

The Corporation of The Township of Scugog

By-law Number XX-25

Being a by-law to amend Zoning By-law No. 14-14 with respect to 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250, Township of Scugog, Ward 5 in accordance with Section 34 of the *Planning Act*, R.S.O., 1990, c. P.13.

Whereas the owners of lands located at 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250, made an application to the Township of Scugog (Zoning By-law Amendment Application Z/07/2021) to amend Zoning By-law No. 14-14 to permit the development of a residential subdivision (Application S-S-2021-02) and to rezone a portion of Blocks 196 and 197, Registered Plan 40M-2250;

And Whereas a statutory Public Meeting was held on March 21, 2022 and adequate public notice has been given;

And Whereas the matters hereinafter set forth 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;

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

1. That Schedule B, May 2 to Zoning By-law No. 14-14 is hereby amended by rezoning 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250 from the “**Future Development (FD)**” **Zone** and the “**Urban Residential Multiple Type Three (RM3)**” **Zone** to the “**Urban Residential Multiple Type Three Exception 16 (RM3-16)**” **Zone** and the **Urban Residential Multiple Type Three Exception 17 (RM3-17)**” **Zone** as shown on Schedule “A” attached to and forming part of this By-law.
2. **That** Table 9.7.6 be amended by adding the Urban Residential Multiple Type Three Exception 16 (RM3-16) Zone and Urban Residential Multiple Type Three Exception 17 (RM3-17) Zone as follows:

Urban Residential Multiple Type Three Exception Number (RM3)	Permitted/Prohibited Uses	Zone Regulations
RM3-16	The only permitted use shall be a Townhouse Dwelling and Additional Dwelling Units. Home Occupation is a prohibited use.	Notwithstanding the zoning provisions to the contrary, the following shall apply to the RM3-16 Zone: • Minimum Lot Area: 130 m² • Minimum Lot Frontage (interior lots): 6.0m • Minimum Lot Frontage (end or corner lots): 8.0m • Minimum Interior Side Yard Setback for Townhouse Dwelling Unit with two walls attached the adjoining units: 0m • Minimum Interior Side Yard Setback for Townhouse Dwelling Unit with one wall attached to adjoining unit: 0m on the side attached to adjoining unit, 1.2m on the other side. • Minimum Exterior Side Yard Setback: 2.5m • Maximum Width of Driveway: 50% of width of dwelling. • Maximum Width of Garage: 50% of width of dwelling. • Non-shared driveways are permitted to be set back 0m from the Interior Side Lot line. • On-Street Visitor Parking Spaces shall have a minimum length of 6.0m and a minimum width of 3.0m. • Bay, box, and bow windows with or without foundations may encroach 0.6m into any front, rear, or exterior side yard. • Porches with or without foundations may encroach 2.0m into any front or exterior side yard. • Section 4.25 (Rear Yard Requirements for Corner Lots) shall not apply. • Section 4.34 (Through Lots) shall not apply. For Block 1 (Dual Frontage 3-storey Townhouses): • The Front Yard is considered the frontage on Old Simcoe Road. • Minimum Front Yard Setback: 3.5m • Minimum Setback to Daylight Triangle: 3.0m

		• The Rear Yard is considered the frontage on the condominium road. • Minimum Rear Yard Setback for the dwelling: 3.0m • Minimum Rear Yard Setback for the attached private garage: 6.0m • Maximum Lot Coverage: N/A • Maximum Building Height: 14.5m For Block 2 (2-storey Townhouses): • Minimum Front Yard Setback for the Dwelling: 4.0m • Minimum Front Yard Setback for the attached private garage: 6.0m • Minimum Rear Yard Setback: 6.0m • Maximum Building Height: 11m
RM3-17	The only permitted uses shall be a Single Detached Dwelling, Additional Dwelling Unit, Home Occupation.	Notwithstanding the zoning provisions to the contrary, the following shall apply to the RM3-17 Zone: • Maximum driveway width: 50% of lot frontage • Interior Side Yard Setback for an attached garage: 0.9 m

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

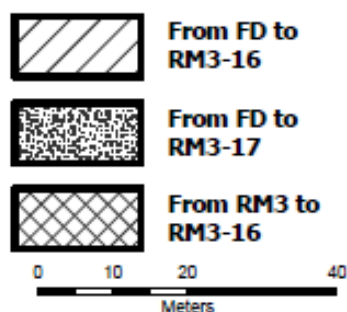
This By-law Read and Passed by Council on the 23rd day of June, 2025.

MAYOR, Wilma Wotten

CLERK, Blair Labelle

By signing this by-law on the 23rd day of June, 2025, Mayor Wilma Wotten will not exercise the power to veto this by-law.

**Schedule A
to By-law No. XX-25
Township of Scugog
Amendment to Schedule B, Map 2
to Zoning By-law 14-14**



This map was produced by the
Township of Scugog, May 2025

**This is Schedule A
to By-law No. XX-25**

**Passed on this 23rd
day of June, 2025**

**Township
Key Map**

