

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

PUBLIC MEETING AGENDA

Tuesday, December 13, 2022, 6:30 p.m.

Council Chambers, Town Hall, 56 Queen Street, Port Hope, Ontario

The meeting will also be livestreamed via the Municipality's [YouTube Channel](#). Please visit our website for more information or contact clerk@porthope.ca

1. Call to Order

1.1 Moment of Silent Reflection

1.2 Land Acknowledgement

"We acknowledge that this meeting is being held on the traditional territory of the Mississauga Nations."

2. Introduction

The purpose of the public meeting is for the Planning and Development Committee to inform the public of proposed planning applications on two properties within the Municipality:

OP02-2022 and ZB04-2022 re 60 Henderson Street

Application to amend Municipal Official Plan (File No. OP02-2022) and an application to amend Zoning By-law 20/2010 (File # ZB04-2022), both submitted by Nautical Lands Group on behalf of Choice Property Limited Partnership (owner) and Wellings 2019 Inc. (Developers) for lands municipally known as 60 Henderson Street.

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands to facilitate the development of 4 storey seniors independent living residential mid-rise building and 36 bungalow townhouse units. The proposed apartment building will consist of 74 independent living suites, a restaurant/dining area, bar, personal service area and fitness area for the residents. All the apartment and townhouse units will be rented out to the residents.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from 'COM2(H1)' to site specific 'RES4(139)' Zone in order to permit the proposed residential land

uses.

ZB05-2022 re 4839 County Rd 2

Application to amend Zoning By-law 20/2010 under Section 34 of the Planning Act, submitted by Michael and Amanda Stewart for part of the lands municipally known as 4839 County Road 2 in the rural area of the Municipality of Port Hope.

The purpose of the Zoning By-law Amendment application is to facilitate future residential development on two new building lots by rezoning the subject lands from Development 'D' to Hamlet Residential One 'RESV1' Zone.

3. Declaration of Pecuniary Interest and the Nature Thereof

4. Explanation of the Statutory Notice Procedure

5. PUBLIC MEETING #1

5.1 Staff Report PD-36-22 and Presentation - OP02-2022 and ZB04-2022 re 60 Henderson Street

Review of the application by the Planner including description of the proposed development application, analysis of the current planning policy framework and the comments received to date.

6. Correspondence

6.1 Letters and/or Comments from the Public

6.2 Written Submissions Received After the Printing of the Agenda

6.3 Agencies, Municipal Departments and Ministries

7. Applicant/Agent to Respond

8. Question Period

8.1 Questions by Council

8.2 Submissions from Members of the Public

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Port Hope 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 Municipality of Port Hope before the proposed by-laws are passed, the person or public body is not entitled to appeal the decision *and*

If a person or public body does not make oral submissions at a public meeting or make written submission to the Municipality of Port Hope before the proposed by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, unless there are reasonable grounds to add the person or public body as a party.

All interested parties who wish to make oral submissions this evening may follow the process listed above under Question Period and will be required to state your name and address for the record.

9. Recommended Action

That Committee receive this report for information and direct staff to prepare a follow up report once all outstanding matters, including any items brought forward at the Public Meeting held on December 13, 2022 regarding draft Official Plan Amendment (OP02-2022) and draft Zoning By-law Amendment (ZB04-2022), 60 Henderson Street are addressed.

10. PUBLIC MEETING #2

- 10.1 Staff Report PD-37-22 and Presentation - ZB05-2022 re 4839 County Road 2
Review of the application by the Planner including description of the proposed development application, analysis of the current planning policy framework and the comments received to date.

11. Correspondence

- 11.1 Letters and/or Comments from the Public
- 11.2 Written Submissions Received After the Printing of the Agenda
- 11.3 Agencies, Municipal Departments and Ministries

12. Applicant/Agent to Respond

13. Question Period

- 13.1 Questions By Council
- 13.2 Submissions from Members of the Public

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Port Hope 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 Municipality of Port Hope before the proposed by-law is passed, the person or public body is not entitled to appeal the decision *and*

If a person or public body does not make oral submissions at a public meeting or make written submission to the Municipality of Port Hope before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal, unless there are reasonable grounds to add the person or public body as a party.

All interested parties who wish to make oral submissions this evening may follow the process listed above under Question Period and will be required to state your name and address for the record.

14. Recommended Action

That Committee receive this report for information and direct staff to prepare a follow up report once all outstanding matters, including any items brought forward at the Public Meeting held on December 13, 2022 regarding draft Zoning By-law Amendment (ZB05-2022), 4839 County Road 2 are addressed.

15. Adjournment



Municipality of Port Hope

Public Meeting Report

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Report Title: Public Meeting Report
Official Plan Amendment (OP02-2022) and
Zoning By-law Amendment (ZB04-2022)
60 Henderson Street

Report to: Planning & Development Committee

Date of meeting: December 13, 2022

Report Author:

Nick McDonald (Meridian Planning Consultants on
behalf of the Municipality of Port Hope)

Department responsible:

Planning & Development

Report Number: PD-36-22

Planning Report ZB04-2022 and OP02-2022 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning & Development Department on the proposed application(s). Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the municipal website.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Port Hope before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Staff do not make a recommendation, nor does Council make a decision at this Public Meeting.

Highlights:

- Nautical Lands Group has submitted applications to amend the Official Plan and Zoning By-law to support the development of a proposed seniors independent living residential development on the Subject Lands.

- The proposed Official Plan Amendment would, if approved, retain the General Commercial designation on the Subject Lands and add a site-specific permission for the use.
- The Zoning By-law Amendment proposes to rezone the Subject Lands from the General Commercial, Holding One provision 'COM2(H1)' Zone to a site-specific Residential 'RES4(139)' Zone to permit the residential use.
- This report prepared for the Statutory Public Meeting provides an overview of the subject lands, describes the proposed application, includes an analysis of the current planning policy framework and presents any comments received to date.

