



**D.G. BIDDLE
& ASSOCIATES**

CONSULTING ENGINEERS & PLANNERS

OSHAWA

200-481 Taunton Road West
Oshawa, ON L1J 0G3
905-576-8500

PETERBOROUGH

402-150 King Street
Peterborough, ON K9J 2R9
705-201-0272

dgbiddle.com

PLANNING JUSTIFICATION REPORT

Zoning By-law Amendment Part Lot Control

Tatra Valley Homes 5 Crestview Avenue

PART OF LOT 11, CONCESSION 5, MORE PARTICULARLY DESCRIBED AS THE WHOLE OF BLOCKS 'C' AND 'D', REGISTERED PLAN N695, FORMERLY IN THE TOWNSHIP OF CARTWRIGHT, NOW IN THE TOWNSHIP OF SCUGOG, REGIONAL MUNICIPALITY OF DURHAM



PROJECT NO. 125018

DATE: October 2025

CIVIL

STRUCTURAL

MECHANICAL

ELECTRICAL

PLANNING

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D.G. Biddle and Associates Limited has been retained by Tatra Valley Homes to provide professional consulting services in support of an application to amend the Township of Scugog Zoning By-law to allow for development of one residential detached dwelling lot and two commercial lots. The subject application applies to the property municipally addressed as 5 Crestview Avenue, and legally described as Part of Lot 11, Concession 5, more particularly described as the whole of Blocks 'C' and 'D', registered plan N695 formerly in the Township of Cartwright, now in the Township of Scugog, Regional Municipality of Durham.



Figure 1: Location of subject property in the Blackstock, Ontario

Document	Requested Amendments
Township of Scugog Zoning By-law No. 14-14	A) Amend Zoning By-law Schedule "C", Map "9" to change zone category to Hamlet Residential – Partial Service Exception (HR2-XX) Zone and Neighbourhood Commercial Exception (C1-XX) Zone. B) Add site-specific exception zones to Zoning By-law text to amend frontage for residential part, and lot area, frontage and interior side yard performance standards as they apply to commercial parts.

This Planning Justification Report will evaluate the proposed development based on conformity with the applicable planning legislation and provincial and local planning policy and will ensure compatibility with surrounding uses. Further, this report will provide comment on the integration of the proposed development into the existing neighbourhood and demonstrate compatibility with adjacent uses while mitigating potential adverse impacts on surrounding areas.

2.0 SUMMARY OF FINDINGS

The proposed development is in conformity with the overarching provincial planning policy and is consistent with the permissions of the land use designations of the Region of Durham and the Township of Scugog Official Plans. The owners' commitment to provide residential units in an established neighbourhood helps to address provincial policies on providing more housing options. An amendment to the Township of Scugog Zoning By-law is required to allow for reduced lot of area, frontage and to delineate permissions for the proposed commercial lots and lot frontage permissions for the proposed residential lot. A Part Lot Control application will be required to reconfigure the site for one residential and two residential parts for the future development.

The requested amendments will enable the subject lands to address policies of the Provincial Planning Statement, the Region of Durham Official Plan, and the Township of Scugog Official Plan with regard to achieving development that is compact and demonstrates efficient use of land, partial servicing and other hard and soft infrastructure.

The proposed development is in conformity with applicable planning policy and demonstrates further merit as described herein:

- The proposed development implements higher densities than existing on the property and represents intensification in an area that has been identified and targeted for such, particularly within the Blackstock Hamlet Settlement Boundary.
- The proposed development contributes to provision of local commercial uses that will support the development of hamlets as complete communities.
- The proposed development will rely on existing hard and soft infrastructure including municipal water service, public roads, existing school and park.
- The proposed development will limit any potential adverse impacts on the existing rural low-density residential uses in the neighbourhood.

3.0 SITE AND NEIGHBOURHOOD CONTEXT

3.1 SITE CONTEXT

The subject site consists of two adjacent parcels; Parcels 'C' and 'D' of Registered Plan No. N695. The parcels are under one ownership, though they remain separately conveyable. Parcel 'C' is located at the southeast corner of Old Scugog Road and Crestview Avenue. The parcel has frontage of 40.7m (133.5ft.) on Old Scugog Road, a depth of approximately 82.4m (270.3ft.), and an area of 4,567m² (1.13 acres). Parcel 'D' is located to the southeast of parcel 'C'. Parcel 'D' has an irregular shape with a 25.9m (84.9ft.) frontage on Crestview Avenue, additional frontage of 25.3m (83 ft.) on Old Scugog Road, an approximate depth of 131m (429.8 ft.) and an area of 7,544m² (1.86 acres). For the purpose of this report both parcels will be treated as one development property and will be referred to collectively.

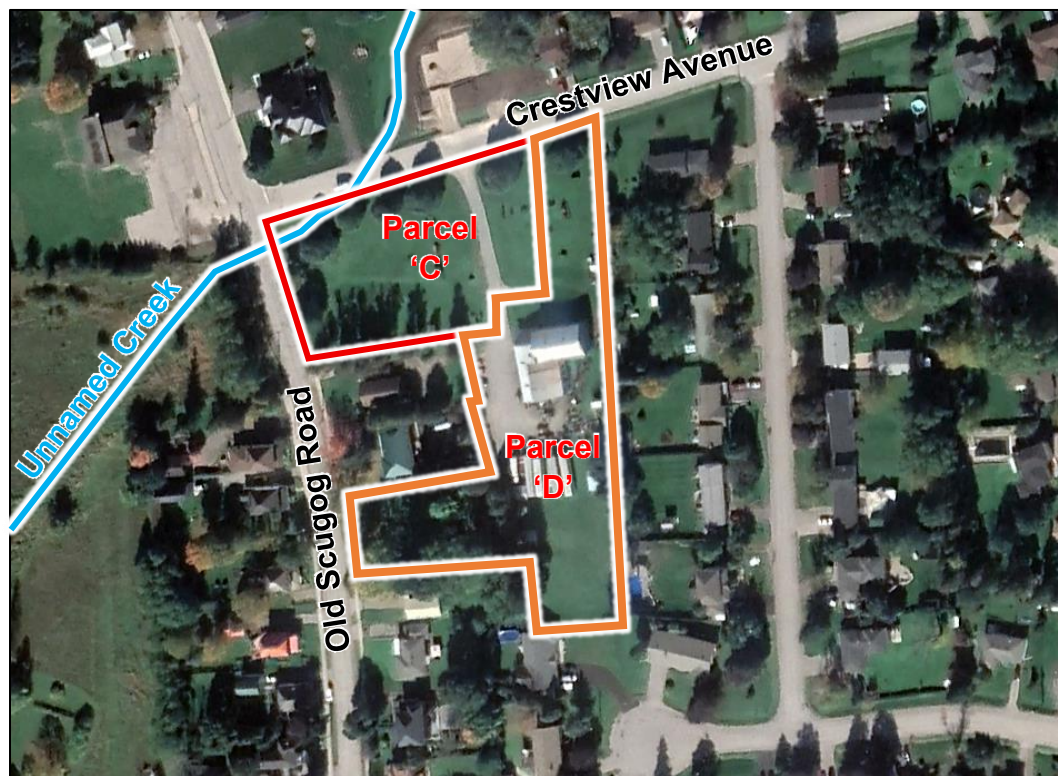


Figure 2: Site Context

The site is currently used for the purpose of a farm equipment sales and service establishment. There is an existing metal clad building located in the center of the property that serves the existing commercial use. The building is intended to be retained for the purpose of future commercial use. There are three accessory shed structures located in the south portion of the site. There is a creek running across the northwest corner of the subject site

within a drainage ditch. The property slopes gradually from south to the north with a slight hill at the location of the existing building. There are several mature trees located sporadically throughout the property. There are no other significant features on the site.

