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June 18, 2026

Township of Scugog
Building & Development
181 Perry Street, PO Box 780
Port Perry, ON L9L 1A7

RE: APPLICATION FOR ZONING BY-LAW AMENDMENT
1535 HIGHWAY 7A, PORT PERRY, ON, L9L 1B5
CALLOWAY REIT (PORT PERRY) INC.

On behalf of Calloway REIT (Port Perry) Inc. ("SmartCentres"), we are pleased to submit this Zoning By-law Amendment application for the lands municipally known as 1535 Highway 7A in the Township of Scugog (the "Subject Lands") to facilitate the remaining build out of the existing shopping centre. The proposed development includes a 2,696 sm Supermarket and a 511 sm commercial unit on approximately 1.46 hectares of vacant land, within the northeast quadrant of the Subject Lands. As part of this application, amendments are also being requested to the site specific zoning provisions to support the continued development and efficient build-out of the Subject Lands consistent with their intended role as a commercial shopping centre.

In support of this submission, please find the following materials enclosed:

Document	Prepared By	Document Name
Application Form and Fees	SmartCentres	00b_1535Hwy7A_ZBAForm_2026-06-10 00c_1535Hwy7A_ZBAFee_2026-06-24
Planning Justification Report Draft Zoning By-law Amendment (Appendix)	MHBC	01_1535Hwy7A_PJR_2026-06-18
Traffic Impact Study	Paradigm	02_1535Hwy7A_TIS_2026-06
Market Impact Study	Tate	03_1535Hwy7A_MIS_2026-06-08
Site Plan	Greystone	04_1535Hwy7A_Architecture_2026-06-18
Property Survey	J.D. Barnes	05_1535Hwy7A_Survey_1994-07-06

If you have any questions, please don't hesitate to contact the undersigned at (647) 695-4043 or dbranzea@smartcentres.com. Thank you in advance for your assistance, we look forward to working with you on this application.

Sincerely,

Calloway REIT (Port Perry) Inc.

A handwritten signature in blue ink that reads "Daniel".

Daniel Branzea
Senior Development Manager