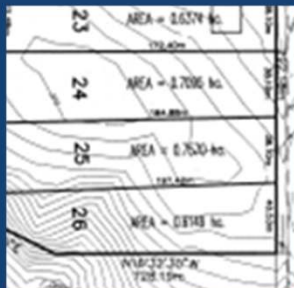


PLANNING RATIONALE REPORT

Draft Plan of Subdivision and Zoning By-
Law Amendment

2080 Whitfield Road

Prepared For Honey Heights Development
Ltd.



Description
PROJECT No.:
DATE:



SCALE:

CHECKED BY:

MP

DP-001

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1.0

INTRODUCTION

The Biglieri Group has been retained by Honey Heights Development Ltd. ("Fourteen Estates") to prepare and submit planning applications necessary to permit a residential development for the lands located at 2080 Whitfield Road ("Subject Site") in the Port Perry Urban Area in the Township of Scugog. The Subject Site is located on the south side of Whitfield Road, east of Simcoe Street.

The Subject Site is approximately 19.8 hectares in size divided into two parcels by Indian Way. The lands are currently vacant with the east parcel previously used for agricultural purposes. Natural heritage features currently exist on the west parcel including an agricultural wetland. Vegetation protection zones associated with these features are proposed.

This Planning Rationale Report has been prepared in support of Zoning By-law Amendment and Draft Plan of Subdivision applications. The applications have been prepared to permit a residential development consisting of single-detached dwellings. Each dwelling will be serviced by individual private water wells and septic systems.

These applications are for Phase 2D of the Honey Harbour subdivision. The previous phase (Phase 2B/C) was registered in 2004 and included twenty-two (22) single-detached dwellings and construction of two new public roads – Clyde Court and Indian Way. Phase 2D consists of twenty-six (26) single-detached lots on private services. Lot frontages are between 36.6 metres and 47.4 metres. Lot areas are between 0.48 hectares and 1.16 hectares.

The Subject Site is designated as *Community Areas* within the Durham Region Official Plan. The Township of Scugog designates the Subject Site as *Residential* and *Open Space* and further designates

the Subject Site as *Greenfield Area* in the Port Perry Urban Area Secondary Plan.

The proposed Zoning By-law Amendment will rezone the Subject Site from *Agricultural (AG) Zone* to *Urban Partial Services Residential (R3) Zone* and *Environmental Protection (EP) Zone* in Township of Scugog Zoning By-law 14-14. The proposed zoning is more appropriate in accordance with the *Residential* designation of the Scugog Official Plan while also considering the natural heritage features present on the Subject Site. A Draft Zoning By-Law Amendment is enclosed with this application.

A Pre-Consultation meeting with the Region of Durham and Township of Scugog was conducted on November 17, 2024, to discuss the proposed development and identify the requirements for a complete application.

This Planning Rationale Report evaluates the merits of the Draft Plan of Subdivision and Zoning By-law Amendment in the context of all applicable Provincial, Regional, and Municipal policies. We conclude that the application is consistent with and conforms to the policy framework as it is articulated in the Provincial Planning Statement (2024), Greenbelt Plan (2017), Region of Durham Official Plan (2024), Township of Scugog Official Plan (2017) and Port Perry Urban Area Secondary Plan (2016). All of the aforementioned plans support residential development on lands within the urban boundary. This report has considered in detail the existing and planned surrounding land use framework and the merits of the proposed residential development in this context.

2.0

LOCATION AND SURROUNDINGS

2.1 The Subject Site

The Subject Site is located on the south side of Whitfield Road and is approximately 19.8 hectares in size. The Subject Site is legally known as Part of Lot 21 & 22, Concession 8, former Township of Reach, Parts 2-6, Plan 40R-22323, save and except for Part 1, Plan 40R-23363, and municipally known as 2080 Whitfield Road in Port Perry (**Figure 1**). Two parcels make up the Subject Site that are divided by Indian Way. The lands are currently vacant with the east parcel previously used for agricultural purposes.

The east parcel has a frontage of 415.94 metres on Whitfield Road and approximately 237 metres on Indian Way and an area of 9.25 hectares. The west parcel has a frontage of 430.92 metres on Whitfield Road and approximately 237 metres on Indian Way and an area of 10.58 hectares. The total area of the Subject Site is approximately 19.8 hectares.

The Subject Site topography slopes down from a high point of 272.21 metres above sea level (ASL) on the southeast portion of the east parcel to 262.2 metres ASL approximately midway along the Whitfield Road frontage of the west parcel.

In the central portion of the west parcel is a wetland feature.

2.2 Surrounding Area

The surrounding area largely consists of rural and urban residential, and agricultural uses. A detailed summary of the uses surrounding the Subject Site is included below:

North: North of Whitfield Road are agricultural uses (**Figure 2**). Twin Erin Farms utilize the fields for cash crops such as corn.

South: Single-detached dwellings constructed as part of Phase 2B/C (**Figure 3**).

East: Directly east of the Subject Site are single detached dwellings and Lake Scugog beyond (**Figure 4**).

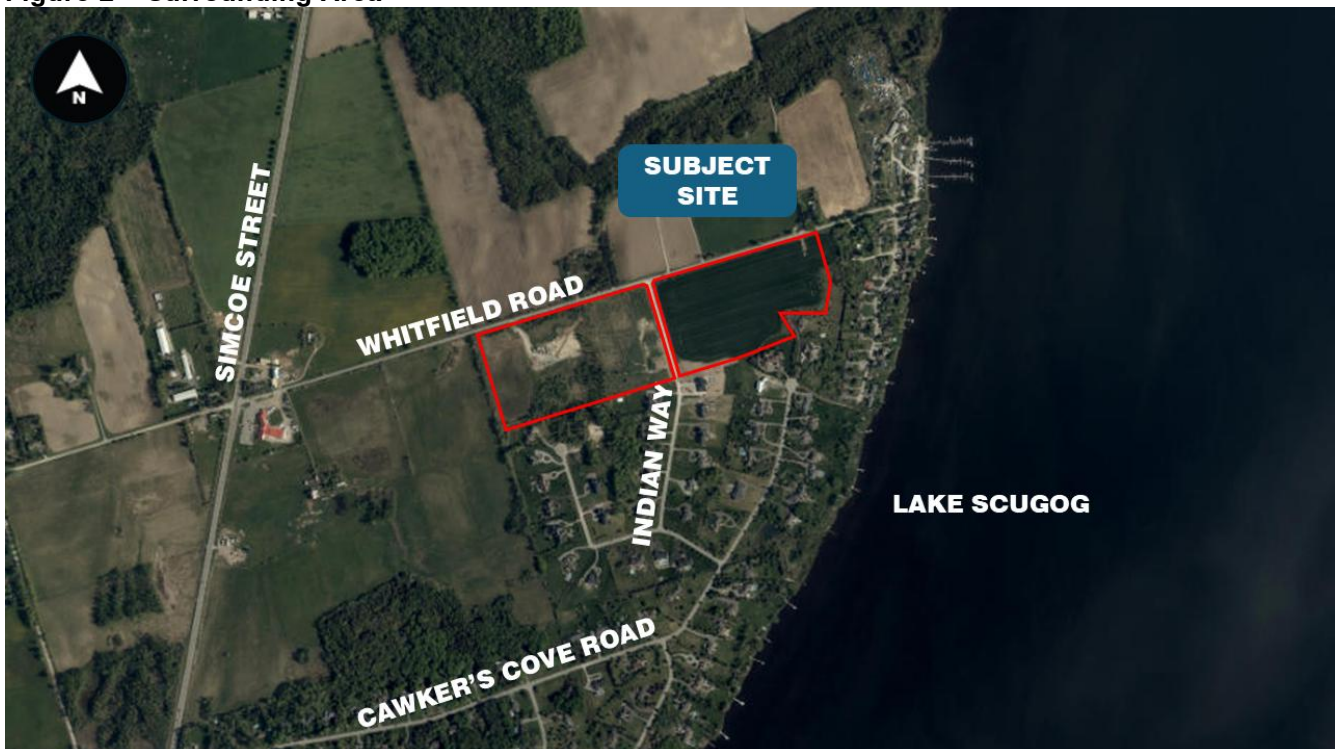
West: Immediately west of the Subject Site are agricultural uses cultivated with cash crops such as hay (**Figure 5**).

Figure 1 – Subject Site



Source: MNR (2025)

Figure 2 – Surrounding Area



Source: MNR (2025)

Figure 3 – North of Subject Site



Source: Google Earth (2025)

Figure 4 – South of Subject Site



Source: Google Earth (2025)

Figure 5 – East of Subject Site



Source: Google Earth (2025)

Figure 6 – West of Subject Site



Source: Google Earth (2025)

2.3 Public Services and Facilities

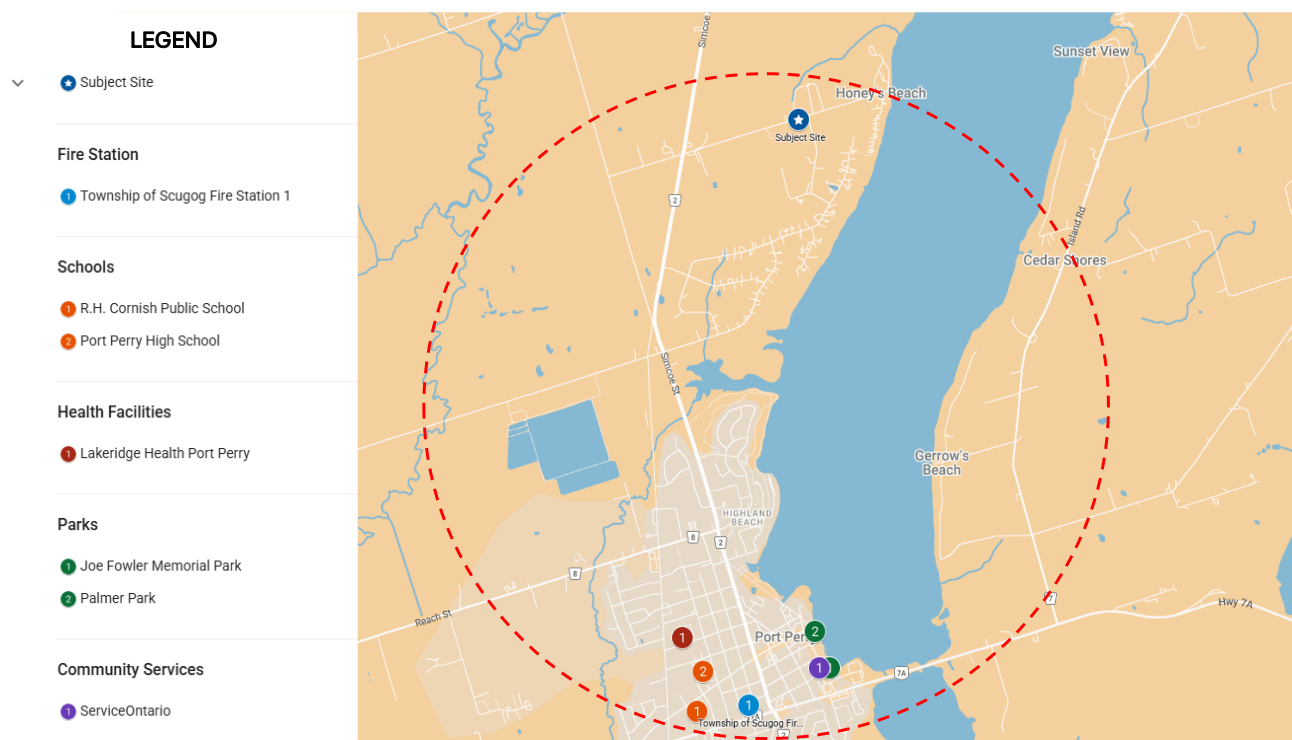
The Subject Site is in proximity of a range of community services and facilities, including:

- Township of Scugog Fire Station is approximately 5.4 kilometres away from the Subject Site.
- RH Cornish Public School is situated approximately 5.6 kilometres away from the Subject Site.
- Port Perry High School is approximately 5.4 kilometres from the Subject Site.

