



Notice of Passing of Zoning By-law Amendment No. 26-25

Take notice that the Council of the Corporation of the Township of Scugog passed **By-law No. 26-25** on the **23rd day of June 2025** pursuant to Section 34 of the *Planning Act*, R.S.O., 1990, as amended. The Zoning By-law Amendment applies to the Subject Lands at 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250. See Key Map below.

Take notice that the Council of the Corporation of the Township of Scugog has approved the Draft Plan of Subdivision, subject to Conditions of Draft Plan Approval, on the **23rd of June 2025** pursuant to subsections 51(31) and 51(37) of the *Planning Act*, R.S.O., 1990, as amended. The Draft Plan of Subdivision applies to the Subject Lands at 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250. See Key Map below.

And take notice that through the circulation and review of the applications, Council considered all agency and public submissions received on the applications before making its decision. A statutory public meeting was held on March 21, 2022. The relevant information can be found in Staff Report DEV-2025-015.

A copy of the Zoning By-law Amendment and Draft Plan of Subdivision and any background material is available to review in the Township of Scugog Planning Department, 181 Perry Street, Port Perry, between the hours of 8:30 a.m.-4:30 p.m., Monday to Friday, or by visiting [Projects | My Scugog](#).

Related Files: S-S-2021-02; SP-2023-01; C-S-2025-01

Purpose and Effect of the Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application (**Z-2021-07**) is to facilitate a proposed residential development that consists of 15 townhouse dwellings on a private condominium road and 1 single detached dwelling. The proposed townhouse dwellings include 8 dual frontage townhouse units with a height of 3 storeys and 7 block townhouse units with a height of 2 storeys. Access to the townhouse units is proposed to be provided via a private road connecting to Chimney Hill Way. The single detached dwelling block will be combined with Blocks 196-197, Plan 40M-2250 and will have frontage on Chimney Hill Way.

The effect of the Zoning By-law Amendment is to rezone the subject lands for the proposed townhouses from Future Development (FD) to Urban Residential Multiple Type Three Exception 16 (RM3-16) to permit 15 block townhouses with site specific exceptions related to yard setbacks, lot area, frontage, lot coverage and building height to permit the proposed townhouse development.

The effect of the Zoning By-law Amendment is to also rezone Blocks 196-197, 40M-2250 and Part Block 2 (Draft Plan of Subdivision) from Urban Residential Multiple Type Three (RM3) to Urban Residential Multiple Type Three Exception 17 (RM3-17) to permit 1 single detached dwelling with site specific zone provisions related to maximum driveway width and a reduction in the side yard setback for the attached garage.

Appeal to Tribunal

In accordance with Section 34(19) of the *Planning Act*, any of the following may appeal to the Ontario Land Tribunal, no later than **July 17, 2025** by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal:

1. The applicant.
2. A specified person who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
3. A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
4. The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council.
5. The Minister.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

