

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

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|-----------------------------|--------------------------------------------------------------------------------|
| <b>Application No:</b>      | Draft Plan of Subdivision (S-S-2025-01)<br>Zoning By-law Amendment (Z/04/2025) |
| <b>Roll No:</b>             | 1820 010 008 18846 & 1820 010 008 18800                                        |
| <b>Agent:</b>               | The Biglieri Group (c/o Mark Jacobs)                                           |
| <b>Applicant and Owner:</b> | Honey Heights Development Limited                                              |
| <b>Location:</b>            | 2080 Whitfield Road                                                            |

The Council of the Township of Scugog has received an application for a Draft Plan of Subdivision and an application to amend Zoning By-Law No. 14-14 on the lands known as 2080 Whitfield Road, shown on the attached key map.

## **Purpose and Effect of the Draft Plan of Subdivision and Zoning By-law Amendment Applications:**

The purpose of the Draft Plan of Subdivision is to create twenty-six (26) single detached dwelling lots as part of the next phase of the Honey Harbour development, generally located to the south. Eight (8) lots are proposed to have frontage and access onto Indian Way whereas eighteen (18) lots are proposed to have frontage and access onto Whitfield Road. The dwellings are proposed to be serviced via private servicing (septic system and well). The Draft Plan includes a stormwater management block and a drainage block to facilitate water flow.

The purpose of the Zoning By-law Amendment application is to rezone the lands from "Agricultural (AG)" Zone to "Urban Partial Services Residential (R3)" Zone and "Environmental Protection (EP)" Zone to facilitate the proposed development.

These applications were deemed complete as of July 4, 2025.

## **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 Zoning By-law Amendment and Draft Plan of Subdivision, make comments, and provide additional information relative to the proposed amendment before any decisions are made on the Draft Plan and re-zoning applications. This public meeting will be held on:

## **Monday, October 20, 2025, 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 October 20, 2025, 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 October 17, 2025** by contacting the Office of the Township Clerk at [clerks@scugog.ca](mailto: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:

Vanessa Reusser, MCIP, RPP  
Principal Planner  
Township of Scugog  
181 Perry Street, Box 780  
Port Perry, ON L9L 1A7  
905-985-7346 x174 or [planning@scugog.ca](mailto:planning@scugog.ca)

**To Access the Report:** Copies of the staff report for the public meeting will be available beginning on Friday, October 17, 2025 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 October 20, 2025 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 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/proposed-subdivision-and-re-zoning-2080-whitfield-road>.

**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](mailto:clerks@scugog.ca).

Dated at the Township of Scugog July 4, 2025.

# Key Map

**S-S-2025-01 &  
Z/04/2025  
2080 Whitfield Road  
Honey Heights Development Ltd.  
(c/o The Biglieri Group)**

