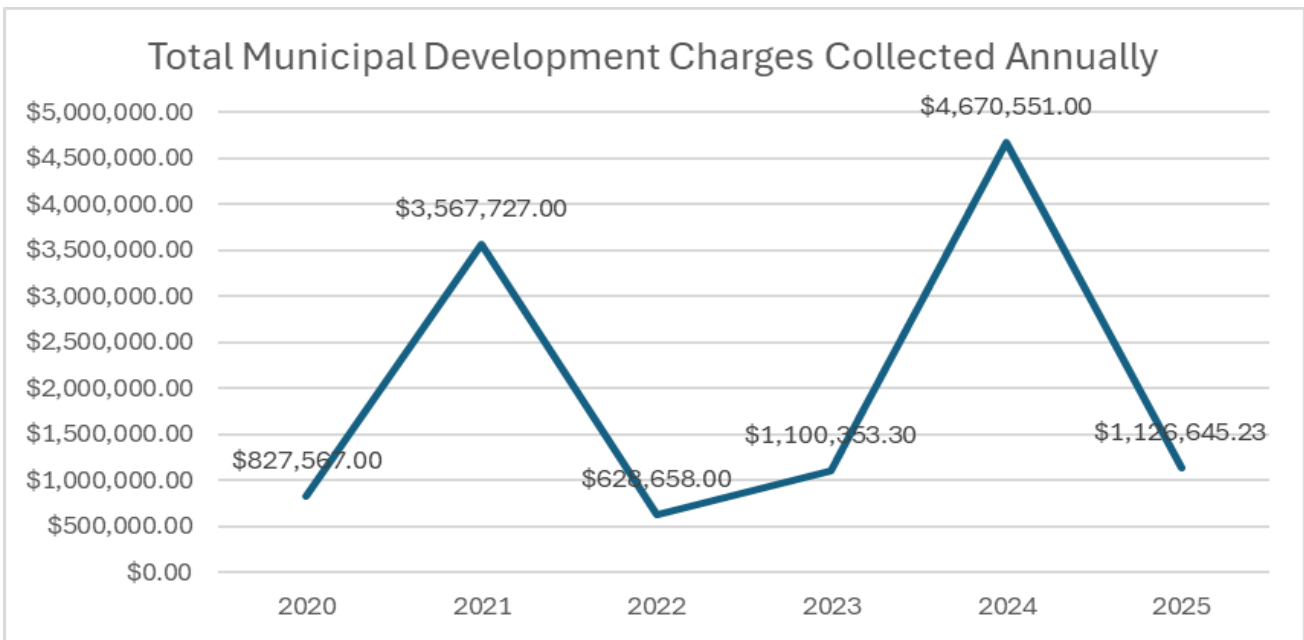


Figure 2 – Total Municipal Development Charges Collected Annually



The following chart in **Figure 3** represents the year-over-year workload for Building Services based on the volume of permit applications received, permits issued, and building enforcement violations. During the peak between 2020 and 2021, the Building Section had two (2) qualified inspectors, in addition to the Chief Building Official, to review plans, issue permits, conduct inspections and enforce the Ontario Building Code where buildings were being constructed without permits. In 2025, higher interest rates and fluctuation in the real estate market contributed to lower permit application intake.

Figure 3 – Building Services Annual Workload

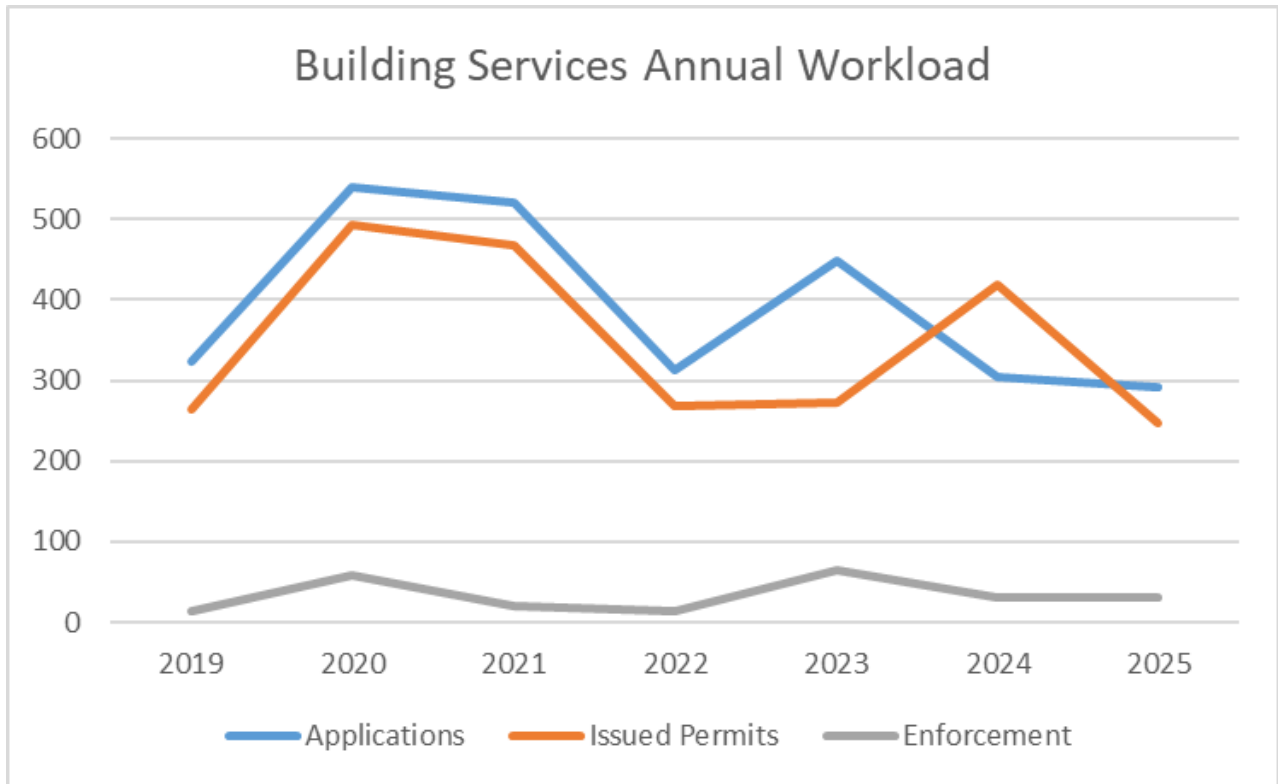
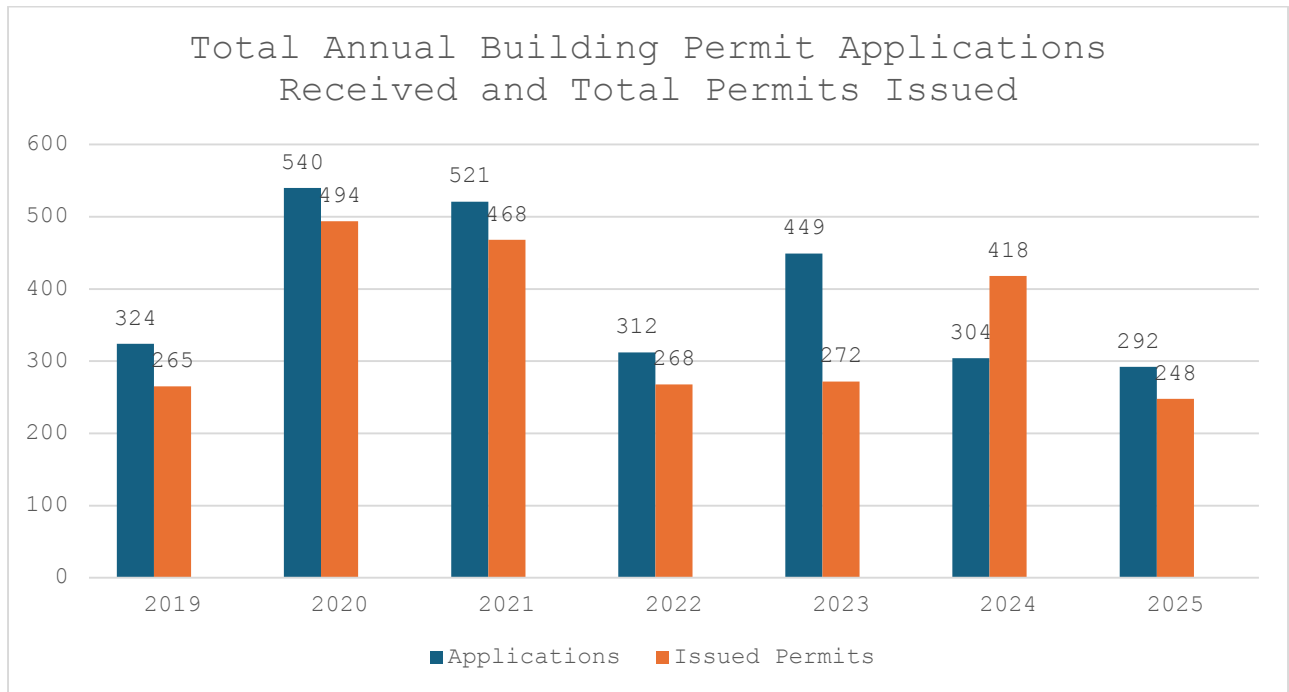


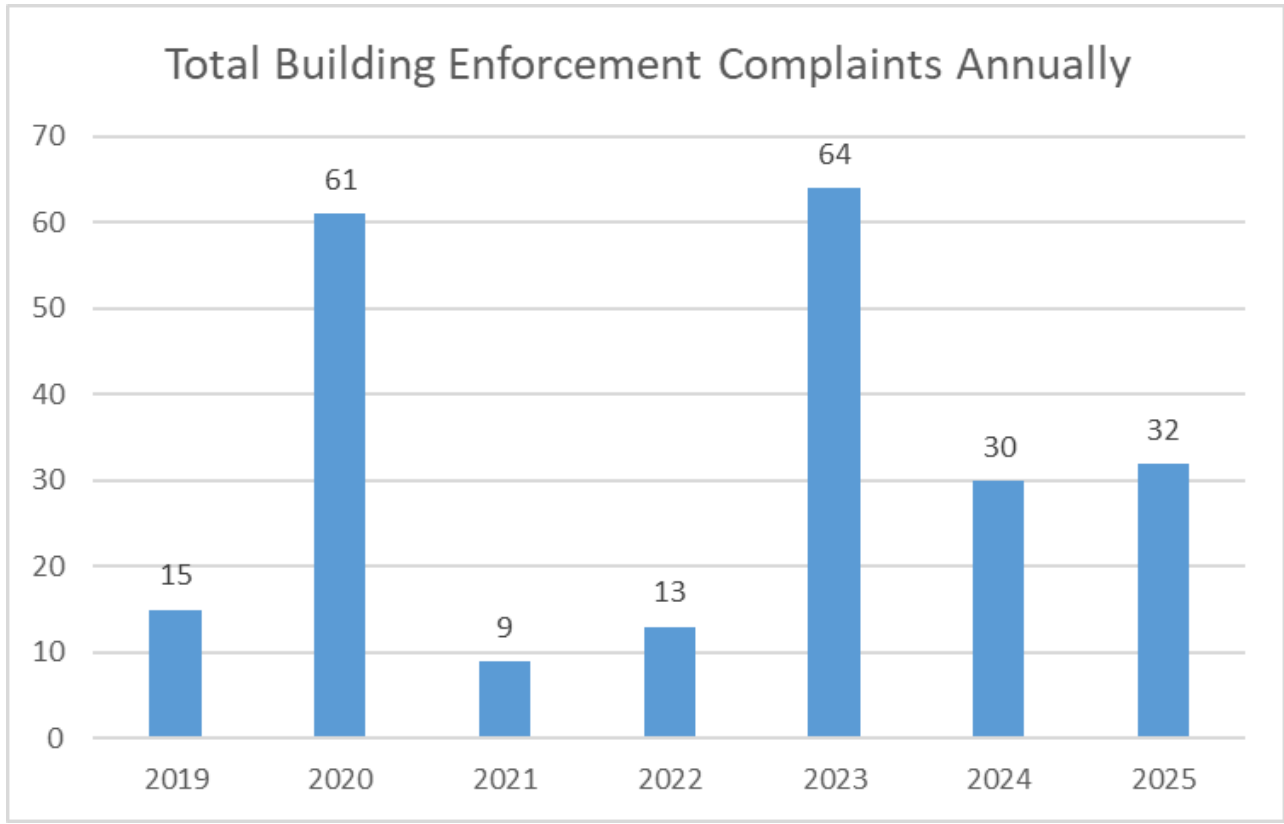
Figure 4 outlines the number of building permit applications received, along with the number of building permits issued annually since 2019. A drop in sales for new housing in the Township’s active subdivisions directly correlates with fewer permit applications. Staff have also continued to service the backlog to permits submitted in the prior year. Permits issued from the prior year continue to be serviced through permit issuance and inspections. Of the 292 permits received in 2025, approximately 55 were related to residential development. Building Services issued approximately 242 permits in 2025 which is a drop compared to the 418 permits issued in 2024. Again, volatility in the economy and the housing sector in particular can be attributed to this decline.

Figure 4 – Total Building Permit Applications Received and Permits Issued Annually



Building Services opened (32) enforcement cases in 2025 based on complaints raised by residents and infractions discovered by Staff. Currently, 2 cases are before the Court with several more expected to be filed in 2026 and are actively being reviewed by Staff in consultation with the Township’s legal advisors. It is estimated that there were between 2,700 and 3,000 inspections conducted in 2024. **Figure 5** below shows the Building Enforcement Complaints activity by year since 2019.

Figure 5 – Total Building Enforcement Complaints Annually



Tables 1 to 4 below provide a snapshot of the 2025 building permit statistics and identify the major building projects by sector and location which were started and/or completed in 2024/2025.

Table 1: Major Building Projects in 2025 for New Single Detached Dwellings (Started or Completed in 2025)

Owner	Location	Use	Status
Delpark Homes (Heron Hills) Phase 1	Robin Trail, North Garden Boulevard and Raines Rd	95 single detached dwellings	All permits applied for and all dwellings are nearly built out

Table 2: Major Building Projects in 2025 for New Townhouse Construction

Owner	Location	Use	Status
Delpark Homes Phase 1	Robin Trail, North Garden Boulevard and Raines Rd	31 Townhouse units (Phase 1)	Completed 31 units

Table 3: Major Building Projects in 2025 for Industrial

Owner	Location	Use	Permit Value (\$)	Status
CNC Profiles Inc.	128 North Port Road	Addition to industrial building	\$1,600,000	Application approved and permit issued
Canada Post Corporation	6 Easy Street	New Canada Post mail distribution facility	\$1,500,000.00	Application approved and permit issued
Snowbirds Auto Connection	108 North Port Road	New truck depot facility	\$1,565,130	Application approved and permit issued
Vaultra Storage	50 Vanedward Drive	Addition to existing self-storage warehouse facility	To be determined	Application under review

Table 4: Major Building Projects in 2025 for Commercial

Owner	Location	Use	Permit Value (\$)	Status
SmartCentres	1535 Highway 7 & 12	New Commercial Building (Financial Institution)	\$1,200,00.00	Application approved and permit issued

2. Year End 2025 Planning Services Statistics

The section summarizes the statistics for the Planning Services division for 2025. At the end of 2025, Planning Services consisted of one Manager of Planning, one Engineering Technologist, one Principal Planner, and one Planner. This past year represented significant change after Durham Region became an upper tier municipality without planning responsibilities. The Township is now fully responsible for all applications, thus requiring shifts in internal processes along with new responsibilities. Overall, Planning Services experienced growth in 2025 and completed major Official Plan policy and Zoning By-law changes.

2.1. Residential Subdivision Development Activity

In 2025, despite the economy, the Township still experienced strong development activity for residential subdivision applications. Planning Services:

- Prepared three (3) Subdivision Agreements and one (1) Condominium Agreement that are anticipated to be executed in early 2026:
 - Delpark Homes – Phase 2 (Heron Hills) File S-S-2018-03
 - Brand Group – Chimney Hill - File S-S-2021-02

- Fourteen Estates – 17300 Island Road File S-S-2012-01
- Jim Sheehan – 60 Vanedward C-S-2022-01
- Approved one (1) Draft Plan of Subdivision and one (1) Draft Plan of Condominium:
 - 15762 Old Simcoe Road (Brand Group) File S-S-2021-02
 - 60 Vanedward Drive (J. Sheehan) File C-S-2022-01

2.2. Unit Supply

The Township of Scugog has vacant lots that are available for construction and in the development approval process. By the end of 2025, Planning Services processed 232 residential units at various stages of approval of subdivision, consisting of 184 units for Single Detached Dwellings, 26 Linked Townhouse Dwelling Units, 7 Street Townhouse Dwelling Units, and 15 block townhouses.

The available pre-zoned and registered vacant lots and blocks (registered, no permits issued) are shown in **Table 5** below. It is expected that several draft approved subdivisions will be registered in 2026 which will increase the supply of vacant, pre-zoned lots that are ready for construction (**Table 6**).

Table 5: Available Pre-zoned and Registered Vacant Lots and Blocks in Major Residential Development as of December 31, 2025

Subdivider	Location	Number of Units
Oxford Developments	East of Marsh Hill Road, North of Reach Street (Hamlet of Epsom)	10 Single Detached Dwellings
Chieftan Development Corp.	West of Union Avenue, north and south of Forestlane Way	4 Single Detached Dwellings
Ribcor Holdings Inc. (Phase 3) (Picture Homes- Ashgrove Meadows)	West of Union Avenue, north and south of Forestlane Way	12 Single Detached Dwellings

Table 6: Subdivisions Anticipated to be Registered in 2026

Subdivider	Location	Estimated Units
Delpark Homes (Phase 2)	North of King Street, east of Union Avenue	67 Single Detached Dwellings 26 Linked Townhouse Dwellings 7 Street Townhouse Dwellings
Fourteen Estates	17300 Island Road	16 Single Detached dwellings

Subdivider	Location	Estimated Units
1862003 Ontario Ltd.	East of Nestleton Road, north of Highway 7A (Hamlet of Nestleton Station)	36 Single Detached Dwellings
268499 Ontario Ltd. (Brand)	15762 Old Simcoe Road (corner of Old Simcoe and Chimney Hill Way)	15 Townhouse Dwellings (Draft Plan of Condominium) and 1 Single Detached Dwelling
Tatra Valley Homes	King Street, east of Union Avenue	25 single detached dwellings
Humewood Estates	17200 Island Road	13 Single Detached Dwellings

Table 7 outlines the proposed subdivisions in the development pipeline that are currently under review and have not yet received approval.