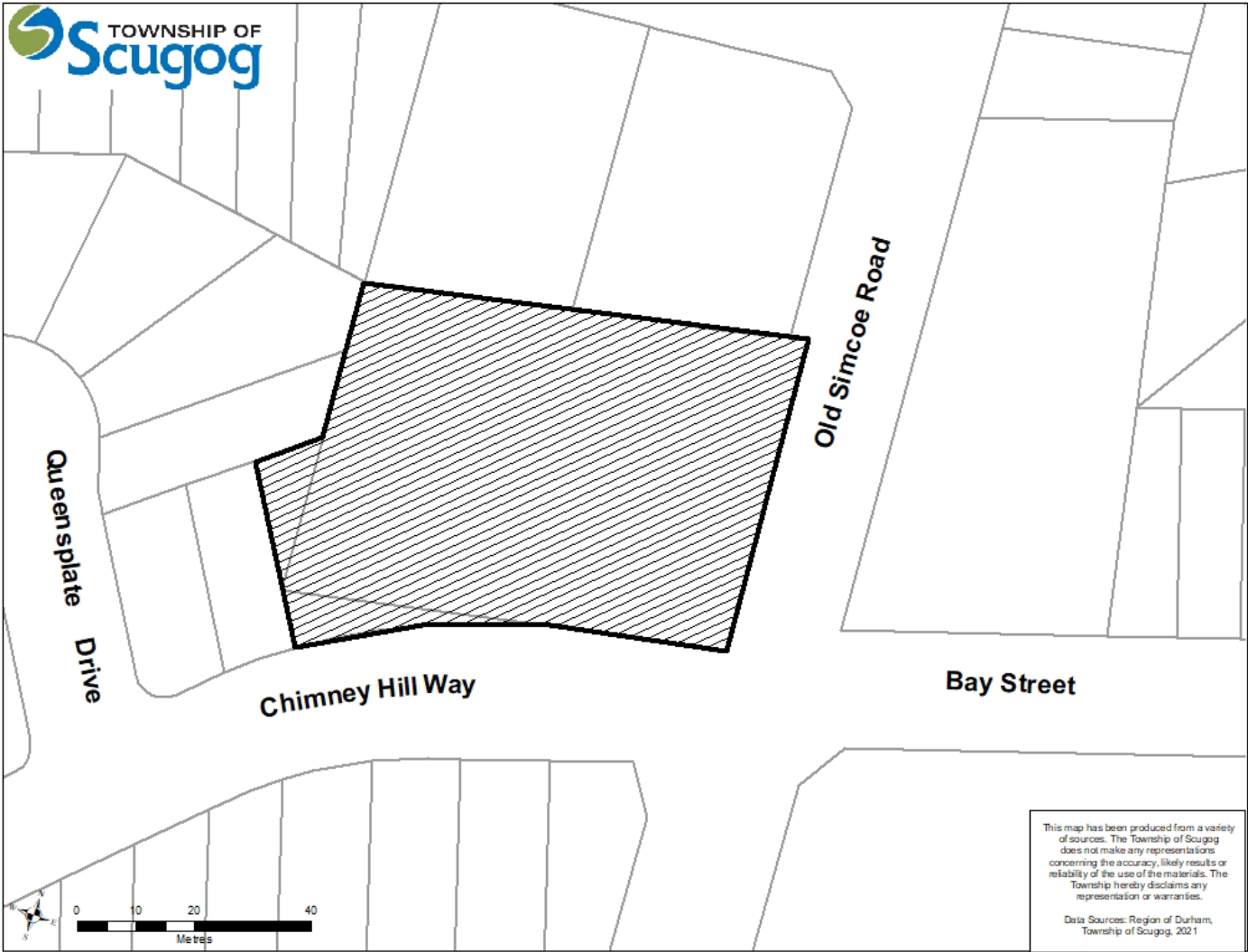
The Minister or any specified person noted above may within twenty (20) days after making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of Council by filing a notice of appeal through the OLT e-file service at <https://olt.gov.on.ca/file-an-appeal/>, setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

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

Dated at the Township of Scugog this 27th day of June 2025.

Blair Labelle, Clerk
Township of Scugog
181 Perry Street, Box 780
Port Perry, Ontario L9L 1A7
905-985-7346
Email: clerks@scugog.ca

Key Map



The Corporation of The Township of Scugog

By-law Number 26-25

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

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

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

And Whereas the matters hereinafter set forth are in conformity with the policies and designations contained in the Official Plans of the Region of Durham and the Township of Scugog as are currently in force and effect;

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

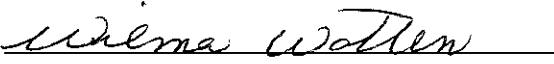
1. That Schedule B, May 2 to Zoning By-law No. 14-14 is hereby amended by rezoning 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250 from the **"Future Development (FD)" Zone** and the **"Urban Residential Multiple Type Three (RM3)" Zone** to the **"Urban Residential Multiple Type Three Exception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

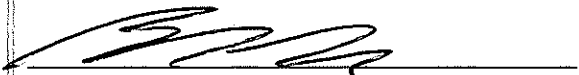
Urban Residential Multiple Type Three Exception Number (RM3)	Permitted/Prohibited Uses	Zone Regulations
RM3-16	The only permitted use shall be a Townhouse Dwelling and Additional Dwelling Units. Home Occupation is a prohibited use.	Notwithstanding the zoning provisions to the contrary, the following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

