THE CORPORATION OF THE TOWNSHIP OF SCUGOG

BY-LAW NUMBER XX-26

Being a by-law passed pursuant to the Provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend Zoning By-law 14-14.

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 in Part of Lots 15 & 16, Concession 6, Township of Port Perry (1520, 1540, and 1580 Reach Street), Ward 1, made an application to the Township of Scugog (Zoning By-law Amendment Application Z/XX/2026) to amend Zoning By-law 14-14; and

WHEREAS the Council of the Corporation of the Township of Scugog held a public meeting (XX XX, 2026) 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; 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

NOW THEREFORE, the Council of The Corporation of The Township of Scugog hereby enacts as follows:

1. **THAT** Schedule B, Map 3 to Zoning By-law 14-14 is hereby as follows:
    a. Part of Lots 15 & 16, Concession 6, Township of Port Perry (1520, 1540, and 1580 Reach Street), more particularly shown on Schedule “A” attached hereto, is changed from “Prestige Industrial M1(H)” Zone to “Open Space” Zone, “Environmental Protection (EP)”, “Prestige Industrial Exception (M1-XX)” Zone, “Urban Residential Multiple Type Three (RM3-XX)” Exception Zone, and “Urban Residential Multiple Type Four (RM4-XX)” Zone.
    b. Part of Lots 15 & 16, Concession 6, Township of Port Perry (1520, 1540, and 1580 Reach Street), more particularly shown on Schedule “A” attached hereto, is changed from “General Industrial M2(H)” Zone to “Open Space” Zone, “Environmental Protection (EP)”, “Prestige Industrial Exception (M1-XX)” Zone, and, “Urban Residential Multiple Type Three (RM3-XX)” Exception Zone.
    c. Part of Lots 15 & 16, Concession 6, Township of Port Perry (1520, 1540, and 1580 Reach Street), more particularly shown on Schedule “A” attached hereto, is changed from “Environmental Protection (EP)” Zone to “Prestige Industrial Exception (M1-XX)” Zone, “General Industrial Exception (M2-XX)” Zone, and “Urban Residential Multiple Type Three (RM3-XX)” Exception Zone.

2. **THAT** Table 9.7.6 be amended by adding the Urban Residential Multiple Type Three (RM3-XX) Exception Zone and Urban Residential Multiple Type Four (RM4-XX) Exception Zone as follows:

Urban Residential Multiple Type Three (RM3) Exception Number	**Permitted/ Prohibited Uses**	**Zone Regulations**
RM3-XX	All uses in RM3 are permitted, in addition to: i. Dwelling, Row	Minimum Lot Area (Townhouse Dwelling – Interior Lot): 195 m^2 Minimum Lot Area (Townhouse Dwelling – Corner Lot): 230 m^2 Minimum Lot Area (Single Detached Dwelling): 225 m^2 Minimum Lot Area (Semi-Detached or Linked Dwelling): 225 m^2 Minimum Front Yard (all built forms): 4m Maximum Lot Width (Single Detached Dwelling): 15.5m If a Dwelling is accessed by a Lane, the minimum required Rear Yard Shall be 0.6m. Maximum Lot Coverage Shall not apply.
RM4-XX	All uses in RM4 are permitted, in addition to: i. Dwelling, Row ii. Uses permitted in the Neighborhood Commercial (C1) and Community Commercial (C2) Zones shall be permitted on the first floor.	Maximum Height: 5 Storeys Minimum Height of the First Storey: 4.5m Minimum Front Yard (Reach Street): 6m Minimum Exterior Side Yard: 4m Minimum Interior Side Yard: 3m

3. **THAT** Table 11.6.1 be amended by adding the Prestige Industrial (M1-XX) Exception Zone as follows:

Prestige Industrial (M1) Exception Number	**Permitted/ Prohibited Uses**	**Zone Regulations**
M1-XX	All permitted uses in M1 are permitted, except for the following prohibited uses: i. Outside Storage, Accessory ii. Cannabis Production Facility (5) iii. Food Processing Plant iv. Maintenance Depot, Municipal, Regional, Provincial v. Public Works Yard	Minimum Front Yard: 6m Minimum Rear Yard: 6m Minimum Exterior Side Yard: 6m Notwithstanding the provisions of M1-XX and M1, where the lot abuts a Residential zone, the minimum yard shall be 20 m.
M2-XX	All permitted uses in M2 are permitted, except for the following prohibited uses: i. Aggregate Transfer Site ii. Asphalt Plant iii. Asphalt Plant, Portable iv. Bulk Fuel Sales Establishment v. Concrete Batching Plan vi. Concrete Plant, Portable vii. Food Processing Plant viii. Fuel Depot ix. Sawmill	Minimum Front Yard: 6m Minimum Rear Yard: 6m Minimum Exterior Side Yard: 6m Minimum Interior Side Yard: 3m one side; 6m other side

