



June 18, 2026

Valerie Hendry, MCIP, RPP  
Manager of Planning  
Township of Scugog  
181 Perry Street  
Port Perry, ON L9L 1A7

Dear Ms. Hendry:

**RE: PLANNING JUSTIFICATION BRIEF - ZONING BY-LAW AMENDMENT APPLICATION  
1535 HIGHWAY 7A, PORT PERRY, TOWNSHIP OF SCUGOG  
OUR FILE 07132GD**

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## **1.0 Introduction**

### **1.1 Purpose of the Application**

MacNaughton Hermesen Britton Clarkson Planning Limited (hereinafter "MHBC") has been retained by Calloway REIT (Port Perry) Inc. (hereinafter the "Owner"), to provide planning justification in support of application for a Zoning By-law Amendment ("ZBA") (the "Application").

The property is located on the north side of Highway 7A and south side of Scugog Line 6, east of Highway 7 (hereinafter referred to as the "Subject Lands"), in the Township of Scugog (the "Township"), as shown in **Figure 1**. The Subject Lands contain a SmartCentres commercial shopping plaza, containing six retail/commercial buildings and surface parking.

The Application would result in the infill development of four new retail buildings/units within the existing SmartCentres shopping plaza (the "Proposal").

This Report has been prepared in support of the Application. Based on the review and analysis contained herein, we conclude that the proposed request is consistent with the Provincial Planning Statement ("PPS") and has considered matters of Provincial Interest, and conforms to the Region of Durham Official Plan ("Region OP") and Township of Scugog Official Plan ("Township OP").



Data Source: 2026 Airbus, First Base Solutions, Maxar Technologies

**Figure 1 - Location Map**

-  Subject Lands
-  Parcel



## 1.2 Subject Lands and Surrounding Area

### Subject Lands

The Subject Lands are located on the south side of Scugog Line 6, and north side of Highway 7A, in the Township of Scugog. The Subject Lands are approximately 7.56 ha (18.69 ac) in size, and are currently occupied by a SmartCentres commercial shopping centre, containing six retail/commercial buildings and surface parking.

The Subject Lands have approximately 313 m of frontage along Scugog Line 6 and 355 m of frontage along Highway 7A. The primary access to the Subject Lands is currently provided via Highway 7A, with a secondary right-in access provided from Scugog Line 6.

### Surrounding Area

A summary of the uses that surround the Subject Lands, are illustrated in the following images and **Figure 2**, which includes the following:

**NORTH:** Immediately north of the Subject Lands is Scugog Line 6. Further north are agricultural/rural lands, and industrial uses.

**EAST:** East of the Subject Lands is a vehicle dealership, auto repair shop, a single detached dwelling and a two-storey office building. Further east is the intersection of Queen Street/Highway 7A and Scugog Street/Scugog Line 6. Beyond this are commercial and low-rise residential uses.

**WEST:** West of the Subject Lands are single-detached dwellings and large agricultural/rural lots. Further west is largely agricultural/rural lands and commercial uses.

**SOUTH:** Immediately south of the Subject Lands is Highway 7A. On the south side of Highway 7A is a vehicular dealership and rural/agricultural lands.