- Lakeridge Health Hospital is 5.2 kilometres southwest of the Subject Site.
- The Site is 5.4 kilometres northeast from Joe Fowler Memorial Park and Palmer Park along Lake Scugog.
- The Site is also 5.6 kilometres northeast from Service Ontario at 72 Water Street, Port Perry.

Figure 7 identifies several community services and facilities within 5 kilometres of the Subject Site.

Figure 7 – Public Service Facilities



Source: Google Maps (2025)

2.4 Road Network

The Subject Site fronts onto Whitfield Road, a *Local Road* in the Scugog Official Plan. Whitfield Road has a current right-of-way width of 20.1 metres. Whitfield Road intersects with Simcoe Street, a *Type A Arterial Road*, approximately 580 metres west of the Subject Site. Simcoe Street provides regional connectivity and extends to major highways, offering access to key destinations within the area.

Indian Way, which bisects the Subject Site, is an oversized Local Road with a right-of-way width of 23.0 metres. The right-of-way reduces to 20.0 metres south of the Subject Site where it terminates at Clyde Court.

2.5 Public Transit Network

Durham Region Transit operates Route 905C through Port Perry that connects south to the Whitby GO Train Station and West to Uxbridge (**Figure 9**). The closest stop to the Subject Site is approximately 4 kilometres away at Reach Street and Simcoe Street. Route 905C operates seven days a week with 90-minute frequencies.

2.6 Active Transportation

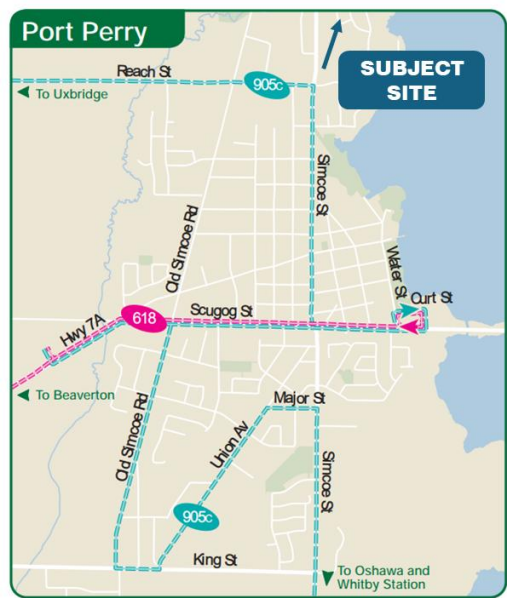
Simcoe Street is identified on the Durham Regional Cycling Plan (2021) with proposed Buffered Paved Shoulder on the Primary Cycling Network (**Figure 10**). There are no sidewalks or paved shoulders on Whitfield Road adjacent to the Subject Site.

Figure 8 – Road Network



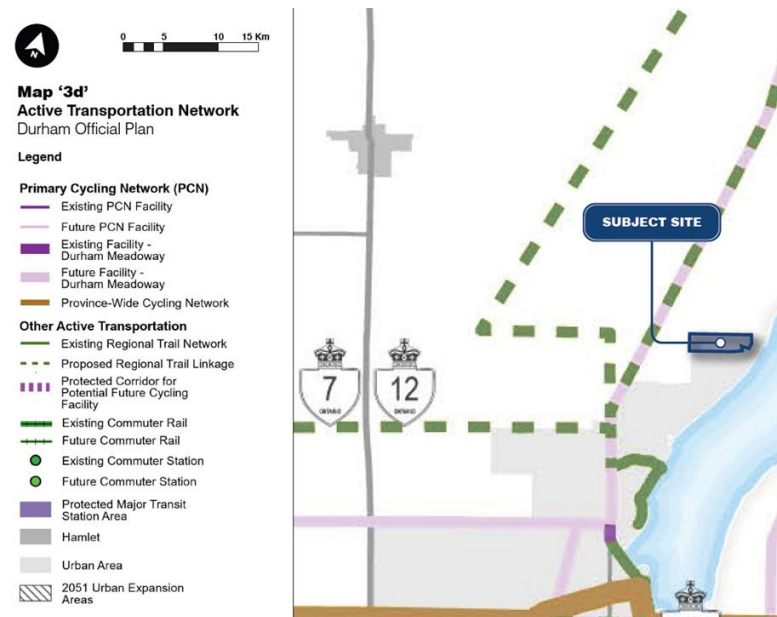
Source: Township of Scugog (2017)

Figure 9 – Public Transit Network



Source: Durham Region Transit (2025)

Figure 10 – Active Transportation Network



Source: Durham Region (2024)

3.0 PROPOSAL

3.1 Description of the Proposed Development

The proposed development consists of twenty-six (26) single-detached dwellings as the next phase of the Honey Harbour development. The Draft Plan of Subdivision prepared by D.G. Biddle & Associates is shown on **Figure 11** and **Appendix 1**. The residential lots have a lot area ranging from 0.48 hectares (1.19 acres) to 1.16 hectares (2.86 acres). Lot frontages range from 36.6 metres (120 feet) to 47.4 metres (156 feet).

Lots 1-7 and 16-26 have frontage and future driveway access on Whitfield Road. Lots 8-15 have frontage and future driveway access on Indian Way.

Each lot is intended to be serviced by individual private well water and septic systems. Each lot will be occupied by 2-storey or bungalow single-detached estate residential dwellings.

The proposed development includes a stormwater management pond (Block 27) and a drainage block (Block 28) to facilitate water flow. These measures are designed to ensure the development integrates well with the local environment and minimizes any potential flooding risks.

Additionally, the proposal takes into account the Minimum Distance Separation (MDS) guidelines, ensuring that dwellings for Lots 8 and 16-21 are situated outside the arc of influence from the chicken livestock facilities at 2075 Whitfield Road as outlined in the Minimum Distance Separation Study (May 2025) prepared by Oakridge Environmental Ltd.

As Indian Way was previously conveyed to the Township as part of Phase 2B/C, no new roads are proposed. As confirmed through the Pre-Consultation comments, no additional road widening along Whitfield Road is required.

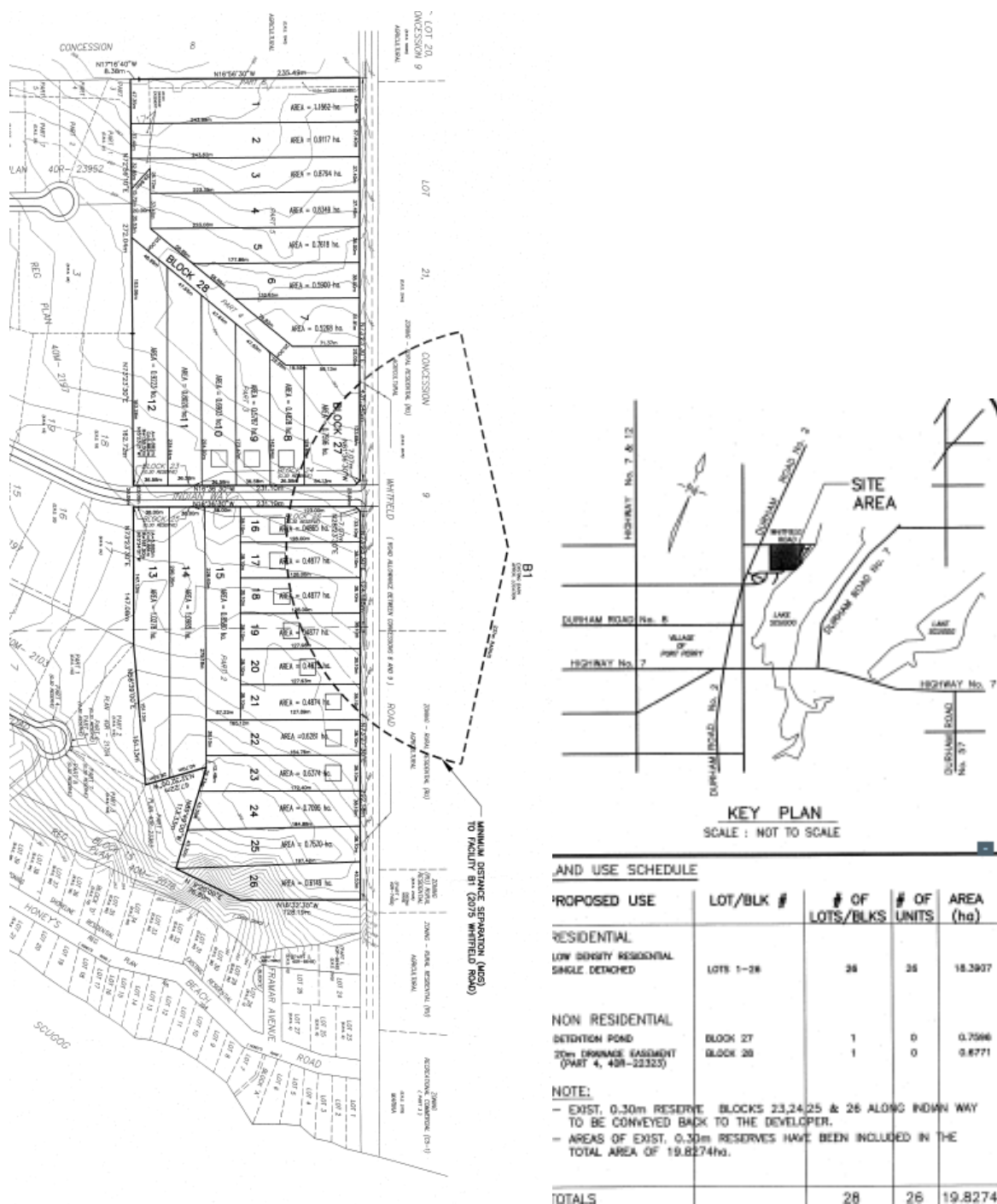
3.2 Required Approvals

It is our professional opinion that the proposed development conforms with the Durham Regional Official Plan and Township of Scugog Official Plan and is permitted within the *Residential* designation.

It is our opinion that Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision ("DPS") applications are required to facilitate the proposed development. The proposed ZBA will facilitate site-specific regulations for this proposed development and bring the site into conformity with the Official Plan.