Purpose:

The purpose of this report is to present background information concerning the proposed Official Plan Amendment and Zoning By-law Amendment application submitted by Nautical Lands Group on behalf of Choice Property Limited Partnership (owner) and Wellings 2019 Inc. (Developers) to permit a 4 storey building containing 74 seniors independent living units and 36 bungalow dwelling units at 60 Henderson Street ('Subject Lands').

This report has been prepared for the Statutory Public Meeting for the proposed Official Plan Amendment and Zoning By-law Amendment applications to be held on December 13, 2022 and it provides an overview of the Subject Lands, describes the current development application and includes an analysis of the current planning policy framework. It also includes all of the comments submitted up to December 5, 2022 (4:30 pm) from agencies and departments as well as the public.

Background:

The Applicant has submitted applications to amend the Official Plan and Zoning By-law to support the development of a proposed seniors independent living residential development on the Subject Lands. As such a use is not permitted on the Subject Lands, amendments to the Official Plan and Zoning By-Law are required. The proposed Official Plan Amendment would, if approved, retain the General Commercial designation on the Subject Lands and add a site-specific permission for the use. The proposed Zoning By-law Amendment proposes to rezone the Subject Lands from the Commercial (COM2) Zone to a site-specific Residential (RES4) Zone to permit the use. Reductions in the required front, rear and interior side yard are also requested (7.5 metres to 6.0 metres in all cases) as is a reduction in the amount of parking required (183 spaces required versus 154 proposed).

1.1 Site and Area Description

The Subject Lands are legally described as Pt Lt 1-2 PL 13; Lt 10 Con 2 Hope as in NC338607, NC338609 & Pt 1 & 2, 9R2580 N of Pt 2 39R12594 in the Municipality of Port Hope and they are municipally known as 60 Henderson Street (See **Figure 1: Subject Lands**). The Subject Lands are located on the west side of Henderson Street and comprise an area of approximately 1.82 hectares (4.49 acres) with approximately

192.5 metres (631.56 feet) of frontage on Henderson Street. The Subject Lands are vacant and are in agricultural use.



Figure 1: Subject Lands Map

The Subject Lands are adjacent to the Port Hope Business Park. Located to the north at 80 Henderson Street is the recently built 80-unit four storey hotel with a total gross floor area of 4,553 square metres (the Hampton Inn). To the north of the Hampton Inn and north of Pemberton Road is Trade Tech Industries, which is in the business of fabricating, supplying, delivering and erecting structural steel, steel deck, miscellaneous metals and as well as a variety of general fabrications. The business is carried out completely indoors. Further to the west on the north side of Pemberton Road is the Port Hope Police Station and to the northwest, a Maple Lodge Farms operation. Directly to the west on the south side of Pemberton Road are lands also owned by Maple Lodge Farms but which are vacant.

On the east side of Henderson Street and across from Trade Tech Industries is Sigus Heavy Machinery at 85-95 Henderson Street, which is housed in a 2,000 square metre building in which screening equipment for the mining, aggregate extraction and agricultural sectors is fabricated and assembled. To the south at 55-65-75 Henderson Street and across from the Hampton Inn and the Subject Lands are lands proposed for millwright training centre and assembly hall. To the south are medical and official

buildings (Port Hope Health Centre, CNL Head offices and Port Hope Sports Rehabilitation Centre). Located to the south on the west side of Henderson Street is a Home Hardware store and grocery store that is part of a larger commercial development at the northeast corner of Jocelyn Street and Toronto Street.

1.2 Application

The preliminary site plan is shown on **Figure 2 (Proposed Site Plan)**.

The Applicant is proposing to develop a 4-storey building with 74 independent living units, with 34 one-bedroom units and 40 two-bedroom units. The proposed building will have a height of 13.5 metres and will be located in the southeastern quadrant of the Subject Lands. The building will be set back between 21.93 and 24.06 metres from Henderson Street and 23.96 metres from the south property line. The proposed building will be surrounded by 98 parking spaces. Included in the building will be main floor amenities including a central dining area/restaurant, personal services uses, bar area and fitness areas, all of which would be for the exclusive use of the residents.

In addition to the above, 8 buildings, each having 4 or 5 single storey townhouse units are also proposed along the western and northern portions of the Subject Lands. In terms of bedrooms, 16 one-bedroom units are proposed and 20 two-bedroom units are proposed. Each of these units will have their own driveways.

Each of the dwelling units will be rental units with the target market being those aged 55 and older. The Subject Lands will be developed as a 'Wellings Community'. Examples of other Wellings Communities are found in Whitby, Winchester, Stittsville, Waterford, Picton and Corunna in Ontario and a number of locations in Alberta.

Two driveways from Henderson Street are proposed as well. A pedestrian bridge to connect two parcels is proposed on municipal property from the south property line to the commercial development to the south. At the time of preparing this report, the bridge is proposed in lieu of a sidewalk on Henderson Street. Details regarding site design and landscaping will be further evaluated through the Site Plan approval process.

