



**Notice of Passing of Zoning By-law Amendment No. 23-25
Housekeeping Amendment
The Corporation of the Township of Scugog**

Take notice that the Council of the Corporation of the Township of Scugog passed **By-law No. 23-25** on the **26th day of May 2025** pursuant to Sections 34 of the *Planning Act*, R.S.O., 1990, as amended. The Zoning By-law Amendment applies to all land within the Township of Scugog. On this basis, no location map has been provided with this Notice.

The purpose of this amendment is for technical and housekeeping amendments to the Township's Zoning By-law No. 14-14 which are intended to keep the by-law current, user-friendly, and assist with interpretations.

And take notice that through the circulation and review of the application to amend the Township of Scugog Zoning By-law, the Township did not receive any written or oral submission from members of the public. A statutory public meeting was held on March 17, 2025. Council considered all agency and public submissions received on this application before making its decision. The relevant information can be found in Staff Report DEV-2025-011.

A copy of the Zoning By-law Amendment and any background material is available to review in the Township of Scugog Planning Department, 181 Perry Street, Port Perry between the hours of 8:30 am and 4:30 pm, Monday to Friday.

Appeal to Tribunal

In accordance with Section 34(19) of the *Planning Act*, any of the following may appeal to the Ontario Land Tribunal, no later than **June 18, 2025** by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal:

1. The applicant.
2. A specified person who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
3. A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
4. The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council.
5. The Minister.

Only individuals, corporations and public bodies may appeal a By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The Minister or any specified person noted above may within twenty (20) days after making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of Council by filing a notice of appeal through the OLT e-file service at <https://olt.gov.on.ca/file-an-appeal/>, setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Information about the Ontario Land Tribunal and rights of appeal can be found on their website at: <https://olt.gov.on.ca/>

Dated at the Township of Scugog this 29th day of May 2025.

Blair Labelle, Clerk
Township of Scugog
181 Perry Street, Box 780
Port Perry, Ontario L9L 1A7
905-985-7346
Email: clerks@scugog.ca

Purpose and Effect of the Zoning By-law Amendment

The purpose of this amendment is for technical and housekeeping amendments to the Township's Zoning By-law No. 14-14 which are intended to keep the by-law current, user-friendly, and assist with interpretations. The following is a summary of the approved changes through the housekeeping amendment:

- Amend the definition of Gross Floor Area to be clearer and align with the Ontario Building Code.
- Amend the definition of Ground Floor Area.
- Amend the definition of Commercial Vehicle and remove the definition of Commercial Motor Vehicle.
- Permit Decks in the front yard, with associated setbacks and encroachment provisions.
- Permit Porches in the interior side yard, with associated setbacks and encroachment provisions.
- Add yard requirements and permitted encroachments for generators and heat pumps.
- Amend wording related to yard requirements for swimming pools, gazebos, boathouses, water pumps and saunas.
- Amend the provisions regarding keeping of livestock.
- Amend accessible parking space requirements.
- Amend parking area design requirements to also apply to zones with condominium roads and add new provisions related to condominium roads.
- Permit Emergency Service Facilities in Certain Zones in Settlement Areas.
- Add permitted uses for the Oak Ridges Moraine Estate Residential (ORM-ER) Zone.
- Add a holding provision (H) to lands zoned Environmental Protection (EP) and Oak Ridges Moraine Environmental Protection (ORM-EP).

The Corporation of The Township of Scugog

By-law Number 23-25

Being a by-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, to amend By-law No. 14-14, the Zoning By-law of the Township of Scugog.

Whereas the Council of the Corporation of the Township of Scugog deems it advisable to amend the provisions of Zoning By-law No. 14-14 for housekeeping amendments;

And Whereas Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended;

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

And Whereas for existing provisions that are amended, new text is underlined and deleted text is shown with a ~~striketrough~~; and

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

1. That Part 3: Definitions be amended as follows:

~~"Gross Floor Area: The total floor area, as hereinafter defined, exclusive of any portion of the Building or Structure above finished grade which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of Motor Vehicles and, in the case of a Dwelling, exclusive of any attic, Private Garage, Carport, Basement, Walkout Basement, Cellar, Porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year."~~

"Gross Floor Area: means the total area of all floors whether located above, at, or below grade, measured between the outside surface of exterior walls or between the outside surfaces of exterior walls and the center line of firewalls, or, where calculated individually for one or more uses in a building, measured from the centreline of the common wall separating the uses, whether in the main building, or in a sunroom habitable during all seasons of the year, or in an accessory building, but does not include:

(a) floor area occupied by shared mechanical, service and electrical equipment that serve the building;

(b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings;

(c) bicycle parking; motor vehicle parking or loading facilities;

(d) common laundry, storage and washroom facilities that serve the building or tenants;

(e) common storage areas that are accessory to the principal use of the building; and

(f) common amenity area and play areas accessory to a principal use on the lot."

