Allyssa Hrynyk
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April 29, 2026

MGP File: 24-3401

Meaghan Craven
Township of Scugog
181 Perry Street
Port Perry, ON L9L 1A7

Dear Ms. Craven:

RE: Applications for Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision
1520, 1540 and 1580 Reach Street, Port Perry

As the agent for 2636731 Ontario Inc. (Wannop Family Farms), Robin and Daniel Luchka, Daniel, and 1064021 Ontario Limited (Rick Wannop Developments), the owners of the lands municipally known as 1520, 1540 and 1580 Reach Street, Port Perry (the "Subject Lands"), Malone Given Parsons Ltd. ("MGP") is submitting applications for an Official Plan Amendment, Zoning Bylaw Amendment, and Draft Plan of Subdivision to the Township of Scugog. The proposed applications facilitate the development of the Subject Lands for employment and community uses consistent with the Durham OP and general policies of the Scugog OP.

In support of the requested applications, please find enclosed the following submission items in accordance with the Pre-Application Consultation meeting held on March 4, 2025:

1.	Cover Letter (This Letter)	Malone Given Parsons Ltd.	April 29, 2026
2.	Application Forms		
3.	Plans of Surveys	H. F. Grander Co. Ltd.	various
4.	Draft Plan of Subdivision	Malone Given Parsons Ltd.	April 22, 2026
5.	Draft Official Plan Amendment	Malone Given Parsons Ltd.	April 29, 2026
6.	Draft Zoning Bylaw Amendment	Malone Given Parsons Ltd.	April 29, 2026
7.	Demonstration and Phasing Plan	Malone Given Parsons Ltd.	March 2026
8.	Planning Opinion and Design Report	Malone Given Parsons Ltd.	April 29, 2026
9.	Transportation Impact Study	Paradigm TransSolutions Ltd.	March 2026
10.	Functional Servicing Report	Sabourin Kimble & Associates	March 2026
11.	Hydrogeological Study	ORE Oakridge Environmental	Feb March 2026
12.	Environmental Impact Study	GHD Ltd.	March 2026
13.	Archaeological Assessments	Archeoworks Inc.	June 2024
14.	Environmental Site Assessment	ORE Oakridge Environmental	March 2026
15.	Geotechnical Report	Redstone Engineering Inc.	January 2026
16.	Landfill Impact Study	ORE Oakridge Environmental	February 2026
17.	Land Use Compatibility/Mitigation Assessment	SLR Consulting (Canada) Ltd.	March 2026
18.	Preliminary Excess Soil Quality Assessment	ORE Oakridge Environmental Ltd.	February 2026

Paper copies of the submission material along with the application fees will be delivered to the Township offices. Digital copies of the submission materials are provided via a OneDrive link.

We trust that the enclosed materials are sufficient for the Town to begin processing the applications. We look forward to working through the approval process with you.

Should you have any questions or require additional information, please contact me at 226-220-8521.

Yours very truly,
Malone Given Parsons Ltd.

Allyssa Hrynyk, MCIP, RPP, AICP, BES, MUDS
Associate

cc: Rick Wannop

Attachments:
Appendix A: O. Reg 544/06 Conformity Table

1520, 1540 and 1580 Reach Street, Port Perry

Application for Draft Plan of Subdivision

Township of Scugog, ON

O. Reg 544/06 Conformity Matrix

March 26, 2026

April 29, 206 Update

#	Schedule 1 - O.Reg 544/06: Subdivision Requirements	Fulfilment of Requirement
1.	The name, address, telephone number and, if applicable, the e-mail address of the owner of the subject land, and of the agent if the applicant is the owner's authorized agent.	**Owner Information (1):** Applicant Name: 2636731 ONTARIO INC. (Wannop Family Farms) and 1064021 ONTARIO LIMITED (Rick Wannop Developments) Address: 47 Katherine Crescent, Stouffville ON L4A1K4 Telephone: 416 802 0631 Email: rickwannopdevelopments@gmail.com **Owner Information (2):** Applicant Name: LUCHKA, ROBIN JANET; LUCHKA, DANIEL STEPHEN Address: 172 N Port Rd, Port Perry, ON L9L 0B7 Telephone: 905-985-9425 Email: Robin@Luchka.ca and danny@luchka.ca **Applicant Information:** Applicant Name: Rick Wannop Address: 47 Katherine Crescent, Stouffville ON L4A1K4 Telephone: 416 802 0631 Email: rickwannopdevelopments@gmail.com These landowners are represented by Allyssa Hrynyk, Malone Given Parsons Ltd. (Agent) Address: 140 Renfrew Drive Markham ON, L3R Telephone: 226-220-8521 Email: AHrynyk@Mgp.ca
2.	The date of the application.	March 26, 2026
3.	A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.	The lands subject to the applications are legally described as: PT LTS 15 & 16 CON 6 REACH, PTS 1, 2, 3 & 4, 40R8962; S/T D203801; S/T RH16462 SCUGOG; PT LT 16 CON 6 REACH, PT 1, 40R1679 EXCEPT PT 5, 40R1998; T/W CO253928; SCUGOG; and, PT LT 16 CON 6 REACH AS IN D203797; SCUGOG The known municipal addresses are: 1520, 1540 and 1580 Reach Street, Township of Scugog, Port Perry Following this table is a map and summary table of the properties that each applicant owns.