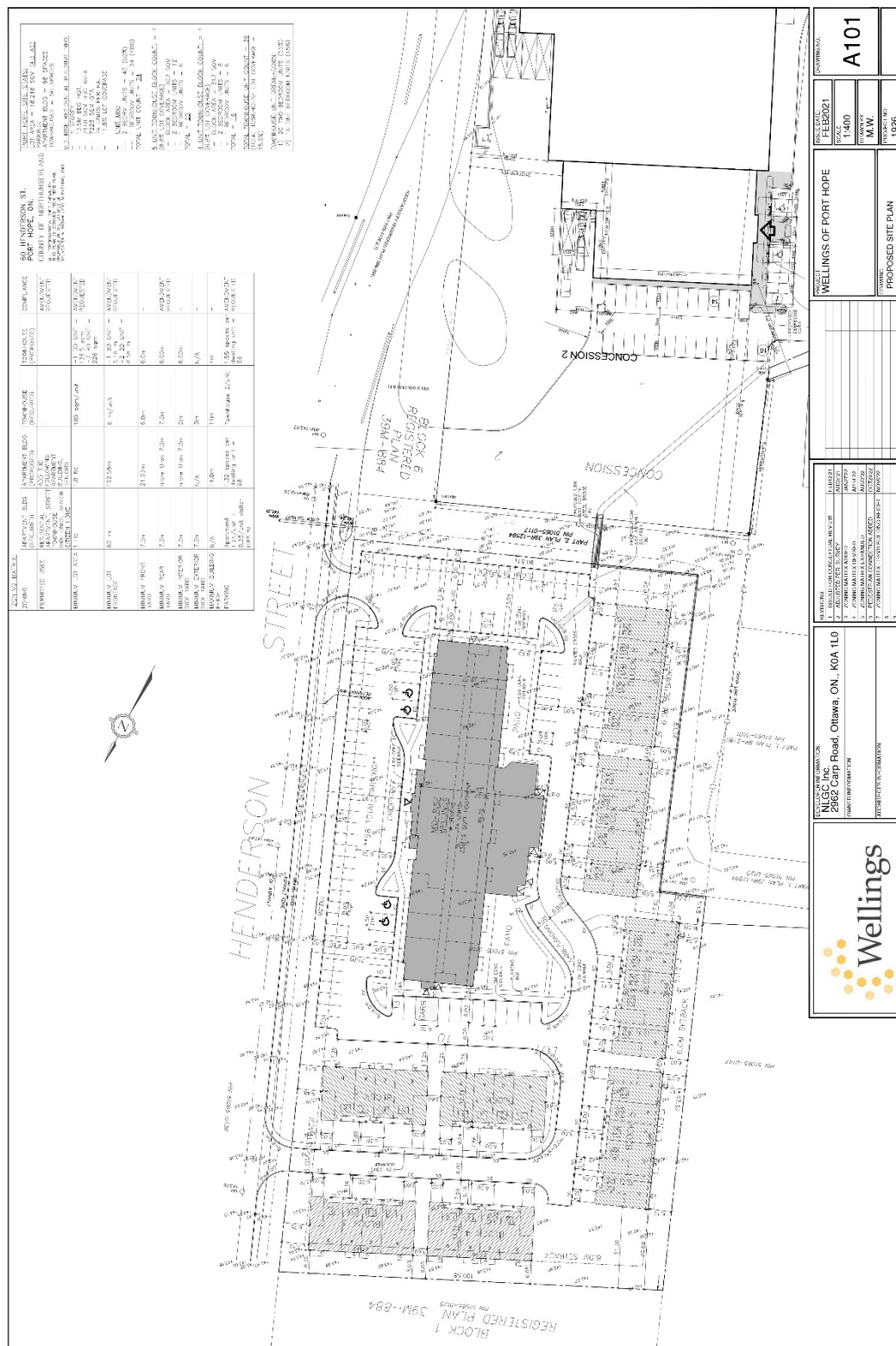


Figure 2: Proposed Site Plan

1.3 Documents Submitted in Support

In support of the proposed development, the proponent has submitted several technical reports and studies, including:

- Planning Justification Report;
- Functional Servicing Report;
- Environmental Site Assessment – Phase 1;
- Geotechnical Investigation Report;
- Noise Feasibility Study;
- Traffic Impact Brief;
- Commercial Land Impact Assessment; and
- Site Plan Drawing.

In response to the preliminary comments on the materials submitted with the application, the Applicant has provided additional documentation, including:

- Letter from NexTrans with a scope of work for a Transportation Impact Study (dated October 25, 2022);
- Letter from Tate Economic Research responding to initial planning comments on the Commercial Land Impact Assessment (dated November 4, 2022);
- Email response from Aerocoustics to planning comments (dated November 7, 2022);
- Updated Functional Servicing and Stormwater Management Report (dated November 2022);
- Response matrix responding to initial comments made;
- Updated section drawings;
- Revised site plan (shown on Figure 2);
- Revised site grading plan; and
- Revised site servicing plan.

All studies, reports, and drawings can be found on the community consultation web page <https://www.porthope.ca/en/business-and-development/current-planning-applications.aspx#OP02-2022ZB04-2022-60-Henderson-Street>. Staff and commenting agencies have reviewed the initial supporting documents and their comments are summarized later in this report. In response to some of these comments, the Applicant has submitted additional materials for review. These additional materials will be reviewed and assessed in the final recommendation report.

Policy Review:

This section provides a high-level analysis of the most relevant provincial and municipal land-use and development policies that apply to the applications.

1.4 Provincial Policy Statement (PPS), 2020

The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction that guides municipal decision making. Municipalities play a key role in implementing provincial land use policies through local official plans, zoning by-laws and other planning decisions. The *Planning Act* requires that decisions on land use planning matters be consistent with PPS policies.

The PPS establishes policies that set out how municipalities should manage and direct land uses to achieve efficient development and land use patterns. Section 1.1.1(b) of the PPS speaks to accommodating an appropriate affordable and market-based range and mix of residential (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs. This policy requires municipalities to plan for all types of housing in their communities. However, this policy also requires that the commercial needs of the municipality also be planned for.

The PPS also reiterates that communities should avoid development and land use patterns that may cause environmental, or public health safety concerns (Section 1.1.1(c)). This policy requires that potential land use compatibility issues be addressed up-front and given that the Subject Lands are in close proximity to existing and future commercial and employment uses, this policy will need to be satisfactorily addressed.

Section 1.1.3 of the PPS establishes policies for settlement areas. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. The Subject Lands are within the Urban Area of Port Hope. Section 1.1.3.6 indicates that new development taking place in designated growth areas should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The Subject Lands are included within the designated growth area (which are those urban lands outside of the built boundary).

Section 1.2.6.1 of the PPS addresses major facilities and sensitive land uses and it reads as follows:

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."

Based on the definitions of major facilities and sensitive land uses in the PPS, the proposed use on the Subject Lands would be considered a sensitive land use and any existing or proposed industrial uses in the area would be considered major facilities.

