Notice of a Public Meeting to Consider an Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision

Application Types & Nos:	Draft Plan of Subdivision (S-S-2026-01) Official Plan Amendment (OPA-2026-01) Zoning By-law Amendment (Z-2026-03)
Roll Nos:	1820 010 008 10700 1820 010 008 10600 1820 010 008 10625 1820 010 004 30400
Applicant	Richard Wannop
Owners:	2636731 Ontario Inc., R. & D. Luchka, & 1064021 Ontario Limited
Agent:	Malone Given Parsons Ltd. (c/o Allyssa Hrynyk)
Location:	1520, 1540, 1580 Reach Street, Port Perry

The Council of the Township of Scugog has received applications for an Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision on the lands known as 1520, 1540 and 1580 Reach Street, shown on the attached key map.

Purpose and Effect of the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Applications:

The Draft Plan of Subdivision proposes to create the following:

- Twenty-eight (28) Blocks for low density residential (singles, semi, townhouses);
- Two (2) Blocks for condominium townhouses;
- Three (3) Blocks for mid-rise residential / mixed-use development;
- One (1) Block for mid-rise residential / mixed-use development / long term care home;
- One (1) Park Block;
- Two (2) Stormwater Management Blocks;
- One (1) Open Space Block;
- Three (3) Blocks for Natural Heritage / Environmental Protection;
- One (1) Block for Prestige Industrial;
- One (1) Block for General Industrial;
- One (1) Block for a future road connection; and,
- Various Streets and Laneways.

The total number of residential units is proposed to be between 900 and 1,355 units. The amount of total commercial gross floor area is to be determined.

The development is intended to be serviced via municipal services (water, sanitary and stormwater).

The **Official Plan Amendment** application proposes to:

1. Add new policies to Section 4.1 Residential of the Official Plan to permit local commercial uses, establish density ranges, unit types, and height for the Subject Lands.

and

2. Redesignate certain lands from Prestige Industrial, General Industrial, and Open Space by amending:

- Schedule “A-1” Port Perry Land Use by:
    - Changing certain lands from Prestige Industrial to Residential
    - Changing certain lands from General Industrial to Residential
    - Changing certain lands from General Industrial to Prestige Industrial
    - Changing certain lands from General Industrial to Open Space
    - Changing certain lands from General Industrial to Prestige Industrial
    - Reconfigure an Open Space designation and add Open Space designations
- Schedule “B-1” Port Perry Urban Area Parks and Open Space:
    - Reconfigure an Open Space designation and add Open Space designations
    - Add Neighbourhood Park
- Schedule “C-1” Port Perry Urban Area Transportation System:
    - Reconfigure Proposed Local Roads
- Schedule “I” Port Perry Secondary Policy Areas:
    - Reconfigure Proposed Local Roads

The **Zoning By-law Amendment** application proposes to rezone the lands to facilitate the proposed development by amending the following zones:

From:

- "Prestige Industrial Holding (M1(H))" Zone,
- "General Industrial Holding (M2(H))" Zone, and
- "Environmental Protection Holding (EP(H))" Zone

To:

- "Prestige Industrial Exception (M1-XX)" Zone,
- "General Industrial Exception (M2-XX)" Zone,
- "Open Space (OS)" Zone,
- "Environmental Protection (EP)" Zone,
- "Urban Residential Multiple Type Three Exception (RM3-XX)" Zone, and
- "Urban Residential Multiple Type Four Exception (RM4-XX)" Zone

subject to special zoning regulations to permit certain performance standards such as, but not necessarily limited to height, lot area, yard depths, and lot coverage.

Copies of the proposed draft plan of subdivision, Official Plan Amendment and Zoning By-law Amendment are available for viewing at https://my.scugog.ca/ or at the Township of Scugog Municipal Office.

These applications were deemed complete as of May 19, 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 Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, make comments, and provide additional information relative to the proposed amendments before any decisions are made on the applications. This public meeting will be held on:

Monday, June 15, 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 2nd 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 June 15, 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 Committee's consideration of preceding agenda items.

COMMENTS OR QUESTIONS?

Members of the public wishing to address the Committee through electronic means (virtual participation) 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 June 12, 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. Once your request to speak is confirmed, you will be sent a virtual meeting link.

Should you be unable to access a computer, please call 905-985-7346 ext. 133 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:

Valerie Hendry, MCIP, RPP
Manager of Planning
Township of Scugog
181 Perry Street, Box 780
Port Perry, ON L9L 1A7
905-985-7346 x100 or planning@scugog.ca

To Access the Report: Copies of the staff report for the public meeting will be available by Friday, June 12, 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 June 15, 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 Draft Plan of Subdivision, Official Plan Amendment, and/or Zoning By-law Amendment, you must make a written request to the Township contact above.

To Appeal: 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 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.