Table 7: Under Review Residential Developments in 2026

Builder/Developer	Location	Application Type	Estimated Units
268499 Ontario Ltd. (Brand)	15762 Old Simcoe Road (corner of Old Simcoe Road and Chimney Hill Way)	Draft Plan of Condominium and Site Plan Approval	15 Townhouse Dwellings
O'Connor Bros. Corp.	South of King Street (Hamlet of Manchester)	Draft Plan of Subdivision	6 Single Detached Dwellings
Twelve Stone Group	East of Simcoe Street, north of Bank Road (Hamlet of Seagrave)	Draft Plan of Subdivision and Zoning By-law Amendment	12 Single Detached Dwellings
Honey Heights Development Ltd.	2080 Whitfield Road	Draft Plan of Subdivision and Zoning By-law Amendment	26 Single Detached Dwellings
J. Cunningham (c/o D.G. Biddle & Associates Ltd.)	3 Washago Bay Lane	Draft Plan of Subdivision	5 Single Detached Dwellings
Michael Brown	15 Spring Boulevard	Potential revision to Draft Plan Approval	14 single detached dwellings

Finally, **Table 8** below outlines the major non-residential building projects that are not yet approved, are at the final stages of Planning Approvals or have already received Planning Approval and anticipated to begin construction in 2026.

Table 8: Major Non-Residential Building Projects in 2026

Owner	Location/Address	Use	Estimated Permit Value (\$)
Wangzhe Corporation	North of Scugog Line 6, east of Easy Street	12 industrial blocks within proposed Draft Plan of Subdivision and Zoning By-law Amendment	To be determined
Canada Post Corporation	6 Easy Street	1,150 m ² one-storey Canada Post mailing distribution center	\$6.9 million
2370233 Ontario Inc. (Snowbirds)	108 North Port Road	464.28 m ² one-storey industrial cartage building.	\$1.5 million
Smart Centres	1535 Highway 7A	418 m ² one-storey bank	\$1.2 Million

2.2.1. Planning Reviews

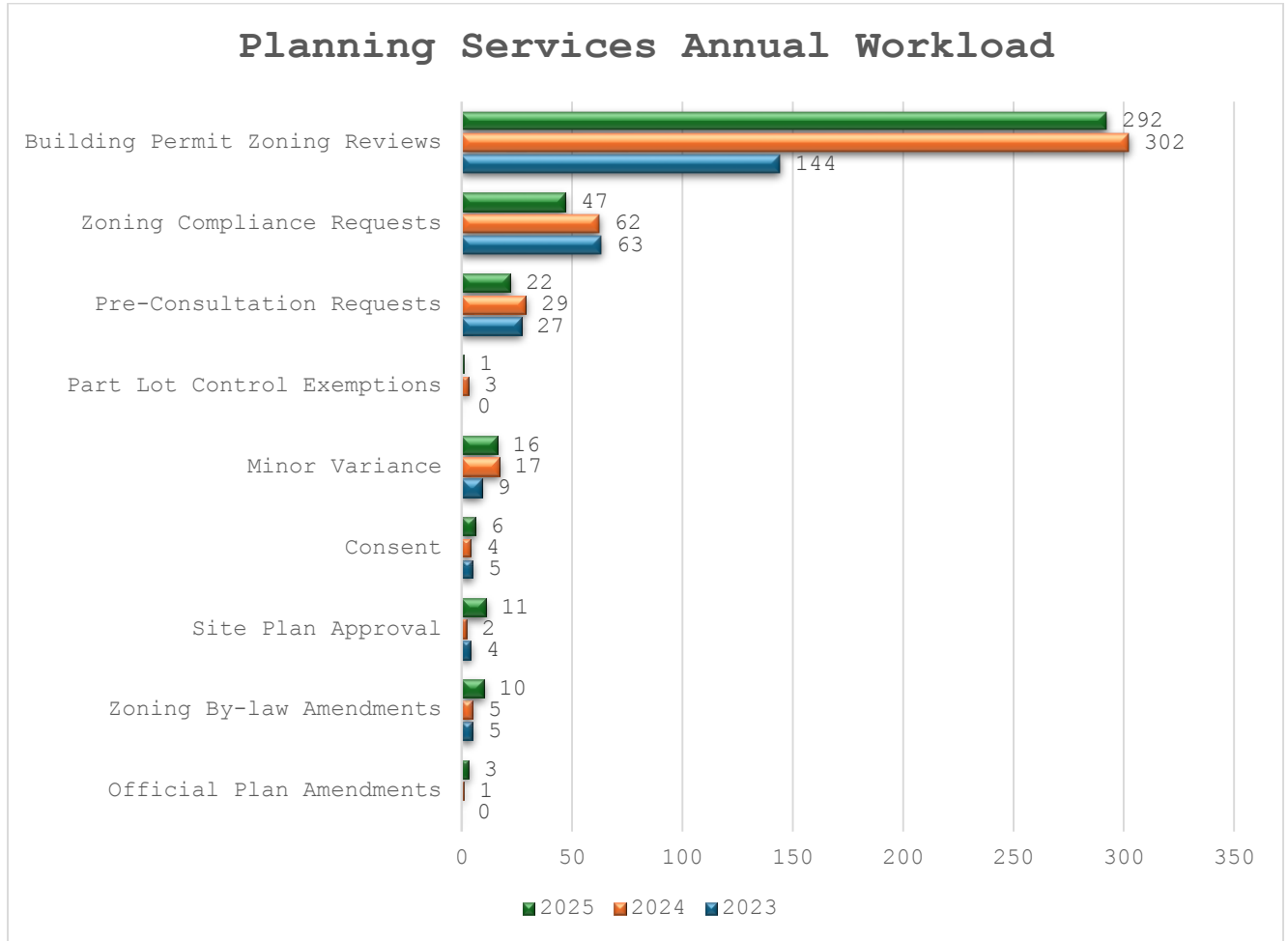
In addition to the above noted applications, staff also process consents and minor variances. In 2025, there were 6 Consent applications processed compared to 4 applications in 2024. A total of 16 Minor Variance Applications were processed in 2025 compared to 17 in 2024.

Requests for Zoning Compliance and Building Permit zoning reviews are also currently under the purview of Planning Services. These remained high in 2025 with 47 Zoning Compliance letters issued in 2025 compared to 62 in 2024. The processing fee increase became effective in January 2025, which is reflective of the lower amount of Zoning Compliance Requests in 2025. Building Permit zoning reviews also remained high with 292 planning reviews processed by Planning staff in 2025 compared to 302 requests in 2024.

Further, while pre-consultation meetings are recommended but no longer required under the Planning Act, staff processed a total of 22 Pre-Consultation Requests in 2025. While not all pre-consultations translate into development applications, this is still indicative of potential applications that can be expected in the future.

Figure 6 provides a year-over-year comparison of the overall volume of development applications and requests processed by Planning Services between 2023, 2024 and 2025.

Figure 6 – Planning Services Annual Workload



Additionally, Planning Services resolved over 1,000 general email and phone inquiries in 2025. Customer service response targets to respond to an inquiry was within 2 business days. The time it takes to resolve an inquiry depends upon the complexity of the request. Some inquiries are simple to answer such as “What is the zoning of my property?” and “How close can I build to my property line?” Other inquiries are more complex and require significant time and resources to resolve, including background research, discussions with internal staff and external agencies, a pre-consultation meeting, up to and including a development application(s) submission.

2.3. Planning Services Outlook for 2026

While there is still uncertainty in Ontario's economy and housing market, developers continue to submit development applications to ensure they are shovel-ready when the economy rebounds.

Planning Services will continue to process several significant residential and industrial development applications in 2026, including anticipated Official Plan and Zoning By-law Amendments and Draft Plans of Subdivision for a new residential community and industrial lands on Reach Street, west of Cawkers Creek.

As already noted, as of January 1, 2025, the Region became an upper-tier municipality without planning responsibilities. This means the Township of Scugog is the approval authority for Plans of Subdivisions and Condominiums, Part Lot Control, and exempt Official Plan Amendments (in accordance with O.Reg. 525/97). Planning Services staff were tasked with additional workload and have steadily continued to update processes accordingly.

Planning Services also brought forward several key policy and zoning initiatives for Council's approval in 2025:

- Amended the Official Plan and updated the Delegation of Authority By-law for minor zoning by-law amendments.
- Housekeeping zoning by-law amendments which keep the by-law current and effective.
- Additional Dwelling Unit (ADU) Official Plan and Zoning By-law amendments.
- On-farm Diversified and Agricultural-related Uses Official Plan and Zoning By-law Amendments, and Site Plan Approval By-law Amendment and update to Fees By-law.
- Held several meetings with farmers who are interested in diversifying their farm business.

Further, Planning Services will be bringing forward the following key policy and zoning initiatives in 2026:

- Preparing and public release of Additional Dwelling Unit (ADU) Guide for the public as well as an ADU Registration By-law;
- Coordinating pre-application meetings with farmers who are interested in diversifying their farm business in accordance with the recent policy changes to the Township's Official Plan and Zoning By-law to permit agricultural-related and on-farm diversified uses;
- A comprehensive update to the Township Site Alteration By-law;
- A comprehensive update to the Township's Engineering Design Standards and Guidelines;

- A Comprehensive Official Plan Review and Update for the Township of Scugog's Official Plan. As of January 1, 2025, the Region of Durham's Official Plan 'Envision Durham' also became the responsibility of the Township;
- Proposed amendments to the Township street naming policy for new street names and renaming of existing streets;
- Implementing recommendations resulting from the Development Application Review Process (DAPR); and
- Proposed Short-Term Rental study in collaboration with By-law Services.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with this report.

CONSULTATION / ENGAGEMENT

There are no communication considerations with this report.

ALTERNATIVE CONSIDERATIONS

N/A

ATTACHMENTS

Attachment No. 1 - Subdivision and Plan of Condominium Map

Authored by:

Valerie Hendry, MCIP, RPP
Manager of Planning Services

and

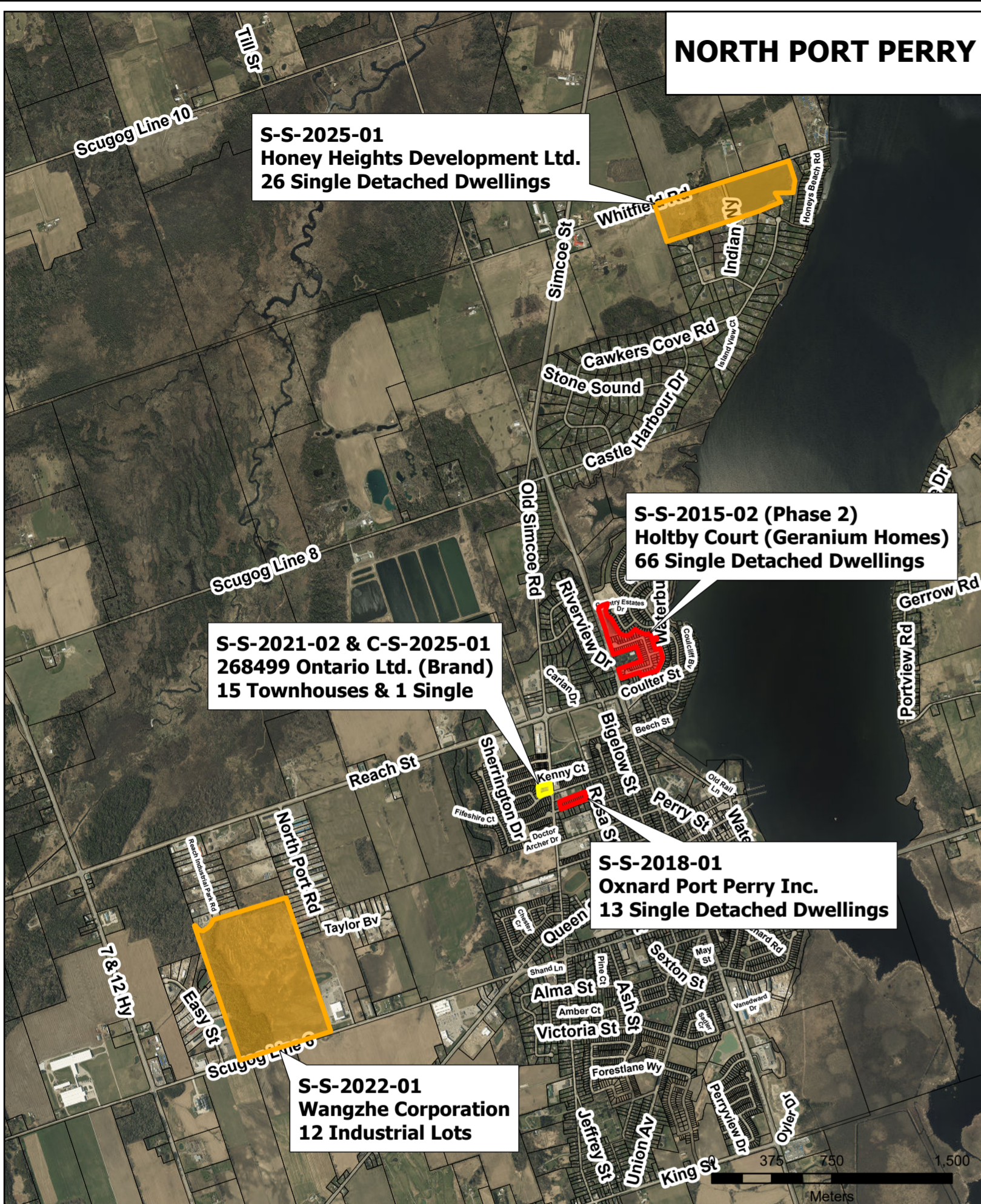
Nicholas Dawkins,
Chief Building Official

Approved by:

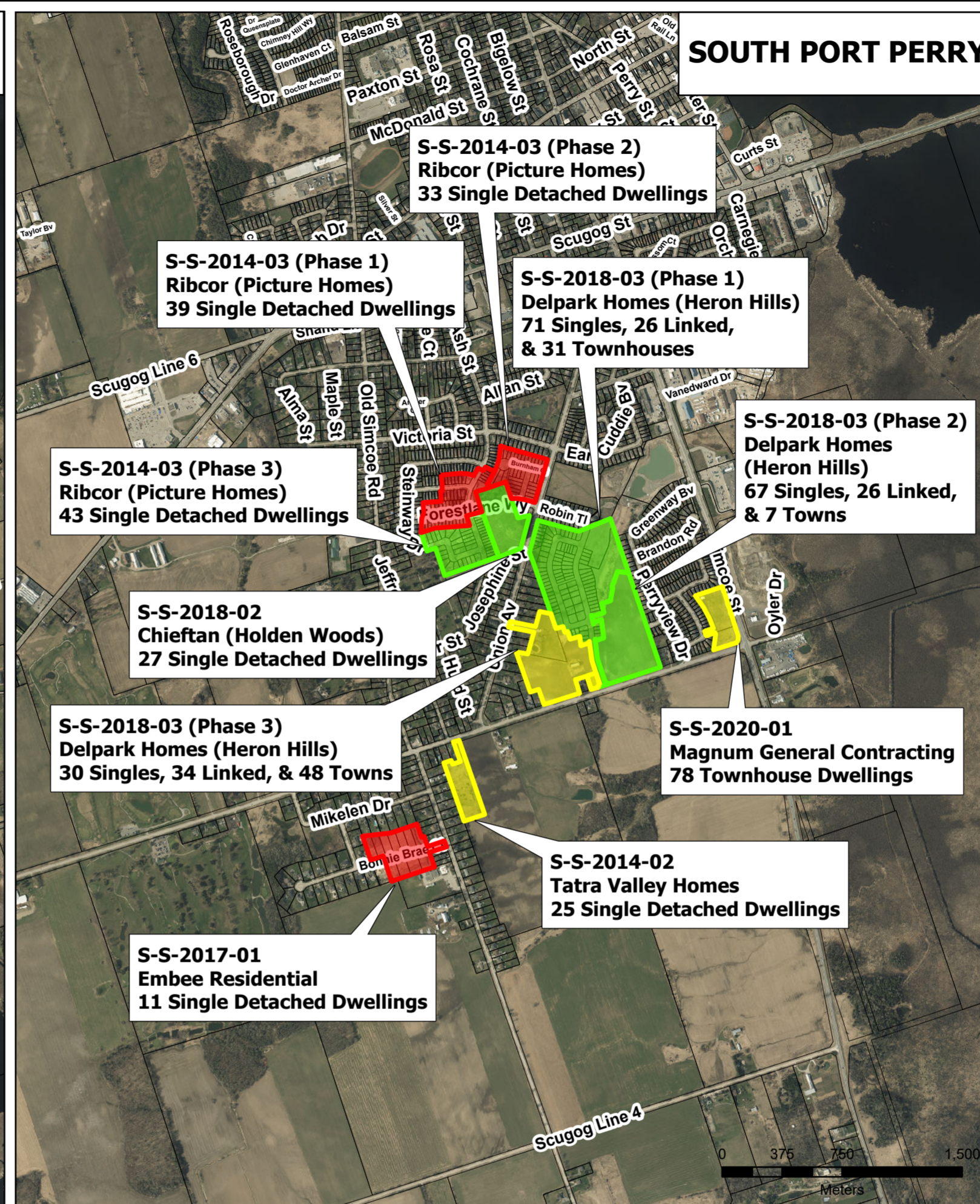
Meaghan Craven, MCIP, RPP
Director of Development Services