It is our opinion that the Draft Plan of Subdivision and Zoning Bylaw Amendment applications are required to facilitate the proposed development. The purpose of the Zoning Bylaw Amendment is to change the zone category to a more appropriate zone that conforms with the Township's Official Plan and to address individual construction practices in order to be in conformity with the existing development.

Figure 11 – Proposed Draft Plan of Subdivision



Source: D.G. Biddle & Associates (2025)

4.0

POLICY CONTEXT

4.1 Overview

The proposed development is supported by policy directions set out in the Provincial Planning Statement (2024), Greenbelt Plan (2017), Durham Regional Official Plan (2024), and Town of Scugog Official Plan (2017).

4.2 Planning Act (1987)

The Planning Act R.S.O. 1990, CHAPTER P.13 (1997) “Planning Act”) regulates land use planning in the Province of Ontario. Section 2 of the Planning Act relates to matter of Provincial Interest and states that the Minister, Councils, Local Boards, and the Tribunal shall have regard to matters of provincial interest which are listed in Section 2 (a) through 2 (s). **Table 1** below provides a response to each matter identified in Section 2 of the Planning Act.

For the reasons noted, it is our professional opinion that the proposed development has regard for the above noted matters of provincial interest.

Table 2 – Matters of Provincial Interest

Provincial Interest	Response
a) <i>The protection of ecological systems, including natural areas, features and functions</i>	Natural heritage features on the Subject Site will be protected with required Minimum Vegetation Protection Zones applied.
b) <i>The protection of the agricultural resources of the Province</i>	The Subject Site is not designated for agricultural uses in the Township of Scugog Official Plan. As the Subject Site is within Urban Area, this is not applicable.
c) <i>The conservation and management of natural resources and the mineral resource base</i>	The Subject Site does not contain natural resources.
d) <i>The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest</i>	Stage One and Two Archeological Assessments were completed and recommends a Stage Three Archaeological Assessment. The Stage One and Two Archeological Assessments have been submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries'.
e) <i>The supply, efficient use and conservation of energy and water</i>	The proposed development will be built to meet Ontario Building Code requirements for energy efficiency.
f) <i>The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems</i>	Appropriate communication, transportation, sewage, water and waste management systems currently exist across the Subject Site.
g) <i>The minimization of waste</i>	The proposed development will not create an unacceptable level of waste.
h) <i>The orderly development of safe and healthy communities;</i>	The Subject Site is located within the Urban Boundary in the Durham OP and Scugog OP and is designated for residential development. The proposed development complies with the policy directives set out by the Official Plans and will not impact the orderly development of adjacent lands within the Port Perry Urban Area. Lands to the south and east have been developed with residential neighbourhoods.
h.1) <i>the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies</i>	Public sidewalks and walkways are not proposed.
i) <i>The adequate provision and distribution of educational, health, social, cultural and recreational facilities</i>	The Subject Site is served by existing educational, health, social, cultural, and recreational facilities. The aforementioned facilities, services, and outdoor areas would be accessible to future residents of the proposed development.
j) <i>The adequate provision of a full range of housing, including affordable housing</i>	The proposed development provides single-detached dwellings.
k) <i>The adequate provision of employment opportunities</i>	The Subject Site is located on lands designated for residential uses.
l) <i>The protection of the financial and economic well-being of the Province and its municipalities</i>	All services required to enable the construction of the proposed development will be borne by the developer. As such, this development will not impact the financial well-being of the Township and increase revenue by development charges and property taxes.

Table 2 Continued – Matters of Provincial Interest

Provincial Interest	Response
m) <i>The co-ordination of planning activities of public bodies</i>	Pre-consultation comments from Durham Region and Scugog have appropriately been addressed.
n) <i>The resolution of planning conflicts involving public and private interests</i>	Public comments from the Statutory Public Meeting will be addressed.
o) <i>The protection of public health and safety</i>	All construction related activities will comply with all applicable laws and safety guidelines.
p) <i>The appropriate location of growth and development</i>	The Subject Site is designated as <i>Residential</i> in the Scugog Official Plan. As such, these lands are in the appropriate location for growth and development in the Township.
q) <i>The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</i>	Public transit is not available within a 1-kilometre radius of the Subject Site.
r) <i>The promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant</i>	The Subject Site is currently underutilized. The proposed development is designed to foster a distinct sense-of-place through its architectural style, protection of natural heritage features, and landscaping. Appropriate street lighting will be implemented throughout the development that will ensure the safety of vulnerable road users. Tree planting and landscaping will be done to facilitate long-term growth, for example by selecting native species and pollinator plants.
s) <i>The mitigation of greenhouse gas emissions and adaptation to a changing climate</i>	Not directly applicable.

4.3 Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) ("PPS") is a streamlined provincial policy framework that guides land use planning decisions in Ontario. The PPS was issued under Section 3 of the Planning Act and approved by the Lieutenant Governor in Council. It came into effect on October 20, 2024. Decisions related to planning matters, including Zoning By-law Amendment applications made under the Planning Act, shall be consistent with the PPS.

4.3.1 Planning for People and Homes

Section 2.1 - Planning for People and Homes, outlines provincial policy direction on land use planning matters relating to population growth forecasts. Policy 2.1.1 states *"As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate."* Policy 2.1.2 further elaborates that population and employment forecasts previously issued by the Province for the purposes of land use planning may continue to be used by municipalities to forecast growth.

The Subject Site is located in Durham Region and the Township of Scugog. The Durham Regional Official Plan ("ROP") provides population growth forecasts for local municipalities within its boundaries. By 2051, the ROP forecasts that the Township of Scugog will have a population of 29,310 people. Between 2021 and 2051, the ROP forecasts that the Township of Scugog will see an approximate population increase of approximately 31%.

The Regional and Township Official Plans have not yet been updated to reflect the population projections published by the Ministry of Finance. Per Policy 2.1.2, planning decisions are therefore still being guided by the forecasts previously approved by the Province. At a high level, the proposed development will provide residential housing supply that will help to support Scugog's forecasted population growth.

4.3.2 Housing

With respect to housing, Policy 2.2.1.b)1. states that *"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities."*

The proposed development represents housing development on a vacant and underutilized piece of land. The Subject Site is in an area that is intended to support residential growth in the ROP. The proposed development will provide estate residential dwellings that will add to the range of housing options.

4.3.3 Settlement Areas

With respect to Settlement Areas, Policy 2.3.1.1 states *"Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas."*

As per the above policy 2.3.1.1, Settlement Areas are to be the focus of growth and development. The proposed development is located within with the Port Perry Urban Area where growth is to be directed.

Per Policy 2.3.1.2, the PPS states *"Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- a) efficiently use land and resources; and,*
- b) optimize existing and planned infrastructure and public service facilities."*

The Subject Site is located within the settlement area boundary of Port Perry. As outlined above, settlement areas shall be the focus of growth and development. The proposed development conforms to land use designation within the Township's Official Plan and aids in realizing the Township's growth goals. As such, we find the proposed development to represent an appropriate

level of density with planned private services that will efficiently use existing and planned community resources.

The proposed development is a greenfield development on an underutilized parcel of land located in a settlement area. The proposed development will utilize existing public service facilities identified in Section 2.3 and will be developed to utilize private services. In our opinion, based on the foregoing reasons, the proposed development is consistent with the PPS.

4.4 Greenbelt Plan (2017)

The Greenbelt Plan was first introduced in 2005 to help shape the future of the Greater Golden Horse ("GGH") and is read in conjunction with the Growth Plan for the Greater Golden Horseshoe. The Greenbelt Plan identifies where growth in the GGH should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape.

Lands designated as *Protected Countryside* in the Greenbelt Plan consist of agricultural and natural systems with a series of settlement areas. The settlement areas are made up of *Towns/Villages* and *Hamlets* that vary in size and diversity and intensity of land uses. Port Perry is a *Town/Village* as identified on Schedule 1 of the Greenbelt Plan. Section 3.4.1 states that municipal official plans should be referred to in order to determine the precise boundaries of settlement areas.

The proposed development is located within a *Settlement Area (Towns/ Villages)* of the Greenbelt Plan (2017). Section 3.4.1 further states that "*Towns/Villages have the largest concentrations of population, employment and development within the Protected Countryside and tend to be the central settlement area(s) for their respective municipalities...Towns/Villages are the focus of development and related economic and social activity*".

Towns/Villages within the *Protect Countryside* are subject to Policy 3.4.3.1, which states "*Towns/Villages are subject to the policies of the*

Growth Plan and continue to be governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2".

The proposed development conforms to the Greenbelt Plan as the Subject Site is within a *Settlement Area*, thus a suitable located for future growth.

4.5 Durham Regional Official Plan (September 2024 Consolidation)

The new Durham Regional Official Plan ('ROP') was approved by the Minister of Municipal Affairs and Housing on September 3, 2024, which was the culmination of work completed through Envision Durham, the Municipal Comprehensive Review (MCR) process. The ROP addresses a wide variety of strategic land use planning and development matters. Envision Durham also represents the Region's provincial mandate to ensure that the ROP conforms with Provincial Plans or does not conflict with them; has regard for matters of Provincial interest; and is consistent with the Provincial Planning Statement. The Subject Site is within the *Urban System* and designated *Community Areas* per Map 1, Regional Structure – Urban & Rural Systems (**Figure 12**). The proposed development conforms to this land use designation and the following policy directives set out in the ROP.

With respect to growth within the Region, Policy 1.1.3 directs population and employment growth to the Urban System. Further, per Figure 2, the Township of Scugog has a minimum population allocation of 29,310 people for the year 2051, of which the urban population allocation is 17,740. The proposed development will contribute to these minimum population allocations.

Figure 12 – Durham Region Official Plan Map 1 – Regional Structure: Urban & Regional Systems



Source: Durham Region (2024)

4.5.1 Healthy Communities

The ROP includes various policy statements related to housing and development. Policies include direction to achieve diverse housing options by type, size and tenure and providing residential development on lands available within Settlement Areas (Policies 3.1.1 and 3.1.2).

The proposed development will increase housing supply in the area by introducing 26 single-detached lots within a *Settlement Area* and *Community Area*. The proposed development naturally extends the previous phases of development to the north by sequentially introducing additional residential units. Furthermore, the overall proposal adds to the existing residential area to the north of the Honey Harbour subdivision. The proposed development makes more efficient use of land while accommodating more residents in housing typologies of different sizes and formats supportive of different incomes.

Policy 3.3.1 of the ROP supports the development of complete and sustainable communities that include a mix of affordable and market-based housing, safe recreation areas, enhanced natural environment, vibrant places and spaces, and climate-resilient development. The ROP promotes creation of a high-quality public realm through the development review process by preserving and complementing the built and natural heritage and character of existing areas, integrating landscaping and beautification, ensuring compatibility with surrounding land uses, and considering energy efficiency and sustainability (Policy 3.3.3). Policy 3.3.4 states that street designs provide connections with adjacent neighbourhoods, provide safe and convenient travel options, balance the needs and priorities of the various users and human-made features in an area.

The proposed development introduces single-detached dwellings in support of ownership tenure. By introducing residential units adjacent to an existing neighbourhood, the Subject Site provides future residents with access to existing recreational areas. It also respects the existing natural heritage

features within the west parcel as part of this development proposal.

