Official Plan Amendment No. ___

Township of Scugog

Amendment No. ___to the

Official Plan of the

Township of Scugog

The attached explanatory text constituting Amendment Number __ to the Official Plan for the Township of Scugog, was prepared and adopted by the Council of the Corporation of the Township of Scugog, by By-law Number 2026-XX in accordance with the provisions of Section 22 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.

The Corporation of The Township of Scugog

By-law Number XX-26

Being a By-law Passed pursuant to Section 22 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, to amend the Township of Scugog Official Plan with respect to the lands municipally known as 1520, 1540, and 1580 Reach Street

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Whereas the Council of the Corporation of the Township of Scugog deems it advisable to amend the policies of the Official Plan to implement the proposed development;

And Whereas the Council of the Corporation of the Township of Scugog held a Public Meeting on xxx, under Section 22 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, as amended, with respect to this matter and has considered the proposed amendment following that Public Meeting;

Now therefore, the Council of The Corporation of The Township of Scugog hereby amends the Official Plan as follows:

1. Amendment No.___ to the Township of Scugog Official Plan attached to and forming part of this By-law, is hereby adopted.
2. That the attached explanatory text which constitutes Amendment No. _____ to the Official Plan, is hereby adopted.
3. This By-law shall come into force and take effect as of the date of final passing thereof.

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

_____

MAYOR, Wilma Wotten

_____

CLERK, Blair Labelle

Certification

Certified that the above is a true copy of By-law No. 2026-XX as enacted and passed by the Council of the Corporation of the Township of Scugog on the _____day of _____, 2026.

_____

CLERK, Blair Labelle

Schedule A

Official Plan Amendment No. ___

Introduction

Part 1 - The Preamble

1.1 **Purpose**
1.2 **Location**
1.3 **Basis**

Part 2 - The Amendment

2.1 **Preamble**
2.2 **Details of the Amendment**
2.3 **Implementation**
2.4 **Interpretation**

Part 1 – The Preamble

1.1 Purpose

The purpose of the amendment to the Township of Scugog Official Plan is to re-designate the lands subject to this amendment from General Industrial and Prestige Industrial to Residential and introduce site-specific policies to facilitate the proposed development.

A concurrent Zoning By-law Amendment is proposed to implement the policies contained within this Official Plan Amendment.

1.2 Location

This Official Plan Amendment applies to the lands municipally known as 1520, 1540, and 1580 Reach Street in Port Perry, Scugog ("Subject Lands") located along the south side of Reach Street east of North Port Road and west of Sherrington Drive. The Subject Lands are comprised of three (3) parcels of land, totaling approximately 64 hectares (157 acres) in size. The Subject Lands are currently used for agricultural uses and contain two rural residential dwellings. The Subject Lands are legally described as:

1520 Reach Street: PT LTS 15 & 16 CON 6 REACH, PTS 1, 2, 3 & 4, 40R8962; S/T D203801; S/T RH16462 SCUGOG

1540 Reach Street: PT LT 16 CON 6 REACH, PT 1, 40R1679 EXCEPT PT 5, 40R1998; T/W CO253928; SCUGOG

1580 Reach Street: PT LT 16 CON 6 REACH AS IN D203797; SCUGOG

1.3 Basis

The Subject Lands are designated "Prestige Industrial" and "General Industrial" on Schedule A-1, Port Perry Urban Area Land Use of the Township of Scugog Official Plan ("Scugog OP"). A woodlot located in the western portion of the Subject Lands is designated as Open Space on both Schedule A-1 and Schedule B-1, Port Perry Urban Area Parks and Open Space. To the east the lands are designated "Open Space" and identified to contain a flood hazard. The lands to the south and west are designated industrial.

Through Envision Durham, the east portion of the Subject Lands were redesignated to "Community Areas" from "Employment Areas". The Durham Region Official Plan ("Durham ROP") continues to designate the west portion of the Subject Lands as "Employment Areas". The Subject Lands are located outside of the Delineated Built Boundary but are located within the Urban Area Boundary.

Bill 185, Cutting the Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. Through Bill 185, changes were made to the Planning Act to remove land use planning responsibilities from certain regional municipalities, including Durham Region effective January 1, 2025.

