

Notice of a Virtual Public Meeting to Consider a Proposed Draft Plan of Subdivision and Zoning By-law Amendment

Applications:	Draft Plan of Subdivision (S-S-2021-02) Zoning By-law Amendment (Z/07/2021)
Roll Nos:	182001000810975, 182001000806914, 182001000806912
Applicant & Owner:	268499 Ontario Ltd (c/o D. Brand)
Agent:	GHD Ltd. (c/o S. Waterhouse)
Location:	Northwest corner of Old Simcoe Rd & Chimney Hill Way 15762 Old Simcoe Road and Blocks 196-197, Plan 40M-2250, Part of Lots 17-18, Concession 6, Ward 5

The Region of Durham has received an application for a Draft Plan of Subdivision, and the Township of Scugog has received an application for a Zoning By-law Amendment for the lands shown on the attached key map. These applications have been submitted by the landowner to outline the landowner's proposal for the subject lands for the Region and Township's review and consideration. Before Township Council and the Region make a decision on these applications, a public meeting must be held in accordance with the Planning Act.

These lands are located within the Port Perry Urban Area and designated Residential in the Township of Scugog's Official Plan. The lands are currently zoned Future Development (FD) and Urban Residential Multiple Type Three (RM3) in accordance with the Township's Zoning By-law No. 14-14, as amended.

Purpose and Effect of the Proposed Applications

The purpose of the applications 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 purpose of the Zoning By-law Amendment is to rezone the subject lands to Urban Residential Multiple Type Three (RM3) with site specific exceptions related to yard setbacks, lot area, frontage, lot coverage and building height to permit the proposed townhouse development.

Virtual Public Meeting

Due to the ongoing COVID-19 situation, the Council of the Township of Scugog is holding a Virtual Public Meeting to provide interested parties the opportunity to learn more about the proposed applications and for the public to provide comments and questions before any decisions are made. These applications are still under review and no decisions will be made at this meeting. The purpose of this public meeting is to present the proposed applications and obtain comments from the public. The virtual public meeting will be held on:

Monday, March 21, 2022 at 6:30PM

Interested residents can watch the meeting live through the Township's website:

<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 & Community Affairs Committee meeting on March 21 and select the HTML version of the agenda to follow along with the agenda and video recording at the same time. Please note the livestream video will not be available until just before the meeting starts at 6:30pm. The Council Chambers will not be open to the public.

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 Council's consideration of preceding agenda items.

Residents who wish to speak at the meeting may do so by registering in advance

Should you wish to sign up to speak at the virtual meeting to provide comments on the proposed applications or ask questions verbally, please contact the Office of the Township Clerk at clerks@scugog.ca by 4:30 p.m. on Friday, March 18, 2022, with your full name, address and the item on the agenda. This will allow time for you to be added to the virtual meeting and a link to the meeting will be sent to you. Should you be unable to access a computer, please call 905.985.7346 ext. 118 to speak with a Staff Member in the Office of the Township Clerk.

Comments or Questions

Additional information is available on the Township's "My Scugog, Our Community" online engagement platform at <https://my.scugog.ca/chimneyhilldevelopment>.

Written comments or questions 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:

Robin Prentice, Manager of Planning
Township of Scugog
181 Perry Street, Box 780
Port Perry, ON L9L 1A7
905-985-7346 x100 or rprentice@scugog.ca

The Region of Durham is the approval authority for the Draft Plan of Subdivision. If you wish to make a written submission or to be notified of the decision of the Region of Durham regarding the Draft Plan of Subdivision, please contact Regional Planning Staff:

Lori Riviere-Doersam, Principal Planner
Regional Municipality of Durham
605 Rossland Road East, Fourth Floor
Whitby, ON L1N 6A3
905-668-7711 x2572 or Lori.Riviere-Doersam@Durham.ca