~~"Ground Floor Area: The total Ground Floor Area of a Building measured to the outside walls, exclusive of any Parking Areas within the Building and in the case of a Dwelling, any Basement or Cellar or any Private Garage, Carport, Porch verandah or sunroom, unless such sunroom is habitable during all seasons of the year."~~

“Ground Floor Area: means the greatest horizontal area of a building at or nearest to grade within the outside surface of the exterior walls or within the outside surface of exterior walls and the center line of firewalls whether in the main building, or in a sunroom habitable during all seasons of the year, or in an accessory building, but does not include:

(a) motor vehicle parking or loading facilities; and

(b) common amenity area and play areas accessory to a principal use on the lot.”

“Vehicle, Commercial: “Any Vehicle that is licensed or used for Commercial purposes which has a minimum gross weight of 4,500 kilograms which exceeds 2.5m in width or 6.5m in length.”

“Motor Vehicle, Commercial: “A Commercial Motor Vehicle within the meaning of the Highway Traffic Act, R.S.O. 1990.”

2. That Table 4.1 be amended as follows:

Permitted Structure or Feature	Applicable Required Yard(s)	Required Setback or Permitted Encroachment
Decks (1.2m or less in Height above average finished grade)	Side Yard	Required Side Yard of the Zone in which the Lot is located. The Side Yard shall not apply where a Side Lot Line extends from a common wall dividing Attached Dwelling Units.
	Rear Yard	No closer than 1.2m to the Rear Lot Line.
	Front Yard	<u>May encroach 2.4m into the required Yard but not closer than 1.2m to the Lot Line.</u>
Decks (greater than 1.2m in Height above finished grade)	Interior Side Yard	May encroach 1.2m into the required Yard but no closer than 1.2m to the Interior Side Lot Line. The Side Yard shall not apply where a Side Lot Line extends from a common wall dividing Attached Dwelling Units.
	Exterior Side Yard	No encroachment.
	Rear Yard	May encroach 3.6m into the required Rear Yard but not closer than 3m to the Rear Lot Line.
	Front Yard	<u>May encroach 2.4m into the required Yard but not closer than 1.2m to the Lot Line.</u>
Porches	Front, Rear and Exterior Side Yards	May encroach 2.4m into the required Yard but not

	<u>Interior Side Yards</u>	closer than 1.2m to the Lot Line. <u>May encroach 1.2m into the required Yard but not closer than 1.2m to the Lot Line.</u>
Central air conditioning units, <u>generators and heat pumps</u> in Residential Zones	Rear Yard or Interior Side Yard	No closer than 1.2m to the Rear or Interior Side Lot Line.
Central air conditioners, <u>generators and heat pumps</u> for Apartment Dwelling Units in all Zones	Roof mounted only	n/a
~~Accessory Buildings~~ including Swimming Pools, Gazebos, Boathouses, water pumps and Saunas	Interior Side Yard	No closer than 1.2m to an Interior Side Lot Line.
	Rear Yard	No closer than 1.2m to the Rear Lot Line.
	Rear Yard on a Lot abutting a Waterbody	No closer than 1.2m of the Shoreline of a Waterbody.
	Setback from Principal Building	No closer than 2m to the Principal Building.

3. That Section 4.11 LIVESTOCK be amended as follows:

~~“The keeping of livestock in any Zone other than the Agricultural (AG) or Rural Residential (RR) Zones is only permitted:~~

- a) In Zones where Agricultural Use is listed as a permitted use;
- b) Within a Rural Residential (RR) Zone subject to the Lot having a minimum Lot Area of 1 ha and the number of animals kept on the Lot shall be limited to 0.25 nutrient units per hectare where a nutrient unit is defined by Regulations under the Nutrient Management Act, S.O. 2002; and,
- c) On a Lot that meets all Minimum Distance Separation (MDS) calculations.