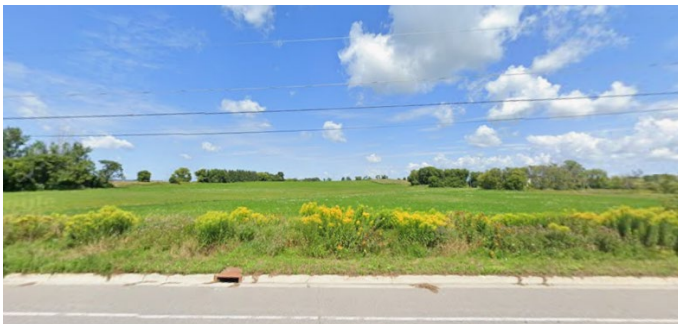


Image 1: View north of the Subject Lands, looking north along Scugog Line 6



Image 2: View east of the Subject Lands, looking south along Scugog Line 6

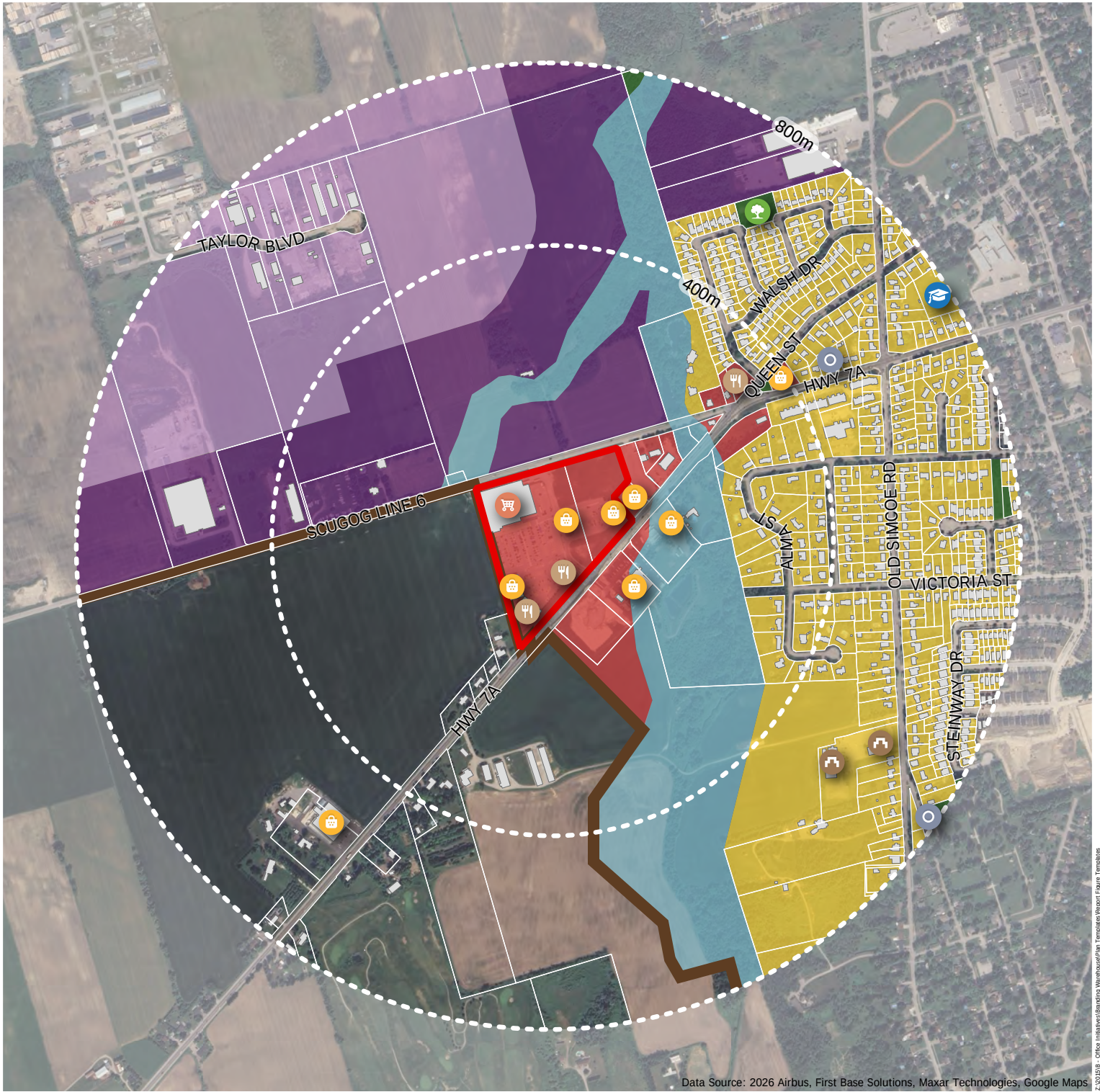


**Figure 2 - Surrounding Context**

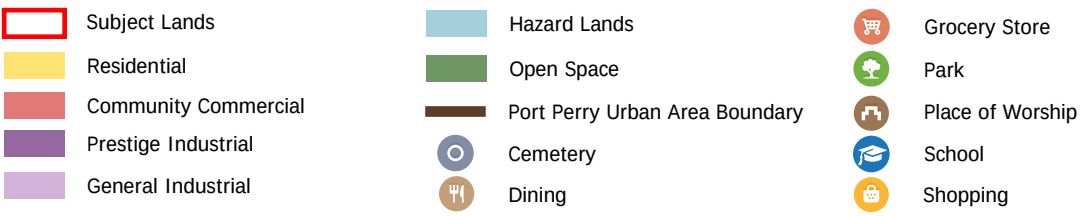




Image 3: View east of the Subject Lands, looking north along Highway 7A



Image 4: View south of the Subject Lands, looking south along Highway 7A



Image 5: View west of the Subject Lands, looking north along Highway 7A



Image 6: View west of the Subject Lands, looking north along Scugog Line 6

### 1.3 The Proposed Development

The proposed development consists of four retail buildings within the existing shopping plaza. Building C1 and C2 are located at the northeast corner of the site, and Building G2 and G3 are located central to the site, adjacent to existing Building G1. A total of approximately 3,601 sq. m of gross floor area is proposed and 836 parking spaces for the entirety of the Subject Lands.

Building C1 contains 2,696 sq. m of GFA, Building C2 contains 511 sq. m GFA, Building G2 contains 199 sq. m GFA and Building G3 contains 195 sq. m of GFA. Building 1 will contain a supermarket use which exceeds the maximum areas in the Zoning B-law for food-related uses, and requires amendment.

Primary vehicular access to the plaza is maintained from Highway 7A, with two accesses for loading off of Scugog Line 6 proposed.

## 2.0 Policy Context

### 2.1 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 is applicable to the Subject Lands. The policies within Section 2.1 of the PPS state that healthy, livable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of uses including commercial to support the long-term needs. Specifically, sufficient lands be made available to accommodate an appropriate range and mix of land uses to meet the projected needs for a time horizon of up to 20 years, but no more than 30 years. Communities should promote the integration of land use planning, growth

management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The policies within Section 2.8 of the PPS support economic development and competitiveness by providing for a mix and range of employment, institutional and broader mixed uses to meet long-term needs. The proposed development will provide for additional commercial/retail uses to add to the range and mix of uses in the surrounding area, and provide for employment opportunities for the Township and Region.