The focus of Section 1.2.6.1 of the PPS is on the adverse effects that may be experienced by a sensitive land use. To assist in interpreting this section, the Ministry of Environment's (MOE) D-series guidelines are intended to assist decision makers, since they were designed to inform the preparation of Official Plan policies and the making of Planning Act decisions in cases where a proposed use is potentially incompatible with an existing or proposed use. Section 3.1 of Guideline D-1 of the D-series guidelines establishes the preferred approach to dealing with adverse effects and indicates that various buffers may be used to prevent or minimize adverse effects. However, the Guidelines indicate that distance is the preferred method of mitigating adverse effects.

Section 1.2.6.2 of the PPS states the following:

"Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures."

The intent of the above section is to ensure that the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by sensitive land uses is considered. The above section is relevant because the potential exists for new industrial uses to be located in the general area, particularly on lands owned by Maple Lodge Farms.

Section 1.3 of the PPS directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long term needs, maintaining a range of suitable sites for employment uses and to ensure that the necessary infrastructure is provided to support current and projected needs.

Section 1.4 of the PPS includes policies that address the requirement of planning authorities to provide for a range and mix of housing. The PPS defines 'Special Needs' as follows:

"Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons."

With respect to housing, housing for older persons is considered special needs housing in the PPS. In this regard, the relevant subsections of Section 1.4.3 of the PPS read as follows:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;”

1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (‘Growth Plan’), 2020

The Growth Plan regulates land use and establishes principles and an approach to the development of complete communities.

Section 2 of the Growth Plan directs municipalities on where and how to grow. Section 2.2.1 of the Growth Plan directs municipalities to plan for the majority of growth in settlement areas where there is planned water and wastewater systems and where development can support the achievement of complete communities. The Subject Lands are within the Urban Area of Port Hope.

Section 2.2.5.7 c) of the Growth Plan indicates that municipalities will plan for all employment areas within settlement areas by providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility. Section 2.2.5.15 states that the retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities. As the Subject Lands are currently designated Commercial and are adjacent to existing commercial uses, this section is relevant. Lastly, Section 2.2.6.3 indicates that to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

1.6 Northumberland County Official Plan (NCOP), 2016

The NCOP designates the subject lands as ‘Urban Area’. A full range of land uses are permitted within ‘Urban Areas’ in accordance with Municipality of Port Hope Official Plan policies and land use designations. The proposed use would be permitted within the Urban Area by the NCOP.

Section B2 of the NCOP indicates that the Urban Areas are intended to be the focus of growth within the County. A minimum of 80% of the anticipated population and

employment is expected to occur in the 'Urban Areas' identified in the County by 2041 and this includes a population forecast of 6,290 people in Port Hope.

Section C1 of the NCOP includes policies that apply to Urban Areas, such as Port Hope. Section C1.1 encourages municipalities to plan for complete communities where there is a range of housing types, health care services and community services, among others, to serve the needs of those in the community.

Section C1.2 of the NCOP includes general land use objectives for Urban Areas. The proposed use will provide housing for older persons on lands that are currently designated for commercial uses. In this regard, Section C1.2.1 sets out objectives for commercial areas and it reads as follows:

"It is the objective of this Plan to:

- a) Encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the County's residents, employees and businesses;
- b) Encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a pedestrian environment;
- c) Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate;
- d) Encourage the protection of existing commercial areas to ensure that their function as neighbourhood and community gathering places is retained;
- e) Encourage the continued revitalization of traditional and emerging main street areas which reflects their heritage significance and which promotes a mix of uses and attractions for retail, other community uses and activities, and tourism; and,
- f) Encourage good urban design to improve the aesthetic quality of retail corridors in the County to ensure that they function as attractive destinations for shoppers from the County and the surrounding area."

1.7 Official Plan for the Municipality of Port Hope ('PHOP'), 2017

The PHOP designates the subject lands as 'General Commercial' (See **Figure 3: Current Land Use Designation in the PHOP**). A request has been made by the applicant to retain the General Commercial designation on the Subject Lands and to permit residential uses by way of exception.

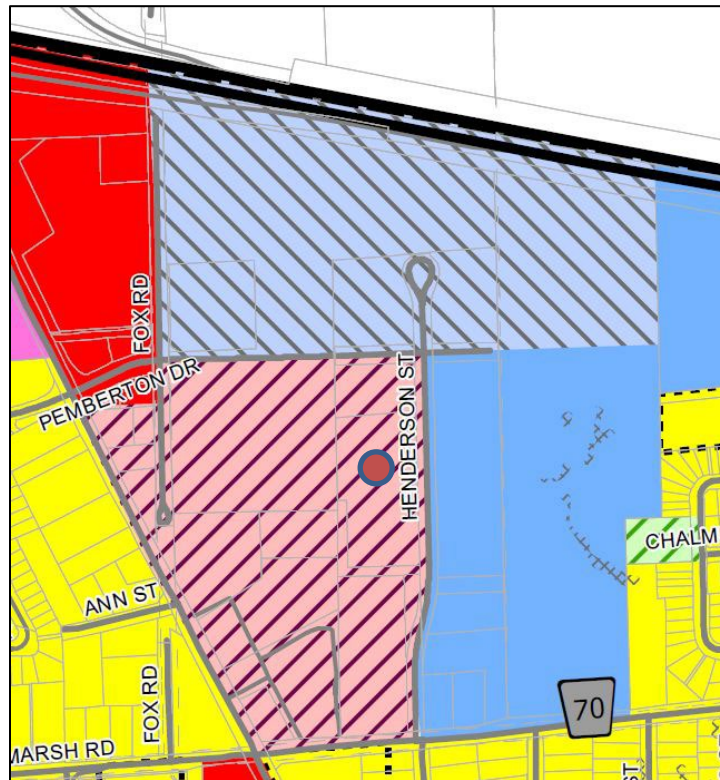


Figure 3: Current Land Use Designation in the PHOP

Section E1.2 is intended to assist in the making of a decision on an application to amend the Official Plan:

"Private requests for amendment to the Plan shall be considered in view of the policies and criteria set out in this Plan, as it relates to a particular land use activity. All proponents of applications for amendment to this Plan shall be required to provide information and materials satisfactory to the Municipality, and may be required to submit relevant studies referred to in Section C20 to evaluate and address the following matters:

- a) Conformity to the overall intent and goals of this Plan;
- b) Suitability of location for the proposed use;
- c) Land use compatibility with surrounding lands, both existing and future;
- d) Need for the proposed use;
- e) Impact on hard and soft services including the availability of sufficient capacity at the Municipality's water treatment plant and sewage treatment plant;
- f) Economic impact on the Municipality;
- g) Impact to significant natural environmental features;
- h) Establishment of precedent, if approved;
- i) Comments available from the public and agencies involved in circulation; and,

j) Evaluation criteria outlined in the existing and proposed land use designations.