The transition clauses of the Planning Act provides that the Durham ROP is deemed to constitute an Official Plan of the lower-tier municipalities and will remain in effect until a municipality revokes or amends it. As a result, the Township of Scugog is responsible for

the interpretation and implementation of the Durham ROP as it applies to the Township and the Subject Lands.

The Township of Scugog has not yet updated the Scugog OP to conform to the Durham ROP. As such, this Amendment re-designates the eastern portion of the Subject Lands to Residential to conform to the Community Area designation under the Durham ROP and support the proposed development.

The portion of the Subject Lands that remain designated Employment Area in the Durham ROP will continue to be designated under the Prestige Industrial and General Industrial designations of the Scugog OP, as applicable.

Part 2 – The Amendment

2.1 Preamble

The portion of the document entitled “Part 2 – The Amendment” consists of the attached text that constitutes Amendment No.__to the Official Plan of the Township of Scugog.

2.2 Details of the Amendment

This Amendment sets out the changes to the text of the Official Plan of the Township of Scugog. For existing policies that are amended, new text is underlined and deleted text is shown with a ~~strikethrough~~.

The Official Plan of the Township of Scugog is amended as follows:

1. Section 4.1 Residential is amended by adding the following new policy:

   4.1.7 Special Policy – 1520, 1540, and 1580 Reach Street

   Notwithstanding any policies contrary under the Official Plan, the following special policy applies to the lands known municipally as 1520, 1540, and 1580 Reach Street:

   a) Local commercial uses to meet the day-to-day needs of residents are permitted within lands designated Residential with frontage on Reach Street.

   b) A complete range of housing types shall be provided in the Subject Lands with the optimum housing unit mix is beginning:

      a. 35 - 50 percent low density housing (single, semis, duplex);

      b. 35 - 40 percent medium density housing (multiple unit, townhouse); and,

      c. 30 - 10 percent high-density housing (apartments, stacked townhouses).

   c) Low density housing generally includes singles, semis, duplex and freehold townhouses between 25 to 40 units per hectare. Medium density housing includes multiple units, rowhouse, and townhouses in a block generally between 35 to 60 units per hectare. High density housing includes apartments and stacked or back-to-back townhouses generally between 50 - 90 units per hectare. The density should be based on net area, excluding roadways, parkland and environmentally protected, non-developable areas.

   d) The maximum permitted building height will be eight (8) storeys above grade for buildings along Reach Street.

2. Schedule A-1, Port Perry Urban Area Land Use, is amended as shown on Schedule 1 and 2 to this by-law.
3. Schedule B-1, Port Perry Urban Area Parks and Open Space, is amended as shown on Schedule 3 to this by-law.
4. Schedule C-1, Port Perry Urban Area Transportation System, is amended as shown on Schedule 4 to this by-law.
5. Schedule I, Secondary Policy Areas, is amended as shown on Schedule 5 to this by-law.