Subdivision & Condominium Map

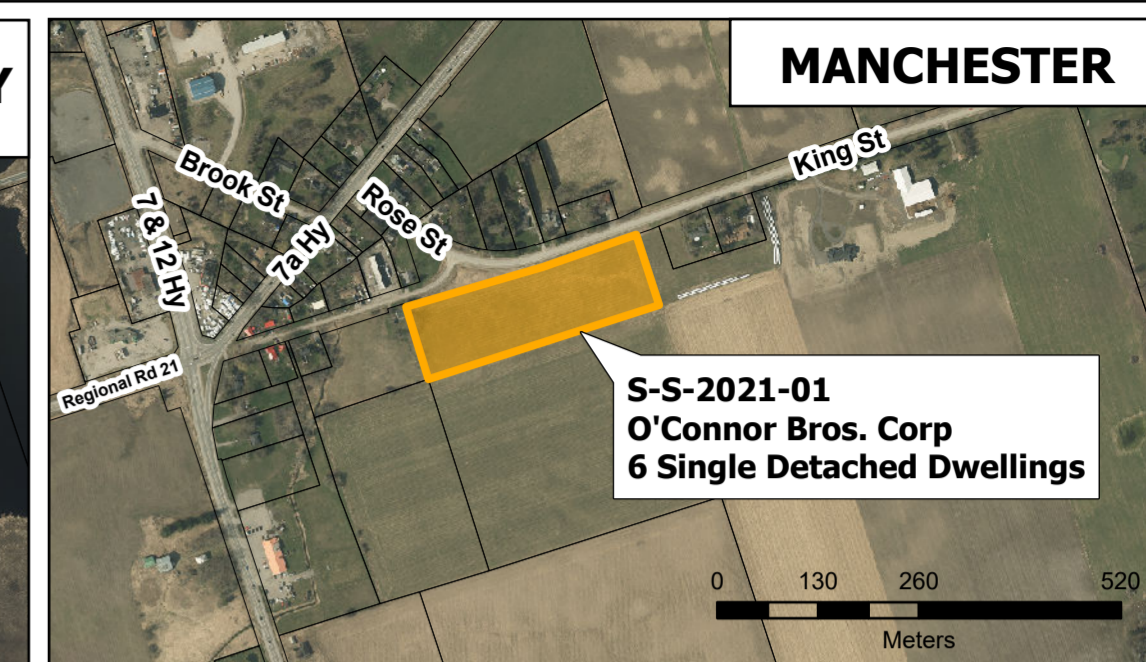
NORTH PORT PERRY



SOUTH PORT PERRY



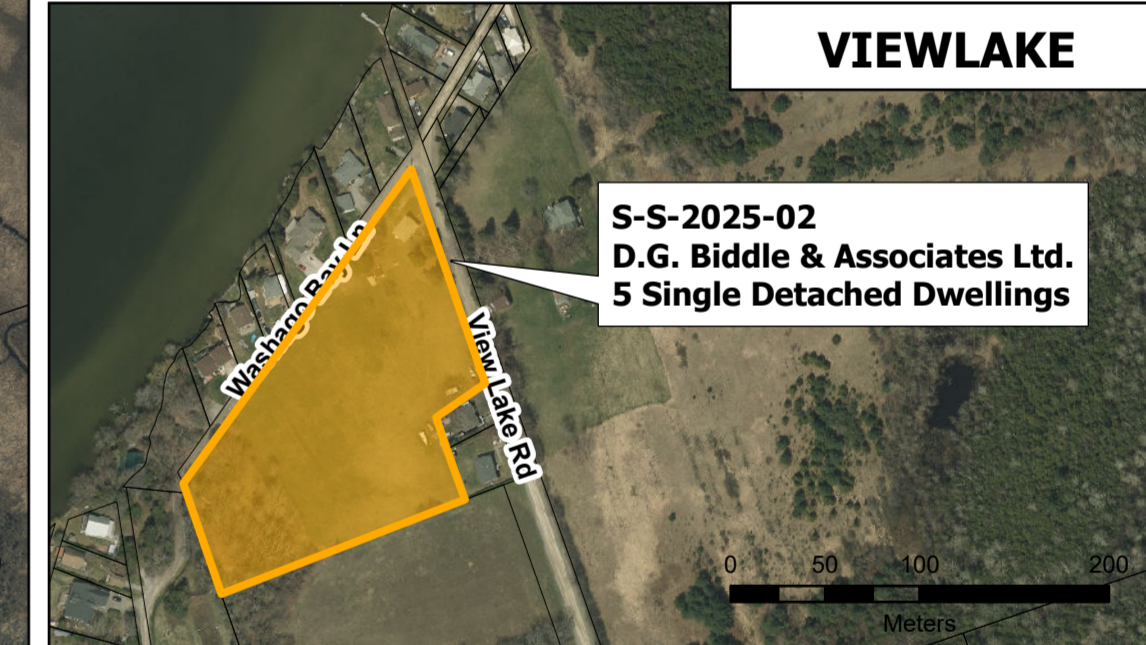
MANCHESTER



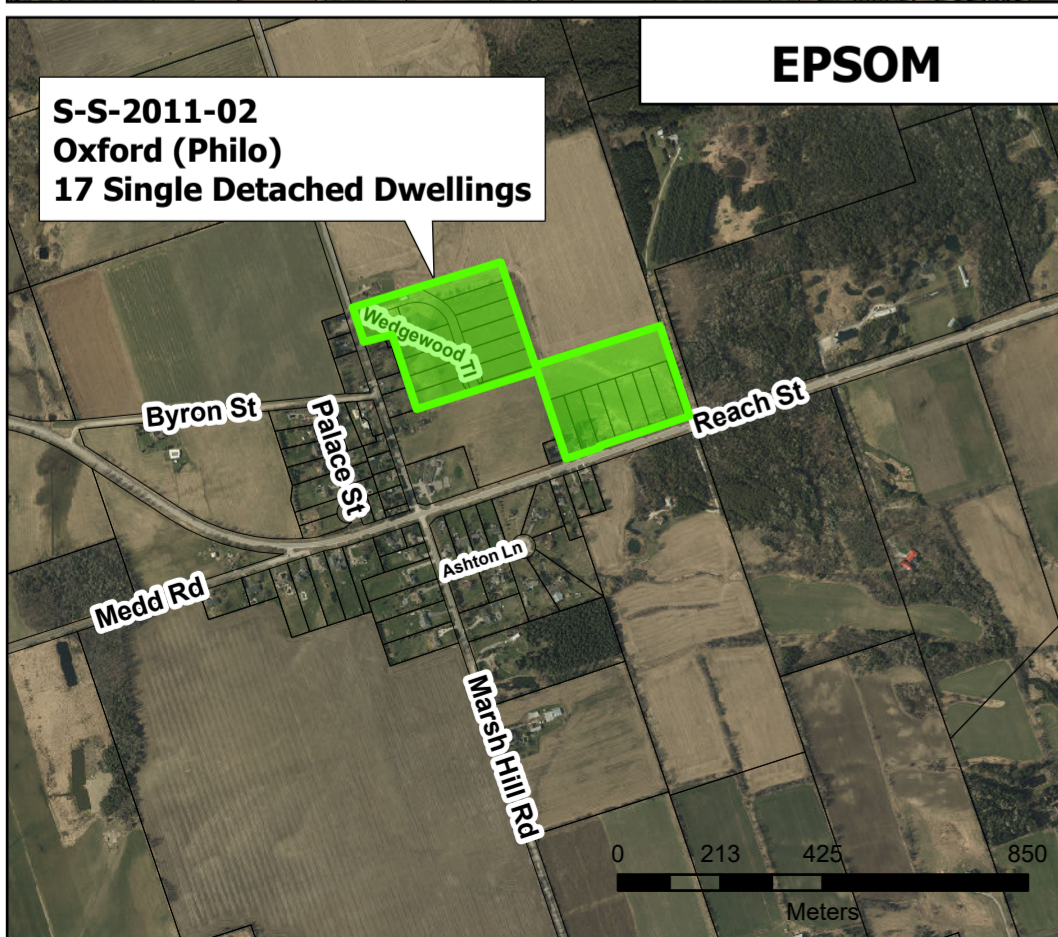
SEAGRAVE



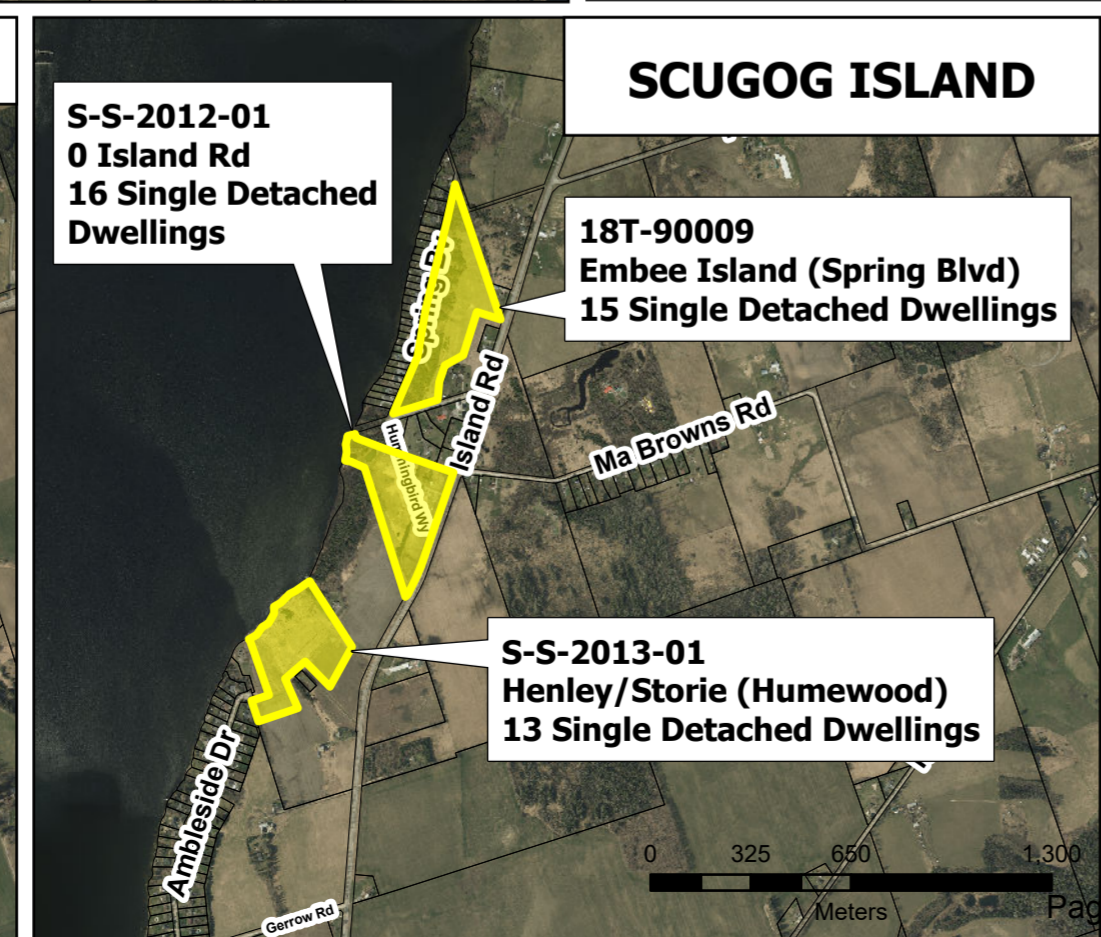
VIEWLAKE



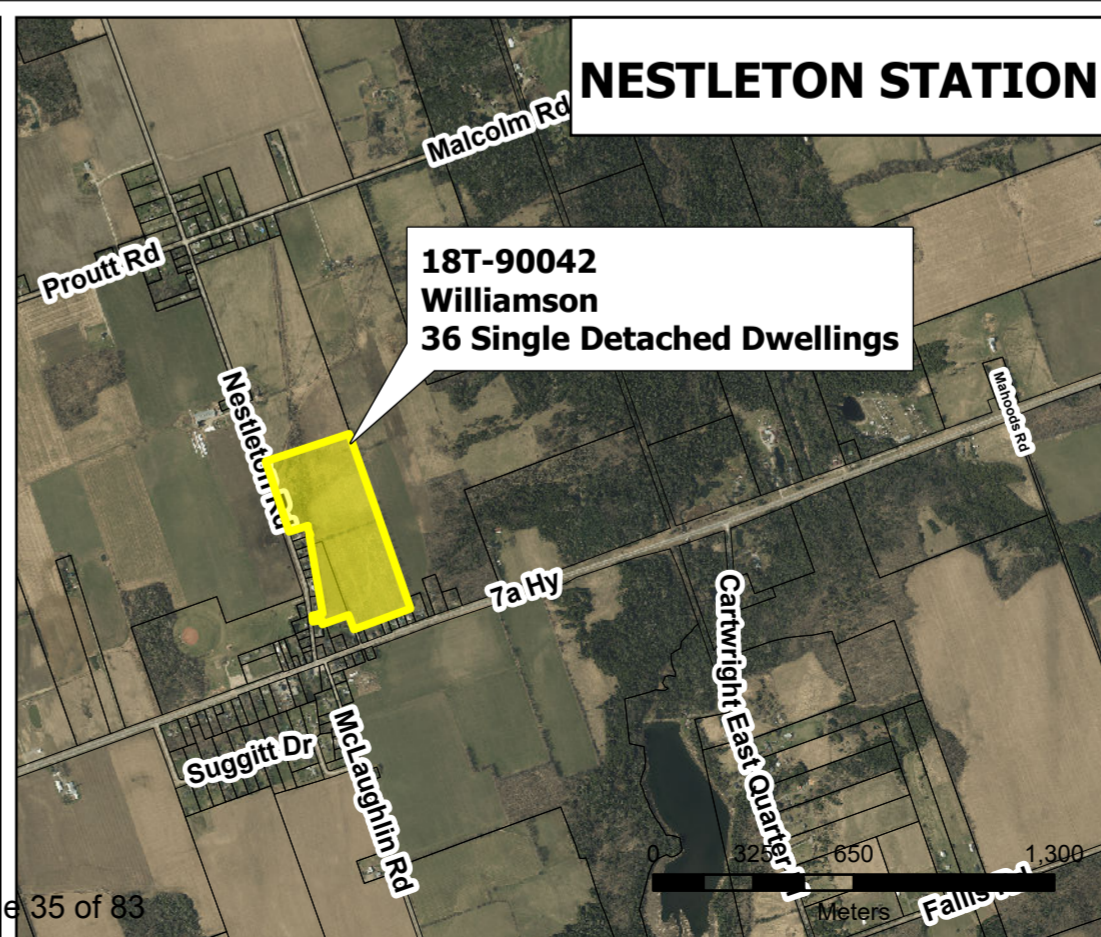
EPSOM



SCUGOG ISLAND



NESTLETON STATION



Subdivision & Condominium Map

Legend

- Proposed
- Draft Approved
- Registered Under Construction
- Maintenance Period

Data Sources: Region of Durham, First Base Solutions, Township of Scugog, 2025.
Dated: December 2025

TO	Planning and Community Affairs Committee
DATE	April 20, 2026
DEPARTMENT	Development Services
REPORT TITLE	Z-2026-01 – 1401 Scugog Line 6 Public Meeting Information and Recommendation Report
REPORT NUMBER	DEV-2026-007

EXECUTIVE SUMMARY

PURPOSE OF REPORT

This report provides background information and a recommendation for the rezoning application submitted by Big Brothers Big Sisters of North Durham (c/o M. Ayres) for the Subject Lands located at 1401 Scugog Line 6. The application proposes extending the current Temporary Use By-law for a period of three (3) years to permit an annual fundraising event, known as the Winding Roads Country Festival.

KEY FINDINGS

- The application is for an Extension to a Temporary Use By-law that was first enacted in 2018.
- The current by-law expires in June 2026. The next event will take place in September 2026.
- The application to extend the Temporary Use Zoning By-law conforms with Provincial, Regional and Township planning policies.
- The Applicant is required to obtain a Special Occasion Permit each year.
- The Applicant is required to enter into a Memorandum of Understanding with the Township which has been drafted (see **Attachment 3**).
- Staff recommend that the Zoning By-law Amendment Application be approved to extend the Temporary Use Zoning By-law permissions on the property for three (3) years for an annual fundraising event at 1401 Scugog Line 6.

STRATEGIC ALIGNMENT

Strategic Direction 5: Complete Community: Strengthen our communities to be inclusive, healthy, safe, connected and engaged.

SD5 Objective 2: Create a vibrant, safe and healthy community.

RECOMMENDATION

1. **That** Report DEV-2026-007, Z-2026-01 – 1401 Scugog Line 6 Public Meeting Information and Recommendation Report, be received for information; and,
2. **That** Council approve an amendment to Zoning By-law No. 14-14 (File Z-2026-01) to permit a Temporary Use Zoning By-law on the Subject Lands for a period of three (3) years for an annual fundraising event; and,
3. **That** the Mayor and CAO be authorized to execute the necessary Memorandum of Understanding between the Township and Big Brothers Big Sisters of North Durham; and,
4. **That** Council direct staff to bring forward the amending By-law included as Attachment 1 for consideration and enactment.

BACKGROUND

A Temporary Use Zoning By-law application has been submitted to permit an annual fundraising event by Big Brothers Big Sisters of North Durham, known as the Winding Roads Country Festival, on the subject lands at 1401 Scugog Line 6 (the “Subject Lands”). The Subject Lands are currently occupied by a manufacturing building. The event will utilize temporary tents, portable washroom facilities, parking and fencing. The application was deemed complete on March 16, 2026. This report serves to provide both background information for the Statutory Public Meeting and to provide a recommendation for the Temporary Use Zoning By-law application.

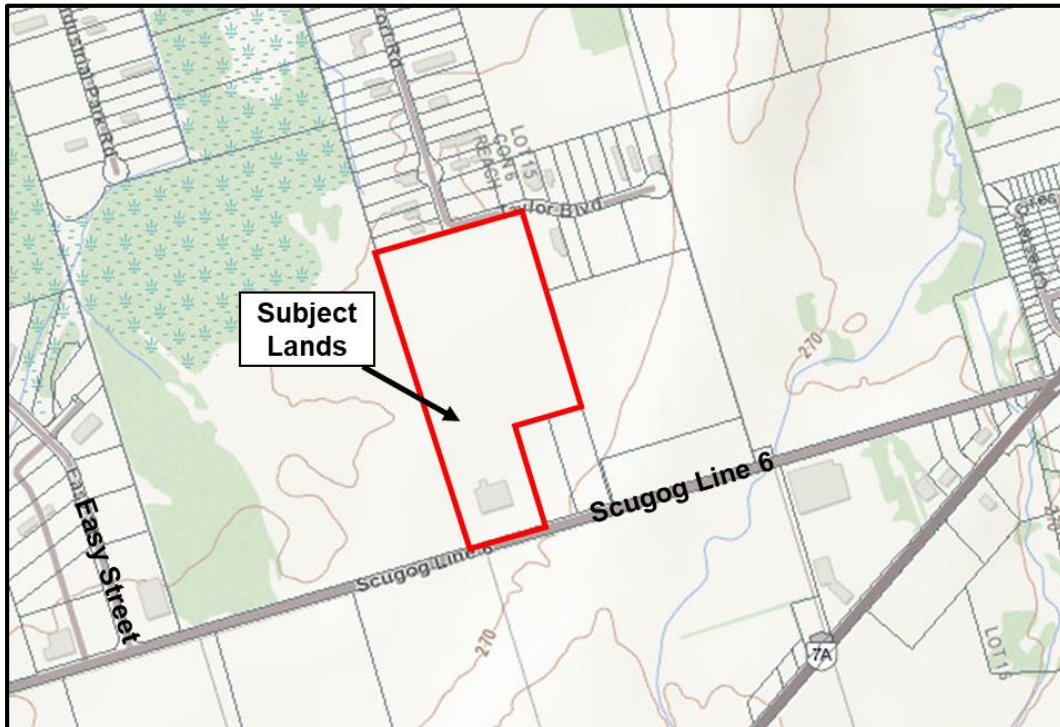
The original Temporary Use By-law was enacted in 2017 with Council granting extensions as needed. The current by-law expires in June 2026, and the annual event is planned for September 2026. Section 34 of the Planning Act allows Temporary Use By-laws to be enacted for a period up to three (3) years.

The Subject Lands are located within the Port Perry Settlement Area on the north side of Scugog Line 6, as shown in Figure 1 below. The surrounding land uses include employment lands to the north and west, Scugog Line 6 and agricultural lands to the south, and agricultural lands to the east.

The following reports and studies were submitted in support of the application:

- Zoning By-law Amendment Application Form including permission from Adamson Systems Engineering (landowner)
- Draft Memorandum of Understanding (MOU)
- Draft Site Plan

Figure 1: Location of Subject Lands



DISCUSSION

This application seeks to temporarily rezone the property located at 1401 Scugog Line 6 to allow a country festival, once per calendar year, for up to three (3) years, as a permitted use on the Subject Lands. If approved, the amendment will permit the Applicant to use the property as the location for the annual fundraising event for Big Brothers Big Sisters of North Durham. The area to be used for the event is located at the rear of the existing industrial building and will be enclosed by temporary fencing as shown on the proposed Site Plan which forms **Attachment 2** to this report.