3.2 NEIGHBOURHOOD CONTEXT

Surrounding land uses include primarily rural residential partially serviced lots with one- and two-storey detached dwellings. Further to the north is Cartwright Central Primary School and to the northeast is Roy Carter Park. To the South there are rural commercial retail and personal service uses.

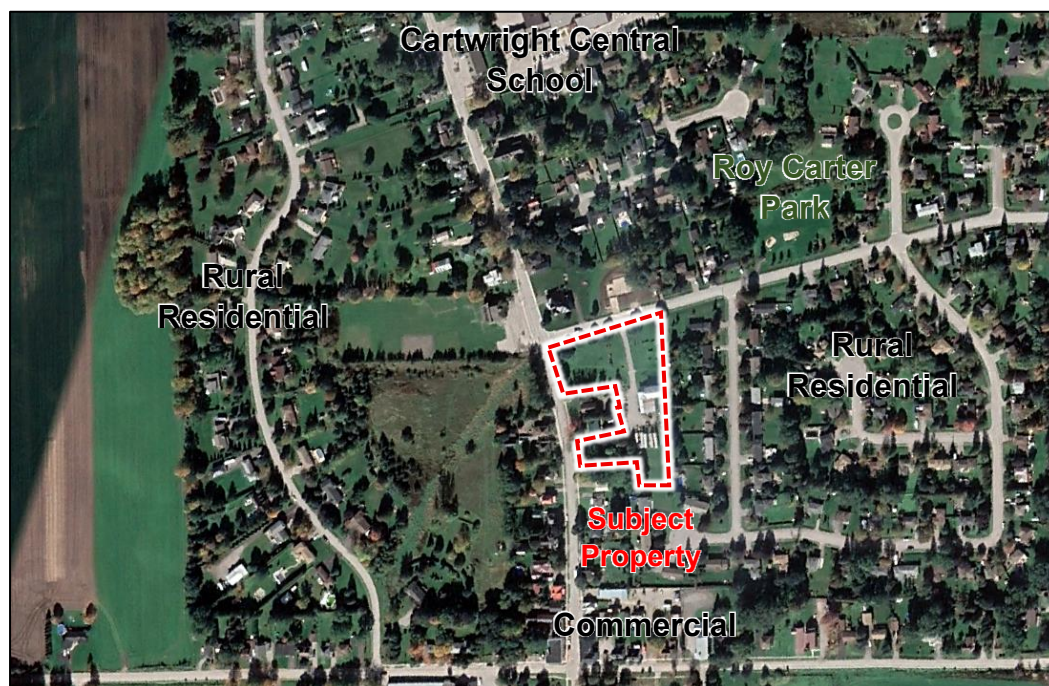


Figure 3: Neighbourhood context

4.0 PROPOSED DEVELOPMENT

The site will be developed to reconfigure the existing two parcels into three lots; two for future commercial uses (Parts 2 & 3) and one for a new residential detached dwelling (Part 5). The proposed lots will rely on private septic systems and municipal water service connections. The two commercial lots will have access from Crestview Avenue, while the residential lot will have access from Old Scugog Road. A road widening will be dedicated along Old Scugog Road. Parking for each of the new lots will be contained on site. No development is proposed within the existing watercourse or its protected area.

Table 1: Site Statistics

5 Crestview Avenue	
Property Area	12,143m ²
Road widenings	177m ²
Net Residential Area	3,428m ²
Net Commercial Area	8,538m ²
Residential Lots	1
Commercial Lots	2

Table 2: Parkland Dedication

Use	Net Units	Gross Developable Area (ha)	Parkland Dedication Rate	Required Parkland Dedication (ha)
Detached Dwellings	1	0.343	5%	0.017
Total Parkland Required				0.017
Total Proposed Parkland Dedication (Area)				-
Total Proposed Parkland Dedication (Cash-in-lieu)				0.017

The parkland dedication calculation described in Table 3 (above) is based on an overall development area of 0.343ha, which only includes lands for residential development. Given that the property is located within a registered plan of subdivision, we presume that the parkland dedication has been paid at the time of the subdivision registration. The proposed development will consist of a part lot control application that will create one new residential lot, one retained commercial lot and one lot line adjustment between the two commercial lots. The parkland dedication will only be applicable to the one newly created residential lot. Based on the size of the property and the number of proposed units the parkland contribution is not calculated based on alternative rate and will be strictly in cash-in-lieu.

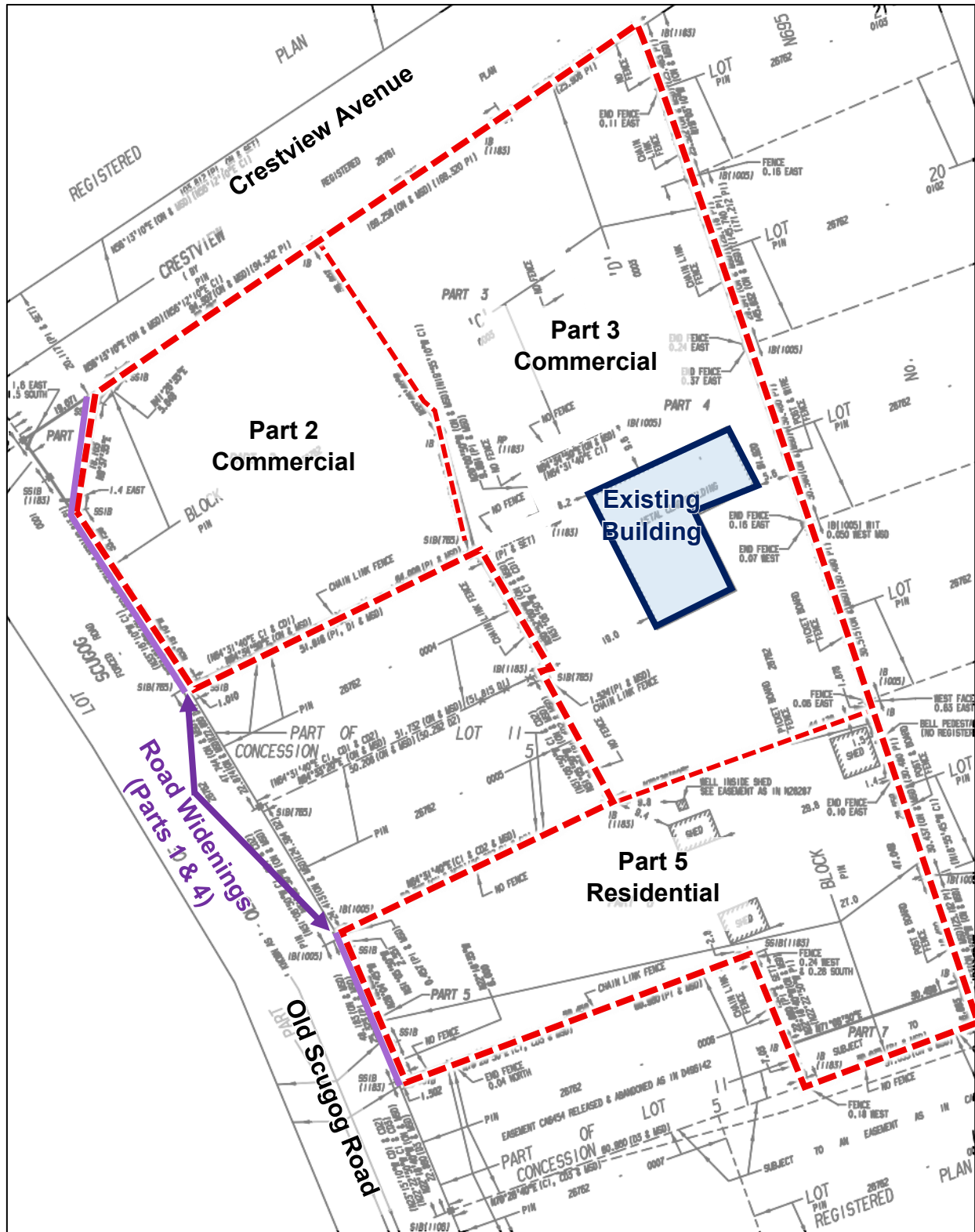


Figure 4: Proposed Severance Plan

5.0 PLANNING CONTEXT

The subject lands benefit from the low-density residential permissions of the Hamlet land use designation of the Region of Durham and the Township of Scugog Official Plans.