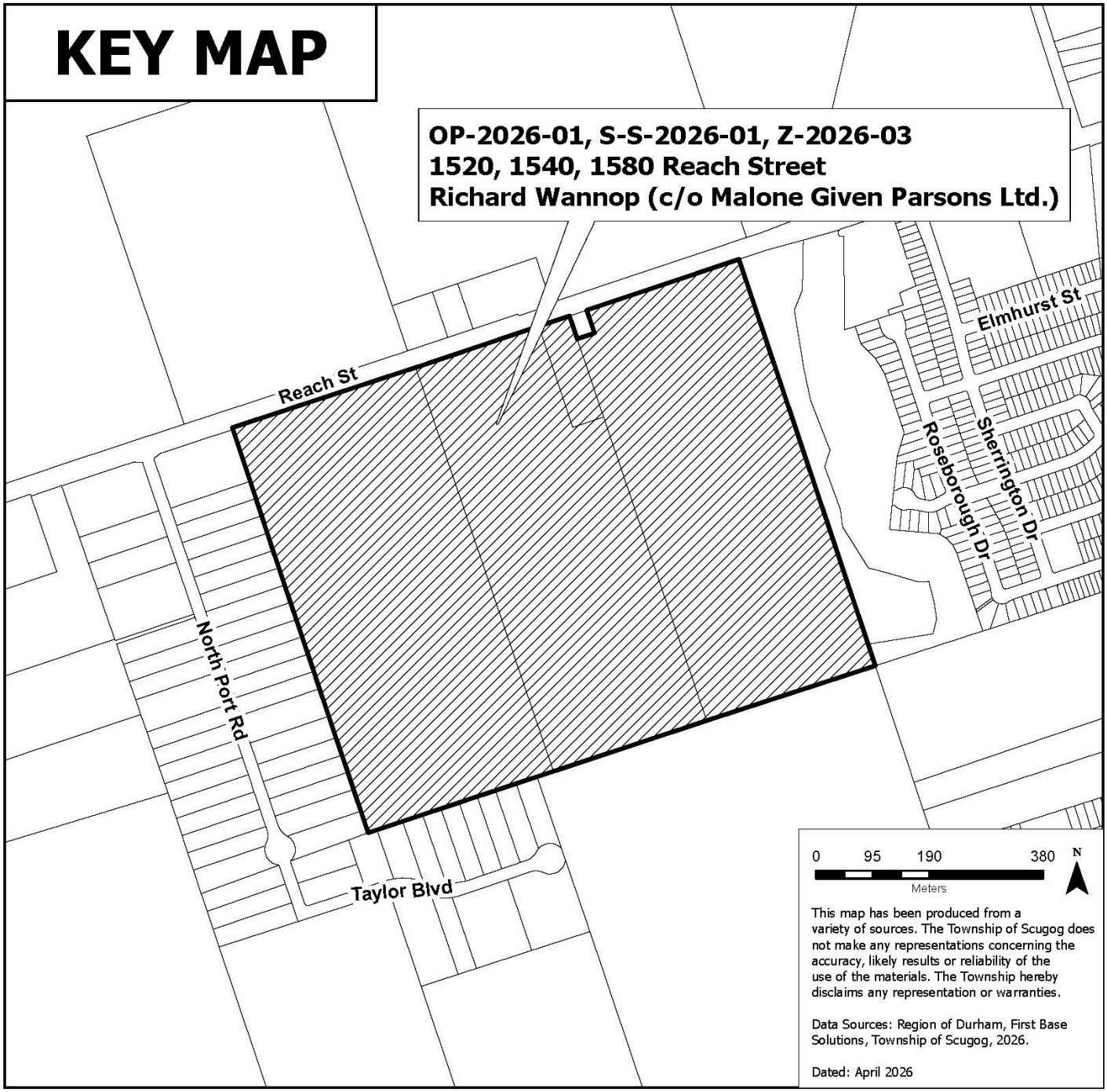
For more information about this matter, including information about appeal rights, please contact the Township Contact as shown above or via the project page at https://my.scugog.ca/ and search for 1520, 1540 and 1580 Reach Street.

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 May 19, 2026.

KEY MAP


OP-2026-01, S-S-2026-01, Z-2026-03
1520, 1540, 1580 Reach Street
Richard Wannop (c/o Malone Given Parsons Ltd.)
Reach St
Elmhurst St
Sherrington Dr
Roseborough Dr
North Port Rd
Taylor Blvd
0
95
190
380
N
Meters
This map has been produced from a variety of sources. The Township of Scugog does not make any representations concerning the accuracy, likely results or reliability of the use of the materials. The Township hereby disclaims any representation or warranties.
Data Sources: Region of Durham, First Base Solutions, Township of Scugog, 2026.
Dated: April 2026