The natural heritage areas have been delineated by GeoProcess which have informed the proposed *Environmental Protection (EP)* zoning

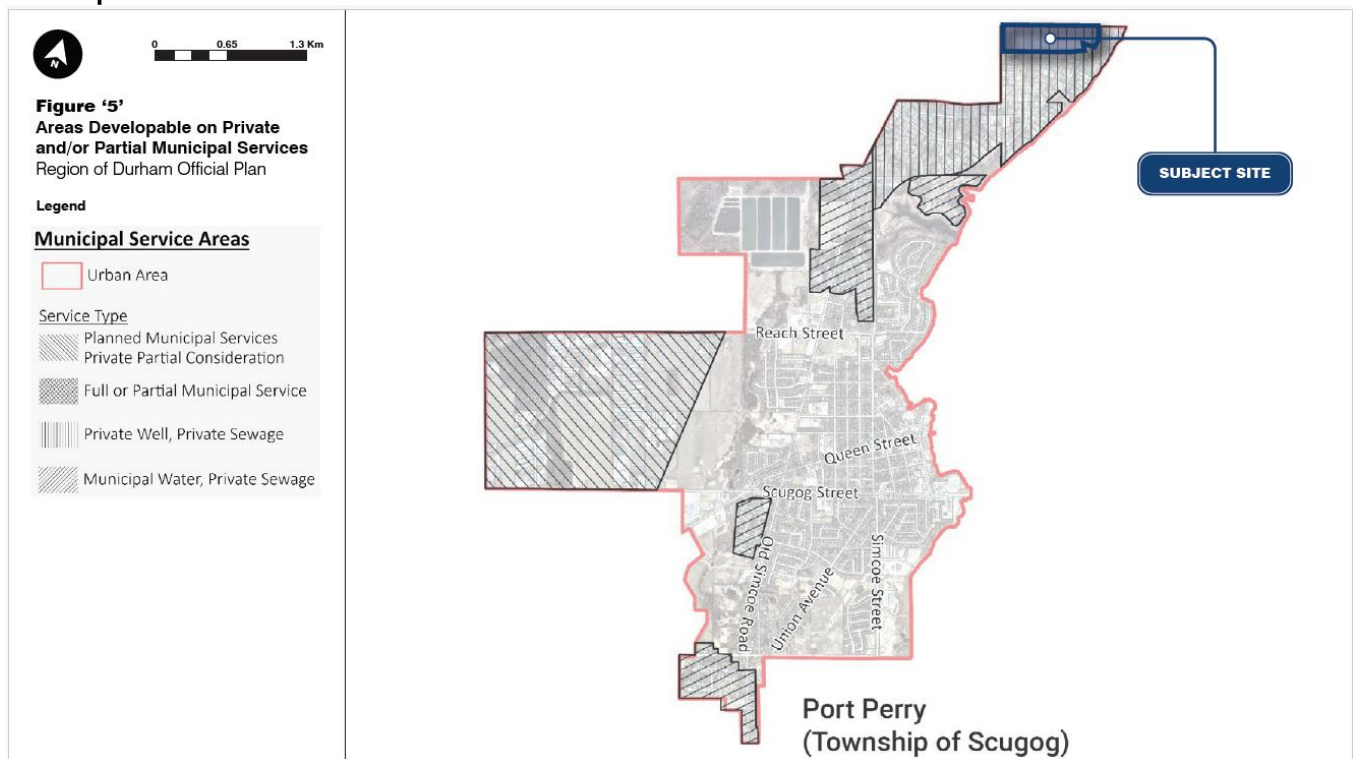
4.5.2 Servicing

Within the Urban System, development shall take place on full municipal water and sewage services. However, as noted in Policy 4.1.26 there are locations within the Urban Area in which the provision of municipal water and/or sewage services is not technically or financially feasible or may be in process but not yet completed. These areas are identified on Figure 5 of the ROP (**Figure 13**). Development on individual on-site sewage

services and individual on-site water services may be considered, subject to the following:

- a) *prior to any development on partial or full private services, the feasibility of providing full municipal services must first be assessed, including consideration of any additional capacity resulting from municipal water supply or municipal sanitary sewage plant expansions, and/or other servicing alternatives, such as communal systems; and*
- b) *any development on the basis of partial municipal services or full private services shall be in accordance with the relevant provisions of Policies 6.5.6 to 6.5.15, and subject to a regional agreement that the development will be connected by the landowner as soon as Regional services are available.*

Figure 13 – Durham Region Official Plan Figure 5 - Areas developable on private and/or partial municipal services



Source: Durham Region (2024)

As shown on Figure 5, the Subject Site is located in an area identified as having development on private well and private sewage services. As noted in the Functional Servicing and Stormwater Management Report (March 2025) prepared by D.G. Biddle & Associates, there are no municipal water or sanitary infrastructure present on Whitfield Road or Indian Way to connect to.

Section 6.5 of the ROP outlines policies for Rural Settlements. While the Subject Site is located within the Urban Area, the proposed private servicing is subject to the relevant Hamlet policies of the ROP.

Policy 6.5.9 requires that *“growth in Hamlets be limited to minor infilling subject to the ability to service the growth with individual on-site water and individual on-site sewage services.”* Further, development within hamlets to be compatible with surrounding uses while not extending or promoting strip development (Policies 6.5.10 and 6.5.11).

The proposed development rounds out the Urban Area of Port Perry as it extends north to Whitfield Road. The proposed lot sizes are compatible with the existing estate housing to the south and east of the Subject Site.

Lastly, Policy 6.5.14 requires that development within a hamlet proceed by plan of subdivision with applications accompanied by a recent hydrogeological report, lot servicing plan indicating the proposed location of all structures, drilled wells and the subsurface sewage disposal system envelopes, a geotechnical report, and an existing and final grading plan.

The draft plan of subdivision application is supported by these studies and more. Further details of these studies are provided in Section 6 of this Report.

4.5.3 Community Areas

The ROP states that *Community Areas* are intended to offer a complete living environment for Durham Residents comprised of housing, commercial uses, public services facilities, and more. Policy 5.4.2 states that *Community Areas* should accommodate a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses. The proposed

development seeks to provide twenty-six (26) residential units in the form of single-detached dwellings in an area with existing parks and outdoor space.

As per Policy 5.4.2, Community Areas are to be planned *“for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-serving uses such as commercial, retail (including major retail), personal service uses, home businesses, recreational uses, public service facilities, institutional uses and office uses, provided such uses are appropriately located and compatible with their surroundings.”*

The Subject Site is designated for residential uses in the Scugog Official Plan. The proposed estate residential lots contribute to a variety of housing Types within the Port Perry Urban Area.

Policy 5.4.5.1 states that a minimum density target of not less than 53 people and jobs per hectare shall be achieved within the designated greenfield area.

The proposed development will have an estimated population of 91 persons based on a rate of 3.5 persons per single-detached dwelling. This equates to a gross density of approximately 5 people per gross hectare. While the density of the proposed development is less than 53 people and jobs per hectare outlined in Policy 5.4.5.1, the target established in the ROP applies to all designated greenfield area across the Region as a whole and not on a site-by-site basis. There are numerous locations within the designated greenfield area that are being planned for higher densities within secondary plan areas that will offset the lower density of the proposed development and allow the regional target to be met. Further, the designated greenfield area density target assumes greenfield development will be on full municipal services. Considering the ROP permits development on the Subject Site to be on private water and sewage per Figure 5 of the ROP, it cannot be expected that the Subject Site will achieve the designated greenfield area density target.

4.5.4 Site Specific Policies

Policy 10.3.3 identifies a site-specific policy applicable to the Subject Site. This policy states that *“the lands known municipally as Part of Lots 21*

and 22 Concession 8 in the former Township of Reach, in the Township of Scugog, Assessment numbers 182001000818846 and 182001000818800 are within the Urban Area Boundary and designated as Community Areas. Prior to any development on these lands proceeding, the following conditions shall be satisfied:

- a) Sufficient water supply and quality is confirmed through a hydrogeological study which shall demonstrate adherence to provincial D-Series Guidelines and the Region of Durham Lot Sizing Policy. The study shall be peer reviewed to the satisfaction of the Region; and
- b) Demonstration that the Minimum Distance Separation formula is complied with"

The proposed development is substantiated by the Hydrogeological Assessment (May 2025) prepared by GHD, which provides a detailed analysis of the subsurface information regarding the soil and groundwater conditions across the Subject Site. The Hydrogeological Assessment concludes that the proposed single-detached dwellings can be serviced via private individual wells and the Subject Site is suitable for conventional septic systems.

In addition to the soil and groundwater considerations, the proposed development also adheres to the Minimum Distance Separation (MDS) formula as outlined in MDS Study (May 2025) prepared by Oakridge Environmental Ltd. The MDS identifies seven (7) properties within a 1,500 metre radius of the Subject Site with potential barn structures and/or manure storage. Of these, the livestock facility at 2075 Whitfield Road – directly north of the Subject Site – has a calculated setback of 236 metres from the chicken facility that encroaches on the Subject Site. This setback encroaches onto Lots 8 and 16-21 on the proposed draft plan of subdivision. Future residential buildings on these Lots must be sited beyond the MDS setback, as demonstrated on the proposed draft plan of subdivision, to be in compliance with the required separation distance.

4.5.5 Conclusion

The Subject Site is designated *Community Areas* in the ROP. The proposed development provides estate residential dwellings that add to the supply

and range of housing options in the Port Perry Urban Area.

The Subject Site is well suited to accommodate development as it has been designated for residential growth and is a natural extension of the Port Perry built-up area. The proposed development is permitted on private wells and sewage systems and is supported by the Hydrogeological Assessment. Further, the proposed dwellings will be located beyond the minimum setback to livestock facilities as demonstrated by the Minimum Distance Separation Study.

In considering the above, it is our professional opinion that the proposed development conforms to the policy directives and intentions of the Durham Regional Official Plan.