The Applicant is required to enter into a Memorandum of Understanding (MOU) with the Township which has been drafted and forms **Attachment 3** to this report. It outlines further details of the event, including site plan (showing tents, washroom facilities, parking area), hours of operation, traffic management, parking, emergency access, lighting, fencing, garbage, notifying adjacent residents/businesses, and liability insurance.

The Applicant is also required to obtain a Special Occasion Permit from the Township each year to permit alcohol sales on the Subject Lands.

Planning Policy and Analysis

Tables 1 and 2 below outline the policy context, existing land uses, and measurements of the Subject Lands.

Table 1: Policy Context

Item	Existing	Proposed
Greenbelt Plan	Towns and Villages	Unchanged
Region of Durham Official Plan Designation	Employment Areas	Unchanged
Scugog Official Plan Designation	Port Perry Urban Area: Prestige Industrial and General Industrial	Unchanged
Zoning By-law No. 14-14	Prestige Industrial (M1) General Industrial (M2(H))	Temporary Nine Prestige Industrial (T9-M1) Zone Temporary Nine General Industrial Holding (T9-M2(H)) Zone
Use	Industrial Use (manufacturing of sound systems)	Temporary structures for an annual fundraising event, including tents and portable washroom facilities

Table 2: Measurements of Subject Lands

Item	Measurements
Lot Area	15.3 ha (37.9 acres)
Lot Frontage	+/- 158 m

Provincial Policy Statement

The PPS directs the focus of growth and development toward settlement areas. The PPS encourages, among other things, densities and a mix of land uses which efficiently use land and resources and are appropriate for and efficiently use existing or planned infrastructure.

Based on a review of the proposal and applicable policies of the PPS, the proposed temporary use is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The subject site is within the Port Perry Settlement Area that contains a delineated built boundary. The temporary use will be serviced via private washroom facilities and handwashing stations during the duration of the temporary use.

Based on a review of the proposal and applicable policies of the Growth Plan, the proposed Temporary Use By-law conforms to the Growth Plan.

Region of Durham Official Plan

The Subject Lands are located within the Port Perry Settlement Area and are designated “Employment Areas” in the Region of Durham Official Plan. Employment Areas permit a range of uses predominantly for manufacturing, processing, warehousing and storage facilities. The Region Official Plan promotes businesses that will maximize and diversify the economic and employment prospects. The temporary use will not impact the long term industrial integrity of the Employment Areas or the Subject Lands.

Based on a review of the proposal and applicable policies, the proposed temporary use conforms to the Region of Durham Official Plan.

Township of Scugog Official Plan

The Subject Lands are designated Prestige Industrial and General Industrial within the Port Perry Urban Area Boundary. The Prestige Industrial and General Industrial designations provide for a range of industrial and manufacturing uses and serve as the primary employment areas in the Township.

Section 9.5 of the Official Plan includes policy direction for Temporary Use By-laws. Specifically, Section 9.5.1 states that temporary uses may be authorized for a specific time period up to three (3) years and should be applied where it is considered inappropriate by the municipality to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical.

Prior to the approval of a Temporary Use By-law, Council shall be satisfied that:

- The temporary use does not require major capital investment or alteration to the existing landscape;
- The proposed use is compatible with surrounding land uses;
- The proposed use does not require the extension of municipal services;
- The developer has entered into an agreement with the municipality specifying the conditions under which the use may be permitted;
- The by-law shall specify a maximum time period for which the use may be permitted;
- The proposed use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- Parking facilities required by the proposed use will be provided entirely on-site;
- The proposed use will not have a negative impact on natural heritage features and hydrologic features; and,
- The proposed use shall generally be beneficial to the community as a whole.

The proposed temporary use would permit a fundraising event hosted by Big Brothers Big Sisters of North Durham with temporary tents and portable washroom facilities. The proposed temporary use would occur over two days annually during the three-year period and it would be inappropriate to establish a permanent location for the event due to the short timeframe it occurs. Additionally, it would not be appropriate to establish a permanent event venue in an Industrial Zone as these types of uses are not permitted. The proposed temporary use will not have a negative impact on natural heritage features as there are no identified Environmental

Protection (EP) Zones on the Subject Lands and the location of the temporary use is proposed on an already disturbed area on site. There is an existing stormwater management pond on the Subject Lands, however the temporary use will not impact the function of the SWM pond.

Staff recommend that the Applicant enter into a Memorandum of Understanding with the Township that implements the conditions under which the use may be permitted by reflecting the proposed site plan and identifying other operational matters, such as emergency access, hours of operation, and traffic management. A Draft Memorandum of Understanding has been included as **Attachment 3** to this report.

Based on a review of the proposal and applicable policies of the Township of Scugog Official Plan, the proposed temporary use conforms to the Township of Scugog Official Plan.

Township of Scugog Zoning By-law No. 14-14

The Subject Lands are zoned “Prestige Industrial (M1)” Zone and “General Industrial Holding (M2(H))” Zone in Zoning By-law No. 14-14. Permitted uses in these zones allow for a variety of industrial and manufacturing uses. The existing Temporary Use By-law which permits the annual event on the Subject Lands expires in June 2026. The proposed temporary use would not change any existing development on the Subject Lands, including building location, parking areas, servicing, or stormwater management. The Holding Provision (H) is not required to be lifted for Temporary Uses. The Draft Temporary Use Zoning By-law Amendment is included as **Attachment 1** to this report.

Table 3 below outlines the proposed temporary zone and temporary use.

Table 3: Proposed Temporary Zoning

Proposed Zone	Proposed Temporary Use
Temporary Nine Prestige Industrial (T9-M1) Zone	A country music festival fundraising event to occur a maximum of once per calendar year.
Temporary Nine General Industrial Holding (T9-M2(H)) Zone	A country music festival fundraising event to occur a maximum of once per calendar year.

Subject to the approval of the Temporary Use By-law, the proposed use would comply with the Township Zoning By-law.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with the proposed Temporary Use By-law.

CONSULTATION / ENGAGEMENT

In accordance with the Planning Act, notice for the Statutory Public Meeting was provided to all property owners within 120 metres of the Subject Lands, posted on the Township’s website and local newspaper. A sign was also placed on the property to notify the public of the application. To date, staff have not received any public comments on the application. The application was also circulated to internal departments and external agencies as required for review and comment. No concerns were raised through the circulation.

ALTERNATIVE CONSIDERATIONS

Council could choose not to extend the Temporary Use By-law and not permit the annual event.

ATTACHMENTS

Attachment No. 1 – Draft Zoning By-law Amendment

Attachment No. 2 – Draft Site Plan

Attachment No. 3 – Draft Memorandum of Understanding

Authored by:

Vanessa Reusser, MCIP, RPP
Principal Planner

Approved by:

Meaghan Craven, MCIP, RPP
Director of Development Services

The Corporation of The Township of Scugog

By-law Number XX-26

Being a by-law to amend Zoning By-law No. 14-14 to permit a Temporary Use for a period of three (3) years at 1401 Scugog Line 6, Township of Scugog, in accordance with Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13.

Whereas the Council of the Township of Scugog deems it advisable to amend Zoning By-law 14-14 with respect to the lands described in this By-Law;

And Whereas Big Brothers and Big Sisters of North Durham, on behalf of the Owner, of Part Lot 15, Concession 6, municipally known as 1401 Scugog Line 6, made an application to the Township of Scugog (Z-2026-02) to amend Zoning By-Law No. 14-14 under the Temporary Use provisions of Section 39 of the *Planning Act*, to allow a Country Festival Fundraising Event as a permitted use on the subject lands, once per calendar year, for a period not to exceed three (3) years;

And Whereas Council has conducted a public meeting on April 20, 2026 as required by Section 34(12) and 39 of the *Planning Act*, R.S.O. 1990, as amended and has considered the application following that public meeting;

And Whereas Council deems that adequate public notice has been given and no further public meeting is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990, as amended;

And Whereas the matters herein are in conformity with the policies and designations contained in the Official Plans of the Region of Durham and the Township of Scugog as are currently in force and effect; and

Now Therefore, the Council of The Corporation of The Township of Scugog hereby enacts as follows:

1. **THAT** Schedule B, Map 3, to By-law No. 14-14 is hereby amended by changing the zone category of certain lands located on Part of Lot 15, Concession 6, Township of Scugog, Regional Municipality of Durham (1401 Scugog Line 6) (Roll 1820 010 004 29600), from the Prestige Industrial (M1) Zone and the General Industrial Holding (M2(H)) Zone to the Temporary Nine Prestige Industrial (T9-M1) Zone and the Temporary Nine General Industrial Holding (T9-M2(H)) Zone as detailed on Schedule A to this By-law.
2. **THAT** Table 14.3.1 of By-law 14-14 be amended by adding the Temporary Nine Prestige Industrial (T9-M1) Zone and the Temporary Nine General Industrial Holding (T9-M2(H)) Zone as follows:

Zone	Property Roll Number/Municipal Address	Temporary Uses	Date Enacted/By-law Number	Expiry Date
Temporary Nine Prestige Industrial (T9-M1) Zone And Temporary Nine General Industrial Holding (T9-M2(H)) Zone	1401 Scugog Line 6 Roll No. 1820 010 004 29600	A Country Festival Fundraising Event to occur a maximum of once per calendar year.	By-law XX-26 Effective Date: June XX, 2026	June XX, 2029

3. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Scugog, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
4. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

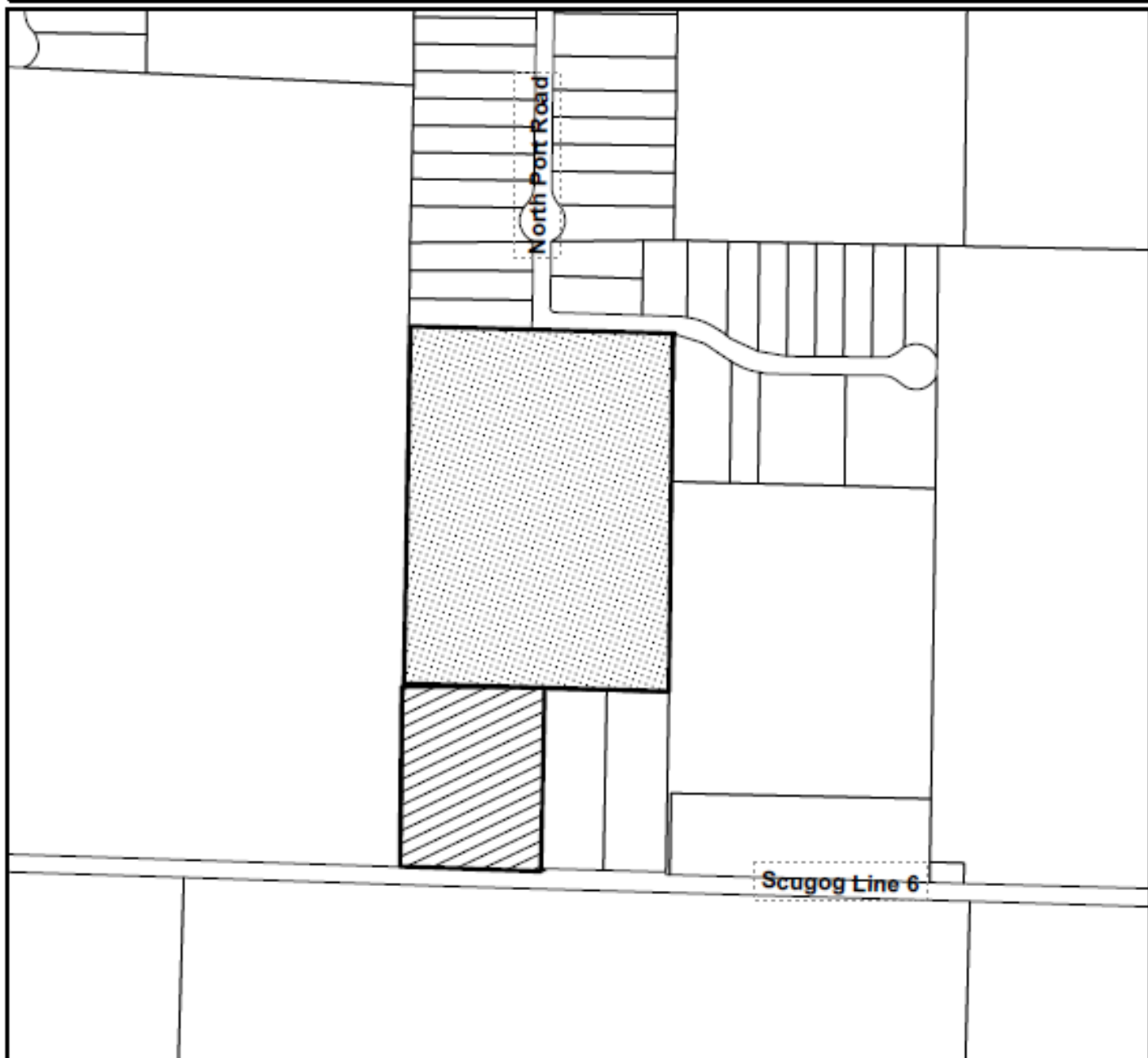
This By-law Read and Passed by Council on the XX day of XXXXX, 2026.



MAYOR, Wilma Wotten


CLERK, Blair Labelle

By signing this by-law on the XXX day of XXXXX, 2026, Mayor Wilma Wotten will not exercise the power to veto this by-law.

Schedule "A"
To By-law No. XX-26
Township of Scugog
Amendment to Schedule B, Map 3
to Zoning By-law No. 14-14



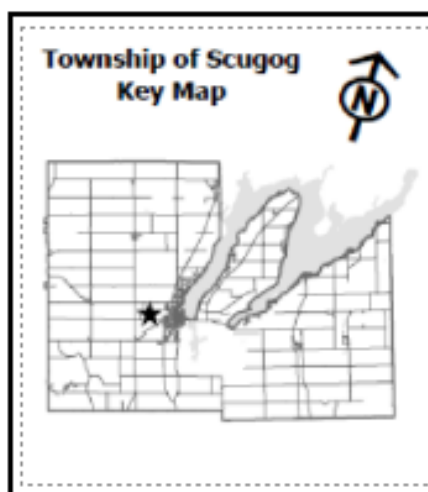
 Lands to be rezoned to T9-M1 Zone
 Lands to be rezoned to T9-M2(H) Zone

0 120 240

 Meters

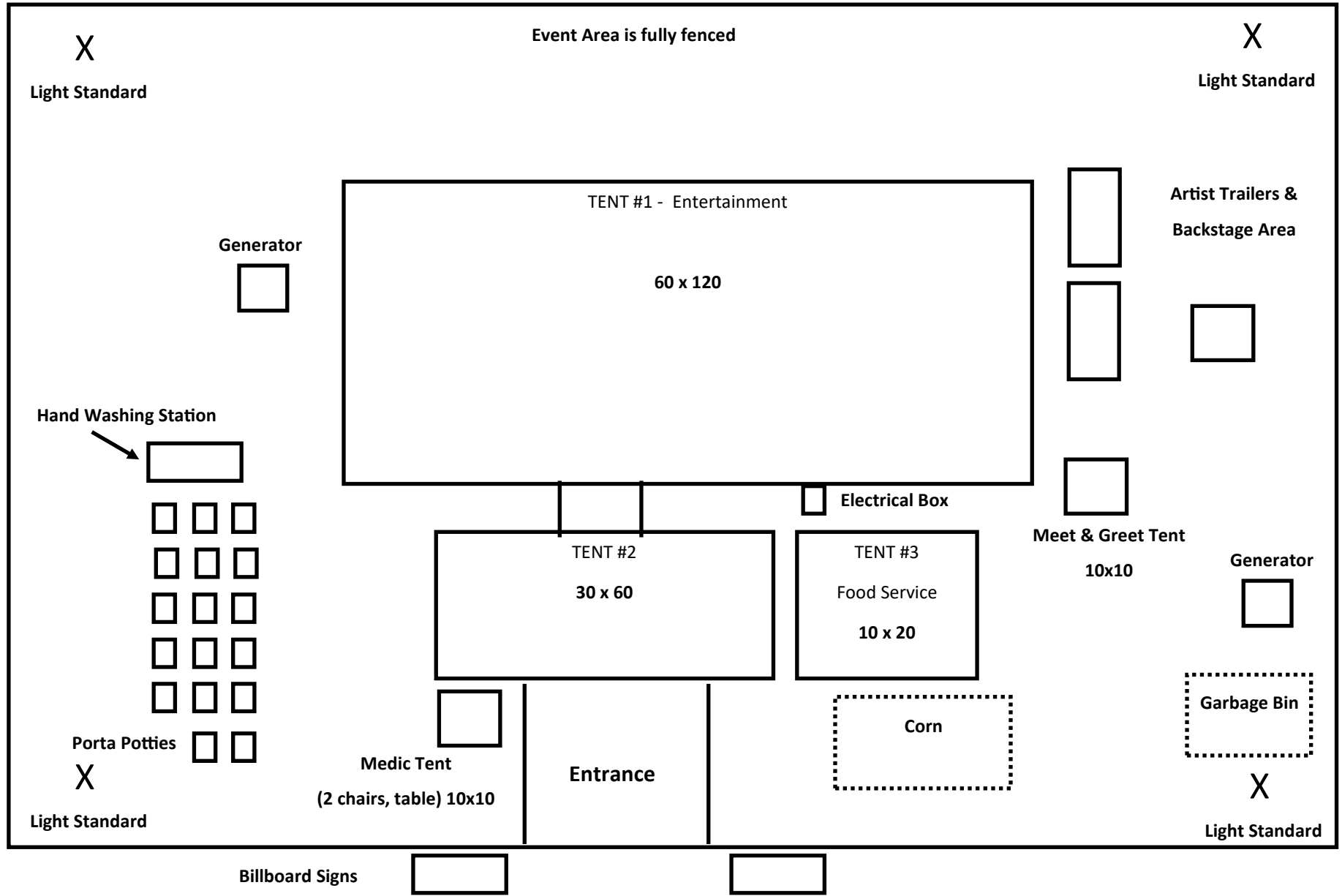
This map was produced by the Township of Scugog, 2026

This is Schedule "A" to
 By-law No. XX-26

Passed this XX Day of
 XXX, 2026.