## **2.2 Region of Durham Official Plan**

The Region of Durham Official Plan was approved in September 2024, and later approved in full in December 2024. As of July 2024, the regional authority of the Regional OP has been shifted to the Township of Scugog. The Regional OP remains in effect as a municipal plan until the Township updates its own Official Plan, integrating Regional OP policies into its framework for a single, comprehensive plan, ensuring continuity for growth while adapting regional goals into local implementation.

The Subject Lands are located within “Community Areas” on Map 1: Regional Structure – Urban & Rural Systems of the Regional OP (**Figure 3**). Community Areas are to be planned as complete communities, which include uses such as commercial and retail (Section 5.4.2). The proposed development will add to the mix of uses in the area, with the provision of additional commercial/retail units.

Highway 7a is identified as a “Type A Arterial” on Map 3b: Road Network (**Figure 4**). The Subject Lands are located nearby a “Province-Wide Cycling Network” on Map 3d: Active Transportation Network (**Figure 5**).

## **2.3 Township of Scugog Official Plan**

The Township OP was approved by the former Ontario Municipal Board on March 2, 2011. The Subject Lands are designated as “Community Commercial” on Schedule A-1 – Port Perry Urban Land Use of the Township OP (**Figure 6**). The Community Commercial designation is intended to provide opportunities for large format retail uses that serve the broader community. Permitted uses in the Community Commercial designation include a variety of commercial and retail uses including food stores and supermarkets, department stores and specialty shops, and medium density residential uses subject to specific OP policies. A maximum gross floor area of all commercial uses of 30,000 sq. m applies, with a maximum building height of 10 m. The proposed development does not exceed these provisions.

Scugog Line 6 is identified as “Type C” and Highway 7A as “Type A”, “Transit Spine”, and “Strategic Goods Movement Network” on Schedule C-1: Port Perry Urban Area Transportation System (**Figure 7**).