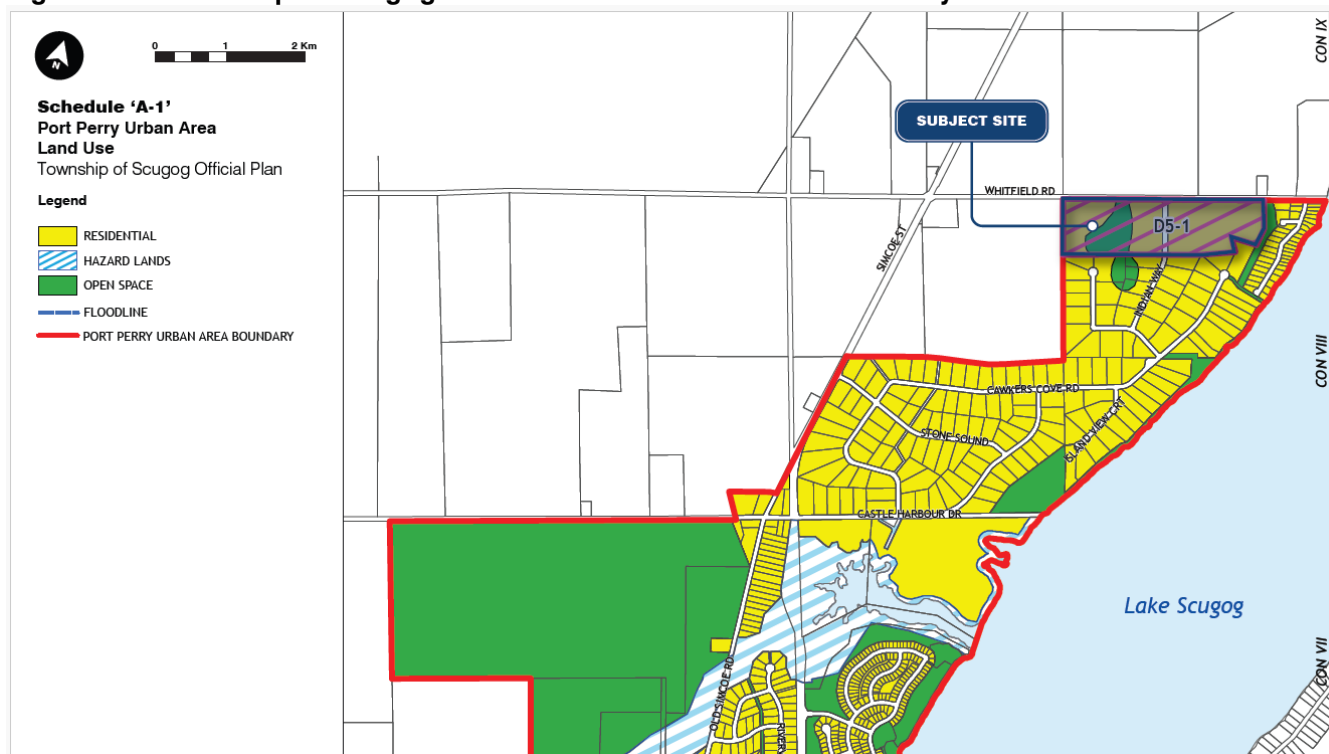
4.6 Township of Scugog Official Plan (September 2017 Consolidation)

The Township of Scugog Official Plan (Office Consolidation, 2017) ("SOP") was adopted by Council in July 2009, approved, and approved by the OMB March 2011. It was last consolidated September 2017. There are outstanding deferrals unrelated to this proposal.

The Subject Site is within the Port Perry Urban Area designated as *Residential* and *Open Space* in the SOP (Figures 14 and 15). As per the Notice of Decision issued on December 4, 2024, by the Commissioner of Planning and Economic Development for the Regional Municipality of Durham, Deferral D5-1 was removed from the Subject Site.

The SOP sets the planning and land use framework for local decision-making. The policies of the SOP guide the physical, economic and social development of the Township to manage growth, and economic development, to protect the natural environment, resources, and agricultural lands, as well as to provide infrastructure. The policies in the SOP are meant to help co-ordinate detailed planning.

Figure 14 – Township of Scugog Official Plan Schedule A-1– Port Perry Urban Area Land Use



Source: Durham Region (2024)

Goals of the SOP include preserving the natural environment and rural character of the landscape and settlement areas, encouraging economic development and opportunities for employment, ensuring attractive development that reflects the existing character and built form, and providing a variety of housing opportunities.

4.6.1 Strategic Direction

Chapter 2 of the Official Plan provides policies and guidelines for residential growth and housing.

Policy 2.1.1 directs growth primarily to within the urban boundary of Port Perry while also ensuring development in the Port Perry Urban Area is sequential and phased to provide for the continuous and orderly development of the community.

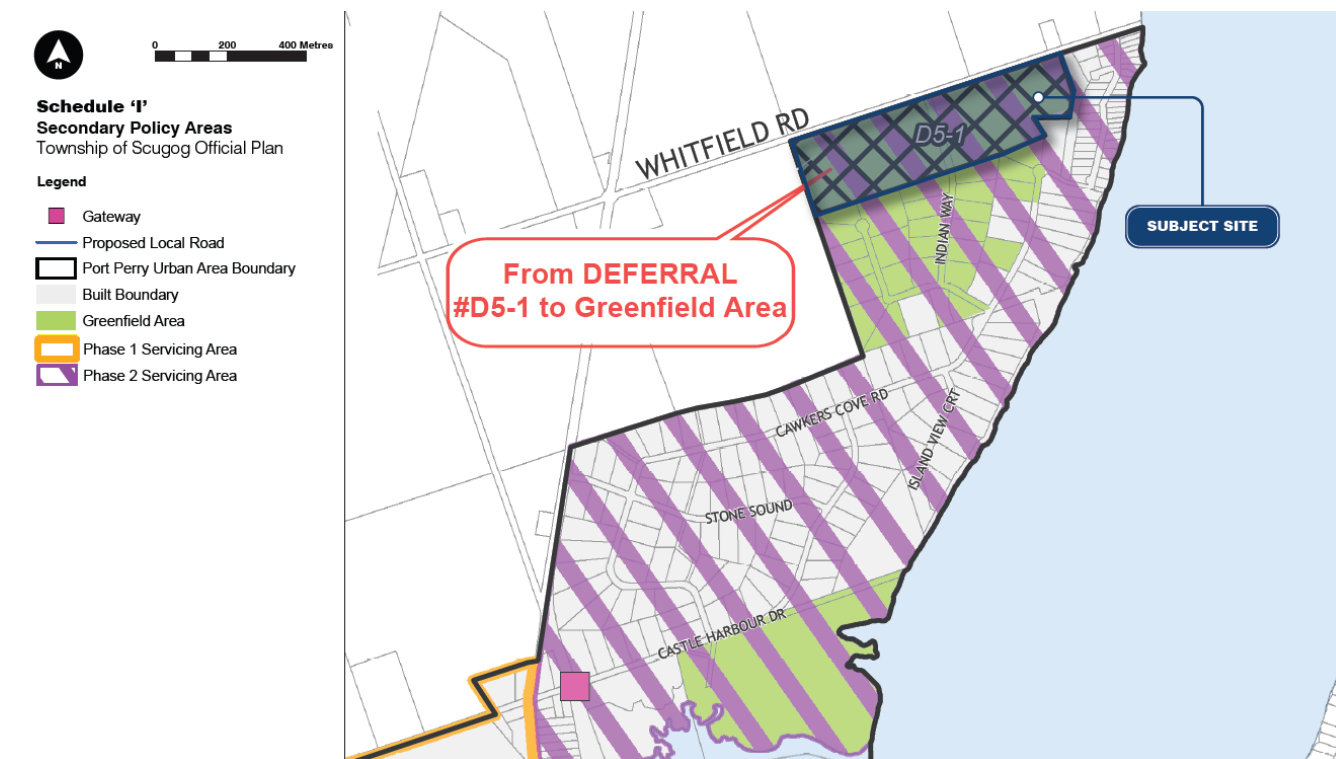
The Subject Site is located within the Port Perry Urban Area. The proposed development is adjacent to existing residential lands and provides a

continuous and orderly development within the community.

Policy 2.4 requires a diverse housing stock in terms of type, tenure, density and affordability to meet the needs of residents and the community. The Township will maintain an adequate supply of land for residential development, subject to the availability of water and wastewater treatment capacity while ensuring that new housing developments include a range of housing sizes and designs to offer housing opportunities at a range of prices in the marketplace. Further, within Port Perry 70% of residential units is targeted as low-density, including single-detached dwellings (Policy 4.1.3 p)).

The proposed development aligns with the Township's housing goals through the provision of 26 single-detached residential lots and contributing to an adequate supply of residential lands. The proposed estate lots on private water and sanitary systems is compatible with the overall neighbourhood setting and will not use up

Figure 15 – Township of Scugog Official Plan Schedule 1– Secondary Policy Areas



Source: Durham Region (2024)

allocation from existing municipal water and wastewater treatment systems.

4.6.2 Development Criteria

Section 3 of the SOP provides develop policies within the Township. Policy 3.1 outlines a number of development criteria that are addressed in **Table 2**

Policy 3.15 requires a stormwater management report for all development proposals. Further, all stormwater management facilities in a Plan of Subdivision shall be placed in an appropriate Environmental Zone in the implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized.

D.G. Biddle has prepared a Functional Servicing and Stormwater Management Report (“FSSR”) in support of the proposed development. The FSSR provides measures designed to mitigate flooding risks and addresses stormwater quantity and quality controls, while also ensuring groundwater

protection and environmental health. The proposed stormwater management facility is zoned *Environmental Protection Zone (EP)* in the enclosed site-specific zoning by-law.

Section 3.18 outlines urban design guidelines within the Port Perry Urban Area. These guidelines are addressed in the Urban Design Guidelines prepared by Biglieri Group.

The central portion of the west parcel contains natural heritage features including a wetlands. This area is designated as *Open Space* in the SOP. Policy 7.1.3 b) states that “*the Open Space Linkages shall be established in plans of subdivision and in the implementing Zoning By-law*”. The wetland is zoned *Environmental Protection Zone (EP)* in the enclosed site-specific zoning by-law.

4.6.3 Port Perry Secondary Plan

The Port Perry Secondary Plan was adopted by the Township of Scugog Council on November 2, 2015, as Official Plan Amendment No. 5. The Secondary

Plan was approved as amended by the Region of Durham with modifications on December 19, 2016. The Port Perry Secondary Plan policies are provided in Section 4 of the Scugog Official Plan.

The Subject Site is located within the Port Perry Urban Area and designated as *Residential* (Figure 14).

Policy 4.1.1 outlines objectives for the *Residential* designation including the maintenance and enhancement of the character and identity of existing residential areas as well as encouraging the provision of a range of housing types. As outlined in Policy 4.1.2, permitted uses within the *Residential* designation include single-detached housing forms.

Table 2 – General Development Criteria

Criteria	Response
a) <i>Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;</i>	The geotechnical and hydrogeological investigations* confirm suitable soil and drainage conditions for the proposed buildings and driveways.
b) <i>Suitable arrangements have or can be made for water and wastewater servicing, storm drainage and all other necessary public services;</i>	The Hydrogeological Assessment* concludes that the proposed single-detached dwellings can be serviced via private individual wells and the Subject Site is suitable for conventional septic systems.
c) <i>No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;</i>	The Traffic Brief* prepared by GHD conclude that the estimated development traffic volume is considered low and will not impact the capacity of the surrounding roads. The existing roads of Whitfield Road and Indian Way is expected to have sufficient remaining or reserve capacity to accommodate this additional development traffic.
d) <i>The land fronts on a year round publicly maintained road, which meets municipal standards;</i>	The proposed residential lots have frontage on Whitfield Road or Indian Way, which are both year-round publicly maintained roads.
e) <i>The potential impact of all adjacent land uses upon the proposed use has been adequately investigated;</i>	The proposed development will not be impacted by adjacent agricultural lands to the west and north.
f) <i>The potential impact of the proposed use on adjacent lands has been considered, and adequate mitigation, including buffer distances is provided between the use and adjacent uses in accordance with the policies of this Plan;</i>	Appropriate setbacks to adjacent land uses have been provided including strip of land to the east between Honey Beach Residences and the new lots.
g) <i>The Minimum Distance Separation formulae are complied with.</i>	Appropriate setbacks to livestock facilities have been provided in accordance with the Minimum Distance Separation Study* prepared by Oakridge Environmental.