5.1 REGION OF DURHAM OFFICIAL PLAN

The Region of Durham Official Plan designates the area in and around the subject property as **Hamlet**. The Hamlet land use designation permits and encourages modest growth and development that is compatible with surrounding uses and consist of a mix of housing types, commercial and employment uses appropriate for existing service levels.

Having evaluated the proposed development against the land use policies of the Durham Region Official Plan, we have determined that the proposed residential detached dwelling and commercial uses are appropriate in the context of applicable planning policy and the built form and densities of the surrounding rural residential neighbourhood.

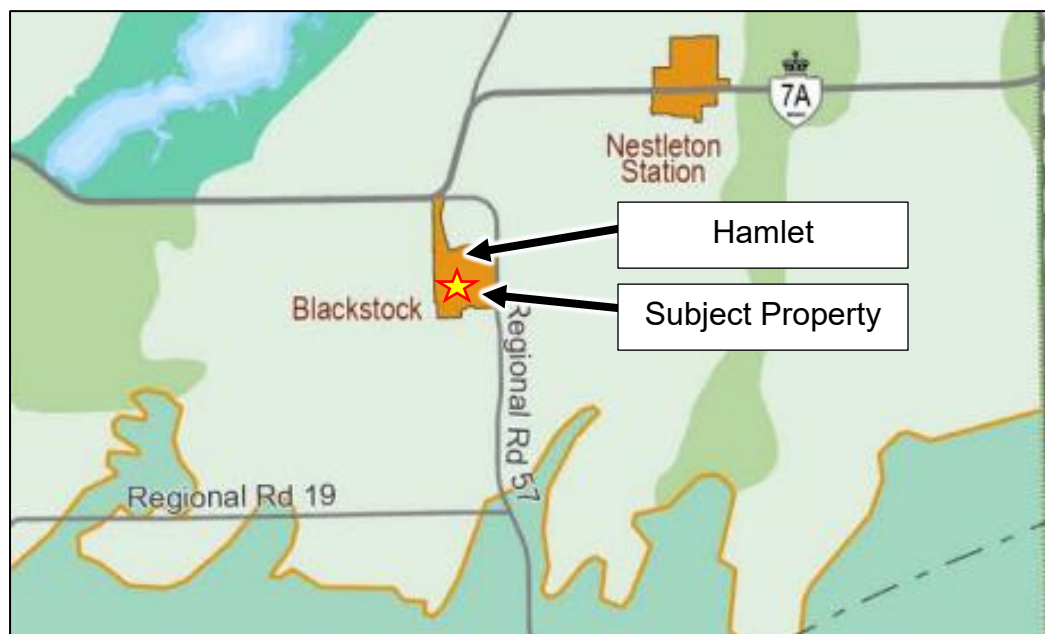


Figure 5: Durham Region Official Plan, 'Map 1' - 'Regional Structure – Urban & Rural Systems' excerpt

5.2 TOWNSHIP OF SCUGOG OFFICIAL PLAN

The Township of Scugog Official Plan designates the subject property as **Hamlet**. The Hamlet land use designation permits residential detached dwellings and new commercial uses to serve the immediate community. Limited severances are permitted subject to approval of the water and

wastewater services by the Ministry of the Environment or the Durham Region Health Department. There are no density or other site-specific regulations prescribed for the subject designation.

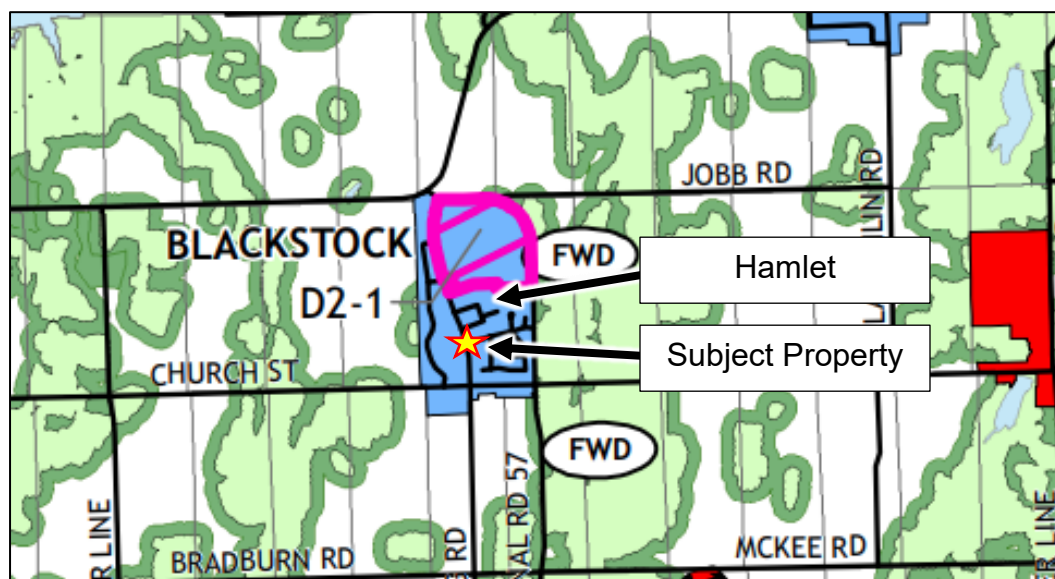


Figure 6: Township of Scugog Official Plan, Schedule A – Rural Area Land Use excerpt

Having evaluated the proposed development against the land use policies of the Township of Scugog Official Plan, we have determined that the development is appropriate in the context of applicable planning policy and the built form and densities of the surrounding area.

5.3 TOWNSHIP OF SCUGOG ZONING BY-LAW NO. 14-14

The subject property is zoned Rural Commercial Exception 14 (C6-14) and Environmental Protection (EP) Zones as per the Township of Scugog Zoning By-law No. 14-14.

The parent Rural Commercial (C6) Zone permits a residential detached dwelling use, subject to minimum 8,000m² lot area and minimum 30m lot frontage requirements. The Rural Commercial Exception (C6-14) Zone allows for “farm implement and equipment sales and service establishment” as the only permitted commercial use.

The Environmental Protection (EP) Zone does not permit residential or commercial development. The designation permits uses limited to agricultural, conservation and recreational activities.

The proposed residential lot does not meet the minimum lot frontage and lot area performance standards of the C6 Zone. The proposed commercial lot

does not meet the minimum lot area and lot frontage performance standards and use permission of the C6 Zone. A Zoning by-law amendment is required to establish new residential and commercial exception zones and address site specific performance standards. No development will occur within the protection limits of the EP Zone.