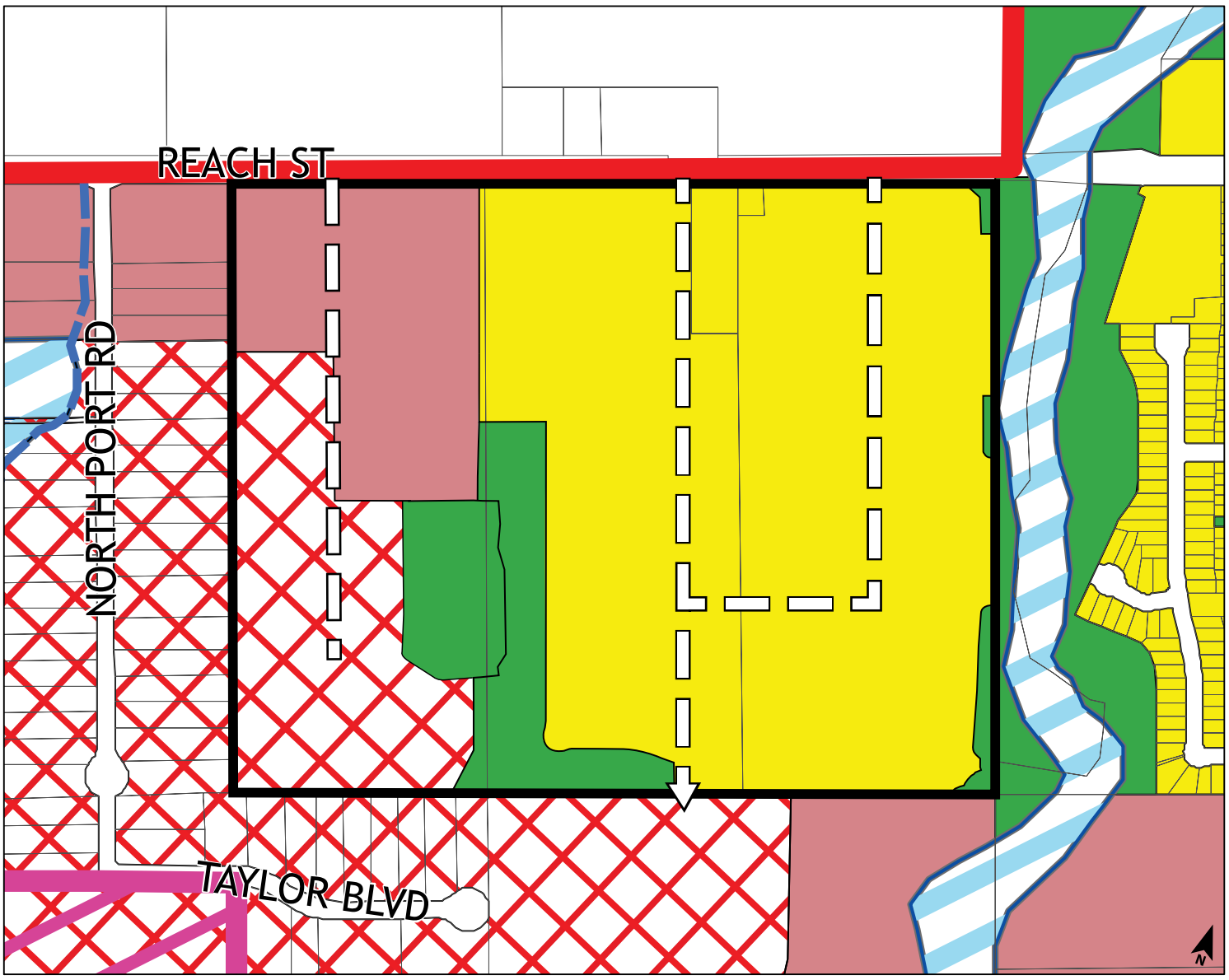
2.3 Implementation

The provisions of the Official Plan of the Township of Scugog regarding the implementation of that Plan shall also apply to this Amendment. In all other respects, the Township of Scugog Official Plan shall apply.

2.4 Interpretation

The Official Plan of the Township of Scugog as amended from time to time, shall apply regarding this Amendment.

Official Plan Amendment No. XX
Schedule 1
Township of Scugog Official Plan
Schedule A-1 as amended by Schedule 2 of OPA No. XX
Port Perry Urban Area
Land Use



TOWNSHIP OF SCUGOG OFFICIAL PLAN
SCHEDULE A-1
PORT PERRY URBAN AREA LAND USE

LEGEND
- SUBJECT LANDS
- RESIDENTIAL
- PRESTIGE INDUSTRIAL
- GENERAL INDUSTRIAL
- HAZARD LANDS
- OPEN SPACE
- FLOODLINE
- PROPOSED ROAD
- PORT PERRY URBAN AREA BOUNDARY

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Consolidation September 2017