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

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

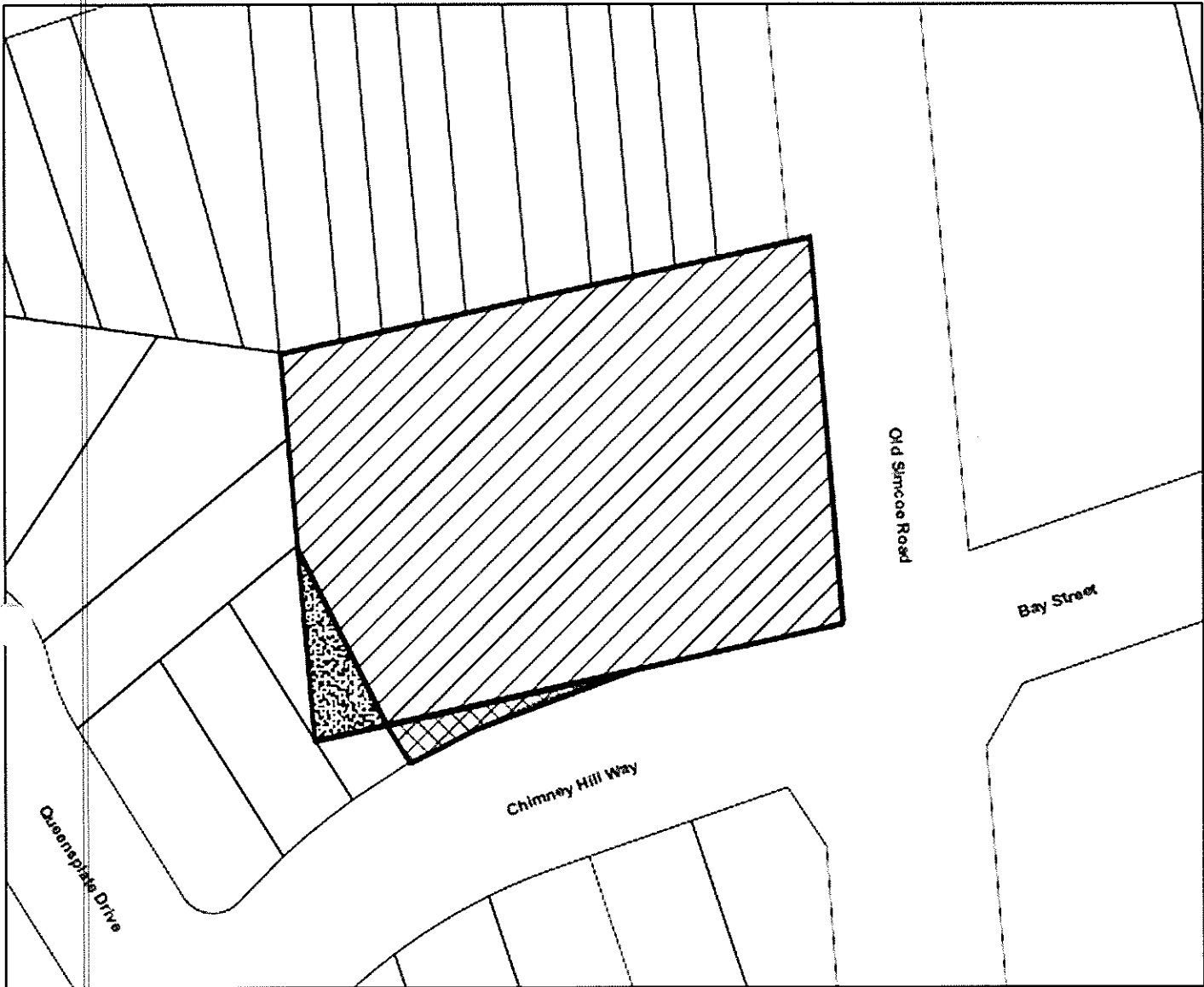
This By-law Read and Passed by Council on the 23rd day of June, 2025.


MAYOR, Wilma Wotten


CLERK, Blair Labelle

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

**Schedule A
to By-law No. 26-25
Township of Scugog
Amendment to Schedule B, Map 2
to Zoning By-law 14-14**



**From FD to
RM3-16**



**From FD to
RM3-17**



**From RM3 to
RM3-16**



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

**This is Schedule A
to By-law No. 26-25**

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

**Township
Key Map**

