

September 30, 2025

Planning - Policy, Development Approvals, Transportation
Township of Scugog
181 Perry Street
Port Perry ON L9L 1A7

Attention: Ahasar Syed

**Re: Draft Plan of Subdivision Application
3 Washago Bay Lane
Our File: 123113**

Dear Mr. Syed,

D. G. Biddle and Associates Limited has been retained by Jeff Cunningham to submit an application for a draft plan of subdivision to the Township of Scugog for the property located at 3 Washago Bay Lane in Scugog.

The property is located on the west side of View Lake Road and the south side of Washago Bay. The property is currently occupied by two residential buildings, one on the north-east corner and the other one on the north-west corner of the property. There is a cluster of mature trees located in the north-west corner of the site.

The draft plan of subdivision application is required to create five new detached dwelling lots in place of one existing lot. Four lots will front onto Washago Bay Lane, whereas the fifth lot will front onto View Lake Road. The proposed development will rely on private well and septic service systems. The proposal also includes two separately conveyable blocks for road widening along Washago Bay Lane and View Lake Road. The width of the road widening was determined as a half of the required ROW and is further supported by the corresponding engineering drawings and report.

The following are submitted in support of the enclosed draft plan of subdivision application:

- Application Form;
- Draft Plan;
- Environmental Site Assessment;
- Hydrogeological Study;
- Engineering Set (Grading, Servicing, Erosion and Sediment Control);
- FSR & SWM Report;
- Operation and Maintenance Manual;
- Cheque in the amount of \$27,015 payable to the Township of Scugog as an application fee.

Please note that the requirements for an Archeological Study and Site Screening Questionnaire if required will be addressed as part of the conditions of draft approval. A Geotechnical report will be provided at the time of detailed design as it only pertain the construction of the road widening.

Please note that cheques and one hard copy of the submission will be delivered to the Township office shortly following the digital submission. Please contact our office should you have any questions or concerns.

Thank you.

Yours truly, D.G. Biddle & Associates Ltd

Lisa Klets

Lisa Klets, BURPI
Intermediate Planner
Planning Group