Official Plan Amendment No. XX

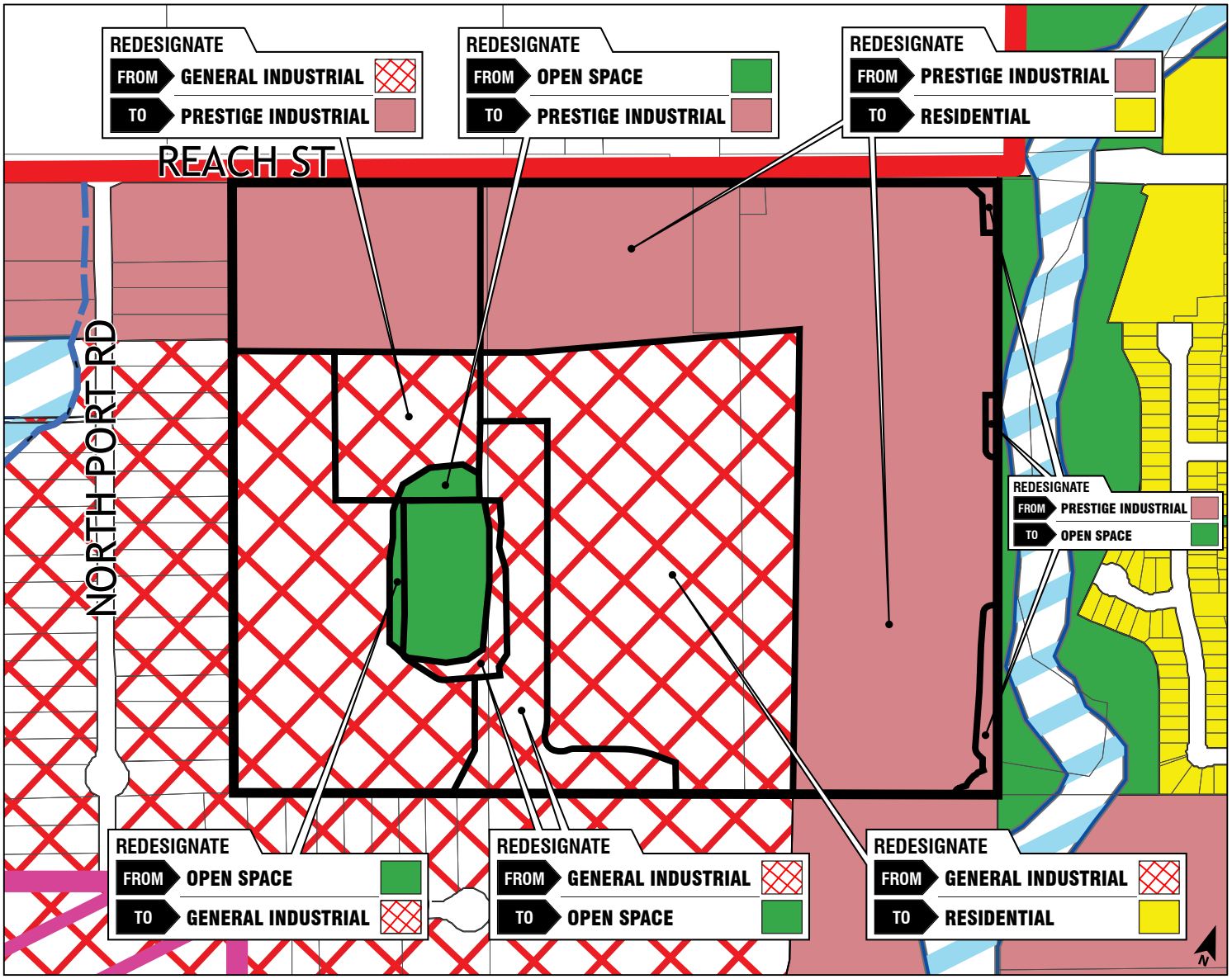
Schedule 2

Amendment to the Township of Scugog Official Plan

Schedule A-1

Port Perry Urban Area

Land Use



TOWNSHIP OF SCUGOG OFFICIAL PLAN

SCHEDULE A-1

PORT PERRY URBAN AREA LAND USE

LEGEND

- SUBJECT LANDS
- RESIDENTIAL
- PRESTIGE INDUSTRIAL
- GENERAL INDUSTRIAL
- HAZARD LANDS
- OPEN SPACE
- FLOODLINE
- PORT PERRY URBAN AREA BOUNDARY

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Consolidation September 2017

