

Notice of a Public Meeting to Consider a Proposed Zoning By-Law Amendment

Application Type & No:	Zoning By-law Amendment Application (Z/01/2026)
Roll Nos:	1820 040 020 15501
Owners:	2373338 Ontario Ltd. (Tatra Valley Homes)
Applicant/Agent:	Ralph Grander
Municipal Address:	5 Crestview Ave, Blackstock, ON

The Council of the Township of Scugog has received an application to amend Zoning By-Law 14-14 on the lands shown on the attached key map.

Purpose and Effect of the Proposed Zoning By-law Amendment:

The purpose of the application is to rezone the Subject Lands from Rural Commercial Exception 14 (C6-14) to Hamlet Residential – Partial Service Exception XX (HR2-XX) Zone and Neighbourhood Commercial Exception XX (C1-XX) Zone to permit the future development of one (1) residential lot and two (2) commercial lots. This application was deemed complete on February 9, 2026.

Public Meeting:

The Council of the Township of Scugog will hold a Public Meeting to provide interested parties with the opportunity to learn more about the proposed Zoning By-law Amendment, make comments, and provide additional information relative to the proposed amendment before any decisions are made on the zoning application. This public meeting will be held on:

Monday, April 20, 2026, at 6:30 PM

Township of Scugog Municipal Office (Council Chambers on Upper Level)
181 Perry Street, Port Perry

In Person: Use the rear entrance located between the original building and the south wing and take the elevator or stairs to the second floor. Parking is available at the rear of the building.

Virtually: Residents can also participate electronically and watch the meeting live through the Township's website at: <https://www.scugog.ca/en/township-office/council-committee-calendar.aspx>

To watch the livestream or video recording of the meeting, click on the Planning and Community Affairs meeting on April 20, 2026, and select the HTML version of the agenda to follow along with the agenda and video recording at the same time. Please note that the livestream video will not be available until just before the meeting starts at 6:30 pm.

Please note that we cannot guarantee the exact time that this matter will be discussed, as it will depend on the number of items on the meeting agenda and the Committee's consideration of preceding agenda items.

COMMENTS OR QUESTIONS?

Members of the public wishing to address the Committee through electronic means rather than appear in person to make a delegation are required to submit their request to speak to this matter no later than **2:00 p.m. on April 17, 2026**, by contacting the Office of the Township Clerk at clerks@scugog.ca with your full name, address and the item on the agenda. This will allow time for you to be added to the meeting.

Should you be unable to access a computer, please call 905-985-7346 ext. 118 to speak with a Staff Member in the Office of the Township Clerk.

Written comments can also be provided before or after the meeting to the Township planner on file noted below. For more information and/or to be notified of subsequent meetings or the decision of the Township of Scugog Council, please contact Township Planning Staff:

Township of Scugog
181 Perry Street, Box 780
Port Perry, ON L9L 1A7
905-985-7346 or planning@scugog.ca

To Access the Report: Copies of the staff report for the public meeting will be available beginning on Friday, April 17, 2026 online at the following link: <https://www.scugog.ca/en/township-office/council-committee-calendar.aspx> **click on the Planning and Community Affairs meeting on April 20, 2026** and select the PDF version of the Agenda or by contacting the Township Contact shown above.

To Be Notified of the Decision: If you wish to be notified of the decision of the Township of Scugog on the proposed zoning by-law amendment, you must make a written request to the Office of the Township Clerk, Township of Scugog, 181 Perry Street, Port Perry, ON L9L 1A7.

Appeal Rights: If a person or public body would otherwise have an ability to appeal the decision of the Township of Scugog to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at the public meeting or make written

submissions to the Township of Scugog before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Scugog before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The *Planning Act* defines a “specified person” which does not include a neighbouring landowner.

Please Note: The Corporation of the Township of Scugog agrees to receive appeals via the OLT e-file service.

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

Freedom of Information and Protection of Privacy Act: Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. All comments will become part of the public record except for personal information.

Accessibility: The Township of Scugog is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations, please contact Township Clerk Services by telephone at 905-985-7346 or by email at clerks@scugog.ca.

Dated at the Township of Scugog, March 16, 2026.

Key Map

