

Notice of a Public Meeting to Consider a Zoning By-Law Amendment

Application No:	Zoning By-law Amendment (Z-2026-05)
Roll No:	1820 010 008 07575
Applicant and Owner	SmartCentres REIT (Port Perry) Inc. (c/o Daniel Branzea)
Location:	1535 Highway 7A

The Council of the Township of Scugog has received an application to amend Zoning By-Law No. 14-14 on the lands known as 1535 Highway 7A, shown on the attached key map.

Purpose and Effect of the Zoning By-law Amendment Application:

The purpose of the application is to further amend the Community Commercial Exception One (C2-1) Zone provisions as follows:

- Increase the maximum Gross Leasable Floor Area of all Uses permitted within the C2-1 Zone from 17,985 m² to 20,500 m²;
- Remove the 1,860 m² maximum Gross Leasable Floor Area of Service and Other Uses requirement;
- Remove the 3255 m² maximum Gross Leasable Floor Area of the Supermarket requirement;
- Remove the 11,615 m² maximum Gross Leasable Floor Area of the Department Store requirements, comprised of:
 - Removing the 3,255 m² maximum Gross Leasable Floor Area dedicated to the sale, storage and display of food products requirement;
 - Removing the 8,365 m² maximum Gross Leasable Floor Area of non-food products requirement; and,
 - Removing the 3,255 m² maximum aggregate Gross Leasable Floor Area devoted to the sale, storage and display of food products in a Department Store and a Supermarket; and,
- Remove the site-specific provisions for Retail Uses other than a Supermarket or Department Store, including:
 - Removing the minimum 233 m² Gross Leasable Floor Area per Use requirement;
 - Removing the 4,385 m² maximum aggregate Gross Leasable Floor Area requirement;

- Removing the 1,760 m² maximum aggregate Gross Leasable Floor Area for apparel and accessories stores requirement; and,
- Removing the 2325 m² maximum Gross Leasable Floor Area for Building Supply Outlet requirement.

The effect of the application would permit the development of new commercial uses permitted within the C2-1 Zone within the existing SmartCentres shopping centre.

This application was deemed complete as of July 15, 2026.

Public Meeting:

The Council of the Township of Scugog will hold a Public Meeting to provide interested parties with the opportunity to learn more about the proposed Zoning By-law Amendment, make comments, and provide additional information relative to the proposed amendment before any decisions are made on the re-zoning application. This public meeting will be held on:

Monday, September 14, 2026, at 6:30 PM

Township of Scugog Municipal Office (Council Chambers on Upper Level)
181 Perry Street, Port Perry

In Person: Use the rear entrance located between the original building and the south wing and take the elevator or stairs to the 2nd floor. Parking is available at the rear of the building.

Virtually: Residents can also participate electronically and watch the meeting live through the Township's website at: <https://www.scugog.ca/en/township-office/council-committee-calendar.aspx>

To watch the livestream or video recording of the meeting, click on the Planning and Community Affairs meeting on September 14, 2026, and select the HTML version of the agenda to follow along with the agenda and video recording at the same time. Please note that the livestream video will not be available until just before the meeting starts at 6:30 pm.

Please note that we cannot guarantee the exact time that this matter will be discussed as it will depend on the number of items on the meeting agenda and Committee's consideration of preceding agenda items.
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COMMENTS OR QUESTIONS?

Members of the public wishing to address the Committee through electronic means (virtual participation) rather than appear in person to make a delegation are required to submit their request to speak to this matter no later than **2:00 p.m. on September 11, 2026** by contacting the Office of the Township Clerk at clerks@scugog.ca with your full name, address and the item on the agenda. This will allow time for you to be added to the meeting. Once your request to speak is confirmed, you will be sent a virtual meeting link.

Should you be unable to access a computer, please call 905-985-7346 ext. 133 to speak with a Staff Member in the Office of the Township Clerk.

Written comments can also be provided before or after the meeting to the Township planner on file noted below. For more information and/or to be notified of subsequent meetings or the decision of the Township of Scugog Council, please contact Township Planning Staff:

Vanessa Reusser, MCIP, RPP
Principal Planner
Township of Scugog
181 Perry Street, Box 780
Port Perry, ON L9L 1A7
905-985-7346 x174 or planning@scugog.ca

To Access the Report: Copies of the staff report for the public meeting will be available by Friday, September 11, 2026 online at the following link: <https://www.scugog.ca/en/township-office/council-committee-calendar.aspx> click on the **Planning and Community Affairs meeting on September 14, 2026** and select the PDF version of the Agenda or by contacting the Township Contact shown above.

To Be Notified of the Decision: If you wish to be notified of the decision of the Township of Scugog on the proposed Zoning By-law Amendment, you must make a written request to the Township contact above.

To Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Township of Scugog to the Ontario Land Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Scugog before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Scugog before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information about this matter, including information about appeal rights, please contact the Township Contact as shown above or via the project page at <https://my.scugog.ca/rezoning-1535-highway-7a-smartcentres>

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. All comments will become part of the public record except for personal information.

Accessibility: The Township of Scugog is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations, please contact Township Clerk Services by telephone at 905-985-7346 or by email at clerks@scugog.ca.

Dated at the Township of Scugog July 20, 2026.

KEY MAP

Z-2026-05
1535 Highway 7A
SmartCentres REIT (Port Perry) Inc.

Scugog Line 6

7a Highway

Walsh Dr

Queen St

Scugog St

Alma St



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: July 2026