*Note – All studies have been completed within the last two years

The proposed development of 26 single-detached dwellings is permitted within the Residential designation. The estate residential lots are compatible with the surrounding residential neighbourhood.

Policy 4.1.3 a) states that residential developments within areas designated *Residential* may be permitted at a maximum density of 50 units per net hectare with a maximum height of five storeys above grade.

Policy 4.1.3 p) prescribes that a complete range of housing types be provided in the Port Perry Urban Area with 70 percent of housing being low density consisting of single-detached, semi-detached and duplex dwellings.

The proposed development has a net density of 1.5 units per net hectare with building heights of 2 storeys. The proposed single-detached dwellings will contribute to the allocation of low-density housing types.

4.6.4 Conclusion

The proposed development adheres to the general development and residential policies pertaining to the Port Perry Secondary Plan. The proposed development with residential lots of 0.48 hectares or larger with private well and septic systems is compatible with the adjacent residential areas to the east and south that are also on private well and septic systems. Additionally, the proposed development adheres to MDS setback requirements, provides appropriate stormwater management, will not have any impacts on traffic, and provides environmental mitigation through the appropriate zoning of existing wetlands features on the Subject Site.

Based on the foregoing, it is our opinion that the proposed development conforms with the Township of Scugog Official Plan and in particular the Port Perry Secondary Plan.

4.7 Township of Scugog Zoning By-Law

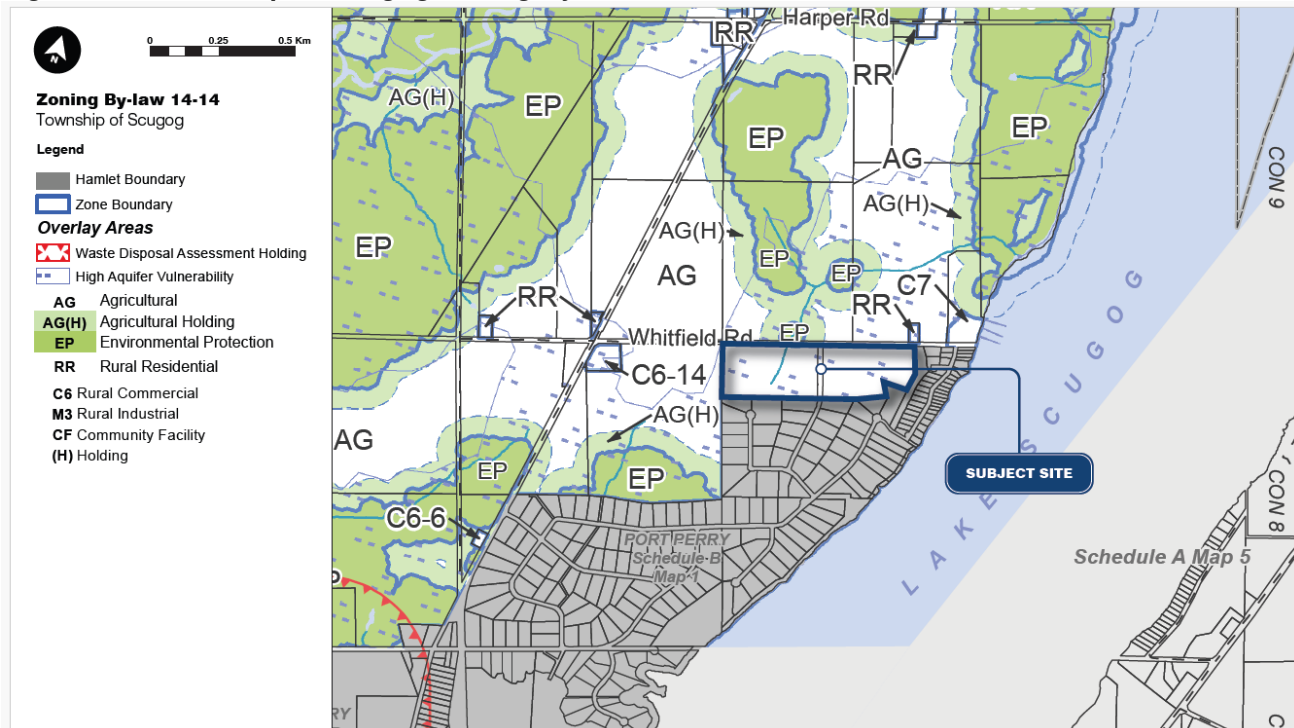
The Subject Site is currently zoned as *Agricultural (AG)* in the Township of Scugog Zoning By-law 14-14, as amended (**Figure 16**). The *Agricultural (AG)* zoning permits a range of agricultural and rural uses including single-detached dwellings. The existing zoning of the Subject Site is not in conformity with the *Residential* designation in the Scugog Official Plan. Further, the minimum lot area and frontage for the *Agricultural (AG)* zone is 40 hectares and 90 metres, respectively. The proposed residential lots do not meet these minimum requirements. As such, a zoning by-law amendment is required to permit the proposed development.

This application seeks to rezone the Subject Site to the *Urban Partial Service Residential (R3)* Zone.

For lots serviced with private waste and sanitary systems, the *Urban Partial Service Residential (R3)* Zone requires a minimum lot area of 2,800 square metres and minimum lot frontage of 30 metres. Each of the proposed residential lots meet these minimum requirements.

A draft Zoning By-law Amendment has been provided in **Appendix 2**. Overall, the proposed Zoning By-law Amendment is in keeping with the intent of the R3 Zone category for lots serviced with private waste and sanitary systems and will permit residential development that is in accordance with the policies of the Township of Scugog Official Plan as outlined in this Planning Rationale Report.

Figure 16 – Township of Scugog Zoning By-law 14-14



Source: Township of Scugog (2025)

5.0

PLANNING AND URBAN DESIGN ANALYSIS

5.1 Land Use

As established in the Provincial, Regional and Local planning policies, the proposed land use is appropriate for the Subject Site. The proposed development is a greenfield development on an underutilized parcel of land located in a settlement area that will make more efficient use of the land. The proposed single-detached dwellings provide a range of housing options to accommodate various household incomes. Further, the proposed development provides dwelling units that will contribute to the density targets as established by the Minister of Finance. In our opinion, based on the foregoing reasons, the proposed development is consistent with the Provincial Planning Statement.

The Subject Site is designated as *Community Areas* in the Durham Regional Official Plan. The proposed development is located in an area identified as having private water and septic systems. As such, the proposed development conforms to the Durham Regional Official Plan.

The Subject Site is designated as *Residential* and is located adjacent to the *Built-Up Area* in Township of Scugog Official Plan. Lands to the south and east are also designated as *Residential*, and the proposed development conforms to the policies associated with residential development in the Township of Scugog Official Plan.

The proposed development is consistent with the predominate built form typology associated with the

residential areas to the south and east with lot sizes comparable to these areas.

The Phase 2D lands can be developed utilizing private water and septic systems. There is sufficient water supply to service each lot with private wells. The proposed septic systems will not have any impacts on the existing local aquifers.

The proposed draft plan of subdivision has been designed to respect the calculated MDS setbacks associated with the chicken livestock facility to the north of the Subject Site. All the proposed residential dwellings will be located beyond the 236 metre calculated setback.

The proposed development will make a more efficient use of an underutilized parcel located within the Port Perry Urban Area designated as *Residential*, therefore, identified for development as prescribed in the Township of Scugog Official Plan.

5.2 Urban Design

The Biglieri Group Ltd. has prepared Urban Design Guidelines in support of the proposed development and to guide design considerations for the future residential neighbourhood. The Guidelines conforms to the Urban Design policies outlined in the Township of Scugog Official Plan.

The Urban Design Guidelines explores the local context surrounding the Subject Site and outlines the precedence set by the existing land uses and built form. A pattern of low-density land uses, primarily residential, currently exists and provides a narrative for the proposed development. The urban design goals and vision are to promote a range of architectural elements throughout the proposed development while maintaining a consistent pattern with the existing neighbourhood character of the adjacent lands to the south and east of the Subject Site is paramount.

The proposed development will maintain a unified sense of design while emphasising on several key elements. Within the proposed development, additional treatments will be provided given their locational prominence. Primary entrances will address the street and appropriate building setbacks will be incorporated. Buildings will not be situated within the Minimum Distance Separation

(MDS) of the existing livestock facility situated north of the Subject Site. As a result of the MDS some buildings will have generous front yard setbacks. Driveway access will be clearly defined along the street edge.

6.0 SUPPORTING STUDIES

6.1 Minimum Distance Separation

A Minimum Distance Separation (“MDS”) Study, dated May 2025, has been completed by Oakridge Environmental Limited in support of the proposed development. The MDS Study has determined the compliance of proposed development with MDS requirements as outlined by the Ontario Ministry of Agriculture, Food and Rural Affairs.

The MDS Study identifies seven properties that may house livestock as per data retrieved from aerial photographs, GIS and limited ground observations. Due to limited visibility and lack of survey responses, it is assumed that all identified structures could potentially support livestock use. The MDS Study applied the MDS I Type B formula to the identified structures on the properties.

The MDS Study determined that all the properties that may house livestock meet the required MDS setbacks except Farm 5 located at 2075 Whitfield Road, which is directly north of the Subject Site. A chicken livestock facility was identified on Farm 5 with a required MDS setback of 236 metres from the structure. This setback encroaches on the northern part of the Subject Site. It is recommended that residential development should be restricted within the calculated setback.

6.2 Hydrogeological Assessment

GHD Limited prepared a Hydrogeological Assessment, dated May 20, 2025, was prepared by GHD Limited in support of the proposed development. The assessment was conducted to assess the suitability of Subject Site to support the proposed development consisting of single-detached dwellings that will be served by individual water wells and Class IV septic systems.

Four (4) pumping tests were conducted with very good water quantity with no interference observed. The water quality was generally good with no health-related parameter issues; however, the water will require treatment of some aesthetic parameters. The nitrate impact assessment shows that the 26-lot development can be supported.

GHD concludes that the proposed development is supported with private water wells and individual septic systems. Provided that the waste disposal systems are properly constructed, no significant impact is anticipated on downgradient baseline water quality functions or to the existing water bearing aquifers. The use of properly constructed drilled wells that are certified and adequately sealed, should be sufficient to provide ample quantities of potable groundwater while preserving the long-term water quality of the aquifer complexes.

6.3 Transportation

The Subject Site will be serviced by multiple roads. The surrounding road network is as follows:

- **Whitfield Road:** Whitfield Road is an east-west collector road between Old Simcoe Road to the west and Lake Scugog to the east. Whitfield Road has a two-lane, rural cross section along the Subject Site. Whitfield Road has a posted speed limit of 60 km/hr west of Indian Way. There are no sidewalks currently present along Whitfield Road. This roadway is under the jurisdiction of the Township of Scugog.
- **Indian Way:** Indian Way is a north-south local road between Whitfield Road and Clyde Court.

Indian Way is under the jurisdiction of the Township of Scugog with a two-lane rural cross-section through the Subject Site and two-lane urban cross-section south of the Subject Site. Indian Way has a posted speed limit of 40 km/hr. There are no sidewalks on Indian Way. On-street parking is permitted on both sides of the road.