Official Plan Amendment No. XX

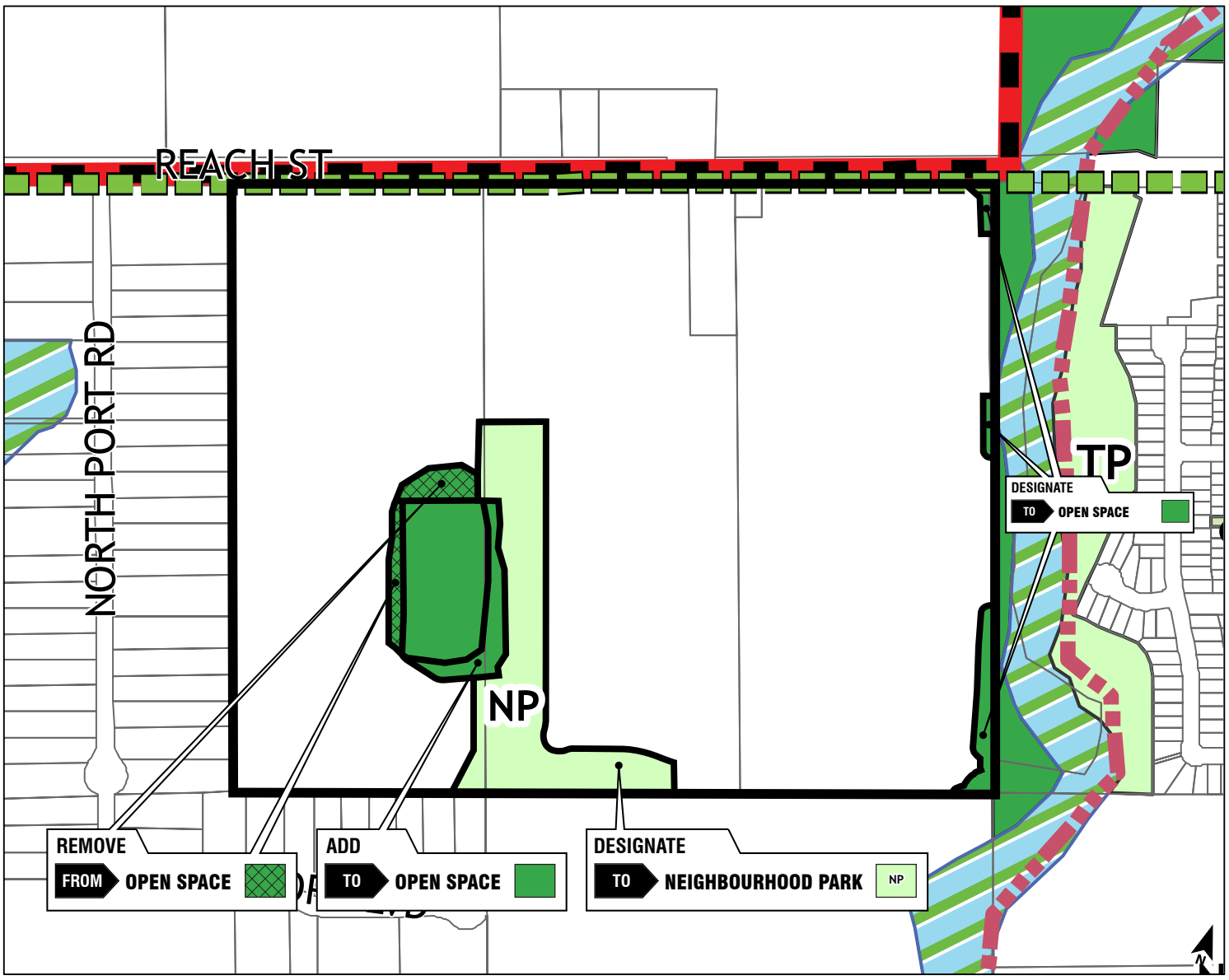
Schedule 3

Amendment to the Township of Scugog Official Plan

Schedule B-1

Port Perry Urban Area

Parks and Open Space



TOWNSHIP OF SCUGOG OFFICIAL PLAN

SCHEDULE B-1

PORT PERRY URBAN AREA

PARKS AND OPEN SPACE

LEGEND

- SUBJECT LANDS
- TP — TOWNSHIP PARK
- NP — NEIGHBOURHOOD PARK
- OPEN SPACE
- HAZARD LANDS
- PORT PERRY URBAN AREA BOUNDARY