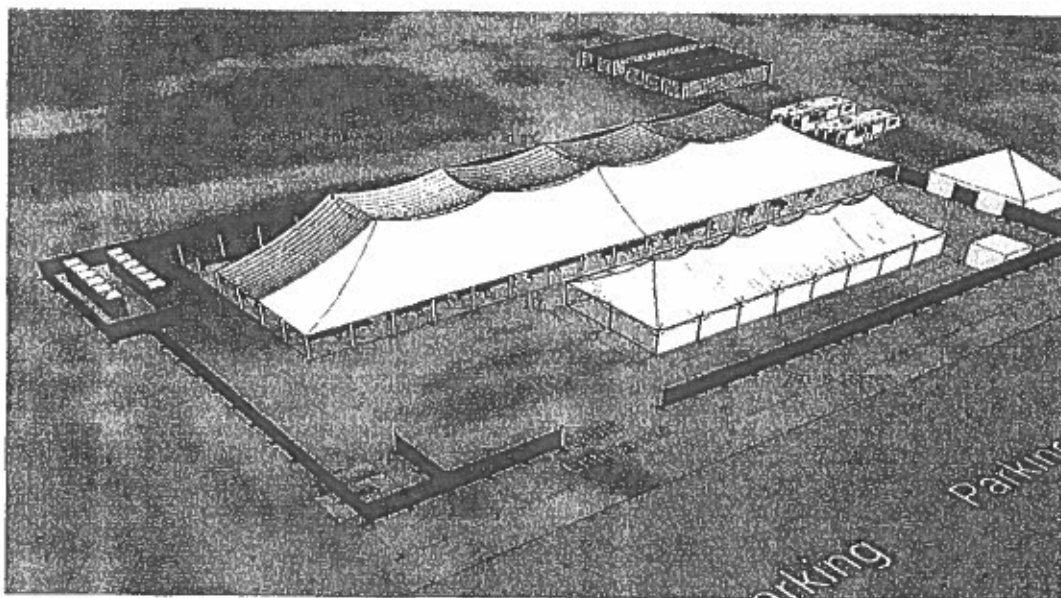
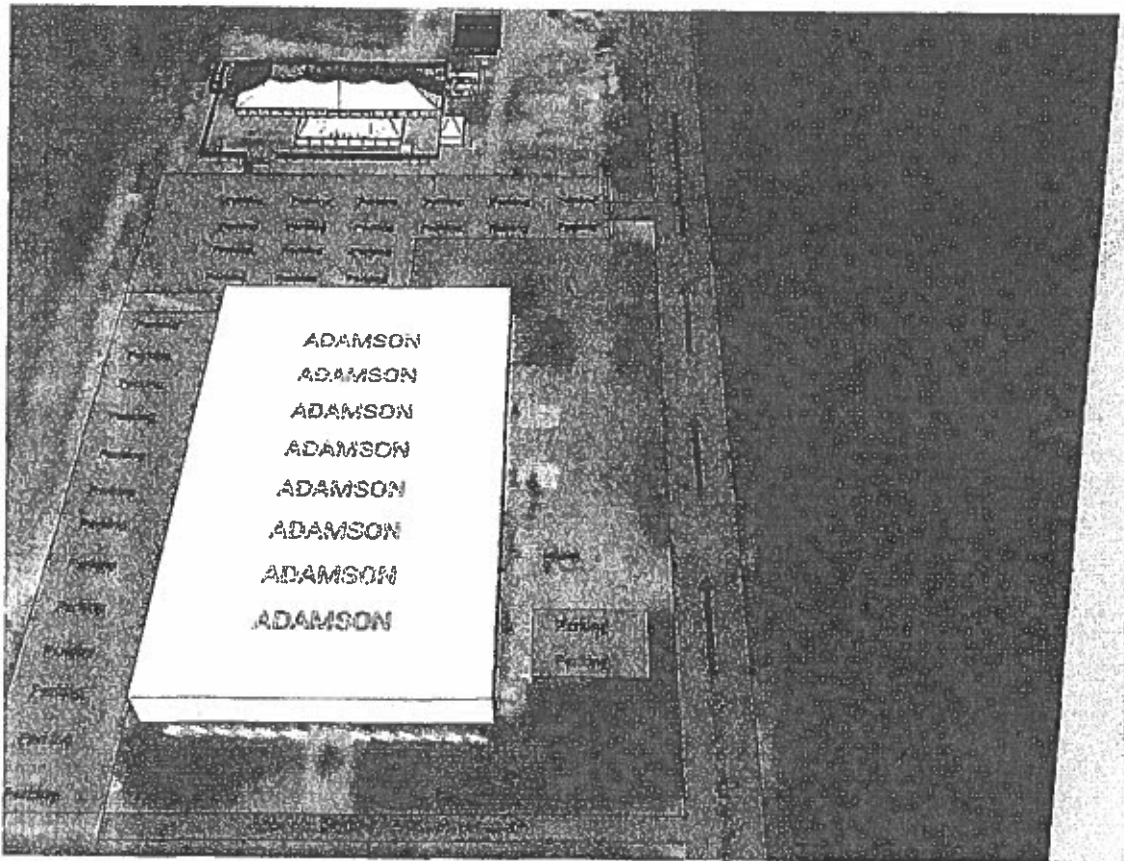


Site Plan - Winding Roads



SCHEDULE A TO MEMORANDUM OF UNDERSTANDING
between
THE CORPORATION OF THE TOWNSHIP OF SCUGOG
and
BIG BROTHERS BIG SISTERS OF NORTH DURHAM REGION

SITE PLAN



MEMORANDUM OF UNDERSTANDING

between

THE CORPORATION OF THE TOWNSHIP OF SCUGOG
(Referred to hereinafter as the "Township")
and **BIG BROTHERS BIG SISTERS OF NORTH DURHAM**
REGION
(Referred to hereinafter as the "Proponent")

In order to ensure a full and complete understanding of the responsibilities of the parties noted above relating to the Annual Winding Roads Country Festival Fundraising Event to take place on private property located at 1401 Scugog Line 6 on the following dates:

- Saturday, September 19, 2026
- Saturday, September 18, 2027; and
- Saturday, September 16, or 23 tbd 2028 .

CONDITIONS OF APPROVAL

1. **Approved Site Plan**

The event shall be set up in accordance with the approved site plan attached to this agreement as Schedule A.

2. **Hours of Operation**

Set-Up

Week of event starting Tuesday September 19 for Tent set up and including the event day.

Event

6:00pm to 1:00am on the event day.

Take-Down

All day Sunday through Tuesday inclusive, following the event day. (weather permitting for Tent)

3. **Traffic Management**

The Proponent shall have volunteers in place to direct vehicles to the parking areas on the site. These volunteers shall include a minimum of two (2) off-duty

Police Officers to provide traffic and site control, in addition to six (6) security guards to assist with crowd and stage control.

4. On-Site Parking

The Proponent shall supply a minimum of 300 on-site parking spaces on the west side and the rear of the building. Additional parking at Woodland Mills.

5. Emergency Access Route and Signage

The Proponent shall ensure that parking shall not occur on any portion of Scugog Line 6. No parking shall be permitted along the driveway on the east side of the building to provide unobstructed travel for emergency vehicles. All vehicles entering the site shall enter from Scugog Line 6, travel west in front of the building to the side and rear of the building where they will be further directed to park by volunteers.

6. Lighting

The Proponent shall install or cause to be installed minimum of four(4) portable lighting in or near the parking areas to ensure safe travel for patrons and volunteers to and from the parking area.

7. Internal Fencing

The Proponent shall install or cause to be installed, construction grade fencing to ensure complete enclosure of the licensed and event areas as identified on the approved Site Plan attached to this agreement as Schedule A

8. Garbage

The Proponent shall ensure that garbage from the event is contained within a bin to be supplied by the Proponent for that purpose and removed from the event site no later than Tuesday following the event day.

9. Commitment to Notify Adjacent Residents and Businesses

The Proponent shall ensure that adjacent and affected residents and businesses are notified of the event, its hours of operation and traffic routing a minimum of one week prior to the event day.

10. Liability Insurance

The Proponent shall obtain liability insurance in the amount of a minimum of \$5,000,000.00 naming the Township as an additional insured party. This Certificate of Insurance shall be attached to this agreement as Schedule B.

Dated at the Township of Scugog this _____ day of _____, 2026.

Execution authorized by THE CORPORATION OF THE TOWNSHIP OF SCUGOG

Recommendation PC&A-2018-50
resolution CR-2018-152 passed – and by

Mayor Wotten
Township of Scugog - Mayor

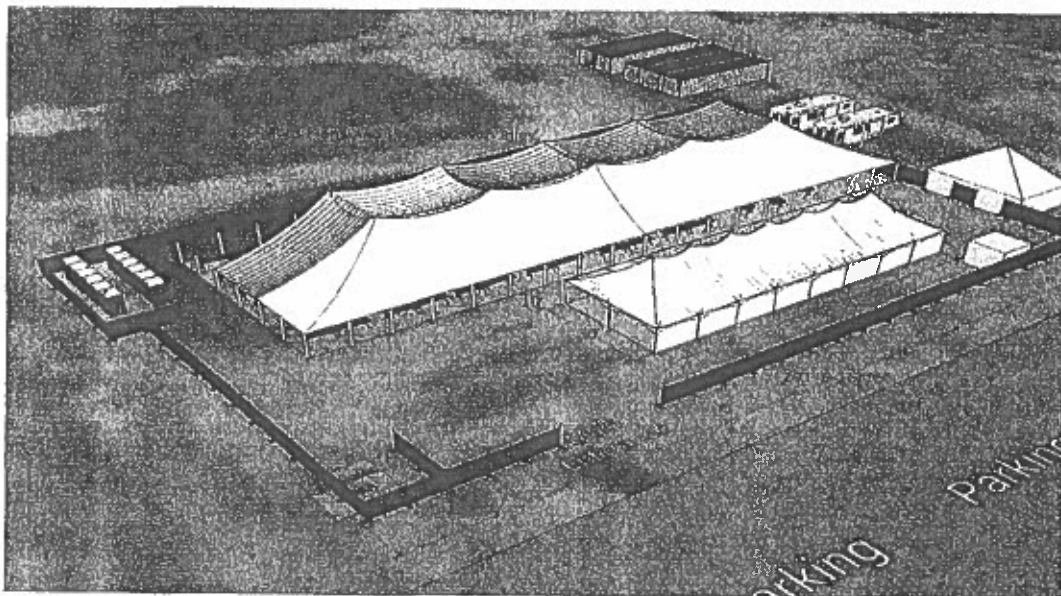
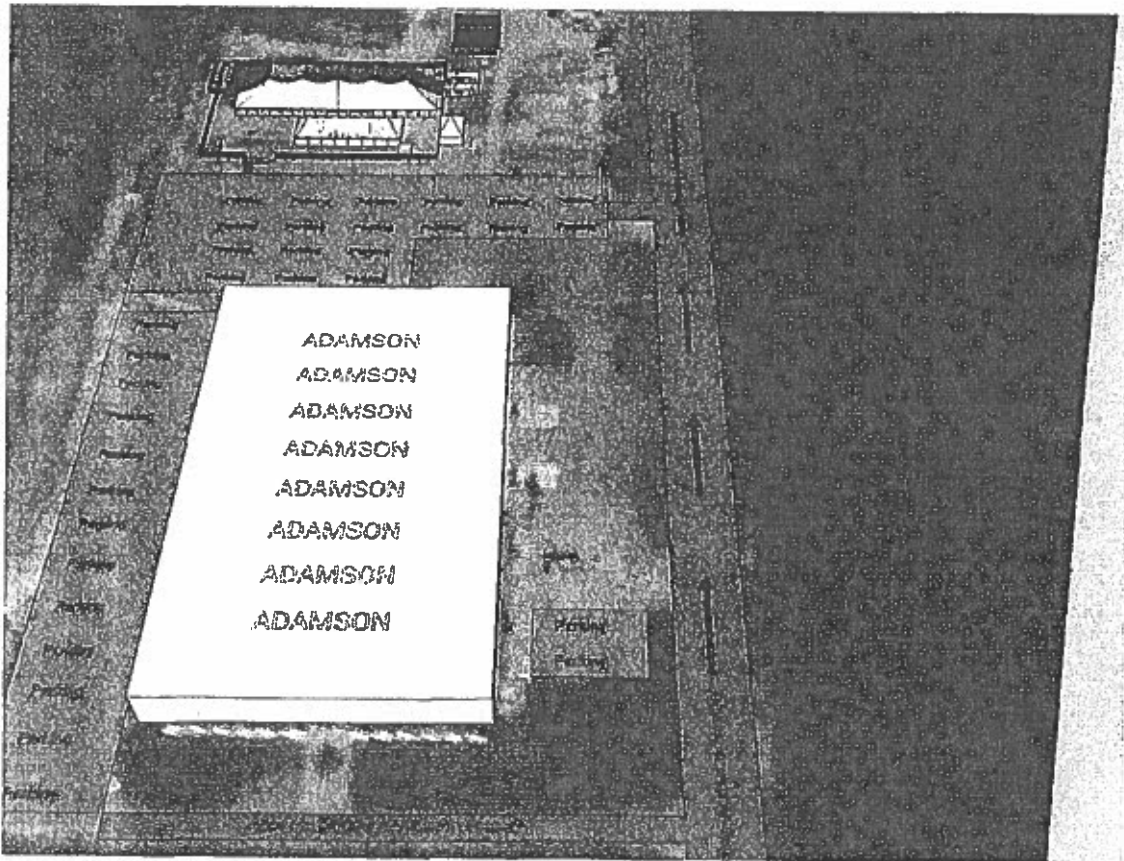
Warren Mar
Township of Scugog - CAO

Paula McMurtry
Big Brothers Big Sisters of North Durham - Chair

Michelle Carpenter
Big Brothers Big Sisters of North Durham - Vice Chair

SCHEDULE A TO MEMORANDUM OF UNDERSTANDING
between
THE CORPORATION OF THE TOWNSHIP OF SCUGOG
and
BIG BROTHERS BIG SISTERS OF NORTH DURHAM REGION

SITE PLAN



SCHEDULE B TO MEMORANDUM OF UNDERSTANDING
between
THE CORPORATION OF THE TOWNSHIP OF SCUGOG
A
BIG BROTHERS BIG SISTERS OF NORTH DURHAM
REGION

CERTIFICATE OF INSURANCE



278 Pinebush Road, Suite 200, Cambridge, ON N1T 1Z6

Phone: 800-265-4000

Fax: 519-458-4366

CERTIFICATE OF INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter after the coverage afforded by the policies below.

INSURED'S FULL NAME AND MAILING ADDRESS	BROKER'S FULL NAME AND ADDRESS
BIG BROTHERS BIG SISTERS OF NORTH DURHAM REGION 15585 SIMCOE ST N (SCOUT HALL), PORT PERRY, ON L9L 1A8	Cowan Insurance Group Ltd. 705 Fountain Street North, Cambridge, ON N3H 4R7

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	COVERAGE BASIS	LIMIT TYPE	LIMIT OF LIABILITY	DEDUCTIBLE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE	EXPIRY DATE
					Subscribing Company #		
Liability							
Liability		General Aggregate	Not Applicable		CP81996A	Dec 31, 2025	Dec 31, 2026
Bodily Injury and Property Damage	Occurrence	Each Occurrence	5,000,000	5,000	CP81996A	Dec 31, 2025	Dec 31, 2026
Products and/or Completed Operations	Occurrence	Aggregate	5,000,000	5,000	CP81996A	Dec 31, 2025	Dec 31, 2026
Personal Injury and Advertising Injury Liability	Occurrence	Aggregate	5,000,000	5,000	CP81996A	Dec 31, 2025	Dec 31, 2026
Medical Payments	Occurrence	Each Person	25,000	Nil	CP81996A	Dec 31, 2025	Dec 31, 2026
Tenants Legal Liability	Occurrence	Any One Premise	5,000,000	5,000	CP81996A	Dec 31, 2025	Dec 31, 2026
Cross Liability			Included		CP81996A	Dec 31, 2025	Dec 31, 2026
Contractual Liability			Included		CP81996A	Dec 31, 2025	Dec 31, 2026
Non-Owned Automobile							
Hired Automobile (SEF 94)	Occurrence	Occurrence	50,000	500	CP81996C	Dec 31, 2025	Dec 31, 2026
Non-Owned Automobile	Occurrence	Occurrence	5,000,000	Nil	CP81996C	Dec 31, 2025	Dec 31, 2026

ADDITIONAL INSURED NAME AND ADDRESS	DESCRIPTION OF OPERATIONS/ LOCATIONS/ AUTOMOBILES/ SPECIAL ITEMS
Corporation of the Township of Scugog 181 PERRY STREET, PORT PERRY, ON L9L 1A7	Included as an Additional Insured(s) as per agreement(s) with the Named Insured But only with respect to vicarious liability arising out of the operations of the Named Insured

CERTIFICATE HOLDER - NAME AND MAILING ADDRESS	CANCELLATION
Corporation of the Township of Scugog 181 Perry Street, Port Perry, ON L9L 1A7	Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail written notice to the certificate holder named on the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its brokers or representatives.

SUBSCRIBING COMPANIES ON BEHALF OF INTACT PUBLIC ENTITIES INC., AS MANAGING GENERAL AGENT:	A.M. BEST	Glenn M. Authorized Representative Glenn Minnis	Date December 12, 2025
Intact Insurance Company	"A+"		
Temple Insurance Company	"A+"		
Underwriters at Lloyd's led by AXA XL Underwriting	"A+"		
Volante Canada	"A+"		

INSURED'S FULL NAME AND MAILING ADDRESS
BIG BROTHERS BIG SISTERS OF NORTH DURHAM REGION 15585 SIMCOE ST N (SCOUT HALL), PORT PERRY, ON L9L 1A8

TO	Planning and Community Affairs Committee
DATE	April 20, 2026
DEPARTMENT	Development Services
REPORT TITLE	Public Meeting Report – 1370 King Street – Zoning By-law Amendment and Draft Plan of Subdivision
REPORT NUMBER	DEV-2026-008

EXECUTIVE SUMMARY

PURPOSE OF REPORT

This report provides background information for the Statutory Public Meeting for the Zoning By-law Amendment Application submitted by D.G. Biddle & Associates on behalf of O'Connor Bros. Corp. and Trademark Homes for the Subject Lands located at 1370 King Street, Manchester. This report also contains information on the concurrent Draft Plan of Subdivision Application for the Subject Lands.

KEY FINDINGS

- The Zoning By-law Amendment and Draft Plan of Subdivision Applications are under review by departments and agencies.
- There are outstanding items to be addressed in a subsequent submission.
- A future recommendation report will be brought forward to Council for a decision on the applications.

STRATEGIC ALIGNMENT

Strategic Direction 5: Complete Community: Strengthen our communities to be inclusive, healthy, safe, connected and engaged.

SD5 Objective 2: Create a vibrant, safe and healthy community.

RECOMMENDATION

1. **That** Report DEV-2026-008, Public Meeting Report – 1370 King Street – Zoning By-law Amendment and Draft Plan of Subdivision, submitted by D.G. Biddle and Associates on behalf of O’Connor Bros. Corp. and Trademark Homes, be received; and
2. **That** staff be directed to prepare the recommendation report for Council’s consideration of the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications after consideration of all public comments and department and agency comments as appropriate.

BACKGROUND

A revised Zoning By-law Amendment was submitted by D.G. Biddle and Associates (c/o Lisa Klets) on behalf of O’Connor Bros. Corp. and Trademark Homes to rezone the Subject Lands from “Future Development (FD)” Zone to “Hamlet Residential – Private Service (HR1)” Zone to permit a 6-lot residential subdivision comprised of single detached dwellings on private services on lands generally south of King Street in the Hamlet of Manchester.