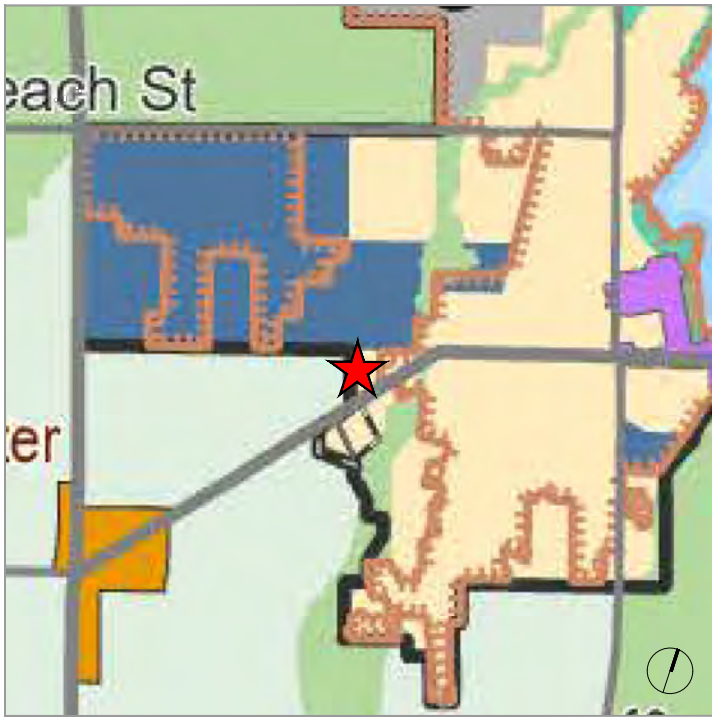


**Figure 3 - Region of Durham Official Plan - Map 1  
Regional Structure - Urban & Rural Systems**

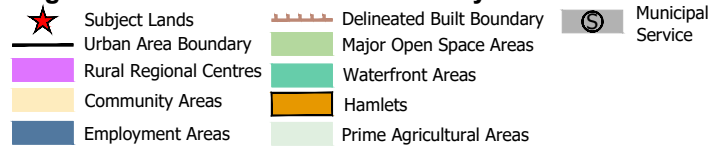


**Figure 4 - Region of Durham Official Plan - Map 3b Road Network**



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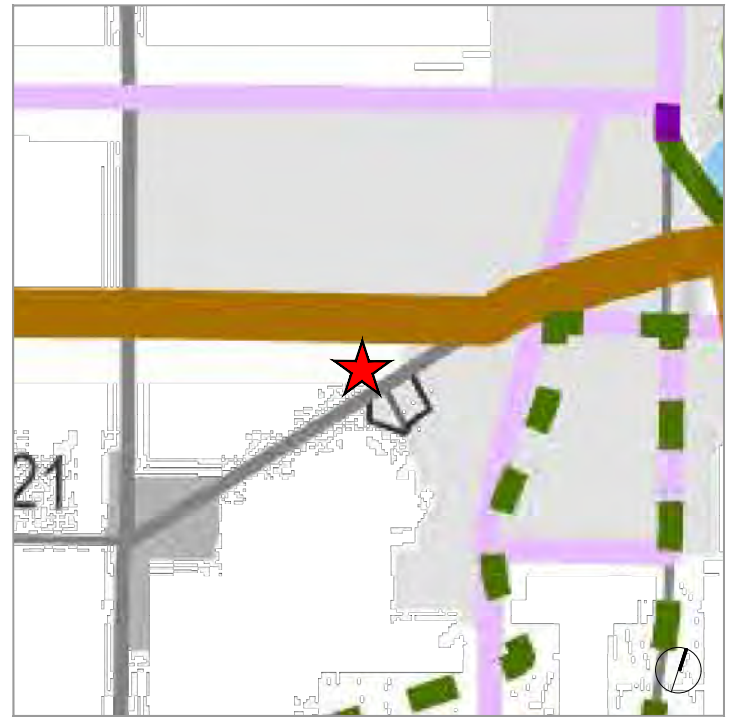


**Figure 5 - Region of Durham Official Plan - Map 3d  
Active Transportation Network**

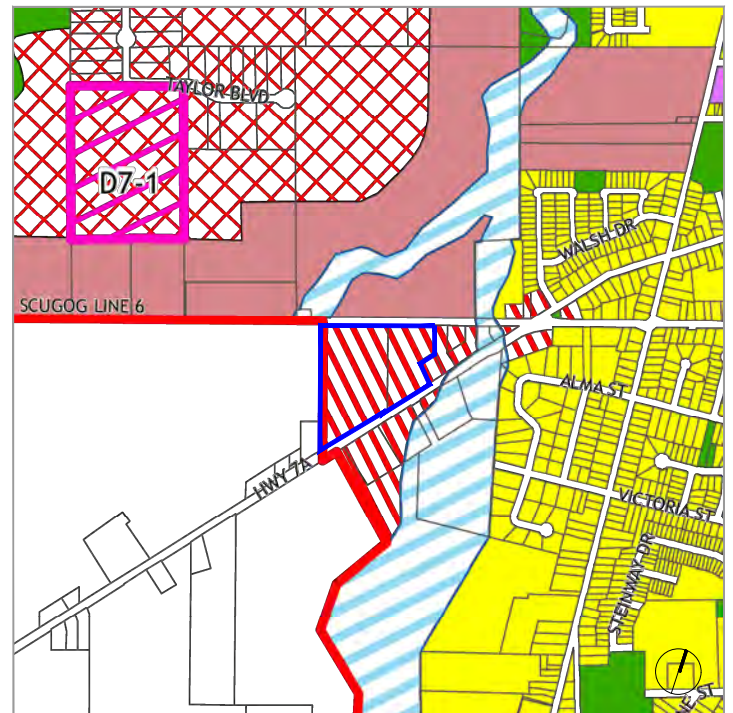
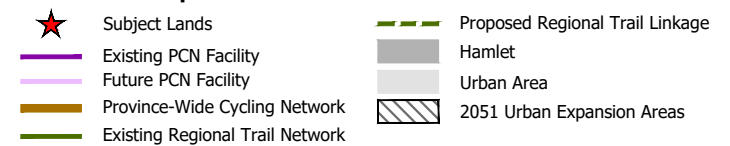


**Figure 6 - Township of Scugog Official Plan - Schedule A-1 Port Perry Urban Area Land Use**



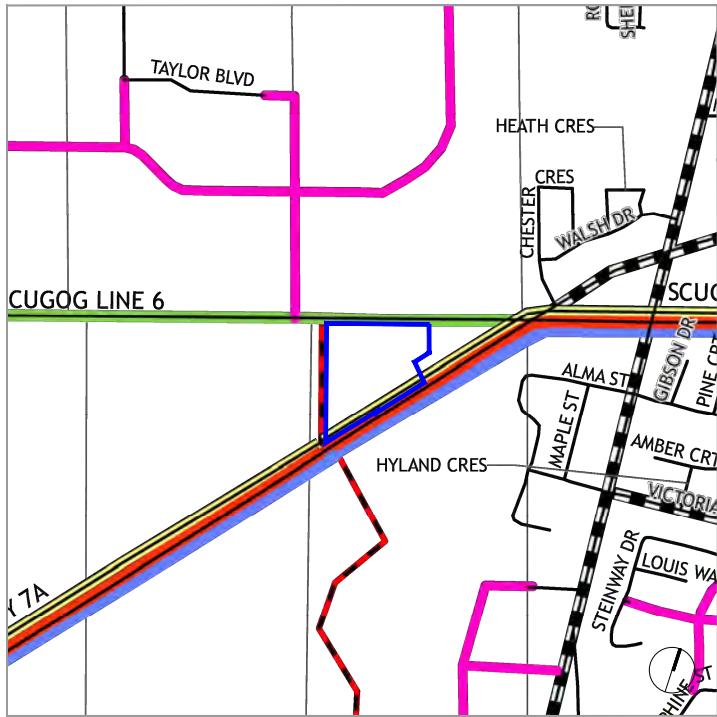


**Figure 7 - Township of Scugog Official Plan - Schedule C-1 Port Perry Urban Area Transportation System**

|                      |                                  |
|----------------------|----------------------------------|
| Subject Lands        | Local Roads                      |
| Arterials Type A     | Transit Spine                    |
| Type C               | Collector                        |
| Proposed Local Roads | Strategic Goods Movement Network |
|                      | Port Perry Urban Boundary        |