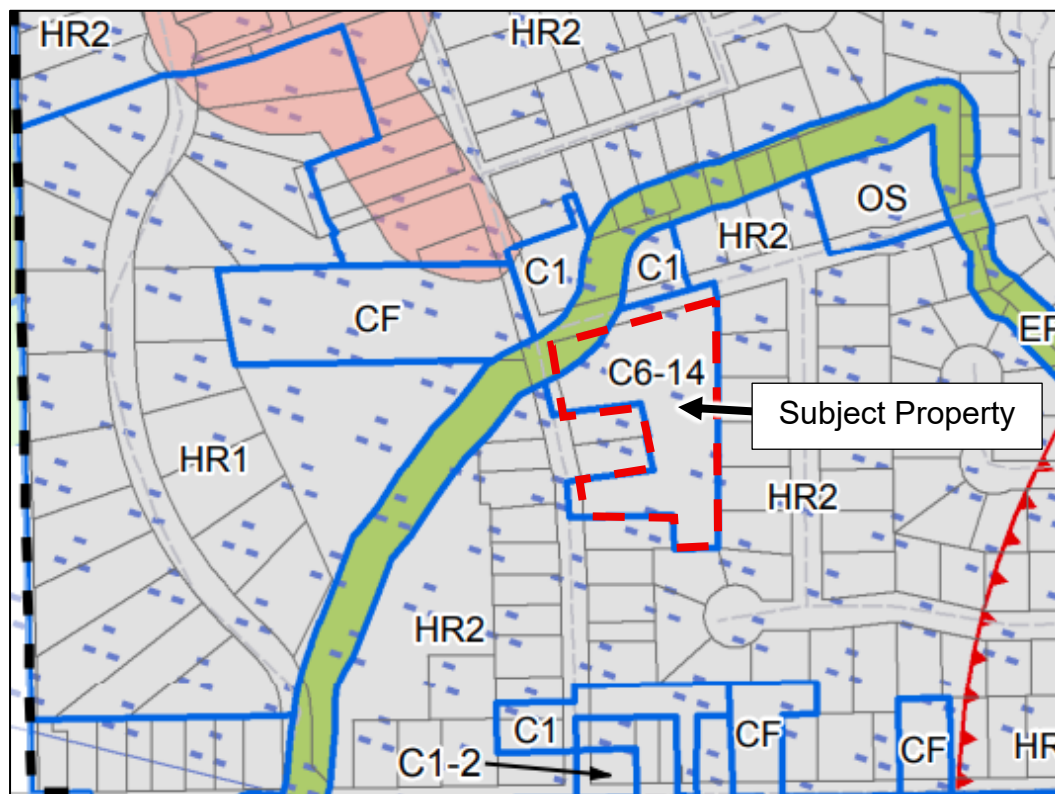


Figure 7: Township of Scugog Zoning By-law 14-14, Schedule C- Map 9 excerpt

The Draft Zoning By-law for the proposed development is attached to this report as Appendix “B”.

6.0 REQUIRED APPROVALS

The following approvals are required to implement the proposed development at 5 Crestview Avenue:

6.1 ZONING BY-LAW AMENDMENT

A Zoning By-law Amendment is required to change the zone category to site specific exception HR2 and C1 Zones. An Amendment is also required

to add site specific exceptions to the above-mentioned Zones to tailor lot area, frontages and setback requirements.

6.2 PART LOT CONTROL

As Blocks 'C' and 'D' are within a registered plan of subdivision, a part lot control application can be used to approve the creation of one detached dwelling lot and the adjust the lot line between the two existing commercial lots.

7.0 PLANNING POLICY

The planning policy justification for the residential detached dwelling lot and commercial lots is based on a review of the applicable policies of the Provincial Planning Statement 2024, the Durham Region Official Plan, the Township of Scugog Official Plan and other local planning policy.

7.1 PROVINCIAL PLANNING STATEMENT 2024

The Provincial Planning Statement has come into effect on October 20th, 2024. The 2024 PPS replaces both the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019).

The Provincial Planning Statement 2024 “provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.”

The vision for the Provincial Planning Statement is grounded in the following selected principles that provide the basis for guiding decisions on how land is developed, and resources, infrastructure, public health and safety are managed and protected. The goals of the Provincial Planning Statement will be achieved through the following directions:

- Plan for and support development of complete communities that are designed to provide a range of housing options, transportation and other uses to meet the long-term needs of future residents.
- Increase the housing supply across the province by facilitating all types of residential intensification specifically within the strategic growth areas and major transit station areas.
- Plan development where infrastructure and transportation are available and supportive to promote a strong and competitive economy that is investment ready.

- Promote the long-term viability of rural areas through the focus of growth, development, vitality and regeneration.
- Protect agricultural lands, the environmentally sensitive areas, public health and safety.

The proposed development meets and/or addressed relevant policies of the Provincial Planning Statement as described herein:

- The proposed infill development promotes efficient land use patterns by minimizing land consumption and servicing costs while relying on partial public services and partial private services.
- The proposed development is sensitive to adjacent rural residential land uses with regard to use, built form, massing and density.
- The proposed residential development makes up a part of the residential land use mix to meet the current needs of the neighbourhood.

The Provincial Planning Statement policies that specifically relate to and support the subject proposal are described in Appendix “A”.

7.2 DURHAM REGION OFFICIAL PLAN 2024

On January 1, 2025, the Region of Durham has been re-defined as an "upper-tier municipality without planning responsibilities". Following the legislative change, the new Regional Official Plan has now become part of the Area Municipal Official Plans of Durham's eight municipalities, including the Township of Scugog. The Township now holds the ability to repeal or amend the Regional Plan as it pertains to the area within their boundaries. Considering no active amendments to the Region of Durham Official Plan has been put forward, we will continue to rely on the Plan as approved on September 3rd, 2024.

The subject property is within the **Hamlet Boundary** of Blackstock and benefits from the residential permissions of in the Region of Durham Official Plan. The Hamlet designation intends to allow for development that is considerate of natural, built and cultural environments.

The relevant direction within Chapter 3 – Healthy Communities and Chapter 5 – Vibrant Urban Systems state the following policy goals:

- *“Provide a wide range of diverse housing options by type, size and tenure...”*
- *“Promote residential growth in the region by prioritizing intensification of existing residential areas”.*
- *“...Support the development of compact, efficient and complete communities characterized by a mix of uses, a full range of housing*

options, transit and active transportation linkages and pedestrian-oriented built form...”

- *“Support the provision of an appropriate range and mix of housing options, including affordable housing and additional residential units”.*

The proposed development meets and or addresses the relevant policies of the Region of Durham Official Plan as described herein:

- The proposed development is located within an established residential neighbourhood and represents efficient land use patterns.
- The proposed development relies on existing public infrastructure and partial private servicing, which minimizes servicing costs.
- The proposed residential development makes up a part of the residential land use mix to meet the current needs of the neighbourhood.
- The proposed development incorporates local commercial use that supports the development of complete communities.

Durham Region Official Plan policies for planning, growth management, and housing are addressed by the proposed development as further described in Appendix “A”.

7.3 TOWNSHIP OF SCUGOG OFFICIAL PLAN 2017

The subject property is designated as **Hamlet**. The Township of Scugog Official Plan. Hamlet designation is intended to be a transition area between more urban and more rural landscapes of the Township. Development is encouraged primarily in an area where similar build form and uses already exist. The proposed residential detached and commercial development is permitted use in the Hamlet designation.

7.3.1 LOT DIVISION AND CREATION

The Township of Scugog Official Plan Hamlet land use designation allows for residential development primarily through a plan of subdivision application. However, OP policy 5.3.3. b) speaks to opportunity for lot creation through the severance application process subject to approvals of the proposed water and wastewater services. A Part Lot Control application will be subject to the same scrutiny as a Consent to Sever application with regard to review and input from commenting departments and agencies, though without the public hearing component.

The proposed development will rely on partial private servicing. The Hamlet of Blackstock provides public water service, which is intended to be utilized for the proposed lots. The new configured and the new created lots will continue to rely on private septic service. Additional information including preliminary septic design and hydrogeological study is included with the

submission for the purpose of the Region of Durham Health Department approval.

7.3.2 INTENSIFICATION AND COMPATABILITY

The Official Plan supports the intensification through infill development at the location of the subject property.

Policies in support of residential development, as well as policies in support of the proposed development regarding land use and urban design are described further herein:

- The proposed development represents an infill residential development that promotes efficient land use patterns by minimizing land consumption and servicing costs.
- The proposed development relies on partial public water servicing, and other hard and soft infrastructure in the area.
- The proposed detached uses are compatible with the surrounding rural residential neighbourhood in terms of use and built form.