- **Simcoe Street:** Simcoe Street is a north-south arterial road west of the Subject Site. It has a two-lane cross section and under the jurisdiction of the Region of Durham (Regional Road number 2). It has partially paved shoulders with a non-posted speed limit of 80 km/hr.

A Transportation Brief, dated February 25, 2025, has been prepared by GHD in support of the proposed development. The Brief evaluates the traffic impacts of proposed development on Whitfield Road and Indian Way.

The Brief reviews existing traffic conditions with coordination from the Region of Durham and the Township, using data from September 25, 2024, collected at the intersection of Simcoe Street and Whitfield Road. Trip generation estimates for the development, based on the ITE Trip Generation Manual (11th Edition) for Single-Family Detached Housing, predict low volumes and forecasts capacity on both Whitfield Road and Indian Way,

The Brief concludes that the additional traffic from the proposed development is not expected to adversely affect the performance of the surrounding road network.

6.4 Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report ("FSSR"), dated March 2025, has been prepared by D.G. Biddle & Associates in support of the proposed development. The FSSR summarizes all the information regarding servicing and stormwater management strategies to be implemented for this development.

As there are no municipal water or sanitary sewer services in proximity to the Subject Site, each residential lot will be serviced via a private individual water well and conventional septic system. Sizing will be determined during the building permit stage.

A storm sewer system has been proposed to manage minor system flows which will discharge into a new stormwater management pond. Overland flows will be directed to the main pond cell through an overland flow channel, with post-development peak flows controlled to match pre-development levels.

The stormwater management pond is located on Block 27 of the Draft Plan of Subdivision. The pond has been designed to provide Level 1 enhanced quality control and will also maintain post-development peak flows at the pre-development levels. Minor stormwater flows will be conveyed through a conventional storm sewer system discharging into a hard-bottom sediment forebay within the pond.

Additionally, temporary sediment and erosion control measures have been proposed during construction to minimize sediment-laden runoff leaving the Site.

Lot level controls include those that are applied to individual lots. To promote infiltration on the individual residential building lots, roof water leaders will be discharged to grade or through stormwater and all disturbed areas within the lots will be dressed with 300mm of topsoil. Discharging roof water leaders to grade will lengthen the time available for run off to infiltrate into the topsoil before entering the storm sewer. Infiltration is further maximized by allowing a majority of stormwater runoff from the Subject Site to be conveyed via open ditches and drainage swales.

6.5 Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment, dated January 28, 2025, has been conducted by Archaeological Consultants Canada (ACC) in support of the proposed development. The Assessments included background research and field surveys for test pit and pedestrians based on

the land use and topography. Two Indigenous findspots have been identified during the assessment names Location P1 and P2 in the report. They are deemed to have no further cultural heritage value or interest as per the report findings and no additional work has been recommended for these locations.

A Euro-Canadian site identified as BaGr-82 meets the minimum criteria for a Stage 3 Archaeological Assessment. During the Stage 2 Assessment a detailed surface collection was conducted which mapped artifact locations. A Stage 3 Assessment has been recommended and will be submitted under separate cover.

A letter dated March 13, 2025, from the Ministry of Citizenship and Multiculturalism confirms the Stage 1 & 2 Archaeological Assessment was entered into the Ontario Public Register of Archaeological Reports.

6.6 Phase 1 ESA

A Phase One Environmental Site Assessment (ESA), dated March 27, 2025, was prepared by GHD Limited. The investigation included a review of historical records, interviews, and site reconnaissance.

The ESA concludes that there are potentially contaminating activities on the property, including the use of storage area and importation of fill of unknown quality. Therefore, based on the findings it has been recommended that a Phase Two ESA will be required to further investigate the identified areas of potential contamination.

6.7 Environmental Impact Study

An Environmental Impact Study ("EIS") of the proposed development is being prepared GeoProcess Research Associates Inc. The EIS will establish the extent and function of the natural heritage features on the Subject Site. Preliminary investigations have determined a wetland is present within the central portion of the west parcel and outside of the Phase 2 lands. A 15-metre minimum vegetation protection zone is proposed to be

applied to the feature and implemented in the zoning for the Subject Site.

7.0

CONCLUSION

The proposed residential development in the Township of Scugog is supported by the applicable policy framework articulated in the Provincial Planning Statement (2024), Greenbelt Plan (2017), Durham Regional Official Plan (2024), and the Township of Scugog Official Plan (2017). All of the aforementioned documents promote residential development of designated greenfield areas within the Port Perry Urban Area.

From a land use perspective, the proposed development will result in a greenfield residential development that will be well-integrated into the existing community fabric. The Subject Site is also in close proximity to numerous services and employment opportunities.

The proposed development is consistent with numerous land use policy directions that promote residential development on underutilized sites within the urban area. Being adjacent to existing built-up area, the proposed development will continue the established built form and development pattern in a sequential manner. The proposed development will aid in providing a variety in housing forms and architectural design for potential future residents.

The proposed development provides single-detached dwellings and conforms to the various Provincial, Regional and Municipal policies and guidelines. The proposed development has been designed in a manner that is consistent with the existing residential framework and the planned residential context. The proposed development has been designed to limit the impact on the surrounding land uses. The proposed lot layout has been designed to minimize impacts on the natural heritage features on the property.

A Minimum Distance Separation Study was completed for the proposed development. A

calculated minimum distance separation setback of 236 metres from a chicken livestock was applied in the preparation of the draft plan of subdivision. The proposed residential buildings will all be beyond this calculated setback.

The Hydrogeological Assessment concludes that the proposed development is supported with private water wells and individual septic systems with no significant impacts anticipated on downgradient baseline water quality functions or to the existing water bearing aquifers. The use of properly constructed drilled wells that are certified and adequately sealed, should be sufficient to provide ample quantities of potable groundwater while preserving the long-term water quality of the aquifer complexes.

The proposed development is in conformity with the objectives for residential development as outlined in the Township of Scugog Official Plan and achieves the following:

- Provides increased residential options by providing single-detached housing in a built form and design that is consistent with the existing residential framework;
- Provides residential development in a location that has been assessed and has been deemed suitable and appropriate for residential development;
- Provides an opportunity for greenfield development in an area of Port Perry that is already surrounded by existing residential development;
- Achieves the required minimum distance separation from livestock facilities; and,
- Can be serviced by private water wells and septic systems without impacting the water quality of the aquifer complexes.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision have been reviewed and considered in the context of all applicable provincial and municipal planning policy documents and the context within which the Subject Site is located. For all of the foregoing reasons, it is our professional opinion that the proposal is an appropriate and desirable development, represents good planning and warrants the support of Staff and of Council.

Should you have any questions or concerns, please contact the undersigned at your earliest convenience.

Respectfully submitted,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP, RPP
Managing Partner



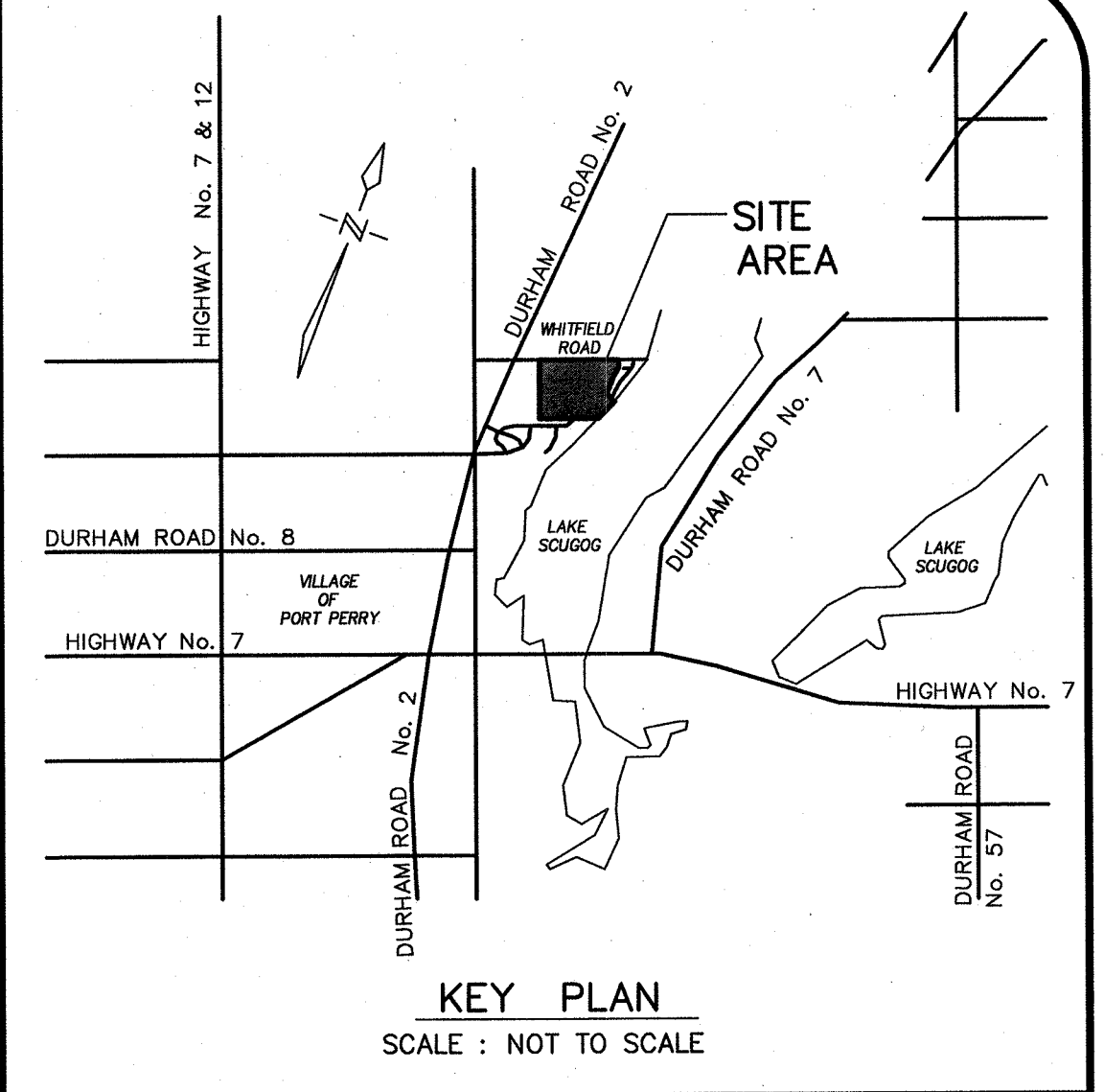
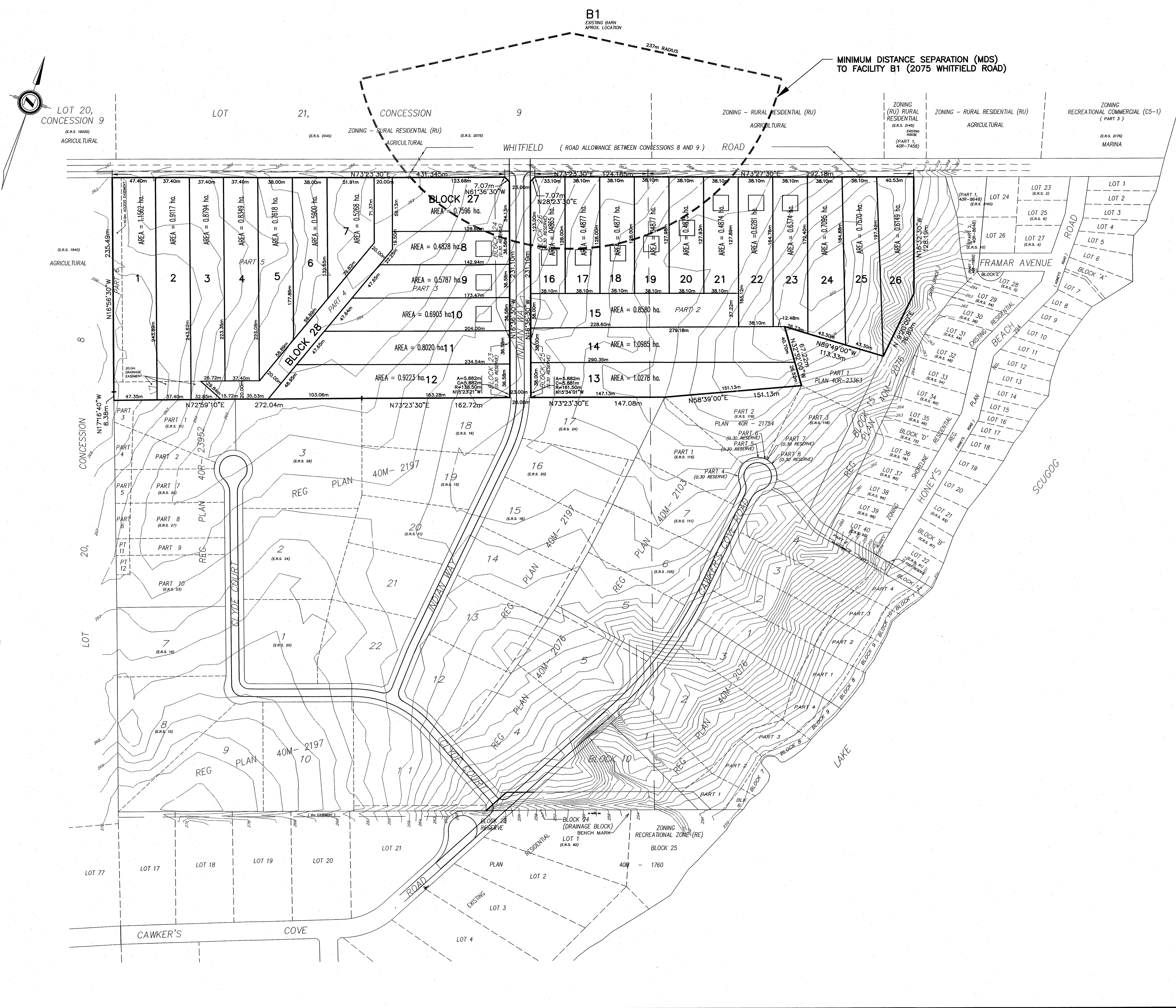
Mark Jacobs, MCIP. RPP
Associate