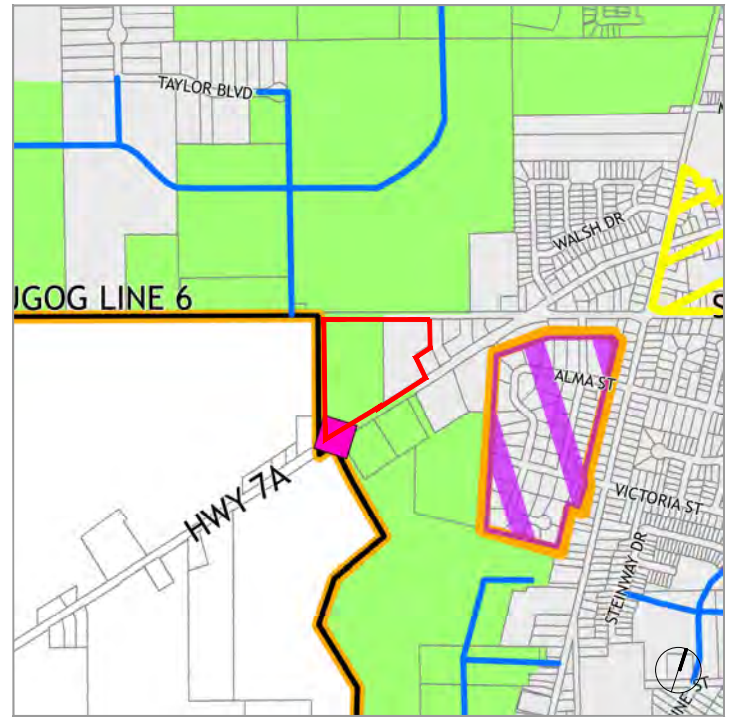


**Figure 8 - Township of Scugog Official Plan - Schedule I Secondary Policy Areas**

|                                |                           |
|--------------------------------|---------------------------|
| Subject Lands                  | Greenfield Area           |
| Gateway                        | Established Neighbourhood |
| Proposed Local Road            | Phase 1 Servicing Area    |
| Port Perry Urban Area Boundary | Phase 2 Servicing Area    |
| Built Boundary                 |                           |

On Schedule I: Secondary Policy Areas, the western portion of the Subject Lands are located within the "Greenfield Area" and eastern portion within the "Built Boundary" (**Figure 8**). A "Gateway" is located at the southwest corner of the site along Highway 7A.

Section 4.3.3 of the Township OP states that "*prior to considering development within the Community Commercial designation, the Township may require:*

- i) a detailed Market Impact Study to demonstrate that the proposal is feasible and desirable on the basis of size, location and function relative to existing residential neighbourhoods and existing commercial facilities;*
- ii) and/or a detailed Traffic Impact Study to demonstrate that the proposal can be developed without causing disruption to the road network and can be implemented at no cost to the Township and other agencies."*

Section 4.4.4 (b) further notes that development within the Community Commercial designation shall be subject to traffic analysis to ensure that further congestion is not created.

A Market Impact Brief has been prepared by Tate Research for the proposed development, which evaluates the proposed development in the context of the market conditions in Port Perry. It concludes that the proposed supermarket, additional retail commercial space and the elimination of minimum store sizes is warranted and will not result in negative impacts on the planned retail structure of Port Perry, the Main Central Area, or any other locations in the Township of Scugog. Therefore Policy 4.3.3 i) has been satisfied in our opinion.

Further, a Traffic Impact Study has been prepared by Paradigm Transportation Solutions Limited. It concludes that the net impact of the proposed development is found to be minor and that the study area intersection and associated traffic movements are forecasted to continue operating at acceptable levels of service and within capacity during all peak periods. The proposed parking meets the requirements of the zoning by-law.

Section 4.3.3(e) of the Township OP states, "Zoning By-laws may be used to limit the size and form of commercial development to ensure that development in the Community Commercial designation does not adversely affect the viability of the commercial uses in the Main Central Area." As noted, a Market Impact Brief has been prepared in support of the applications and concludes that the viability of the commercial uses in the Main Central Area are not adversely affected and thus supports the requested amendments to the Zoning By-law.

Section 4.3.4 of the Township OP contains the urban design guidelines for the Community Commercial designation, which include extensive landscaping on the periphery and within parking areas, and grouping of uses in compact areas adjacent to arterial roads. Generally, buildings are to be set at the street edge with parking at the rear. Where surface parking lots are exposed to the street, the Township notes that significant landscape buffering shall be used and shall contain internal landscaping features. Lighting is to be dark-sky friendly. The proposed development provides for landscaping through proposed planting beds, terraseeding and mulch areas.

## 2.4 Zoning By-law No. 14-14

The Subject Lands are zoned Community Commercial Exception 1 (C2-1) under Zoning By-law 14-14 (**Figure 9**). The Subject Lands are also subject to minor variance application A-08-2018 and Zoning By-law Amendment No. 70-07.