7.4 CONFORMITY WITH POLICY

The proposed development satisfies the relevant policies of the Provincial Planning Statement (2024), the Durham Region Official Plan (2024) and the Township of Scugog Official Plan (2017), as described in detail within Appendix “A”

8.0 TOWNSHIP OF SCUGOG ZONING BY-LAW NO. 14-14

The subject property is zoned Rural Commercial Exception 14 (C6-14) and Environmental Protection (EP) Zones.

The Rural Commercial (C6) Zone permits primary commercial uses related to agricultural industry including but not limited to produce outlets, feed mills, landscaping operation and veterinary clinics, as well as residential uses in the form of detached dwellings on lots with an area of 8,000m² and lot frontage of 60m. The Rural Commercial Exception 14 (C6-14) Zone limits the commercial use permission of the (C6) on the subject lands to only allow for farm implement and equipment sales and service establishment. There are no site-specific performance standards associated with the C6-14 Zone.

The Environmental Protection (EP) Zone permits agricultural conservation and recreational park uses. The proposed commercial uses are not permitted in the EP Zone. In accordance with section 4.17 of the Zoning By-law the EP zone boundary will be treated as a property boundary. The performance standards for the proposed adjoining commercial zone will

only be applicable to the commercial portion of such zone on the lot. In accordance with the Section 2.4.1 (e) of the Zoning By-law the limit of the EP zone is scaled from the by-law Schedule as described in the Figure 8 below.

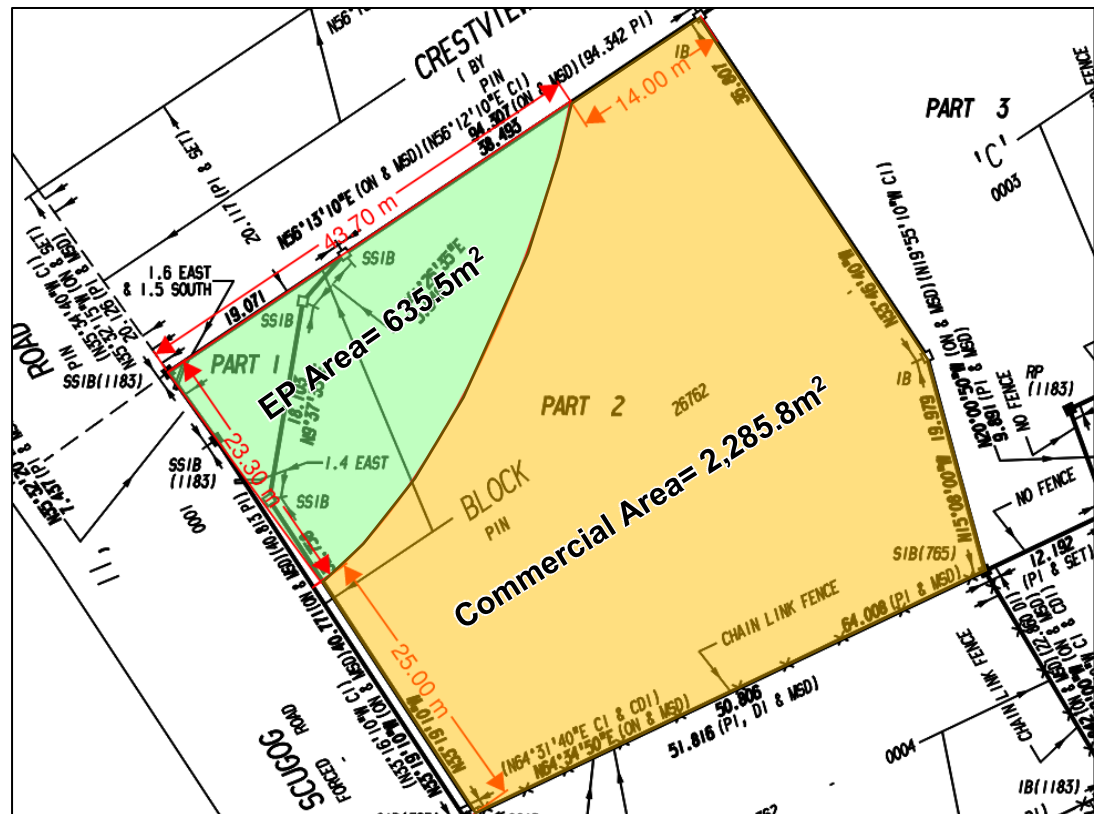


Figure 8: Extent of EP Zone as scaled from Zoning By-law Schedule C - Map 9 (only Part 2 commercial lot shown)

The proposed residential detached dwelling use is permitted within the C6-14 Zone, though the proposed lots do not meet the minimum lot and area and frontage requirements. A zoning by-law amendment is required to introduce a Hamlet Residential – Partial Service (HR2) Zone with site specific permissions for the proposed lot frontage. The HR2 Zone allows the residential detached dwelling use and other residential related uses such as secondary units and home occupations on lots with an area of 2,800 m² and lot frontage of 30m.

One of the proposed commercial lots does not meet the current C6-14 Zone minimum lot area and frontage requirements. A zoning by-law amendment is required to introduce Neighbourhood Commercial (C1) Zone with site specific permissions. One of the proposed commercial lots incorporates the existing building as part of the development proposal. The interior side yard

setback does not conform to the permissions of the C1 zone and is included in the proposed Zoning By-law Amendment. C1 Zone allows for a variety of commercial and personal service uses that are intended to support residential uses including banks, medical clinics, convenience stores, day cares, etc. No specific use is proposed for the subject part at this time.

Table 3A: Zoning By-law C1 Zone Compliance Analysis

Regulation C1 Zone	Required	Proposed (Part 2) Excluding EP Zone Area	Proposed (Part 2) Including EP Zone Area	Proposed (Part 3)
Minimum Lot Area	3,000m ²	2,285.8m²	2,921.3m²	5,738m ²
Minimum Lot Frontage	30m	25m	48.3m	62.6m
Minimum Front Yard Depth	10m	-		60m
Minimum Interior Side Yard Depth	10m	-		8.2m (west) 5.6m (east)
Minimum Rear Yard Depth	12m	-		24.5m
Minimum Landscaped Open Space	10%	-		>10%
Maximum Height	12m	-		10m
Maximum Lot Coverage	50%	-		11.5%

Table 3B: Zoning By-law HR2 Zone Compliance Analysis

Regulation HR2 Zone	Required	Proposed (Part 5)
Minimum Lot Area	2,800m ²	3,428m ²
Minimum Lot Frontage	33.8m	26m

An amendment to the Zoning By-law is required to 1) change the zone categories as they apply to the subject lands, 2) add site-specific performance standards including reduced lot frontage for the residential lot, and 3) add site-specific performance standards including reduced lot frontage and area for one of the commercial lots and reduced building

setbacks for the other commercial lot. The draft zoning by-law amendment is attached to this report as Appendix “B”.

9.0 SITE SERVICING, GRADING & STORMWATER MANAGEMENT

The site servicing, grading and stormwater management facilities will be designed to meet the requirements and design standards of the Township of Scugog, the Region of Durham and the Kawartha Conservation Authority as appropriate. The proposed development will rely on private septic systems and public water service. Should the existing water services be determined to be deficient, such services will need to be expanded, or other appropriate arrangements made to accommodate the proposal.

10.0 DISCUSSION

The property is intended to be developed for 1 residential and 2 commercial lots. The proposed residential detached dwelling use is permitted within the Hamlet OP land use designation and within the Rural Commercial Exception (C6-14) Zone; however, the proposed lot frontage is less than permitted by the C6-14 Zone. The neighbourhood commercial uses are permitted within the Hamlet OP land use designation; however, the broad range of parent C6 Zone uses are not permitted by the more restrictive Rural Commercial Exception (C6-14) Zone.