<table>
<tr><th>#</th><th>Schedule 1 - O.Reg 544/06: Subdivision Requirements</th><th>Fulfilment of Requirement</th></tr>
<tr><td>4.</td><td>Whether there are any easements or restrictive covenants affecting the subject land.</td><td>n/a</td></tr>
<tr><td>5.</td><td>If the answer to section 4 is yes, a description of each easement or covenant and its effect.</td><td>n/a</td></tr>
<tr><td>6.</td><td>If known,
(a) whether the subject land was ever the subject of an application for approval of a plan of subdivision under section 51 of the Act, for a consent under section 53 of the Act, for a minor variance, for approval of a site plan, or for an amendment to an official plan, a zoning by-law or a Minister’s zoning order; and
(b) if the answer to clause (a) is yes, the file number and status of the application.</td><td>No.</td></tr>
<tr><td>7.</td><td>The total number of lots or blocks shown on the draft plan, and the number of lots or blocks shown on the draft plan for each of the following uses:
1. Detached residential.
2. Semi-detached residential.
3. Multiple attached residential.
4. Apartment residential.
5. Seasonal residential.
6. Mobile home.
7. Other residential.
8. Commercial.
9. Industrial.
10. Institutional.
11. Park or open space.
12. Roads.
13. Other.</td><td>
<table>
<tr><th>PROPOSED USE</th><th>UNITS</th><th>%</th><th>AREA (ha)</th><th>DENSITY (upnh)</th></tr>
<tr><td>Residential Low Density</td><td>375 – 575</td><td>42%</td><td>14.83</td><td>25 – 39</td></tr>
<tr><td>Condominium Townhomes</td><td>250 – 320</td><td>28%</td><td>7.41</td><td>34 - 43</td></tr>
<tr><td>RM4 (Mid-Rise / Mixed Use)</td><td>150 – 235</td><td rowspan="2">30%</td><td>2.72</td><td>55 - 86</td></tr>
<tr><td>RM4 (Long Term Care / Mid-Rise Mixed Use)</td><td>125 – 225</td><td>2.48</td><td>50 - 90</td></tr>
<tr><td>Park</td><td></td><td></td><td>2.38</td><td></td></tr>
<tr><td>SWM</td><td></td><td></td><td>4.58</td><td></td></tr>
<tr><td>Open Space - Berm</td><td></td><td></td><td>1.37</td><td></td></tr>
<tr><td>Natural Heritage System</td><td></td><td></td><td>3.08</td><td></td></tr>
<tr><td>Prestige Industrial (M1)</td><td></td><td></td><td>6.00</td><td></td></tr>
<tr><td>General Industrial (M2)</td><td></td><td></td><td>8.79</td><td></td></tr>
<tr><td>Possible Future Road Connection</td><td></td><td></td><td>0.07</td><td></td></tr>
<tr><td>Street A (20m Right of Way)</td><td></td><td></td><td>1.24</td><td></td></tr>
<tr><td>Streets B-L (20m Right of Way)</td><td></td><td></td><td>8.54</td><td></td></tr>
<tr><td>Lanes A-B (8.5m Laneway)</td><td></td><td></td><td>0.26</td><td></td></tr>
<tr><td>TOTAL</td><td>900 – 1,355</td><td></td><td>63.75</td><td></td></tr>
</table>
</td></tr>
</table>

#	Schedule 1 - O.Reg 544/06: Subdivision Requirements	Fulfilment of Requirement
8.	The total number of units or dwellings shown on the draft plan, and the number of units or dwellings shown on the draft plan for each of the uses listed in section 7, except the uses described in paragraphs 11 and 12 of that section.	See table above in #7 – ranges are proposed and final lotting to be confirmed prior to registration.
9.	In hectares, the total area of land shown on the draft plan, and the area of land shown on the draft plan for each of the uses listed in section 7.	See table above in #7.
10.	The total number of units or dwellings shown on the draft plan per hectare, and the number of units or dwellings shown on the draft plan per hectare for each of the uses listed in section 7, except the uses described in paragraphs 11 and 12 of that section.	See above table in #7 and Planning Opinion for more details.
11.	The total number of parking spaces shown on the draft plan, and the number of parking spaces shown on the draft plan for each of the uses listed in section 7, except the uses described in paragraphs 1, 2, 11 and 12 of that section.	Parking Spaces are in keeping with the requirements of the Township of Scugog Zoning Bylaw 14-14.
12.	If the application is for approval of a condominium description, the number of parking spaces shown on the draft plan for detached and semi-detached residential use.	n/a
13.	If one of the uses referred to under section 7, 8, 9, 10 or 11 is identified as “other residential”, “institutional” or “other”, a description of the use.	“Other residential”, “institutional” or “other” not listed – N/A
14.	The current designation of the subject land in the applicable official plans, and an explanation of how the draft plan conforms with the official plans.	The Subject Lands are currently designated Prestige and General Industrial. The Draft Plan conforms to the Durham ROP and the Scugog OP, as proposed to be amended. An Official Plan Amendment to the Scugog OP is submitted concurrently with the DP. See Planning Opinion for more details.
15.	Whether access to the subject land will be, (a) by a provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way; or (b) by water	Access will be provided from Reach Street, a municipal road.