The application is being processed concurrently with a revised Draft Plan of Subdivision Application (File S-S-2021-01) to permit a 6-lot residential subdivision for the Subject Lands. The applications were deemed complete on March 25, 2021. The Planning Act does not require public notice of the Draft Plan of Subdivision. The Region of Durham was previously the approval authority for subdivisions. As of January 1, 2025, the Township is now the approval authority for both the Zoning By-law Amendment and the Draft Plan of Subdivision.

The Subject Lands are known as 3170 King Street and are located south of King Street in the Hamlet of Manchester. The Subject Lands are approximately 2.97 hectares (7.34 acres) with approximately 311 metres of frontage along King Street. The Subject Lands were severed from the larger agricultural parcel through a Consent Application in 2018. The Subject Lands are currently vacant. Each dwelling is proposed to be serviced via private servicing (septic and well).

The surrounding land uses are as follows:

- North: King Street, Residential uses (Hamlet of Manchester)
- East: Residential uses (Hamlet of Manchester)
- South: Agricultural Lands outside the Hamlet boundary
- West: Rural Residential uses and Agricultural Lands outside the Hamlet boundary

A future staff report will include an analysis of the comments from the statutory public meeting, together with any written comments received, and will offer a recommendation on the applications.

Material submitted with the applications include the following:

- Cover Letter
- Record of Pre-Consultation
- Draft Plan of Subdivision Application Form
- Zoning By-law Amendment Application Form
- Draft Zoning By-law Amendment
- Draft Plan of Subdivision
- Functional Servicing Report and Stormwater Management Report, including Phosphorous Study
- Parcel Register
- Property Survey
- Planning Justification Report
- Street Tree Planting Plan
- Proposed Residential Driveway Review
- Preliminary Grading and Servicing Plan
- Preliminary Erosion and Sediment Control Plan
- Hydrogeological Assessment
- Stage 1 and 2 Archaeological Assessment
- Record of Archaeological Assessment entered into Ministry Database
- Site Screening Questionnaire

DISCUSSION

The Zoning By-law Amendment Application (Z-2021-01) seeks to rezone the Subject Lands from “Future Development (FD)” Zone to “Hamlet Residential – Private Service (HR1)” Zone to permit single detached dwellings on private services (septic and well). A concurrent Draft Plan of Subdivision Application (S-S-2021-01) proposes six (6) residential lots for single detached dwellings.

Planning Policy Context

Table 1 below outlines the policy context and existing land uses.

Item	Existing	Proposed
Greenbelt Plan	Hamlet (Protected Countryside)	Unchanged
Region of Durham Official Plan Designation	Hamlet	Unchanged
Scugog Official Plan Designation	Hamlet	Unchanged
Zoning By-law No. 14-14	Future Development (FD) Zone	Hamlet Residential – Private Service (HR1) Zone
Use	Vacant	Single Detached Dwellings

Provincial Policy Statement

The PPS permits a range of uses within settlement areas and encourages opportunities for intensification and redevelopment, where this can be accommodated. The proposed development will be further reviewed against the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan provides policy direction regarding where and how development should occur within the Greater Golden Horseshoe. It identifies that growth within settlement areas will provide a diversity of opportunities for living, working and enjoying culture. The proposed development will be further evaluated against the policies in the Growth Plan.

Greenbelt Plan

The subject lands are located within the Hamlet of Manchester, which is identified as a Hamlet in the Greenbelt Plan. Hamlets within the Greenbelt Protected Countryside are subject to the policies of the Growth Plan, the Region of Durham Official Plan and the Township of Scugog Official Plan. The proposed development will be further evaluated against the policies in the Greenbelt Plan.

Region of Durham Official Plan

The Subject Lands are located within the Hamlet of Manchester and are designated “Hamlet” in the Region Official Plan. Hamlets are encouraged to be the focus of modest growth and development, where individual on-site water and on-site sewage services can be accommodated. Development within Hamlets is encouraged to be compatible with the surrounding uses and rural landscape. The Region Official Plan requires development in Hamlets to proceed by plan of subdivision, except for minor infilling. A plan of subdivision shall be accompanied by:

- a) a hydrogeological report, based on test wells on the subject site, addressing existing conditions and the potential impact of the proposed subdivision on the available water supply in terms of quantity, quality and sustainable yield for both the proposed and existing wells. The report shall also assess the potential impact of proposed private sewage disposal systems on the groundwater supply in terms of bacterial and chemical parameters, as determined by the Region and the Ministry of the Environment, Conservation and Parks;
- b) a lot servicing plan, indicating the proposed location of all structures, drilled wells and the subsurface sewage disposal system envelopes, including a 100% replacement area for each inground conventional Class 4 sewage disposal system;
- c) a report of the results of a soil sampling program that adequately represents the geology of the subdivision; and,
- d) an existing and final grading plan, indicating elevations and lot drainage patterns.

The policies and the provisions of the Region Official Plan will be considered during the further processing of the subject applications.

Township of Scugog Official Plan

The Subject Lands are designated Hamlet (Manchester) within the Township Official Plan as shown on **Attachment 2**. The Hamlet designation permits a variety of uses, including single detached dwellings. The objectives of this designation include maintaining the character and amenities of the existing rural communities in the Township and ensuring that new development in the Hamlets are sustainable on the basis of partial or private services.

Section 5.3.3 of the Township's Official Plan outlines general development policies for residential development within Hamlet areas. Subdivision applications shall be accompanied by a lot servicing plan, a soil sampling program, and an existing and final grading plan. A hydrogeological report is also required to address existing conditions and the potential impact of the proposed subdivision on the available water supply in terms of quantity, quality, and sustainable yield for proposed wells. The Applicant has provided a Hydrogeological Report as part of the related Subdivision Application, which is being consultant reviewed on the Region's behalf.

New development within the Hamlets shall be designed to maintain the historic rural character of the Hamlets areas. The built form and building materials should reflect this character.

Section 9.15 contains general development policies for the subdivision of land. Section 9.15.1 states Council shall recommend for approval only those plans of subdivision which conform to the following criteria:

- a) The plan of subdivision conforms with the policies of the Official Plan;
- b) The density of the development is appropriate for the area;
- c) The subdivision when developed, will be easily integrated with other development in the area;
- d) The approval of the development is not premature and is in the public's interest;
- e) Adequate servicing, including parkland, open space, water supply, sewage disposal facilities, storm water drainage, solid waste collection and disposal, and roads can be provided; and,
- f) The Township is able to provide necessary municipal services without imposing undue increases in taxation on all residents.

Schedule C in the Official Plan illustrates the planned road network for the Township. The proposed lots would access King Street, a Local Road.

The policies and the provisions of the Township Official Plan will be considered during the further processing of the subject applications.

Township of Scugog Zoning By-law No. 14-14

The Zoning By-law Amendment application proposes to rezone the subject lands from "Future Development (FD)" Zone to "Hamlet Residential – Private Service (HR1)" Zone to facilitate the proposed draft plan of subdivision for six (6) residential lots with a minimum frontage of 42m

and 0.4 ha. No site-specific exceptions are proposed. In the HR1 Zone, the minimum lot area is 2,800 m² and the minimum lot frontage is 30 metres.

The Draft Zoning By-law Amendment is included as **Attachment 4**.

The permitted uses in the HR1 Zone include: Single Detached Dwelling, Additional Dwelling Unit, Bed and Breakfast Establishment, Emergency Service Facilities, Group Home, Home Occupation, Private Home Daycare, and Public Utility.

The subject applications will be reviewed against the provisions of the Zoning By-law during the further processing of the applications.

Subdivision Design Considerations

The proposed draft plan includes 6 single detached lots. The proposed Draft Plan of Subdivision is included as **Attachment 3**.

Detailed design matters will be reviewed during further processing of the applications to ensure compliance with the Township's Design Policies and other policies.

Some of the specific matters the Township will be reviewing during the further processing of the subject applications include:

- Appropriateness of the proposed land uses, density, and zoning regulations;
- The proposed lotting pattern, siting of dwellings, private well and sewage systems, and lot area and frontages for each proposed lot;
- Coordination and integration of the draft plan with adjacent developments and uses, including the existing Hamlet of Manchester and adjacent agricultural lands;
- Transportation and pedestrian considerations including connectivity to the surrounding area;
- Soil and drainage conditions;
- Stormwater management matters;
- Hydrogeological matters for private services; and,
- Sightline Analysis for safety of proposed driveway locations.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with the proposed Zoning By-law Amendment Application.

CONSULTATION / ENGAGEMENT

In accordance with the Planning Act, notice for the statutory public meeting was provided to all property owners within 120 metres of the Subject Lands, posted on the Township's website and local newspaper. A sign was also placed on the property to notify the public of the application. The application was also circulated to internal departments and external agencies as required for review and comment.

Public comments received to date include questions and comments related to driveway

location and road safety, storm drainage, number of septic systems and wells proposed, and impacts to neighbouring wells.

The Zoning By-law Amendment and Draft Plan of Subdivision applications have been circulated for comment to a variety of agencies, including the Region of Durham, the Kawartha Region Conservation Authority, as well as internal Township staff and the public. The Applicant will be required to submit updated reports and studies in support of the related Subdivision Application to address comments from the circulated agencies and the public. Staff will then conclude their position on the Zoning By-law Amendment and subdivision design.

ALTERNATIVE RECOMMENDATIONS

Not applicable.

ATTACHMENTS

Attachment No. 1 – Location Sketch

Attachment No. 2 – Official Plan Designation

Attachment No. 3 – Proposed Draft Plan of Subdivision

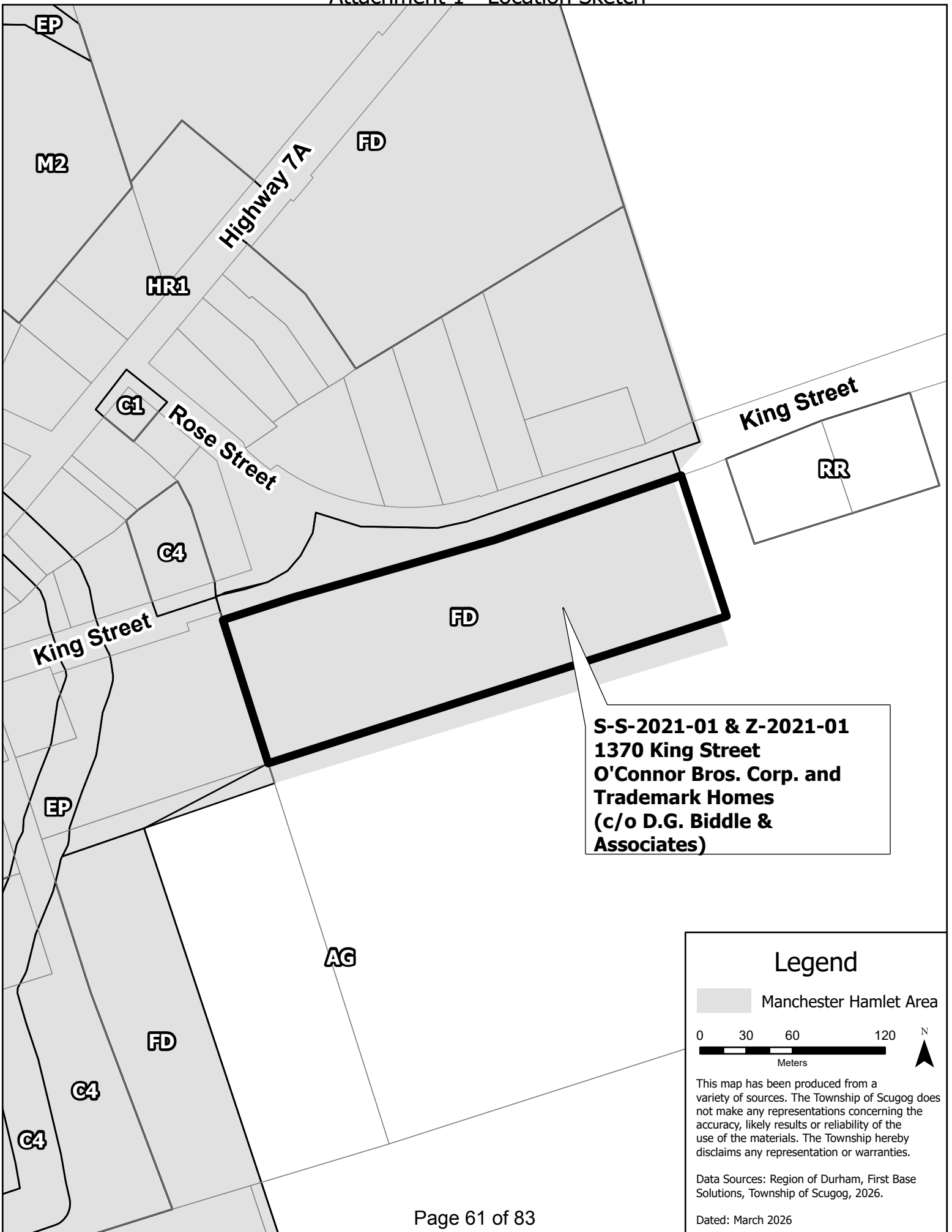
Attachment No. 4 – Proposed Draft Zoning By-law Amendment

Authored by:

Vanessa Reusser, MCIP, RPP
Principal Planner


Approved by:


Meaghan Craven, MCIP, RPP
Director of Development Services



**S-S-2021-01 & Z-2021-01
1370 King Street
O'Connor Bros. Corp. and
Trademark Homes
(c/o D.G. Biddle &
Associates)**

Legend

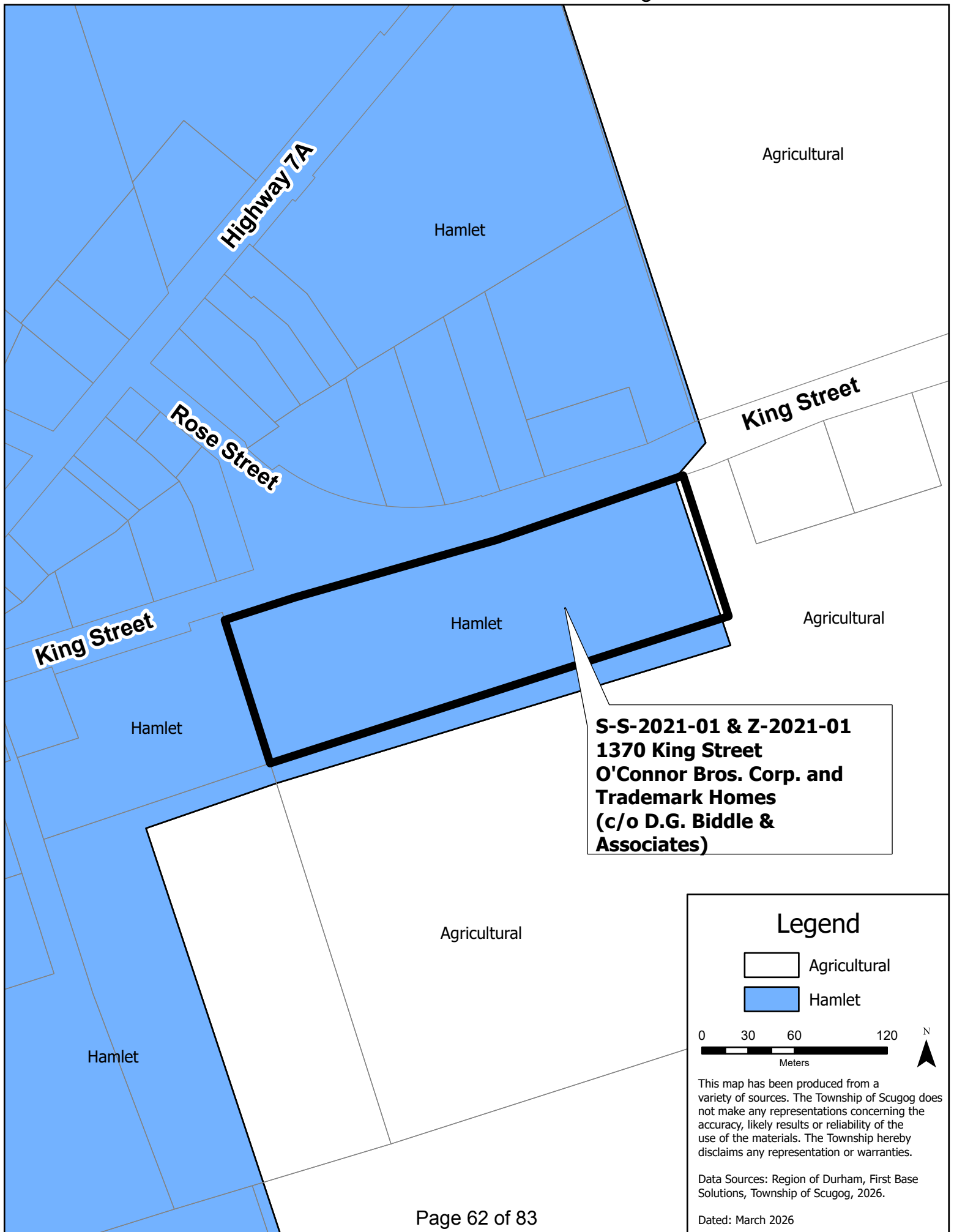
 Manchester Hamlet Area

0 30 60 120
Meters 

This map has been produced from a variety of sources. The Township of Scugog does not make any representations concerning the accuracy, likely results or reliability of the use of the materials. The Township hereby disclaims any representation or warranties.

Data Sources: Region of Durham, First Base Solutions, Township of Scugog, 2026.