A Zoning By-law Amendment is proposed to rezone the property to Hamlet Residential – Partial Service Exception (HR2-XX) Zone and Neighbourhood Commercial Exception (C1-YY) Zone.

The proposed Hamlet Residential – Partial Service (HR2) Zone permits detached dwellings; however, the proposed minimum area permission requires tailoring. The request for a site-specific Zoning By-law amendment will allow for a lot with reduced frontage. The reduced lot frontage permission recognizes the existing constraint of the site, that being the street frontage limitation at the proposed new front lot line.

Part 2 requires special permissions due to the location of the split zoning between the environmental protection and commercial zones. Part 2, when including the EP Zone lands will meet the minimum lot frontage requirement while barely less than satisfying the minimum lot area requirement. However, due to the interpretation of the zone boundary as a “lot boundary”, Part 2 excluding the EP Zone lands does not satisfy the lot frontage or lot

area minimum requirements. The performance standards for Part 2 will apply to each Hamlet Residential and Environmental Protection Zones as though they are separate lots, even though the two zone categories are located on the same property. The extent of the EP Zone boundary has been deduced through the By-law Schedule. Part 2 has frontages on both Crestview Avenue and Old Scugog Road but is not a corner lot. In accordance with the definition of the “Lot Line, Front” the front lot line shall be the lot line over which the primary access is provided. For the purpose of this development application Old Scugog Road shall be deemed the front lot line for Part 2.

The proposed Neighborhood Commercial (C1) Zone permits a wide range of commercial uses; however, the proposed lot area, frontage and interior side yard setback for the existing building require tailoring to the site. The request for a site-specific Zoning By-law amendment will allow the existing building to remain with reduced interior side yard setbacks and allows for reduced lot area and frontage on the other proposed commercial lot.

One of the proposed commercial parcels includes an existing metal clad building that is used for existing commercial establishment. The building is intended to be retained for future commercial uses as permitted in the proposed C1 Zone. The performance standards associated with the building are legal non-conforming. Despite the previous permissions of the building, it will need to be recognized under the new zoning category due to the changes of the lot line location. Considering the building has existed on the property for an extended period of time, the retention of the building and the requested site-specific performance standards will not have any negative impacts on the existing surrounding residential properties.

The proposed development is located within the Blackstock Hamlet Settlement Boundary and connects to municipal water services. The proposed infill development is located in an area designated for growth and intensification as outlined in the Township of Scugog Official Plan.

Intensification should be sensitive to adjacent land uses. The proposed development is consistent with the use, density, and built form of the primarily low-density rural residential neighbourhood. The majority of lots in the neighbourhood are zoned HR2. The new lots will have areas and frontages of the similar size to those existing in the surrounding area.

The draft Zoning By-law Amendment (Appendix “B”) proposes to append the zone category with an exception to allow for the requested reduced lot frontage for residential lot and reduced lot area and interior side yard setback to recognize the existing building. The proposed Zoning By-law

setback to recognize the existing building. The proposed Zoning By-law amendment is in conformance with the use and density provisions of the Official Plans.

11.0 PUBLIC CONSULTATION STRATEGY

It is the owners' intent to rely on the Township of Scugog public consultation process to engage with the public regarding the subject Zoning By-law Amendment. The Township of Scugog will mail out public meeting notices to all property owners within 120m of the subject properties. The owner will install a public notice sign on the site as per Township of Scugog protocol.

12.0 CONCLUSIONS AND PLANNING JUSTIFICATION

The proposed development satisfies the relevant policies of the Provincial Planning Statement (2024), the Durham Region Official Plan (2024), and the Township of Scugog Official Plan (2017).

This report has reviewed the proposed use of the subject site against the relevant provincial, regional and municipal planning policy and concluded that the development of 1 detached partially serviced residential lots and 2 commercial lots are appropriate for the site and neighbourhood from a land use planning perspective.

It is the opinion of the writer that the proposed development as outlined in this Planning Justification Report, is consistent with the Provincial Policy initiatives and current Regional and Municipal planning policy and represents good planning.

Respectfully submitted,
D.G. BIDDLE & ASSOCIATES LIMITED
ENGINEERS AND PLANNERS

Prepared by:



Lisa Klets
Intermediate Planner

Reviewed by:



Michael J. Fry, M.C.I.P., R.P.P.
Planning Manager



APPENDIX “A” – POLICY REVIEW

Policy Review

Provincial Planning Statement 2024

Policy No.	Policy Text	Analysis
Section 2.2. – Housing, Policy 1	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: b) permitting and facilitating: 1. all <i>housing options</i> required to meet the social, health, economic and wellbeing requirements of current and future residents, including <i>additional needs housing</i> and needs arising from demographic changes and employment opportunities; and 2. all types of residential <i>intensification</i>, including the <i>development</i> and <i>redevelopment</i> of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new <i>housing options</i> within previously developed areas, and <i>redevelopment</i>, which results in a net increase in residential units in accordance with policy 2.3.1.3; c) promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i>; and d) requiring <i>transit-supportive</i> development and prioritizing <i>intensification</i>, including potential air rights development, in proximity to transit, including corridors and stations.	The proposed residential development provides an appropriate range and mix of housing options and densities by: • Implementing efficient land use patterns through lot creation on an underutilized lot; and • Implementing cost-effective development patterns by locating immediately adjacent to existing public infrastructure, thus reducing the need to extend infrastructure; and • Implementing development within the rural settlement boundary.
Section 2.3 - Settlement Areas and Settlement Area Boundary Expansions, Policy 1	<i>Settlement areas</i> shall be the focus of growth and development. Within <i>settlement areas</i>, growth should be focused in, where applicable, <i>strategic growth areas</i>, including <i>major transit station areas</i>.	The proposed residential intensification development is located within the rural hamlet settlement boundary.
Section 2.3 - Settlement Areas and Settlement Area Boundary Expansions, Policy 2	Land use patterns within <i>settlement areas</i> should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned <i>infrastructure</i> and <i>public service facilities</i>; c) support <i>active transportation</i>; d) are <i>transit-supportive</i>, as appropriate; and e) are <i>freight-supportive</i>.	The proposed development supports the required densities and mix of land uses by: • Implementing efficient land use patterns through development of underutilized lot; and • Implementing cost-effective development patterns by locating immediately adjacent to existing partial public infrastructure, thus reducing the need to extend infrastructure.
Section 2.3 - Settlement Areas and Settlement Area	Planning authorities shall support general <i>intensification</i> and <i>redevelopment</i> to support the achievement of <i>complete communities</i>, including by planning for a range and mix of <i>housing options</i> and prioritizing planning and investment in the necessary <i>infrastructure</i> and <i>public service facilities</i>.	The proposed residential development supports the achievement of complete communities and general intensification through implementation of efficient and compact land use patterns and intensification of the existing housing uses on an underutilized lot.