Where appropriate, Council may request reports from properly qualified professionals to address the above matters."

Each of the above matters will be addressed in a report to be prepared after the public meeting. With respect to the overall intent and goals of the Official Plan that need to be considered, below are a number of relevant elements from the Growth Concept in Section B4 of the Official Plan:

"Compatible residential, commercial and employment-generating uses shall be directed to appropriate locations within existing and planned neighbourhoods to minimize municipal costs and enhance the character of the existing urban area.

To encourage the future development of commercial and industrial uses by the provision of suitably located areas for a wide range of economic activities.

If any proposed form of residential development is likely to change the existing ratio of commercial/industrial assessment (i.e. municipally profitable from a cost-and-benefit perspective) to residential assessment (i.e. municipally unprofitable from a cost-and-benefit perspective) so as to have a significant negative impact upon the tax burden of agriculture, such proposed development shall be deemed to be premature."

Section B12.4.1 also identifies the Toronto Road Employment & Commercial area as a Major Intensification Area as shown on Schedule A-1. Within Section B12.4.1, the following is stated:

"Within all Major Intensification Areas, Council may determine the following development incentives, particularly regarding proposals for mixed-use development:

- a) Additional density and height permissions in conjunction with redevelopment proposals;
- b) Reductions to parking requirements if appropriate to the development;
- c) Reduction to Development Charges;
- d) Minimum 3-storey building height for intersections of arterial or collector roads."

While the proposed use is not an example of mixed-use development, since it is a residential use proposed on its own lot, the proposed use will add residential uses into an area that is the site of exclusively commercial and employment uses.

Section C9.1.2.3 deals with housing intensification, which the proposal on the Subject Lands can be considered in the broadest sense. The following is stated within sub-section c):

"The Municipality shall monitor intensification activity and, through the development approvals and building permit process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. An urban design assessment may be required as a component of a planning rationale report accompanying a development application."

Section C20.5 sets out what a market impact assessment is intended to accomplish:

"The purpose of a Market Impact Assessment is to determine what impact a proposed use may have on the planned function of the Commercial designations in this Plan. The intent of a Market Impact Assessment is not intended to reduce or limit competition."

The intent of this study is as indicated and the applicant has prepared a Commercial Land Impact Assessment, which broadly fulfills the requirement of a Market Impact Assessment.

With respect to land use compatibility, the following is stated in Section A2 (Purpose of the Official Plan):

"In establishing a framework for future land use planning decisions, the Plan serves to reduce the uncertainty for both the public and private sectors as normally arise in the speculation of future land use development alternatives. To this end, the land use planning principles and policies enunciated in this Official Plan provide for a reasonable degree of compatibility between dissimilar land use activities which establish different priorities for the use of lands in close proximity to one another. The effect of such policies is to minimize potential conflicts and to allow for reinforcement of the existing community structure."

In addition to the above, Section C11.3 of the PHOP includes policies that apply to community design. Below are the relevant policies in this section that apply to the proposed use.

"C11.3.2 Design for People

Council shall promote the design of buildings and spaces to be functional for people of all ages.

Council shall encourage buildings and spaces that establish a pedestrian scale by promoting:

- a) the placement of continuous horizontal features on the first two storeys adjacent to the road;
- b) the repetition of landscaping elements, such as trees, shrubs or paving modules; and
- c) the use of familiar sized architectural elements such as doorways and windows.

Council shall support the provision of furniture, stairs, walls and benches in public spaces that provide comfortable rest areas for pedestrians, provided such elements do not obstruct pedestrian movement.

Council shall encourage that barrier-free features are well integrated within existing and proposed pedestrian networks.

Council shall ensure that the retrofitting of buildings with barrier-free features is not detrimental to the architectural, historical or aesthetic value of cultural and heritage resources and buildings.

Council shall ensure that the design of new development:

- The final determination on whether the proposed development conforms to the design policies in the PHOP will be made following the public meeting in a future report.

The proposed Zoning By-law Amendment proposes to rezone the Subject Lands from the General Commercial, Holding One Provision 'COM2(H1)' Zone (**shown on Figure: 4**) to a site-specific High Density Residential 'RES4(139)' Zone to permit the use. Reductions in the required front, rear and interior side yard are also requested (7.5 metres to 6.0 metres in all cases) as is a reduction in the amount of parking required (183 spaces required versus 154 proposed).

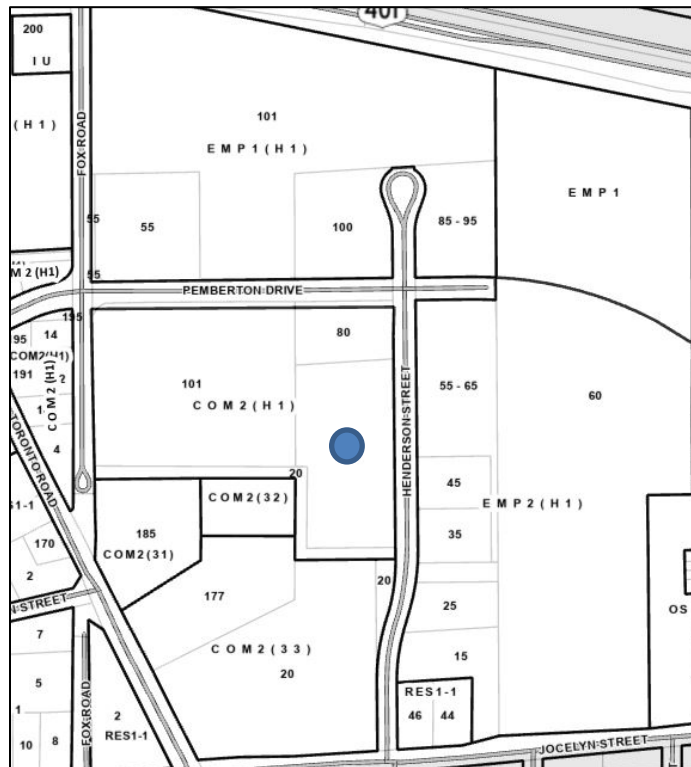


Figure 4: Excerpt from Zoning By-law Schedule A-1

Table 1 below includes a summary of the required standards for the RES4 Zone and the standards that are being proposed.