TRAILS

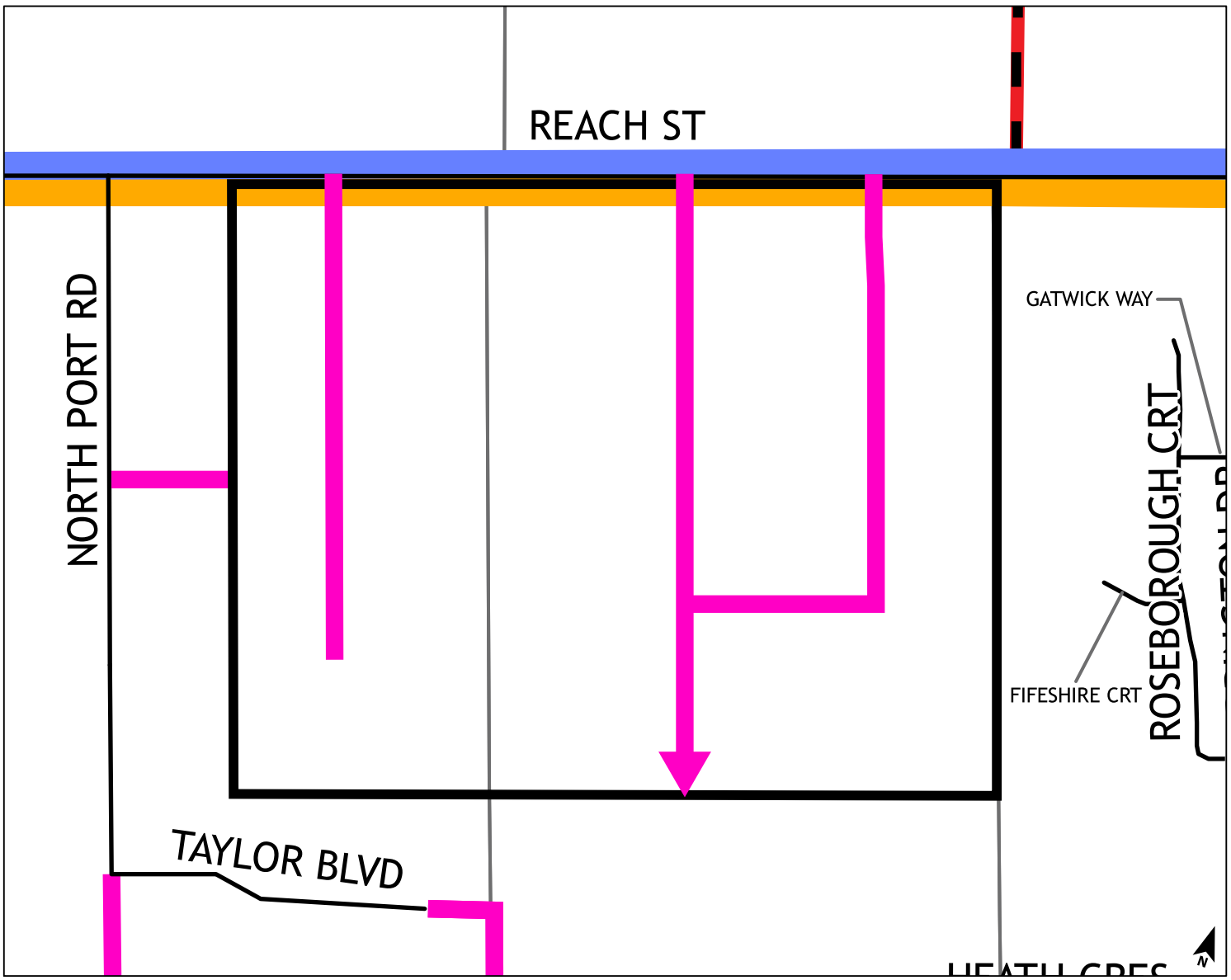
- REGIONAL CYCLING PLAN
- MUNICIPAL TRAIL

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Consolidation September 2017

Official Plan Amendment No. XX
Schedule 4
Amendment to the Township of Scugog Official Plan
Schedule C-1
Port Perry Urban Area
Transportation System