Boundary Expansions, Policy 3		
Section 2.5 – Rural Areas in Municipalities, Policy 1	Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; c) accommodating an appropriate range and mix of housing in rural <i>settlement areas</i> ; d) using rural <i>infrastructure</i> and <i>public service facilities</i> efficiently; g) conserving biodiversity and considering the ecological benefits provided by nature; and	The proposed development supports the development of healthy, integrated and viable rural areas by: - Proposing residential uses, compatible with the surrounding rural character in terms of use, built form and density; and - Accommodating a mix of residential uses that meets the needs of the neighbourhood; and - Relying on existing partial servicing; and - Locating the development outside of the natural features.
Section 2.5 – Rural Areas in Municipalities, Policy 2	In <i>rural areas</i> , rural <i>settlement areas</i> shall be the focus of growth and development and their vitality and regeneration shall be promoted.	The proposed development is located within the Blackstock settlement boundary, adjacent to existing residential uses.
Section 2.5 – Rural Areas in Municipalities, Policy 3	When directing development in rural <i>settlement areas</i> in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.	The proposed development is compatible with the surrounding rural character in terms of use, built form, density and will rely of partial existing services in the area.
Section 3.6 – Sewage, Water and Stormwater, Policy 2	<i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, <i>municipal sewage services</i> and <i>municipal water services</i> include both centralized servicing systems and decentralized servicing systems.	The proposed development will rely on existing municipal water services. There are no municipal sewage services in the area and thus the proposed development will rely on private on-site sewage systems.
Section 3.6 – Sewage, Water and Stormwater, Policy 4	Where <i>municipal sewage services</i> and <i>municipal water services</i> or <i>private communal sewage services</i> and <i>private communal water services</i> are not available, planned or feasible, <i>individual on-site sewage services</i> and <i>individual on-site water services</i> may be used provided that site conditions are suitable for the long-term provision of such services with no <i>negative impacts</i> .	There are no municipal sewage services in the area and thus the proposed development will rely on private on-site sewage systems.
Section 3.6 – Sewage, Water and Stormwater, Policy 8	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;...	Stormwater Management will be provided through implementation of drain ditches.
Durham Region Official Plan 2024		
Policy No.	Policy Text	Analysis
Policy 3.3.1 – Complete Communities	Support the development of healthy, sustainable and <i>complete communities</i> that incorporate: a) a mix of <i>housing options</i> , including <i>affordable</i> and market-based <i>housing options</i> , in accordance with Section 3.1;	The proposed residential lots support the development of healthy, sustainable and complete communities by: Accommodating land use mix of residential types to meet the current needs of the community; and

	c) <i>community hubs</i> that cluster together community uses, services, facilities, and shopping, in accordance with Policies 3.3.26 to 3.3.28; d) <i>active transportation</i> and the use of <i>multi-modal</i> transportation options;	Implementing cost-effective development patterns by locating immediately adjacent to existing municipal infrastructure and partial services, thus reducing the need for its extension.
Policy 4.1.41 – Private Systems	Support the development of Rural Settlements on individual on-site private services.	The proposed development relies on private septic services.
Policy 6.5.1 – Rural Settlements	Require that individual on-site sewage and water services can be used only where municipal sewage and water services or communal sewage and water services are not available, planned or feasible, and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.	The proposed development relies on private septic services, and municipal water services. A Hydrogeological Study has been completed to demonstrate the viability of the proposed private servicing option.
Policy 6.5.3 – Rural Settlements	Maintain the rural character of <i>Rural Settlements</i> .	The proposed development will be compatible with the existing rural residential dwelling in terms of use, built form and densities. The proposed lot areas and frontages are similar to the ones already existing in the immediate area.
Policy 6.5.4 – Rural Settlements	Require <i>development</i> within <i>Rural Settlements</i> be limited to infilling and minor rounding out of existing <i>development</i> , subject to the ability to service the use(s) by individual private on-site water and wastewater systems where groundwater <i>quality and quantity</i> permits, and in compliance with the standards of the Region of Durham Drilled Wells and Lot Sizing Policies and the Ministry of the Environment, Conservation and Parks.	The proposed development represents an intensification of an underutilized lot. The proposed development relies on private septic services, and municipal water services. A Hydrogeological Study has been completed to demonstrate the viability of the proposed private servicing option.
Policy 6.5.7 – Hamlets	Encourage hamlets to be the focus of modest growth and <i>development</i> in the Rural System.	The proposed development is located in a Hamlet of Blackstock.
Policy 6.5.8 – Hamlets	Encourage a variety of cultural and economic opportunities within hamlets to serve the needs of rural residents and area businesses.	The proposed development incorporates commercial opportunities that will benefit local rural residents.
Policy 6.5.9 – Hamlets	Require growth in Hamlets be limited to minor infilling subject to the ability to service the growth with individual on-site water and individual on-site sewage services.	The proposed development represents an intensification of an underutilized lot. The proposed development relies on private septic and municipal water services.
Policy 6.5.10 – Hamlets	Encourage <i>development</i> within hamlets to be compatible with surrounding uses and the rural landscape consisting of a mix of housing types appropriate for existing service levels, employment uses and commercial uses that meet the needs of the residents of the hamlets and the surrounding rural area.	The proposed development is compatible with the existing rural residential dwelling in terms of use, built form and densities. The proposed lot areas and frontages are similar to the ones already existing in the immediate area.
Policy 6.5.11 – Hamlets	Encourage that any new lots to be developed within hamlets do not extend or promote strip <i>development</i> .	The proposed development does not encourage nor create a strip development.
Township of Scugog Official Plan		
Policy No.	Policy Text	Analysis
Section 2.2.1 – Residential Growth Targets	The Township intends to manage population growth in a sustainable manner. This goal will be achieved by:	The proposed residential development contributes to the Hamlet population growth targets.

	a) Directing growth primarily to the urban settlement boundary of Port Perry and the defined boundaries of the Hamlets, with limited rural development to the year 2031.	
Section 2.4 – Housing	A diverse housing stock in terms of type, tenure, density and affordability is required to meet the varied needs of residents and the community. This goal will be achieved by: a) Maintaining an adequate supply of land for residential development, subject to the availability of water and wastewater treatment capacity; b) Encouraging intensification and infill development that is sensitive to surrounding development in terms of height and massing, where adequate services such as water supply, sanitary sewerage, storm sewerage and drainage, schools and parkland are available and commercial and community facilities are accessible;	The proposed development addresses the housing policy by: • Locating development in an area with partial municipal service availability; and • Providing intensification of an underutilizes lots in an area of the existing residential development.
Section 5.3.1 – Objectives	The objectives of this designation are to: d) Provide opportunities for small-scale commercial, industrial and tourism related uses that are compatible with the character and scale of the Hamlet;	The proposed development incorporates commercial opportunities that will benefit local rural residents.
Section 5.3.2 – Permitted Uses	Land in the <i>Hamlet</i> designation may be used for the following: a) Single-detached or semi-detached dwellings; d) Commercial uses and new commercial uses serving the Hamlet, surrounding rural areas and supporting tourism in the area;	The proposed residential and commercial uses are permitted in the subject designation.
Section 5.3.3. b) – General Development Policies	Residential development shall occur generally by plan of subdivision. However, infilling or minor expansions through the creation of lots by severance may be permitted subject to the approval of the water and wastewater services by the Ministry of the Environment or the Durham Region Health Department.	The proposed development represents an intensification of an existing underutilized lot in the existing residential neighbourhood.
Section 5.3.3. d) – General Development Policies	Multi-lot residential development shall require the preparation of a hydrogeological study satisfactory to the Township and the Region of Durham.	A Hydrogeological Study has been completed to demonstrate the viability of the proposed private servicing option.
Section 5.3.3. f) – General Development Policies	The minimum lot size in a <i>Hamlet</i> shall not be less than that required for the safe and efficient operation of private individual water and wastewater services on the site. In Blackstock consideration of the municipal water system shall be given.	A Hydrogeological Study has been completed to demonstrate the viability of the proposed private servicing option. The proposed lot sizes are based on the septic services sizes determined by the Hydrological Report.
Section 5.3.3. g) – General Development Policies	New development shall be designed to maintain the historic rural character of the <i>Hamlet</i> areas. The built form and building materials should reflect this character. The Township may use Site Plan Control within the <i>Hamlet</i> areas to ensure that new development is compatible with the existing community.	The proposed development is compatible with the existing rural residential dwelling in terms of use, built form and densities.
Section 9.13.1. a) – Lot Creation, General Development Policies	Applications for consents shall only be granted where the following conditions are satisfied: i) A plan of subdivision is not necessary; ii) The number of lots created is generally not more than two lots; iii) The lot can be adequately serviced with appropriate water and wastewater systems;	The proposed development is intended to proceed through a consent to sever application. The conditions of consent are addressed as follows: • Based on the proposed number of units, a plan of subdivision is not required; and • The proposed severance creates 1 retained and 1 severed lots; and • The lots are services by private septic and municipal water services; and • All lots have frontages on existing public roads through a save access; and • The proposed severance does not limit development of adjacent properties; and

	iv) The lot will front onto and will be directly accessed by a public road which is maintained year round; v) Access to the lot will not cause a traffic hazard; vi) The creation of the lot will not restrict the ultimate development of adjacent lands; vii) The size and shape of the lot conforms with the requirements of the Zoning By-law, is appropriate to the use proposed and is compatible with adjacent lots; viii) The lot will not have a negative impact on the natural heritage features and related ecological functions in the area; ix) New lots will not be permitted on lands containing physical constraints to development such as poor drainage, flood, susceptibility, steep slopes, or any other physical condition that may jeopardize public health and safety; and; x) The consent complies with all relevant provisions of this Plan.	• A zoning by-law amendment is being thought to allow for the site-specific performance standards; and • The proposed development is located outside of the natural features; and • The proposed development conforms to the municipal Official Plan as described above.
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APPENDIX “B” – DRAFT ZONING BY-LAW AMENDMENT**The Corporation of The Township of Scugog****By-law Number XX-25**