Table 1: Compliance with RES4 Zone Standards

Standards	RES4 Zone	Proposed Use (according to draft Site Plan)
Minimum Lot Area - Apartment Dwelling	1.0 hectare	1.82 hectares (complies)
Minimum Lot Area - Multiple-Unit Dwelling	0.4 hectares	1.82 hectares (complies)
Minimum Lot Frontage - Apartment Dwelling	60 metres	192 metres (complies)
Minimum Lot Frontage - Multiple-Unit Dwelling	50 metres	192 metres (complies)
Minimum Required Front Yard - Apartment Dwelling	7.5 m	21.9 metres (complies)
Minimum Required Front Yard - Multiple-Unit Dwelling	7.5 m	6.0 metres (does not comply)
Minimum Required Interior Side Yard - Apartment Dwelling	7.5 m	23.9 metres (complies)
Minimum Required Interior Side Yard - Multiple-Unit Dwelling	6.0 m	6.0 metres (complies)
Minimum Required Rear Yard - Apartment Dwelling	7.5 m	32,3 metres (complies)
Minimum Required Rear Yard - Multiple-Unit Dwelling	6.0 m	6.0 metres (complies)
Maximum Height - Apartment Dwelling	N/A	14 metres (complies)
Maximum Height - Multiple-Unit Dwelling	11.0 metres	4 metres (complies)

With respect to the number of parking spaces, the Port Hope Zoning By-law requires 1.25 spaces for each apartment dwelling plus 0.25 parking spaces per unit for visitors. Based on the proposal to develop 74 apartment dwelling units, 93 parking spaces would be required.

For the other dwelling units proposed, the Zoning By-law would consider these units to be multiple-unit dwellings since the definition of such indicates that this dwelling type is accessed by a private road. The dwellings can only be classified as such because the definition of street townhouse dwelling indicates that each street townhouse dwelling has to have direct access to a public street. For multiple-unit dwellings, the Zoning By-law requires 2 parking spaces per unit plus 0.25 spaces per unit for visitors. This means that 81 parking spaces would be required for these units. The total parking requirement is therefore 174 parking spaces and 154 parking spaces are proposed.

Holding One provision will be removed once a Site Plan Agreement is executed.

Consultation with other Departments/Sources:

On August 23, 2022, the Official Plan and Zoning By-law Amendment applications, along with all applicable supporting studies, were circulated to applicable internal departments and external agencies. Below is a summary of the comments that have been received at the time of preparing this Report. All the agency comments are included in the **Attachment 1**. The Applicant is required to address the comments below in a future submission.

Table 2: Summary of Comments

Agency/Department	Summary of Comments
Planning	Updates to Noise Impact Study and Commercial Land Impact Assessment, enhancement to landscaping in the site plan (October 11, 2022)
Works & Engineering	Sidewalks will be required along Henderson Street. Updates to Traffic Impact Study and Servicing and Stormwater Management Report (Sept 14, 2022)
GRCA	Updates to Stormwater Management Report (Sep 29, 2022)
Cogeco	No comments (Aug 23, 2022)
KPRDSB	No Concerns (Sep 9, 2022)
Parks, Recreation and Culture	Parkland Cash in Lieu (Sep 1, 2022)
County of Northumberland, Planning	Ensure that the proposed development will not have any adverse impacts on existing vacant nearby industrial lands (Sep 16, 2022)

County of Northumberland, Public Works	Updates to Traffic Impact Study (Sep 20, 2022) Waste Management (Sep 12, 2022)
MTO	Updates to Stormwater Management report (Sep 29, 2022)
Canada Post	Service type and location (Sep 6, 2022)
CNL	(Sep 9, 2022)
Elexicon Energy	No objections (September 12, 2022)

Communication and Public Consultation:

In accordance with the *Planning Act*, the Notice of Complete Application for the Official Plan Amendment and Zoning By-law Amendment application was given to all assessed persons within 120 metres of the subject lands and was mailed on September 8, 2022. Similarly, the notice was published in the local newspaper (Northumberland News) on September 8, 2022 and posted on the municipal website.

A community consultation page, “60 Henderson Street – Official Plan and Zoning By-law Amendment Proposed Development”, was created in August on the Municipality’s website. The page contained links to all the materials submitted by the Proponent as well as municipal staff reports and notices. The webpage provided a means for residents to provide for feedback during the review process. The page is updated periodically.

One voluntary Open House was conducted by the proponent on November 10, 2022. The invitations for the Open House were sent by the proponent to all property owners within 120 metres of the subject lands. Approximately 12 people attended the Open House. The Proponent also posted one site sign on the property using the approved corporate branded signage for development projects.

In addition to the above, and in accordance with the *Planning Act* requirements, a Notice of Public Meeting was given to all assessed persons within 120 metres of the subject lands and the persons who have made written submissions and/or requested that they be placed on the notification list. The Notice was mailed on November 15, 2022, as well as placed in the Northumberland News on November 17, 2022.

All correspondence received up to December 5, 2022 (4:30 pm) are included in **Attachment 2: Correspondence from Residents**. The Municipality will continue to receive and consider any comments submitted by members of the public and stakeholders up to a Council decision.

Conclusion:

The Applicant has submitted Official Plan and Zoning By-law Amendment applications to support the development of a proposed residential use for seniors on the Subject Lands.