Livestock shall include, but not limited to: chickens, ducks, horses, pigs, cattle, goats, sheep.”

4. That subsection 5.2(c) is amended as follows:

~~“Accessible Parking Spaces shall be required at a rate of one accessible space for every 10 Parking Spaces required.”~~

5. That Subsection 5.2(d) is amended as follows:

~~“The following Parking Area design requirements shall apply to all required Parking Spaces and areas in all Non-Residential Zones and Zones with private condominium roads, namely:”~~

6. That a new subsection be added under subsection 5.2(d)(4) for Two Way Traffic as follows, and the remainder of the subsection be renumbered accordingly:

“That where the Parking Angle is equal to or greater than 70 degrees but less than or equal to 90 degrees, the minimum aisle width shall be at least 7m unless the aisle width is a condominium road, where the minimum aisle width of the shall be 6.5m.”

7. That a new subsection be added under subsection 5.2(d)(7) for Snow Storage as follows, and the remainder of the subsection be renumbered accordingly:

“For all Residential Zones with a Condominium Road, a minimum of 5% of the total area of the condominium road and any paved surfaces within the development including residential driveways shall be dedicated to snow storage.”

8. That Subsection 5.2(h) is amended as follows:

“Parking Spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed Vehicles only, and for Vehicles used in operations incidental to the permitted Uses in respect of which such Parking Spaces and areas are required or permitted.

Notwithstanding the foregoing within any Urban Residential Zone, the owner or occupant of a Dwelling Unit may Use a Parking Space for the purposes of parking or storage of one Commercial Vehicle, as defined under the Highway Traffic Act, provided such Motor Vehicle does not exceed a registered gross weight of 4,500kgs."

9. That Table 8.2 Permitted Uses in the Rural Residential Zones be amended as follows:

[illegible]

10. That Table 9.2 Permitted Uses in the Urban Residential Zones be amended as follows:

Use	R1	R2	R3	RM1	RM2	RM3	RM4
<u>Emergency Service Facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

11. That Table 10.2 Permitted Uses in the Commercial Zones be amended as follows:

Use	C1	C2	C3	C4	C5	C6	C7
Emergency Service Facilities	<u>X</u>	<u>X</u>	X	X	<u>X</u>		

12. That Table 11.2 Permitted Uses in the Industrial Zones be amended as follows:

Use	M1	M2
<u>Emergency Service Facilities</u>	<u>X</u>	<u>X</u>

13. That Section 14.1.1 List of Holding Provisions be amended by adding or deleting the following:

Zone	Property Roll Number / Municipal Address	Condition for Removal	Date Enacted By-law Number
<u>EP(H)</u>	<u>General Application</u>	<u>The Township shall be satisfied that any proposed buildings or structures, or expansions to existing buildings or structures, will not have an adverse impact on the adjacent natural heritage feature. An Environmental Impact Study or Natural Heritage Evaluation prepared by a qualified professional is required.</u>	<u>May 26, 2025 By-law 23-25</u>
<u>ORM-EP(H)</u>	<u>General Application</u>	<u>The Township shall be satisfied that any proposed buildings or structures, or expansions to existing buildings or structures, will not have an adverse impact on the adjacent natural heritage feature. An Environmental Impact</u>	<u>May 26, 2025 By-law 23-25</u>

		<u>Study or Natural Heritage Evaluation prepared by a qualified professional is required.</u>	
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14. That Section 14.2 FUTURE DEVELOPMENT (FD) ZONE be amended as follows:

“Where on Schedules to this By-law Use of the Zone symbol (FD), the permitted Uses of the land shall be those Uses that Legally existed as of the date of passing of this By-law. The Lot Area and Lot Frontage and required Yards and Setbacks shall be those that legally existed as of the date of passing of this By-law. Existing or new Emergency Services Facilities are permitted within the FD Zone.”

This By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Scugog, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.

The Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

This By-law Read and Passed by Council on the 26th day of May 2025.

Wilma Wotten
MAYOR, Wilma Wotten

Ashley MacDougall
DEPUTY CLERK, Ashley MacDougall

By signing this by-law on the 26th day of May, 2025, Mayor Wilma Wotten will not exercise the power to veto this by-law.