The C2 Zone permits a variety of commercial uses, including but not limited to a bank/financial institution, convenience store, garden centre, grocery store, restaurant, shopping centre (neighbourhood commercial) and supermarket. The C2-1 zone also permits business, professional or administrative offices.

There are several regulations related to the maximum permitted floor area of uses on the site, including retail, service uses, supermarkets, and department stores (identified in the chart below). Further provisions limits the amount of space dedicated to certain activities, such as food sales. The proposed ZBA, as described in further detail below, proposes to amend these provisions.

| CATEGORY                                                  | ZONING REQUIREMENT |
|-----------------------------------------------------------|--------------------|
| <b>Max. Gross Leasable Area (GLA) - Total Retail Uses</b> | 17,985 sq. m       |
| <b>Max. GLA - Service &amp; Other Uses</b>                | 1,860 sq. m        |
| <b>Max. GLA - Supermarket</b>                             | 3,255 sq. m        |
| <b>Max. GLA - Department Store</b>                        |                    |
| Department Store - Food Products                          | 3,255 sq. m        |
| Department Store - Non-Food Products                      | 8,365 sq. m        |
| <b>Max. GLA - Dep. &amp; Supermarket - Food</b>           | 3,255 sq. m        |
| <b>Max. GLA - Other Than Dep. &amp; Supermarket</b>       |                    |
| Retail                                                    | 6,370 sq. m        |
| Apparel                                                   | 1,760 sq. m        |

## 2.5 The Application

The proposed ZBA would replace the individual maximum floor areas with a single, unified maximum gross leasable floor area of 20,500 sq. m applicable to all commercial retail uses across the Subject Lands.

The intent of the maximum gross leasable area is to ensure that new development does not place undue burden onto municipal services, infrastructure or the planned retail market of the surrounding area. As noted, a Market Impact Brief has been prepared in support of the Application. It notes that the proposed supermarket, additional retail commercial space and the elimination of minimum store sizes is warranted and will not result in negative impacts on the planned retail structure of Port Perry, the Main Central Area, or any other locations in the Township of Scugog.

Further, the Brief notes that the proposed ZBA would introduce greater flexibility in how space can be developed and operation, and therefore adapt more effectively to changing market conditions. The shopping centre will continue to create new employment opportunities and support growth, and reflects the flexible, hybrid formats that retail stores have transitioned towards. As the existing zoning provisions apply several overlapping provisions for different retail categories, potential for inconsistent