Dated: March 2026



Agricultural

Hamlet

Highway 7A

Rose Street

King Street

Agricultural

Hamlet



King Street

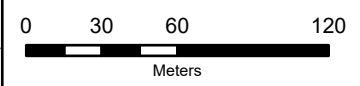
Hamlet

**S-S-2021-01 & Z-2021-01
1370 King Street
O'Connor Bros. Corp. and
Trademark Homes
(c/o D.G. Biddle &
Associates)**

Agricultural

Legend

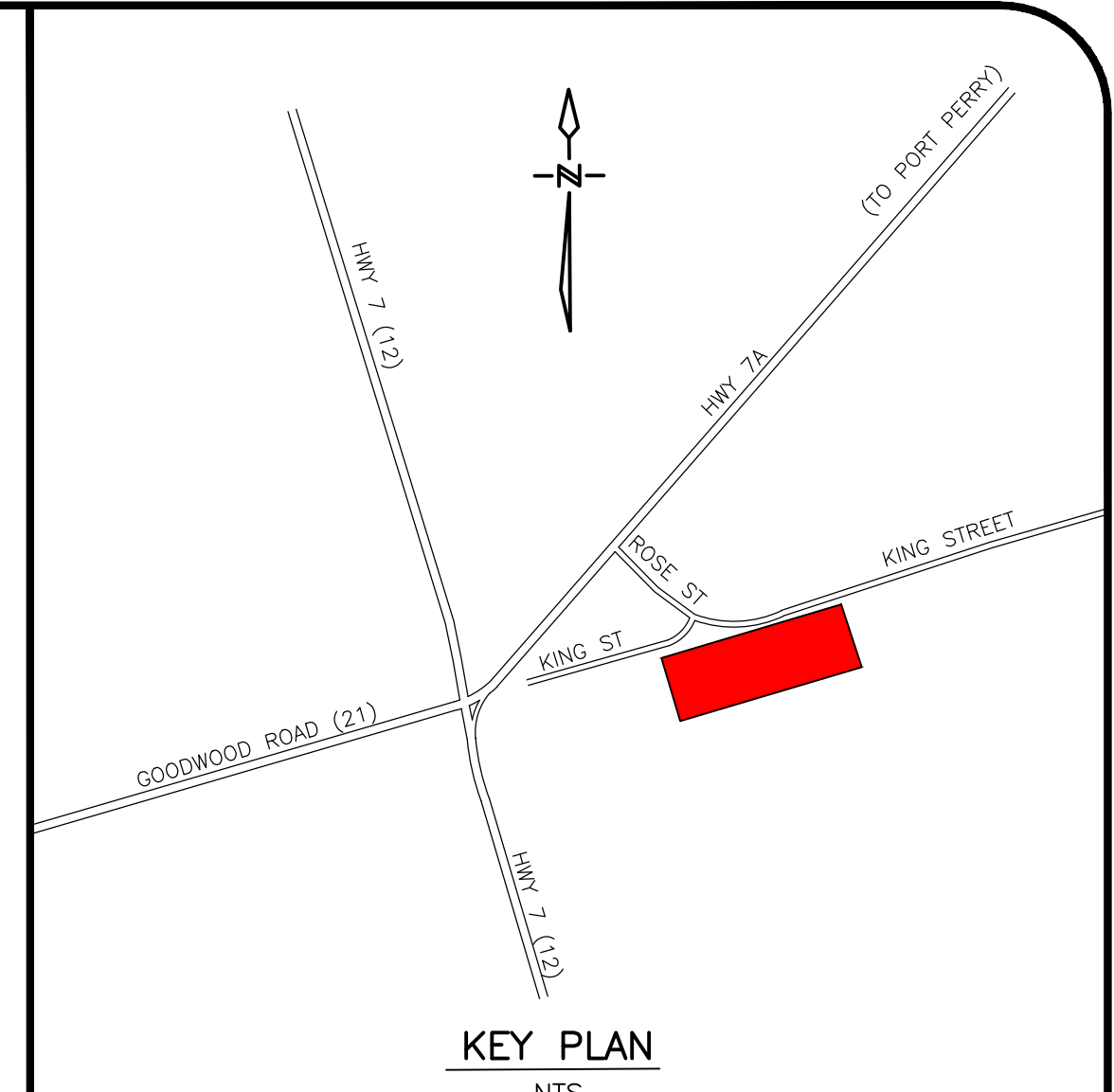
-  Agricultural
-  Hamlet



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Data Sources: Region of Durham, First Base Solutions, Township of Scugog, 2026.

Dated: March 2026



LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL DETACHED (42.70m)	LOTS 1-5	5	5	2.02
DETACHED	LOT 6	1	1	0.95
NON RESIDENTIAL				
TOTALS		6	6	2.97

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

E NORTH - RESIDENTIAL
 SOUTH - ESTATE RESIDENTIAL/VALLEY LAND
 EAST - ESTATE RESIDENTIAL
 WEST - RESIDENTIAL
 H - PIPED MUNICIPAL WATER
 I - TILL
 K - ALL MUNICIPAL SERVICES AVAILABLE

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
I/WE LAND OWNER BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE D.G.BIDDLE AND ASSOC. LTD. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL SIGNED _____ TITLE _____ DATE _____	I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ONTARIO LAND SURVEYOR ONTARIO LAND SURVEYORS SIGNED _____ O.L.S. DATE _____

REVISIONS				
No.	REVISION	DATE	BY	APPROVED

PROPOSED DRAFT PLAN
 PART OF LOT 13, CONC 4,
 FORMERLY IN THE TOWNSHIP OF REACH
 NOW IN THE
TOWNSHIP OF SCUGOG
 REGIONAL MUNICIPALITY OF DURHAM

D.G. BIDDLE & ASSOCIATES
 CONSULTING ENGINEERS & PLANNERS
 481 Taunton Rd W, Oshawa ON
 150 King St, Peterborough ON
 Phone: 905-576-8500
 info@dgbiddle.com
 dgbiddle.com

SCALE: 1:750	125055
DRAWN BY: B.B.	
DESIGN BY: M.J.F.	
CHECKED BY: M.J.F.	
PLOT DATE: 15/07/2025	

X:\STAFF\JOB FILES\125055\125055 - 1319 KING STREET, MANCHESTER\125055 DRAWINGS\125055-20-00 PLAN.DWG

The Corporation of The Township of Scugog

By-law Number XX-26

Being a by-law to amend Zoning By-law No. 14-14 with respect to 1370 King Street, Township of Scugog, in accordance with Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13.

Whereas the owners of lands located at 1370 King Street made an application to the Township of Scugog (Z-2021-01) to amend Zoning By-law No. 14-14 to permit the development of a residential subdivision and to rezone the subject property;

And Whereas the Council of the Township of Scugog deems it advisable to amend Zoning By-law 14-14 with respect to the lands described in this By-Law;

And Whereas Council has conducted a public meeting on April 20, 2026 as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended and has considered the application following that public meeting;

And Whereas Council deems that adequate public notice has been given and no further public meeting is required in accordance with Section 34(17) of the *Planning Act*, R.S.O. 1990, as amended;

And Whereas the matters herein are in conformity with the policies and designations contained in the Official Plans of the Region of Durham and the Township of Scugog as are currently in force and effect; and

Now Therefore, the Council of The Corporation of The Township of Scugog hereby enacts as follows:

1. **THAT** Schedule C, Map 6, to By-law No. 14-14 is hereby amended by changing the zone category of the subject lands located at 1370 King Street, Part of Lot 13, Concession 4 (Roll 1820 010 004 15852), from the Future Development (FD) Zone to the Hamlet Residential – Private Service (HR1) Zone as shown on Schedule “A” attached to and forming part of this By-law.
2. **THAT** this By-Law shall come into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended.
3. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

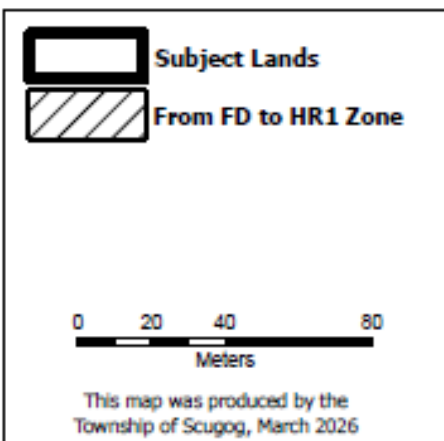
This By-law Read and Passed by Council on the XX day of XXXXX, 2026.

MAYOR, Wilma Wotten

CLERK, Blair Labelle

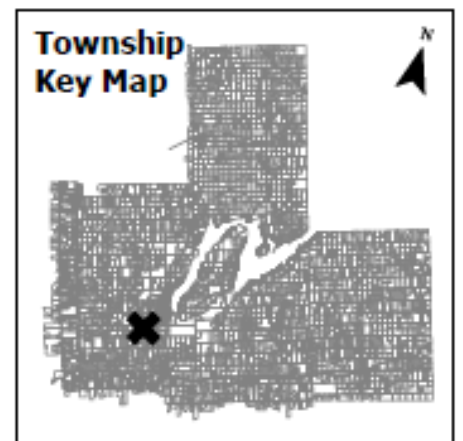
By signing this by-law on the XXX day of XXXXX, 2026, Mayor Wilma Wotten will not exercise the power to veto this by-law.

**Schedule A
to By-law No. __-26
Township of Scugog Amendment
to Schedule C, Map 6 to Zoning
By-law 14-14**



**This is Schedule A
to By-law No. __-26**

**Passed on this __ day
of __, 2026**



TO	Planning and Community Affairs Committee
DATE	April 20, 2026
DEPARTMENT	Development Services
REPORT TITLE	Public Meeting Report – 5 Crestview Ave Zoning By-law Amendment (Z/01/2026)
REPORT NUMBER	DEV-2026-009

EXECUTIVE SUMMARY

PURPOSE OF REPORT

This report provides background information for the Statutory Public Meeting regarding the Zoning By-law Amendment Application submitted by 2373338 Ontario Ltd. (Tatra Valley Homes), for the Subject Lands located at 5 Crestview Avenue.

KEY FINDINGS

- The report is intended to assist the public and interested stakeholders to understand the proposal.
- The Zoning By-law Amendment Application is under review by departments and agencies.
- A future recommendation report will be brought forward to Council for a decision on the application upon completion of a comprehensive evaluation of the proposal.

STRATEGIC ALIGNMENT

The proposal to rezone the Subject Lands aligns with the following Strategic Plan direction by ensuring the protection of environmental features:

- Strategic Direction 5 – Complete Community: Strengthen our communities to be inclusive, healthy, safe, connected and engaged.
 - SD5 Objective 2: Create a vibrant, safe and healthy community enhancing the quality of life in Scugog.
 - SD5 Objective 3: Engage and involve Scugog residents in enhancing life in the Township.

RECOMMENDATION

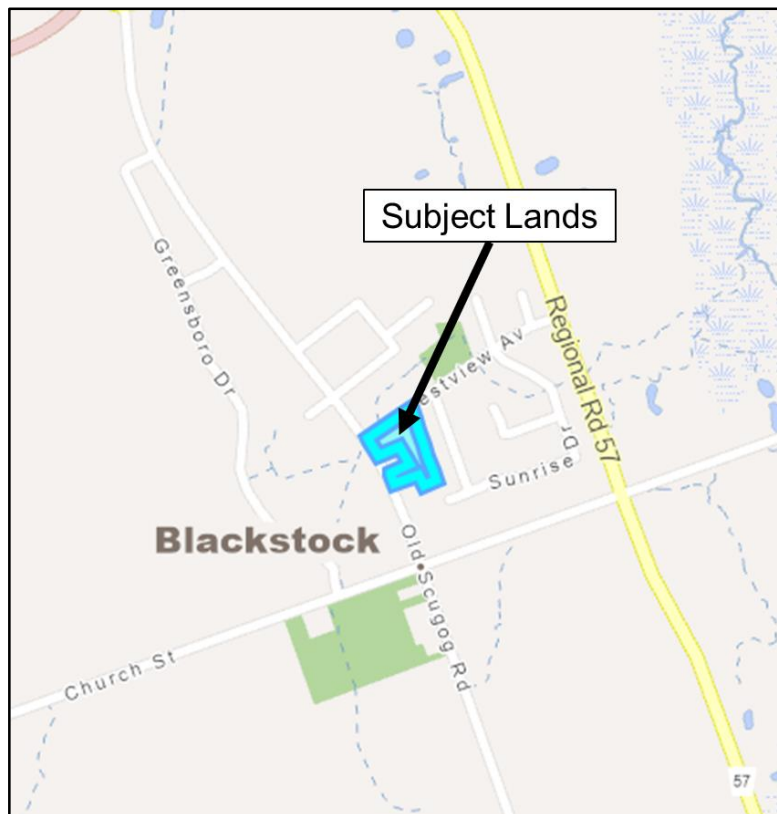
1. **THAT** Report DEV-2026-009, Public Meeting Report – 5 Crestview Ave Zoning By-law Amendment (Z/01/2026), be received; and,
2. **THAT** staff be directed to prepare the recommendation report for Council's consideration of the proposed Zoning By-law Amendment application after consideration of all public comments and department and agency comments as appropriate.

BACKGROUND

A Zoning By-law Amendment was submitted by 2373338 Ontario Ltd. (Tatra Valley Homes) to rezone the Subject Lands from Rural Commercial Exception 14 (C6-14) to Hamlet Residential – Partial Service Exception (HR2-XX) Zone and Neighbourhood Commercial Exception (C1-XX) Zone. The purpose of the application is to permit site-specific zone provisions and the development of a residential single detached dwelling and two commercial lots. A subsequent application for exemption from part lot control will be submitted to create an additional lot and adjust the lot line between the two existing lots.

The Subject Lands are located in Blackstock on the south side of Crestview Ave, east of Old Scugog Road and west of Regional Road 57, as shown in **Figure 1**.

Figure 1: Location of the Subject Lands



The surrounding land uses are as follows:

- 14201 Old Scugog Road: Bell Canada
- 14151 Old Scugog Road: Single Detached Dwelling
- North: Single Detached Dwellings
- East: Single Detached Dwellings
- South: Single Detached Dwellings
- West: Single detached dwellings and former Cartwright High School.

A future staff report will include an analysis of the comments from the Statutory Public Meeting, together with any written comments received, and will provide a recommendation on the application.

Materials submitted with the application include the following:

- Zoning By-law Amendment Application Form
- Planning Justification Report, D.G. Biddle and Associates Limited, dated October 2025
- Draft Zoning By-law and Schedule A, D.G. Biddle and Associates Limited, dated October 2025
- Record of Pre-Consultation, Region of Durham, dated December 23, 2021
- Geotechnical Investigation, Cambium Inc., dated October 21, 2022
- Environmental Impact Study, Cambium Inc., dated October 14, 2022
- Preliminary Hydrogeological Assessment, Cambium Inc., dated October 21, 2022
- Phase 1 Environmental Site Assessment, Cambium Inc., dated November 23, 2023
- Phase 2 Environmental Site Assessment, Cambium Inc, dated November 24, 2023
- Record of Site Condition, Ministry of the Environment, Conservation and Parks, Dated June 5, 2024
- Plan of Survey, H.F. Grander Co. Ltd., Dated December 5, 2023
- Draft Reference Plan, H.F. Grander Co. Ltd., dated July 15, 2025
- Overall Concept Plan, H.F. Grander Co. Ltd., dated December 12, 2024
- Survey Sketch, H.F. Grander Co. Ltd., December 12, 2024
- Parcel Register, dated December 5, 2023
- Plan of Subdivision, Donevan & Fleischmann Co Ltd., dated May 30, 1972
- Proposed Residential Sewage System Design, Grace & Associates Inc., dated June 1, 2022
- Solicitors' Letter, Diamond, Fischman & Pushman, dated January 29, 2024

DISCUSSION

The Zoning By-law Amendment Application (Z/01/2026) seeks to rezone the Subject Lands to permit site-specific zone standards and the development of a residential detached dwelling and two commercial lots.

Planning Policy Context

Table 1 below outlines the policy context and existing land uses.

Item	Existing	Proposed
Greenbelt Plan	Hamlets	Unchanged
Region of Durham Official Plan Designation	Hamlets	Unchanged
Scugog Official Plan Designation	Hamlet	Unchanged
Zoning By-law No. 14-14	Rural Commercial Exception 14 (C6-14) Environmental Protection Holding (EP(H))	Hamlet Residential – Partial Service Exception XX (HR2-XX) Neighbourhood Commercial Exception XX (C1-XX)
Use	Farm implement and equipment sales and service establishment Blackstock Creek Tributary (northwest corner)	Various Commercial uses Blackstock Creek Tributary (northwest corner)

Provincial Policy Statement, 2020

The PPS provides a variety of general policies aimed at sustaining healthy, liveable and safe communities. These policies include promoting efficient development and land use patterns, accommodating an appropriate range of residential and other uses, and promoting cost-effective development patterns and standards. The proposed development will be further reviewed against the PPS.

Greenbelt Plan, 2017

The Subject Lands are located within the Blackstock Settlement Area, which is identified as a Hamlet in the Greenbelt Plan. Limited growth is permitted through infill and intensification of Hamlets, subject to appropriate water and sewage services. The proposed development will be further reviewed against the Greenbelt Plan.

Region of Durham Official Plan

The Region of Durham Official Plan (ROP) designates the Subject Lands as Hamlets, considered a rural settlement. Rural settlements are the focus of modest growth within the rural system while protecting the viability of the surrounding rural area.

The ROP outlines that growth in Hamlets shall be limited to minor infilling, subject to the ability to service the growth with individual on-site water and individual on-site sewage services where groundwater quality and quantity permit, and in compliance with the standards of the Region of Durham Drilled Wells and Lot Sizing Policies and the Ministry of

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the Environment, Conservation and Parks. The proposed development will be further reviewed against the ROP.

Township of Scugog Official Plan

The Subject Lands are designated Hamlet in the Township of Scugog Official Plan (OP). It is a goal of the Township OP to direct development to existing hamlets in the Township. Growth in hamlets will be contingent on the ability to provide adequate water and wastewater services on a sustainable basis. Permitted uses in the Hamlet designation include single-detached dwellings and commercial uses serving the hamlet and surrounding rural areas.

Section 5.3.3 outlines the general development policies in the Hamlet designation, and that residential development shall occur generally by plan of subdivision. However, infilling or minor expansions through the creation of lots by severance may be permitted, subject to the approval of the water and wastewater services by the Ministry of the Environment or the Durham Region Health Department. The minimum lot size in a hamlet shall not be less than that required for the safe and efficient operation of private individual water and wastewater services on the site. In Blackstock, consideration of the municipal water system shall be given.

Section 5.3.3 h) outlines the policies for new commercial uses and expansions to existing uses may be permitted, provided that the Township is satisfied that:

- i. The proposed expansion is compatible with the character of the surrounding neighbourhood;
- ii. The gross floor area of the existing use and the proposed expansion shall not exceed 500 square metres;
- iii. The use has frontage and direct access onto a public road;
- iv. The use can be serviced with appropriate water and wastewater systems;
- v. The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- vi. Adequate parking and loading facilities and landscaping can be provided on the site; and,
- vii. Fencing, landscaping, berming or a combination of these features shall be utilized to ensure that the use is adequately screened from existing and planned residential uses.

Old Scugog Road and Crestview Road are considered a Local Road in the Official Plan.

The Official Plan identifies “Township Cycling Plan” on Old Scugog Road.

The Township Active Transportation and Transportation Master Plans identifies a cycling route on Old Scugog Road from Boundary Road to Regional Road 57 then to the Hamlet of Caesarea, with the installation of a signed on-road bike route. The Plan identifies opportunities for connections to the Hamlets including Burketon, Blackstock and Caesarea and that the route is frequently used by cyclists.

The policies and provisions of the Scugog Official Plan will be considered during the further processing of the subject application.

Township of Scugog Zoning By-law 14-14

The northwest corner of the Subject Lands is zoned Environmental Protection Holding (EP(H)) containing a Blackstock Creek tributary.

Most of the Subject Lands are zoned Rural Commercial Exception 14 (C6-14) where the only permitted commercial use shall be a farm implement and equipment sales and service establishment. Figure 2 is a map showing the zoning for the subject site and surrounding area.

Figure 2: Current Zoning for 5 Crestview



The applicant is proposing to amend the C6-14 Zone to a site-specific Hamlet Residential – Partial Service Exception XX (HR2-XX) Zone and Neighbourhood Commercial Exception XX (C1-XX) Zone.