TOWNSHIP OF SCUGOG OFFICIAL PLAN
SCHEDULE C-1
PORT PERRY URBAN AREA
TRANSPORTATION SYSTEM

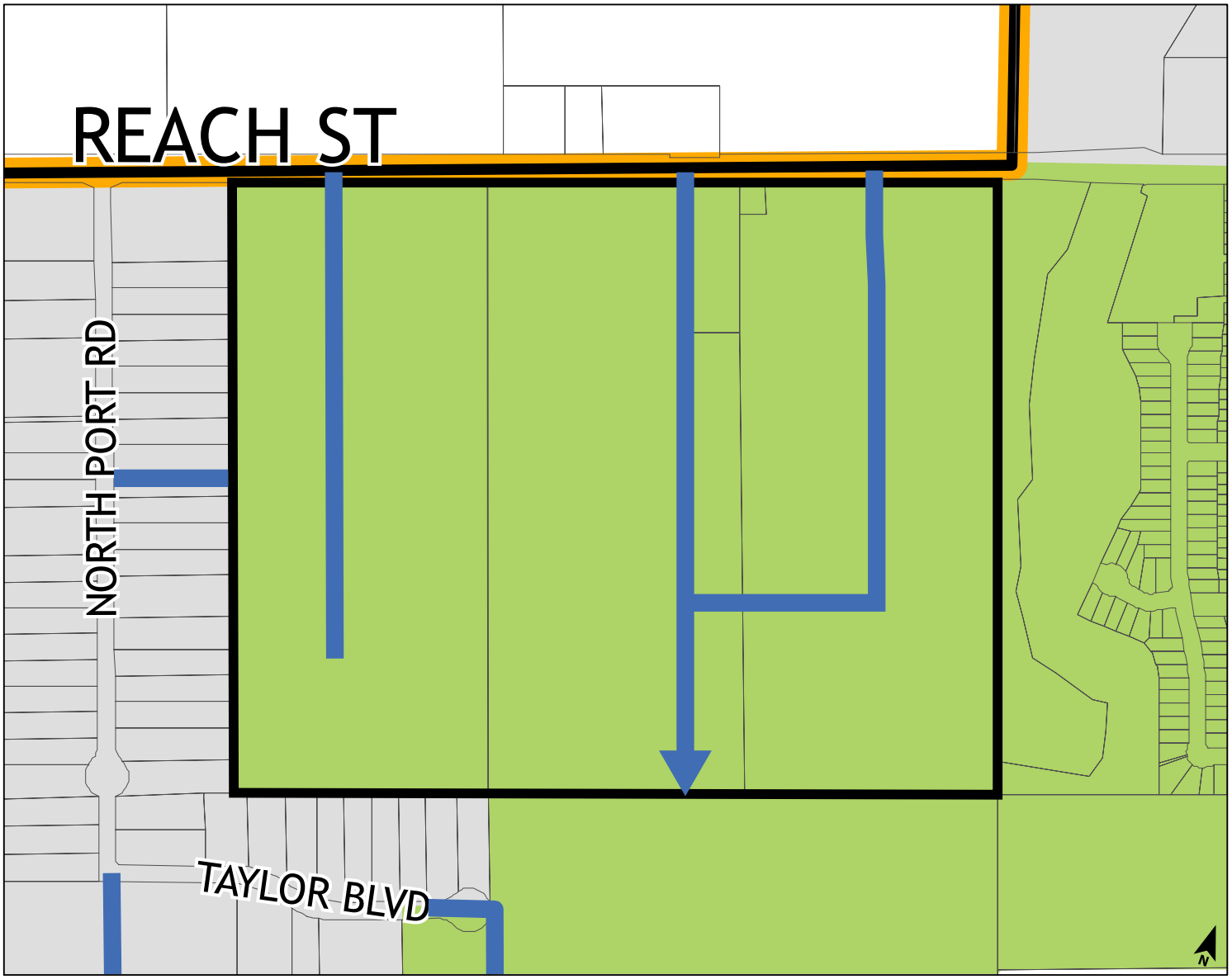
LEGEND
- SUBJECT LANDS

ARTERIALS
- TYPE B
- PROPOSED LOCAL ROADS
- LOCAL ROADS
- TRANSIT SPINE
- PORT PERRY URBAN BOUNDARY

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Consolidation September 2017

Official Plan Amendment No. XX
Schedule 5
Amendment to the Township of Scugog Official Plan
Schedule I
Port Perry Urban Area
Secondary Policy Areas



TOWNSHIP OF SCUGOG OFFICIAL PLAN
SCHEDULE I
PORT PERRY URBAN AREA
SECONDARY POLICY AREAS

LEGEND

- SUBJECT LANDS
- PROPOSED LOCAL ROADS
- BUILT BOUNDARY
- GREENFIELD AREA
- PHASE 1 SERVICING AREA
- PORT PERRY URBAN AREA BOUNDARY

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Consolidation September 2017