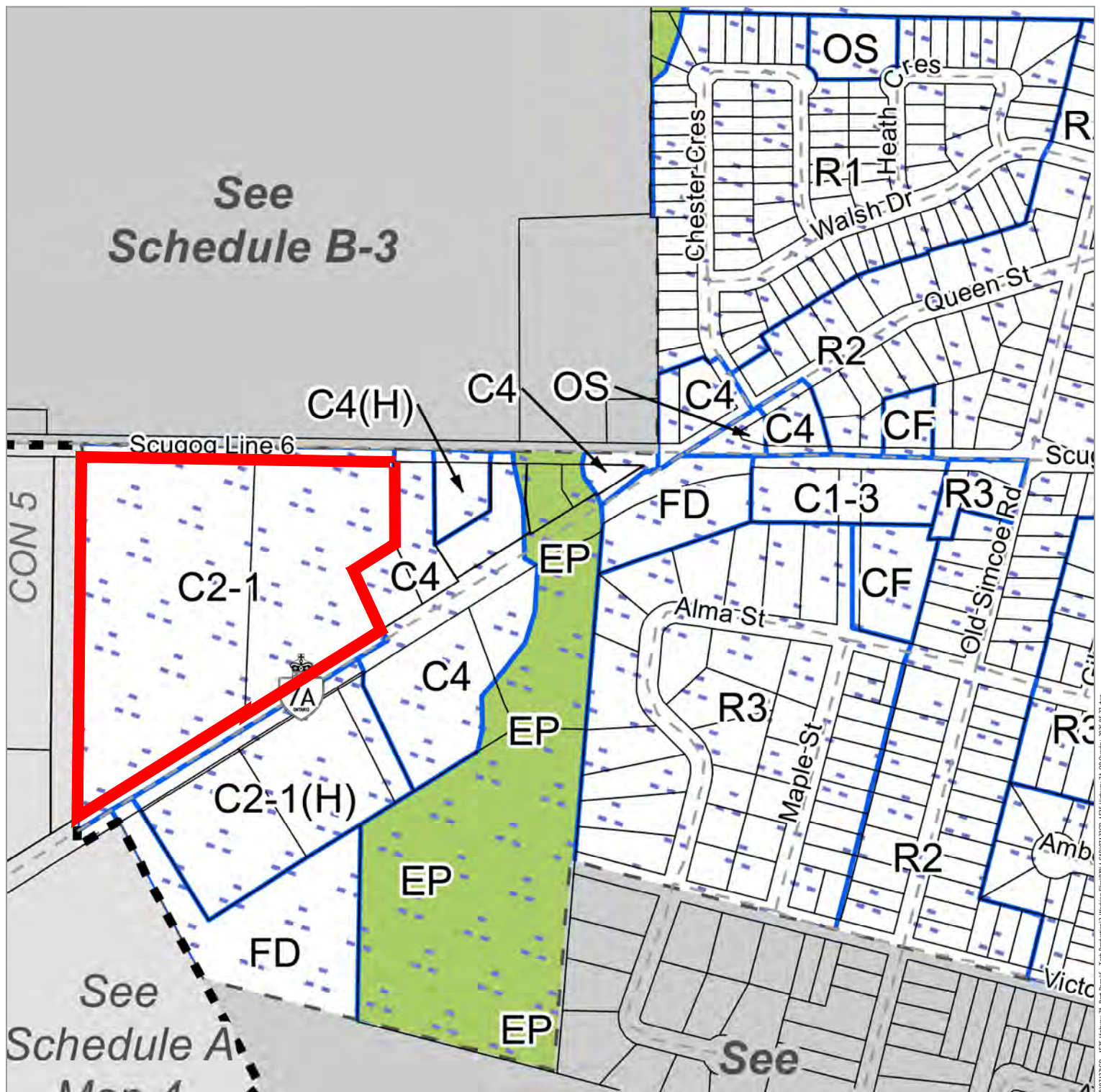


**Figure 9 - Township of Scugog Zoning By-Law 14-14 - Port Perry Schedule B Map 4**

|  |                            |  |                                      |  |                       |
|--|----------------------------|--|--------------------------------------|--|-----------------------|
|  | Subject Lands              |  | EP Environmental Protection          |  | C4 Highway Commercial |
|  | Port Perry Urban Area      |  | R2 Urban Residential Type Two        |  | CF Community Facility |
|  | Zone Boundary              |  | R3 Urban Partial Service Residential |  | OS Open Space         |
|  | High Aquifer Vulnerability |  | C1 Neighbourhood Commercial          |  | FD Future Development |
|  |                            |  | C2 Community Commercial              |  | (H) Holding           |

interpretation and uncertainty of application is possible. Streamlining the provisions into one applicable maximum area assists in achieving clarity and better reflects the reality of modern retail.

In addition, the proposed consolidation of the maximum commercial gross leasable floor area represents an appropriate level of development for a property of this size and location, and provides for the efficient build-out of the existing shopping centre in line with the ultimate vision for the build-out of these lands.

Given this, it is our opinion that the introduction of a maximum gross leasable floor area and removal of individual store sizes for the entirety of the Subject Lands is appropriate. A draft of the proposed ZBA is included in **Appendix A** attached to this report.

### 3.0 Summary and Conclusions

MHBC has prepared this Planning Justification Brief in support of the Zoning By-law Amendment application. The Application will permit the development of a site at 1535 Highway 7A with four retail buildings within the existing shopping plaza. The proposed development represents good planning.

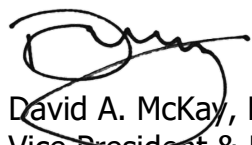
Based on the analysis of this report, it is concluded that the proposal to redevelop an approximately 7.56 ha (18.69 ac) site for retail development is in the public interest and represents good planning for the following reasons:

1. The Proposal is consistent with the policies of the PPS.
2. The Proposal conforms to the applicable policies of the Region of Durham Official Plan and Township of Scugog Official Plan.
3. The Proposal is compatible with adjacent land uses.
4. As outlined by the Market Impact Study, the proposed application will not result in negative impacts on the planned retail structure of Port Perry, the Main Central Area, or any other locations in the Township of Scugog.

**We certify that this report was prepared jointly by the identified authors and under the supervision of a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.**

Yours truly,

**MHBC**



David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President & Partner



Maire Stea, BES, MCIP, RPP  
Senior Planner



# A

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## **Appendix A: Draft Zoning By-law Amendment**

**The Corporation of The Township of Scugog**  
**By-law Number XX-26**

Being a by-law to 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 at PART OF LOT 16, CONCESSION 5, Geographic Township of Reach, now in the Township of Scugog, Regional Municipality of Durham, (1535 Highway 7A) made an application to the Township of Scugog (Zoning By-law Amendment Application Z/XX/XXX) to amend Zoning By-law 14-14; and

**WHEREAS** the Council of the Corporation of the Township of Scugog held a public meeting (XXXXX) 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:

**Heading**

1. THAT Schedule B, Map 4 to Zoning By-law 14-14 is hereby as follows:
- a. PART OF LOT 16, CONCESSION 5, Geographic Township of Reach, now in the Township of Scugog, Regional Municipality of Durham, (1535 Highway 7A), more particularly shown on Schedule “A” attached hereto, is amended by deleting the “Community Commercial Exception 1 (C2-1)” Zone and amending it as below.
2. THAT Table 10.6.2 is hereby amended as follows:

| Community Commercial (C2) Exception Number | Permitted/Prohibited Uses                                                                                                     | Zone Regulations                                                                                      |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| C2-1                                       | Business, Professional or Administrative Offices are also permitted.<br><br>The following Uses are prohibited: Antique store; | The maximum gross leasable floor area of all uses is 20,500 sq. m.<br><br>Maximum number of Financial |

|  |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Gift shop; Pharmacy; and, Post Office, not including a postal outlet within a Retail Store.<br><br>A Building Supply Outlet shall only be permitted on lands on the south side of Highway 7A, municipally identified as 1520 and 1540 Highway 7A. | Institutions: 2<br><br>Maximum number of Drive Throughs: 2<br><br>Maximum number of Drive Through Restaurants: 1<br><br>Minimum Setbacks of all Buildings and Structures:<br><br>From an EP Zone: 15m<br>Rear Yard: 3m<br>Interior Side Yard: 3m |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