The effect of the rezoning would be to:

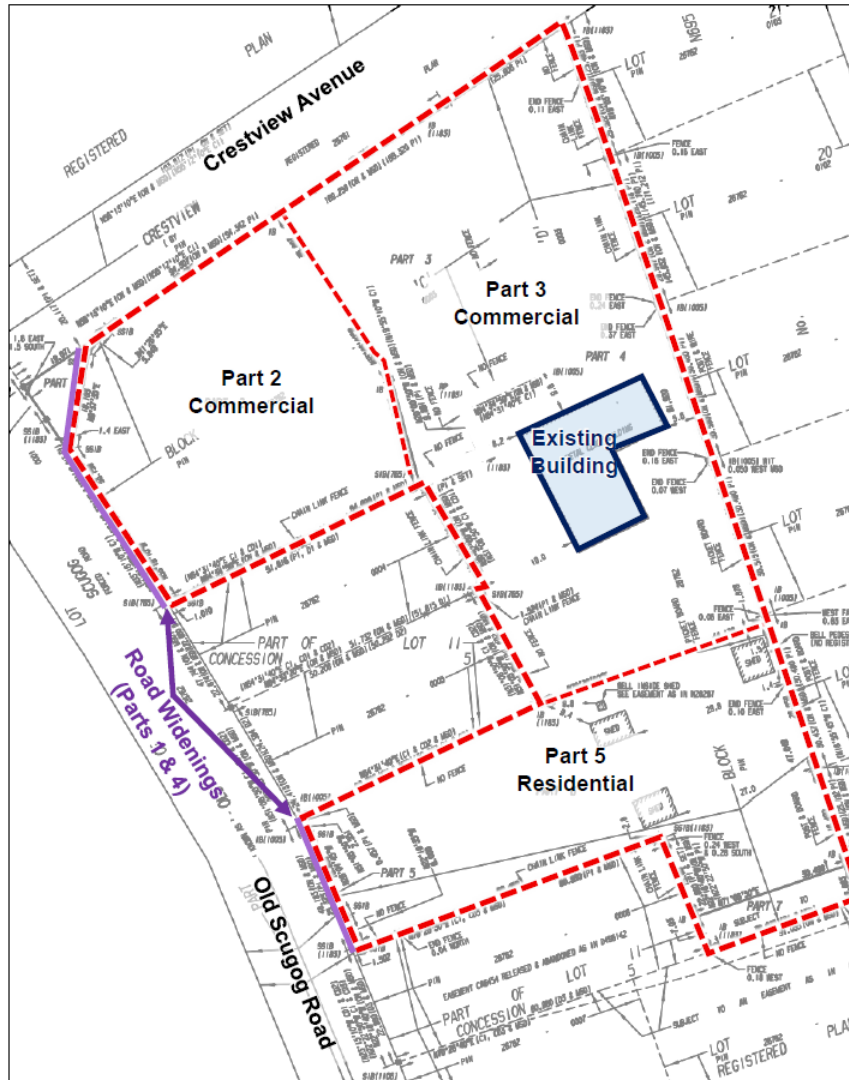
- permit a dwelling on a portion of the lands fronting Old Scugog Road on a new proposed lot (Part 5)

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- permit various commercial uses on two proposed lots (Part 2 and Part 3).

Figure 3 below illustrates the proposed related severance of the lands and the requested new zoning.

Figure 3: Proposed severance plan



A list of the commercial uses permitted in the C1 Zone are contained within Attachment 2.

A list of the residential uses permitted within the HR2 Zone are contained within Attachment 3.

The site-specific exceptions requested are to reduce the minimum standards within each of the zones.

- a) The purpose of the HR2-XX Zone is to permit a reduced lot frontage of 26m where 30m is required.

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b) The purpose of the C1-XX Zone is to permit the following reduced zone standards:

- A minimum lot frontage of 25m where 30m is required.
- A minimum lot area of 2,200m² where 3,000m² is required.
- A minimum interior side yard setback of 5.5m adjacent to a Residential Zone where 10m is required.

The requested zoning by-law amendments will be further reviewed against the provisions of the Zoning By-law 14-14 during the further processing of the application.

Site Design Considerations:

The applicant proposes to develop the Subject Lands for commercial and residential uses on 3 lots. The proposed lots will be created through a future part lot control application.

One of the proposed commercial lots (Part 2) will front on to Crestview Avenue and Old Scugog Road. The other proposed commercial lot (Part 3) will front onto Crestview Avenue. The proposed residential lot will front onto Old Scugog Road.

Detailed design matters will be reviewed during the further processing of the application to ensure compliance with the Township's engineering standards and other policies. The Department will conclude its position on the proposed lot layout after it has received and assessed comments from the circulated departments, agencies and the public.

Some of the specific matters that will be reviewed during the further processing of the subject application include:

- a) The appropriateness of the proposed uses at this location;
- b) The appropriateness of the proposed zoning regulations;
- c) The proposed lot layouts;
- d) Traffic impacts including access, parking and safety issues;
- e) Tree preservation;
- f) The appropriateness of the development limits in relation to the Blackstock Creek tributary,
- g) The need to convey any lands required for the widening of Old Scugog Road and/or Crestview Avenue, including the accommodation of a proposed cycling route along Old Scugog Road; and
- h) Servicing and stormwater management matters.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with the proposed application.

CONSULTATION / ENGAGEMENT

In accordance with the Planning Act, notice for the Statutory Public Meeting was provided to

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all property owners within 120 m of the Subject Lands, posted on the Township’s website and local newspaper. Two signs were also placed on the property to notify the public of the application.

The application was circulated to external agencies and internal departments for comments and the identification of issues. These comments and issues will be considered and reported on, as appropriate, in a subsequent staff report which will provide a recommendation on the application.

ALTERNATIVE CONSIDERATIONS

Not applicable.

ATTACHMENTS

- Attachment 1** – Proposed Zoning By-law Amendment
- Attachment 2** – List of Permitted Commercial Uses in the C1 Zone
- Attachment 3** – List of Permitted Residential Uses in the HR2 Zone

This report was prepared with the assistance of MHBC Planning.

Authored by:

Approved by:

Valerie Hendry
Manager of Planning

Meaghan Craven
Director of Development Services

THE CORPORATION OF THE TOWNSHIP OF SCUGOG

BY-LAW NUMBER XX-26

Being a by-law passed pursuant to the Provisions of Section 34 of the *Planning Act*, R.S.O. 1990, to amend Zoning By-law 14-14.

WHEREAS the Council of the Township of Scugog deems it advisable to amend Zoning By-law 14-14 with respect to the lands described in this By-Law; and

WHEREAS the owners of lands located in Part of Lot 11, Concession 5, more particularly described as the whole of Blocks 'C' and 'D', Registered Plan N695, in the former Geographic Townships of Cartwright, now in the Township of Scugog, Regional Municipality of Durham, (5 Crestview Avenue), Ward 4, made an application to the Township of Scugog (Zoning By-law Amendment Application Z/01/2026) to amend Zoning By-law 14-14; and

WHEREAS the Council of the Corporation of the Township of Scugog held a public meeting (April 20, 2026) under Section 34 of the Planning Act with respect to this matter and has considered the application following that public meeting; and

WHEREAS Council deems that adequate public notice has been given and no further public meeting is required; and

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the Region of Durham and the Township of Scugog as are currently in force and effect; and

NOW THEREFORE, the Council of The Corporation of The Township of Scugog hereby enacts as follows:

1. **THAT** Schedule C, Map 9 to Zoning By-law 14-14 is hereby as follows:
 - a. Part of Lot 11, Concession 5, more particularly described as the whole of Blocks 'C' and 'D', Registered Plan N695, in the former Geographic Townships of Cartwright, now in the Township of Scugog, Regional Municipality of Durham, (5 Crestview Avenue), more particularly shown on Schedule "A" attached hereto, is changed from the "Rural Commercial Exception 14 (C6-14)" Zone to the "Hamlet Residential – Partial Service Exception (HR2-XX)" Zone and "Neighbourhood Commercial Exception (C1-XX)" Zone.
2. **THAT** Table 8.6.4 (HR2 Exceptions) to Zoning By-law 14-14 is hereby amended as follows:

Hamlet Residential – Partial Service (HR2) Exception Number	Permitted/Prohibited Uses	Zone Regulations
HR2-XX		Minimum Lot Frontage: 26m

3. **THAT** Table 10.6.1 (C1 Exceptions) to Zoning By-law 14-14 is hereby amended as follows:

Neighbourhood Commercial (C1) Exception Number	Permitted/Prohibited Uses	Zone Regulations
C1-XX	A Farm Implement and Equipment Sales and Service Establishment is also permitted.	Minimum Lot Frontage: 25m Minimum Lot Area: 2,200m ² Minimum Interior Side Yard Setback Adjacent to Residential Zone: 5.5m

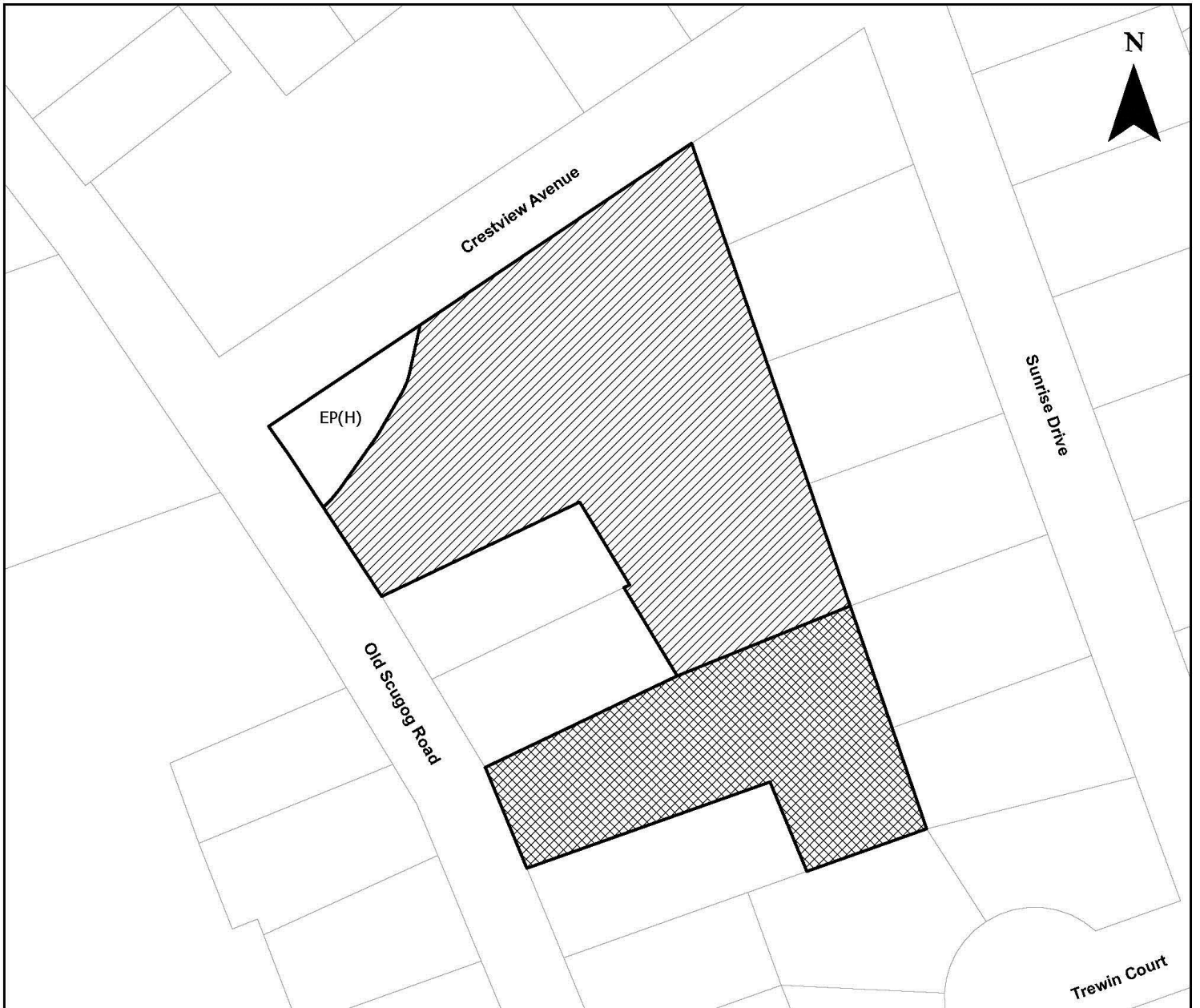
4. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Scugog, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
5. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this XX day of XX, 2026.

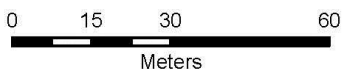
MAYOR, Wilma Wotten

CLERK, Blair Labelle

**Schedule A
to By-law No. __-26
Township of Scugog
Amendment to Schedule A, Map 7
to Zoning By-law 14-14**



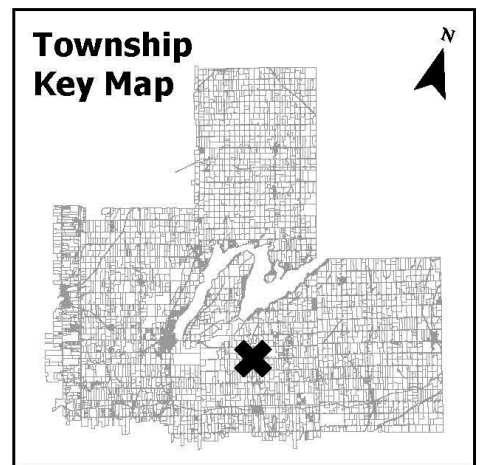
-  Change to HR2-XX
-  Change to C1-XX



This map was produced by the
Township of Scugog, December 2026

**This is Schedule A
to By-law No. __-26**

**Passed on this __ day
of __, 2026**



Attachment 2:

Permitted Uses within the **Neighbourhood Commercial (C1) Zone**
requested for Proposed Zoning By-law Amendment Z/01/2026

Uses:

Art Gallery
Bakery
Bank or Financial Institution
Bed and Breakfast Establishment
Convenience Store
Day Care Centre
Day Spa
Dry Cleaners Distribution Establishment
Dry Cleaners Establishment
Dwelling, Single Detached
Additional Dwelling Unit
Dwelling Units⁽¹⁾
Emergency Service Facilities
Fitness Centre
Laundromat
Medical Clinic
Motor Vehicle Gasoline Station
Motor Vehicle Repair Shop
Motor Vehicle Service Station
Office, Business, Professional or Administrative
Place of Entertainment
Post Office
Public Utility
Restaurant
Restaurant, Drive-Through
Restaurant, Take-out
Retail Store⁽³⁾
School, Commercial
Self-Brew Facility
Service Shop, Light
Service Shop, Personal
Shopping Centre, Neighbourhood Commercial
Taxi Establishment

Veterinary Clinic

Additional Regulations

- (1) Permitted within a portion of a Non-Residential Building permitted within the Commercial Zones.
- (3) Not exceeding 400m² of Gross Floor Area.

Attachment 3:

Permitted Uses within the **Hamlet Residential – Partial Service (HR2)**
Zone requested for Proposed Zoning By-law Amendment Z/01/2026

Uses:

Bed and Breakfast Establishment
Dwelling, Single Detached
Additional Dwelling Unit
Emergency Service Facilities
Group Home Type 1
Home Industry⁽¹⁾
Home Occupation
Private Home Daycare
Public Utility

(1) The minimum Lot Area for a Home Industry shall be 4000m².

Friday, April 17, 2026

Planning and Community Affairs Committee Meeting on Monday, April 20th, 2026, Item #5.3 Environmental Concerns for 5 Crestview Ave, Blackstock, ON

Dear Mayor and Council,

Disruption to the environment is a concerning outcome of the proposed by-law amendments to 5 Crestview Ave as it is partly zoned Environmental Protection (EP) due to the creek running along the corner of the lot. With the increased rain fall and rapid snow melt we have experienced this year it reminds us of the importance of protecting our watershed systems which play a crucial role in our ecosystems. Currently, the creek is flowing steadily through this location, then it proceeds towards residential area. It is essential for this zoned area to remain under Environmental Protection indefinitely so the creek can continue to effectively manage precipitation, groundwater, and run off for years to come. The integrity of this natural water system is of greater importance than achieving minimum lot size requirements. Therefore, the EP zoned area of the property should remain protected to ensure minimal disruption to the creek and the critical role it plays in the ecosystem of Blackstock.

I appreciate your time and attention towards this concern raised regarding environmentally protected land.

Thank you for your consideration.

Sincerely,

Melody Cannon



X Melody Cannon
Melody Cannon

Objection to proposed Zoning By-law Amendment

From Ginisha Jacob [REDACTED]
Date Thu 2026-04-16 6:55 PM
To Scugog Clerks <clerks@scugog.ca>

[REDACTED]
Dear Members of the council,

I am writing to formally express my objection to the **proposed zoning BY-law Amendment (Z/01/2026) for the property located at 5crestview Avenue, Blackstock.**

As a resident living in very close proximity to the subject property, [REDACTED] this proposal will have a direct and significant impact on our living environment. Our community is currently a quiet, residential area with no surrounding business activity. We chose this neighbourhood specifically for its peaceful, family friendly and residential nature. The introduction of commercial use into this area is not consistent with the existing character of the community and is a major concern for us.

Allowing a combination of residential and commercial zoning in this location raises serious issues :

- **Incompatibility with the neighborhood** : This area has always been residential focused. introducing business operations into this setting is not appropriate and disrupts the residential integrity of the community.
- **Noise and disturbance** : Commercial activity will inevitably increase noise levels, deliveries, and general disturbances, affecting nearby homes.
- **Traffic and safety concerns** : Increased traffic flow from both the residential and commercial use may lead to congestion and safety risk, especially in a quiet neighborhood not designed for such activity.
- **Pollution and environmental impact** : Additional development and business operations can lead to increased air, noise pollution, negatively impacting residents health and wellbeing
- **Loss of privacy and peaceful environment** : [REDACTED]
[REDACTED] this development will directly affect our ability to enjoy a calm and quiet living space.

In addition our family spends a significant amount of time in our backyard with our children, and we deeply value the peaceful atmosphere and beautiful view we currently enjoy. While the notice mentions a zoning change to allow residential and commercial use, it doesn't specify what type of business may be introduced in the future and this is a major concern, as different types of business could have varying the level of impact on the surrounding homes.

While we understand the need for growth and development, this particular proposal does not suit the nature of this established residential community and may set a concerning precedent for further commercial expansion in the area.

We respectfully request the council reconsider this application and prioritize preserving the residential character,safety and quality of life of the current residents.

[REDACTED]

Thank you for your time and consideration. I may not be able to attend the meeting, so I am submitting my concerns via this email. We kindly ask to be kept informed of any updates or decisions regarding this matter. Please confirm receipt of this email at your earliest convenience.

Thank you

Eldho Varghese and Ginisha Jacob

[REDACTED]