Next Steps:

The purpose of the Public Meeting is to consider the staff report and provide a public forum for questions and feedback on the merits of the applications. At this time, staff are not providing a recommendation. There are outstanding information and responses from the proponent to the agencies and departments comments. Staff will prepare a Planning Recommendation Report after the Public Meeting and will be presented to a Committee of the Whole meeting, prior to Council rendering a decision. It is staff's understanding that the application for site plan approval will be received early in the new year.

Attachments:

Attachment 1: Agency Comments

Attachment 2: Public Comments



56 Queen Street
Port Hope, ON L1A 3Z9
t:905.885.4544
f:905.885.7698
admin@porthope.ca
www.porthope.ca

MEMORANDUM

To: Sagar Babar

From: MPH Works and Engineering

Re: 60 Henderson Street, OPS and ZBA

Date: September 14, 2022

The Works and Engineering Department have reviewed the above noted application and provide the following comments.

- W&E staff do not agree with the findings and conclusions as outlined in the Traffic Design Brief. However, we do not have the expertise in-house to complete a detailed review of the Traffic Design Brief and therefore will be requesting a peer review of this report by a qualified traffic consultant/engineer. Please note we are seeking a price for this review, costs of which to be paid for by the proponent accordingly.
- The reasons for our concerns are as follows;
 - The proposed development will house upwards of 230 new residents. We do not agree that the proposed development will have a “negligible impact on the adjacent road network.” We are aware of existing site line issues at Henderson and Jocelyn Streets. Jocelyn Street is a County Road and therefore we would like to see additional input from the County regarding the proposed development’s traffic impacts on their road network (i.e., Jocelyn Street). MTO may also need to comment on this proposal due to the proximity of Toronto/Fox Road to the Highway 401 Corridor.
- Sidewalks will be required along Henderson Street as per previous W&E comments provided at pre-consultation.
- The Functional servicing report appears to address most sanitary and water requirements; however, W&E is seeking additional input from MPH’s water and wastewater staff accordingly and will provide their comments under a separate memo.
- Parking will need to meet all AODA standards in accordance with O. Reg. 191/11



56 Queen Street
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t:905.885.4544
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- Stormwater Management will need to follow the Report as noted below and be over controlled due to pipe size (Please note that GRCA provides SWM review on behalf of the Municipality, Leslie Benson, P.Eng. is contact):

The Stormwater Management and Erosion and Sediment Control Report dated prepared by AECOM specified the discharge limits for the property. Each lot is to limit the discharge to 17.3l/s/ha. The subject lot (0.45ha) must limit the discharge to 8 l/s. An analysis for each of the identified catchments follows.

- o LIDs are encouraged ([LID Stormwater Management Planning and Design Guide \(sustainabletechnologies.ca\)](http://sustainabletechnologies.ca)),
- o [Low Impact Development Stormwater Management Planning and Design Guide - Credit Valley Conservation Credit Valley Conservation \(cvc.ca\)](#)

Respectfully Submitted

Warren Coulter

Warren Coulter
Engineering Project Coordinator
Municipality of Port Hope

Sagar Babbar

From: Kevin Yule
Sent: September 14, 2022 2:39 PM
To: Warren Coulter; Mike Stewart
Cc: BJ Coull
Subject: RE: Proposed Development - 60 Henderson

Hi Warren,

I have no issues with the sanitary site servicing for this proposal. I would like to see a SAN MH structure on property line for a development of this size unless I missed it while during my review.

Kevin Yule
Manager, Wastewater
Municipality of Port Hope

Works and Engineering
Office Location: 100 Lake Street

t. 905.885.4762 x.4305
e. kyule@porthope.ca | porthope.ca

Please note, there is no expectation for you to respond to this email, outside of your working hours.



From: Warren Coulter <WCoulter@porthope.ca>
Sent: September 14, 2022 1:53 PM
To: Kevin Yule <KYule@porthope.ca>; Mike Stewart <MStewart@porthope.ca>
Cc: BJ Coull <BCoull@porthope.ca>
Subject: RE: Proposed Development - 60 Henderson

Here's the site servicing and grading plan to accompany my previous email.

Regards,
Warren

From: Warren Coulter
Sent: September 14, 2022 1:51 PM
To: Kevin Yule <KYule@porthope.ca>; Mike Stewart <MStewart@porthope.ca>
Cc: BJ Coull <BCoull@porthope.ca>
Subject: Proposed Development - 60 Henderson

Kevin/Mike,
Please see attached Functional Servicing Report for 60 Henderson. Not sure if Sagar (Planning) circulated to you previously or not but I would like to get your input on this one accordingly.
Thanks,
Warren

From: [Ken Thajer](#)
To: [Theodhora Merepeza](#); [Vanessa Wismer](#); [Mike van den Broek](#); [Jamie McKelvie](#); [Mandy Kort](#)
Cc: [Leslie Benson](#); [Joanne May](#); [Sagar Babbar](#)
Subject: GRCA Comments_ 60 Henderson St_1st Subm
Date: September 29, 2022 9:24:53 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Site Plan Application
60 Henderson St
Municipality of Port Hope

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a site plan application to construct a seniors townhouse/apartment building complex on a vacant parcel on the west side of Henderson St. GRCA staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation (168/06). GRCA also provides comments as a commenting agency to the Municipality of Port Hope with respect to Natural Heritage and Stormwater Management. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies.

The following information has been reviewed:

- Functional Servicing & Stormwater Management Report (Odan-Detech – Jan 2022)
- Conceptual Site Grading Plan (Odan-Detech – Dec 2021)
- Conceptual Site Servicing Plan (Odan-Detech – Dec 2021)

Ontario Regulation 168/06

The subject property is not regulated by the GRCA. On this basis, a permit from the Authority is not required for the development proposed.