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 with respect to Part of Lot 11, Concession 5, more particularly described as the whole of Blocks ‘C’ and ‘D’, Registered Plan N695, in the former Geographic Townships of Cartwright, now in the Township of Scugog, Regional Municipality of Durham, (5 Crestview Avenue), Ward 4

Whereas the owners of lands located on Part of Lot 11, Concession 5 and Part of the Blocks C & D Registered Plan N695, in the Geographic Townships of Cartwright, (5 Crestview Avenue), Ward 4, made an application to the Township of Scugog (Zoning By-law Application Z/XX/2025) to amend Zoning By-law 14-14;

And Whereas the Council of the Corporation of the Township of Scugog held a public meeting on XXX XX, 2025, 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 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 C, Map 9 to Zoning By-law 14-14 is hereby amended as follows:

Part of Lot 11, Concession 5 and Part of the Blocks C & D Registered Plan N695, in the Geographic Townships of Cartwright, municipally known as 5 Crestview Avenue, from more particularly shown on Schedule “A” attached hereto, is changed from “Rural Commercial Exception 14 (C6-14)” Zone to “Hamlet Residential – Partial Service (HR2-XX)” Zone and “Neighborhood Commercial (C1-YY)” Zone.

2. That Table 8.6.4 (HR2 Exceptions) to Zoning By-law 14-14 is hereby amended by adding the following after HR2-XX:

Hamlet Residential – Partial Service (HR2) Exception Number	Permitted/Prohibited Uses	Zone Regulations
HR2-XX		Minimum Lot Frontage:26m

3. That Table 10.6.1 (C1 Exceptions) to Zoning By-law 14-14 is hereby amended by adding the following after C1-YY:

Neighbourhood Commercial (C1) Exception Number	Permitted/Prohibited Uses	Zone Regulations
C1-YY		Minimum Lot Frontage:25m Minimum Lot Area: 2,200m ² Minimum Interior Side Yard Setback Adjacent to Residential Zone: 5.5m

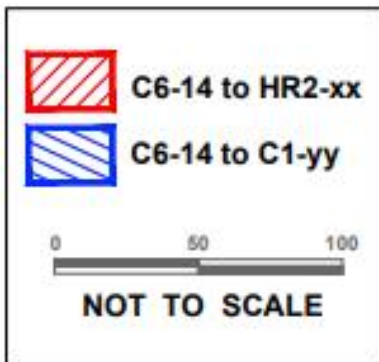
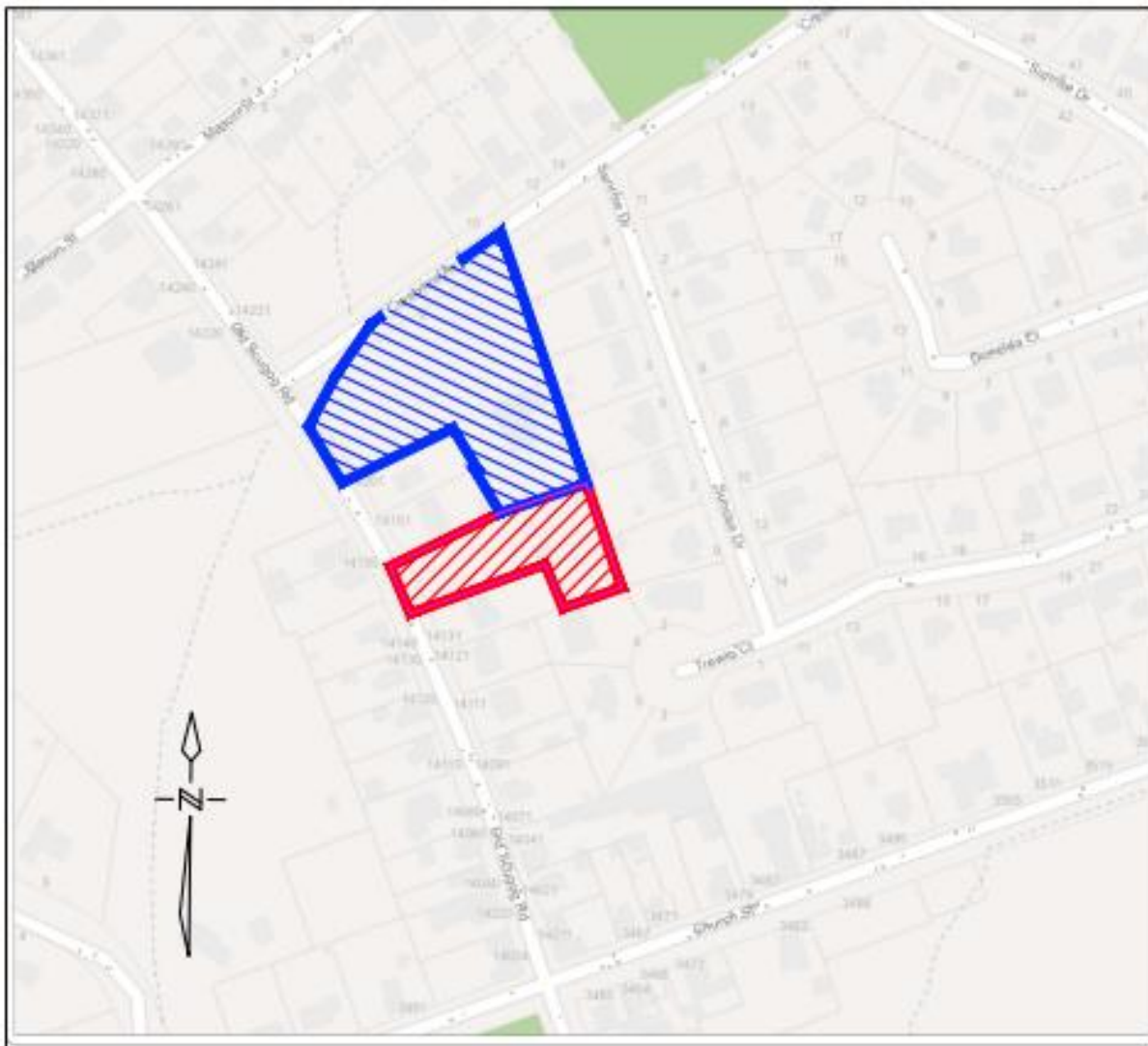
This By-law shall come into force in accordance with Section 34 of the Planning Act.

This By-law Read and Passed on the ____ day of _____, 2025.

MAYOR, Wilma Wotten

CLERK, Blair Labelle

Schedule A
To By-law No. XX-25
Township of Scugog
Amendment to Schedule C, Map 9
To Zoning By-law 14-14 (as amended)



**This is Schedule A
to By-law XX-25**

**Passed this ___ day
of ___, 2025**