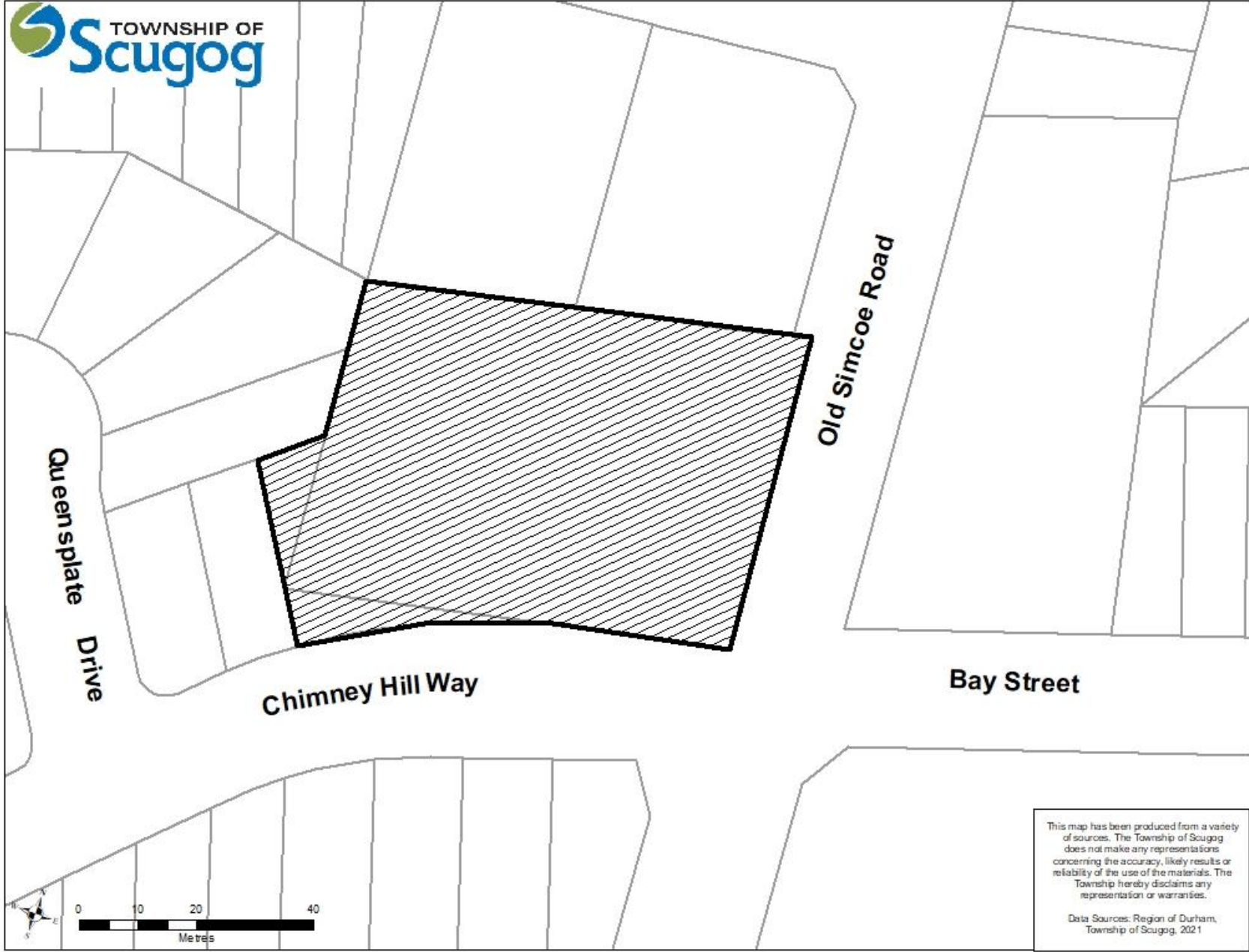
Please include your name, address, telephone number and the Region's file number (S-S-2021-02).

Please note if a person or public body would otherwise have an ability to appeal the decision of the Township of Scugog or the Regional Municipality of Durham to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Scugog and/or the Regional Municipality of Durham before the zoning by-law is passed, or before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Scugog or the Regional Municipality of Durham before the zoning by-law is passed, or before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to a hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or a public body as a party.

Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act R.S.O. 1990 and the applicable implementing Ontario Regulation and will become part of the public record for this application.

Dated February 28, 2022 at the Township of Scugog



3. DENSITY:
- 3.1. 15.38 UNITS PER ACRE
- 3.2. 38.10 UNITS PER HECTARE