Sidra Asif, MPI
Planner

Appendix 1

Draft Plan of Subdivision



LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
RESIDENTIAL				
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1-26	26	26	18.3907
NON RESIDENTIAL				
DETENTION POND	BLOCK 27	1	0	0.7596
20m DRAINAGE EASEMENT (PART 4, 40R-22323)	BLOCK 28	1	0	0.6771
NOTE: - EXIST. 0.30m RESERVE BLOCKS 23, 24, 25 & 26 ALONG INDIAN WAY TO BE CONVEYED BACK TO THE DEVELOPER. - AREAS OF EXIST. 0.30m RESERVES HAVE BEEN INCLUDED IN THE TOTAL AREA OF 19.8274ha.				
TOTALS		28	26	19.8274

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT	
E NORTH - AGRICULTURE LANDS SOUTH - RESIDENTIAL EAST - RESIDENTIAL WEST - AGRICULTURE LANDS H - INDIVIDUAL DRILLED WELLS I - TILL K - NO MUNICIPAL SERVICES	G - SHOWN ON PLAN

OWNER'S AUTHORIZATION	SURVEYOR'S CERTIFICATE
I/WE BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE 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 SURVEYORS SIGNED <i>Ralph F. Biddle</i> O.L.S. 44620024 C. 00 DATE <i>MAY 26, 2025</i>

No.	REVISION	DATE	BY	APPROVED

**DRAFT PLAN
OF SUBDIVISION**
PART OF LOT 21 & 22, CONCESSION 8
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@dgibiddle.com
dgibiddle.com

SCALE: 1:2000	112112 DP-1
DRAWN BY: B.B.	
DESIGN BY: M.J.F.	
CHECKED BY: M.J.F.	
PLOT DATE: 04/16/2025	

X:\DRAFT\JOB FILES\112000\112112 DRAINAGE CIVIL\112112 CONCEPTUAL DEVELOPMENT AND PRELIMINARY ENGINEERING\112112-20250516 - DRAFT PLAN OF SUBDIVISION

Appendix 2

Draft Zoning By-law Amendment

The Corporation of The Township of Scugog

By-law Number XX-25

Being a by-law passed pursuant to the Provisions of Sections 34 of the *Planning Act*, R.S.O. 1990, to amend Zoning By-law No. 14-14, as amended, with respect to Part of Lot 21 & 22, Concession 8, Township of Reach (2080 Whitfield Road), (Roll# 182001000818846 and 182001000818800), Ward 5.

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 on Part of Lot 21 & 22, Concession 8, Township of Reach, 2080 Whitfield Road, Roll No. 182001000818846 and 182001000818800, made an application to the Township of Scugog (Zoning By-law Application Z/___/2025) to amend Zoning By-law 14-14 to rezone the lands from the Agricultural Zone (AG) to the Urban Residential Partial Services Zone (R3) to permit the development of twenty-six (26) single detached dwellings; and

Whereas the Council of the Township of Scugog held a public meeting (XXXX XX, 2025) 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;

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 1 to Zoning By-law 14-14 is hereby amended as follows:
 - a. The boundary of the Port Perry Urban Area is modified as shown as Schedule "A" attached to and forming part of this By-law.
 - b. Part of Lot 21 & 22, Concession 8, Township of Reach (2080 Whitfield Road), (Roll# 182001000818846 and 182001000818800), more particularly shown on Schedule "A" attached to, is changed from "Agricultural (AG)" Zone to "Urban Residential Partial Service (R3)" Zone and "Environmental Protection (EP)" Zone.

This By-law shall come into force in accordance with Section 34 of the Planning Act.

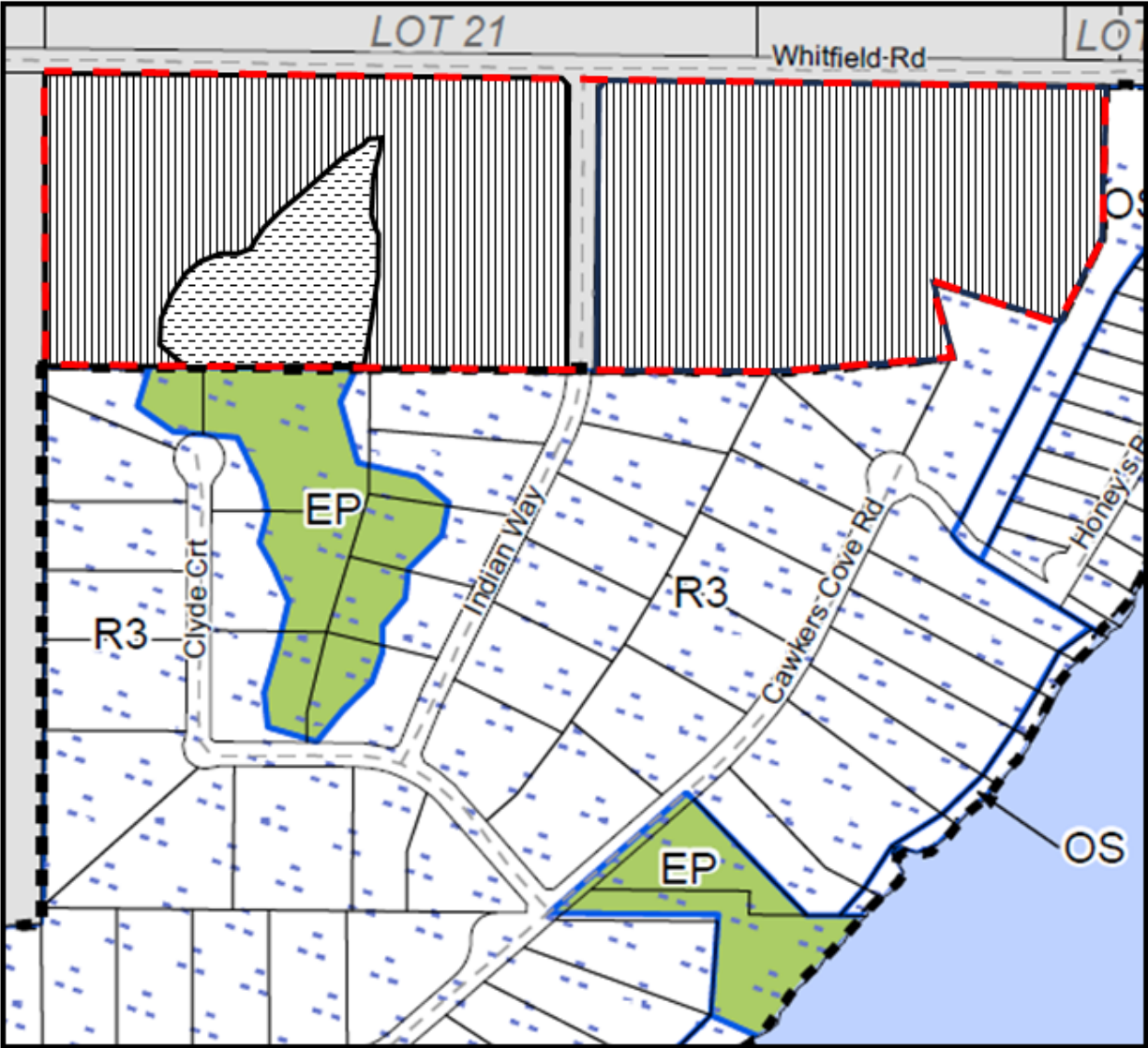
This By-law Read and Passed by Council on the -----th day of -----, 2025.

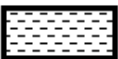
MAYOR, Wilma Wotten

CLERK, Blair Labelle

DRAFT

Schedule "A"
TO By-Law No. XX-25
Township of Scugog
Amendment to Schedule B, Map 1
To Zoning By-law 14-14



	Lands to be rezoned from AG to R3
	Lands to be rezoned from AG to EP
	Lands to be added to Port Perry Urban Area

THIS SCHEDULE "A"
TO BY-LAW NO. -25

PASSED THIS DAY
OF , 2025.

Township of Scugog
Key Map





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