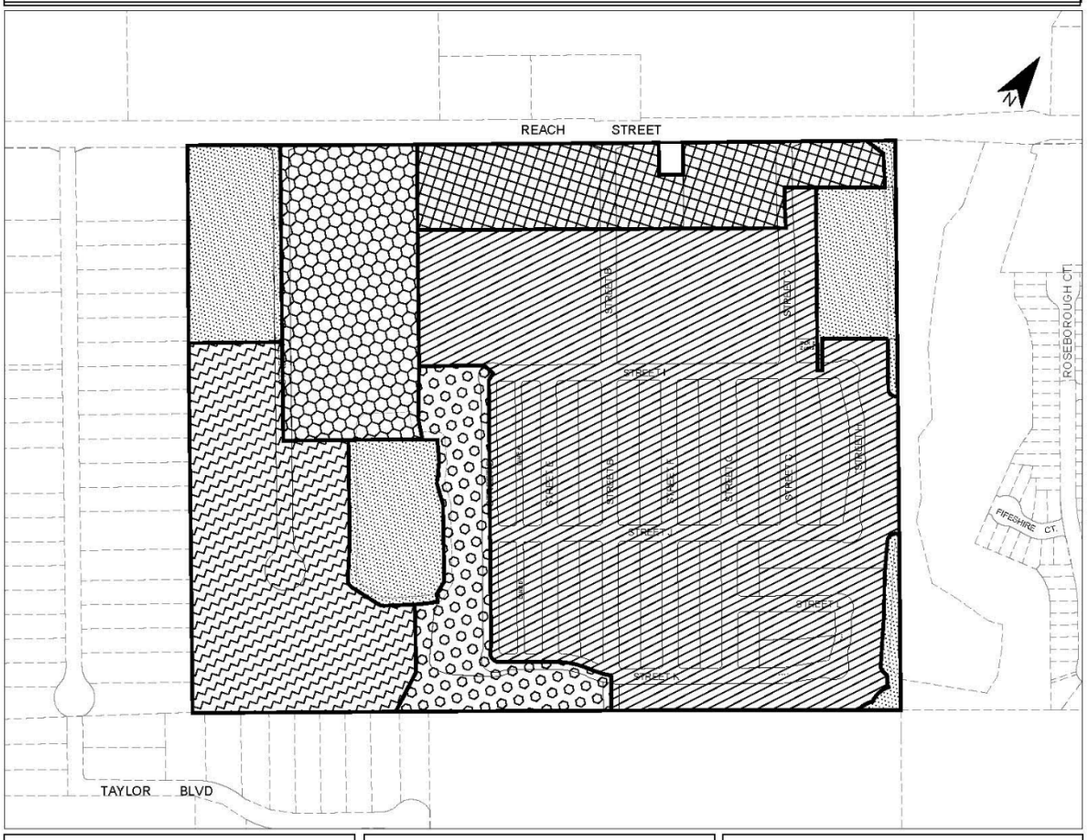
4. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Scugog, subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.
5. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this XX day of XX, 2026.

_____
MAYOR, Wilma Wotten

_____
CLERK, Blair Labelle

This is Schedule A
to By-law____-26
Township of Scugog
Amendment to Schedule B, Map 3
to the Zoning By-law 14-14



- Change to Environmental Protection (EP)
- Change to Open Space (OS)
- Change to Prestige Industrial (M1-xxx) Exception Zone
- Change to General Industrial (M2-xxx) Exception Zone
- Change to Urban Residential Multiple Type Three (RM3-xxx) Exception Zone
- Change to Urban Residential Multiple Type Four (RM4-xxx) Exception Zone

0 100 200 300m

This is Schedule A
to By-law____-26

Passed this___ day of
_____, 2026