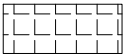
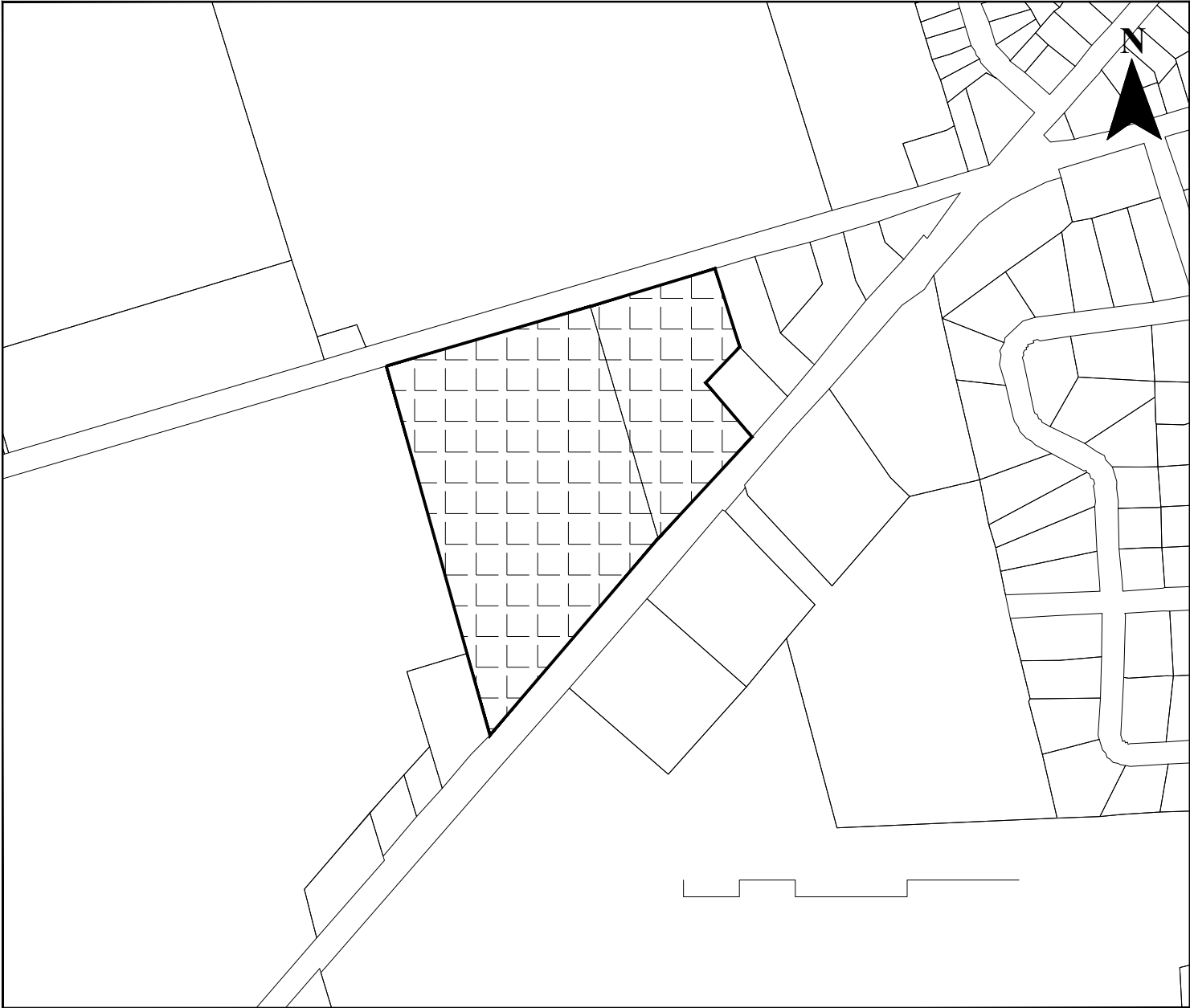
3. THAT this By-Law shall become effective on the date it is passed by the Council of the Corporation of the Township of Scugog, subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended.
4. THAT the Clerk is hereby authorized and directed to proceed with the giving of Notice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

This By-law Read and Passed by Council on the -----<sup>th</sup> day of -----, 2026.

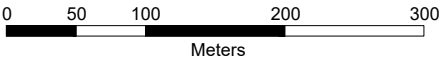
MAYOR, Wilma Wotten

CLERK, Blair Labelle

**Schedule A  
to By-law No.\_\_\_\_-26  
Township of Scugog  
Amendment to Schedule B, Map 4  
to Zoning By-Law 14-14**



**Change to C2-XXX**



**This is Schedule A to  
By-law No.\_\_\_\_-26**

**Passed on this \_\_\_\_ day  
of \_\_\_, 2026**

**Township  
Key Map**