#	Schedule 1 - O.Reg 544/06: Subdivision Requirements	Fulfilment of Requirement
16.	If access to the subject land will be by water only, the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.	Not applicable, as access will be by a municipal road.
17.	Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.	Proposed draft plan of subdivision proposes water will be provided by publicly owned and operated piped water system. See FSSR for more details.
18.	If the plan would permit development of more than five lots or units on privately owned and operated individual or communal wells, (a) a servicing options report; and (b) a hydrogeological report.	Not applicable, as the proposed draft plan does not propose development on privately owned and operated individual or communal wells.
19.	Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system or other means.	Sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system. See FSSR for more details.
20.	If the plan would permit development of five or more lots or units on privately owned and operated individual or communal septic systems, (a) a servicing options report; and (b) a hydrogeological report.	Not applicable, as the proposed draft plan does not propose development on privately owned and operated individual or communal wells.
21.	If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, (a) a servicing options report; and (b) a hydrogeological report.	Not applicable.
22.	If the plan would permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems, and 4500 litres of effluent or less	Not applicable.

#	Schedule 1 - O.Reg 544/06: Subdivision Requirements	Fulfilment of Requirement
	would be produced per day as a result of the development being completed, a hydrogeological report.	
23.	Whether the subject land contains any areas of archaeological potential.	Stages 1-2 Archaeological Assessments were conducted. Most of the property was cleared of archaeological potential. A future Stage 3 AA will be conducted for site H1, although the site does not yet exhibit evidence of a high level of cultural heritage value and interest.
24.	If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential, (a) an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and (b) a conservation plan for any archaeological resources identified in the assessment.	Stages 1-2 Archaeological Assessments were conducted. Most of the property was cleared of archaeological potential. A future Stage 3 AA will be conducted for site H1, although the site does not yet exhibit evidence of a high level of cultural heritage value and interest.
25.	Whether storm drainage will be provided by sewers, ditches, swales or other means.	Storm drainage to be provided by sewers. See FSSR for further information.
26.	If the application is for approval of a condominium description, (a) whether a site plan for the proposed condominium has been approved and whether a site plan agreement has been entered into; (b) whether a building permit for the proposed condominium has been issued; (c) whether the proposed condominium is under construction or has been completed; (d) if construction has been completed, the date of completion; and (e) whether the proposed condominium is a conversion of a building containing residential rental units, and in that case the number of units to be converted.	Not applicable.
27.	An explanation of how the plan is consistent with policy statements issued under subsection 3 (1) of the Act.	See Planning Opinion Report.

#	Schedule 1 - O.Reg 544/06: Subdivision Requirements	Fulfilment of Requirement
28.	Whether the subject land is within an area of land designated under any provincial plan or plans.	Yes, as Town/Village in the Greenbelt Plan.
29.	If the answer to section 28 is yes, an explanation of how the plan conforms or does not conflict with the provincial plan or plans.	The Greenbelt Plan does not apply, and the applicable policies of the local official plan(s) apply instead (Sections 1.4.2 and 1.4.3 of the Greenbelt Plan). See Planning Opinion Report for more information.
30.	If the applicant is not the owner of the subject land, the owner's written authorization to the applicant to make the application.	See Application Form.
31.	An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.	See signed application forms.

Air Photo of Subject Lands:



#	Owner	Address	Legal Description	PIN	Area
1	2636731 ONTARIO INC. (Wannop Family Farms)	1520 Reach Street, Port Perry	PT LTS 15 & 16 CON 6 REACH, PTS 1, 2, 3 & 4, 40R8962; S/T D203801; S/T RH16462 SCUGOG	268050077	41.64 ha (102.9 ac)
2	LUCHKA, ROBIN JANET; LUCHKA, DANIEL STEPHEN	1540 Reach Street, Port Perry	PT LT 16 CON 6 REACH, PT 1, 40R1679 EXCEPT PT 5, 40R1998; T/W CO253928; SCUGOG	268050087	0.97 ha (2.4 ac)
3	1064021 ONTARIO LIMITED (Rick Wannop Developments)	1580 Reach Street, Port Perry	PT LT 16 CON 6 REACH AS IN D203797; SCUGOG	268050089	21.25 ha (52.5 ac)