Stormwater Management

1. The report must reference and adhere to the GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions. Please update.
2. Sect. 3.3 states that "Design Storm Data for the Town of Port Hope" was used, but the Rainfall/Intensity/Duration Chart (Appendix D) shows that the Peterborough rainfall station was used. The consultant must use Port Hope's IDF curves or those listed in the GRCA's aforementioned Guidelines.
3. Confirm that there are no external areas draining into the site particularly from the north of the west.
4. The site is proposed to outlet to an off-site drainage ditch. Confirm ownership of the ditch and/or whether there is a drainage easement over the ditch in favour of the Municipality.
5. Replace the proposed orifice plate with a tamper-proof orifice tube.
6. The proposed pond located in the northwest corner of the site does not appear to scale out to 599 m3 in volume. Please address.
7. Appendix D lists six parts to the appendix; however, there is no Pre-development Storm Drainage Plan, no Post-development Storm Drainage Plan, no

Stage/Storage/Discharge Calculation Sheets, no Visual OTTHYMO Model and no Visual OTTHYMO Design Storm Output. Please provide.

8. A pre and post-development schematic must accompany the Visual OTTHYMO. Please address.
9. The Upstream Quantity Storage table in Appendix D does not seem to make sense. The Storage is clearly the volume of the underground tanks, but where does the Discharge column come from given that the outlet control is considerably downstream with a large majority of the site draining downstream of the tanks. Please clarify.
10. Sect. 3.3 states that the “post-development tributary areas” are shown in Appendix D, but they are not. Please address.
11. Nothing has been submitted which supports that the “Total Storm Water Storage Required” is 719 m3 as stated in Sect. 3.3. Please address.

GRCA Fee Schedule

An initial site plan review fee of \$750 is required. A detailed review fee of \$1500 will apply and is required prior to approval of the application. Please provide the initial review fee to GRCA at your earliest convenience.

-

Please contact me if you have any questions.

Regards,

Ken Thajer, MCIP, RPP

Planning & Regulations Coordinator



“Clean Water Healthy Lands for Healthy Communities”

2216 County Road 28

Port Hope, ON L1A 3V8

(905) 885-8173 ext. 245 / (905) 885-9824 fax

kthajer@grca.on.ca / www.grca.on.ca / www.ganaraskaforestcentre.ca

Sagar Babbar

From: Ryan Furniss <ryan.furniss@cogeco.com>
Sent: August 23, 2022 3:17 PM
To: Sagar Babbar
Subject: Re: Agency Circulaion_60 Henderson Street_OPA and ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sagar,

Cogeco Connexion has no comments.

Thank you,

RYAN FURNISS

Network Delivery Coordinator

ryan.furniss@cogeco.com

T 613 544-6311 ex 8219 | C 905
220-1071

170 Colborne St.
Kingston, Ontario K7K 1E3 Canada
cogeco.ca



On Tue, Aug 23, 2022 at 2:57 PM Sagar Babbar <SBabbar@porthope.ca> wrote:

Good Morning,

Planning staff have received application for Official Plan Amendment (OP02-2022) and Zoning By-law Amendment (ZB04-2022) from Nautical Lands Group on behalf of CP REIT Ontario Properties Limited (owner) and Wellings 2019 Inc. (Developer) for lands located west of Henderson Street and are municipally known as 60 Henderson Street. All the relevant documents related to these applications can be found at the google drive link

Sagar Babbar

From: Jeannette Thompson <jeannette_thompson@kprdsb.ca>
Sent: September 9, 2022 12:02 PM
To: Sagar Babbar
Subject: RE: Agency Circulaion_60 Henderson Street_OPA and ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sagar –

Thank you for circulating the official plan amendment and zoning by-law amendment applications related to 60 Henderson Street, Port Hope.

It is our understanding that the purpose of the applications is to facilitate the development of senior's independent living residential units. As such Kawartha Pine Ridge District School Board (KPRDSB) does not anticipate the development will generate any students.

Please accept this as a formal response from KPRDSB. KPRDSB has reviewed the applications and have not identified any concerns or issues related to our mandate with the proposed official plan and zoning by-law amendments.

Thank you for the opportunity to comment.

Kind Regards,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP

Manager, Planning Services

Kawartha Pine Ridge District School Board

1994 Fisher Drive Peterborough, ON K9J 6X6

705.742.9773 x 2169 | 1.877.741.4577 x 2169

www.kprschools.ca

Excel in Learning | Succeed in Life | Enrich Community

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From: Sagar Babbar <SBabbar@porthope.ca>

Sent: Tuesday, August 23, 2022 2:57 PM

To: Mike van den Broek <MvandenBroek@porthope.ca>; Brian Gilmer <BGilmer@porthope.ca>; Steve White <SWhite@porthope.ca>; Jeff Ogden <JOgden@porthope.ca>; Jacquie Hill-Bower <JHill-Bower@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; Bryant Wood

Sagar Babbar

From: Julia Snoek
Sent: September 1, 2022 11:53 AM
To: Sagar Babbar
Subject: RE: Agency Circulaion_60 Henderson Street_OPA and ZBA

Hi Sagar, PRC has reviewed and has no comments to bring forward on the technical aspects of the application. Parkland dedication will be applicable, in which case we request cash in lieu

Julia Snoek, CRFP
Director, Parks, Recreation and Culture
Municipality of Port Hope

905-885-8760 x 4108
jsnoek@porthope.ca
www.porthope.ca

Office Location:
Joint Operations Centre
284 Victoria Street North, Port Hope, Ontario

From: Sagar Babbar <SBabbar@porthope.ca>
Sent: August 23, 2022 2:57 PM
To: Mike van den Broek <MvandenBroek@porthope.ca>; Brian Gilmer <BGilmer@porthope.ca>; Steve White <SWhite@porthope.ca>; Jeff Ogden <JOgden@porthope.ca>; Jacquie Hill-Bower <JHill-Bower@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; Bryant Wood <bwood@phps.on.ca>; Ken Thajer <kthajer@grca.on.ca>; Campbell, Dwayne <campbelld@northumberland.ca>; Yearwood, Ashley <yearwooda@northumberland.ca>; Beamish, Kayla <kayla.beamish@cnl.ca>; Bone, Erin <erin.bone@cnl.ca>; McCulloch, Jalene <Jalene.mcculloch@cnl.ca>; WILSON, Chris <Chris.Wilson@canadapost.postescanada.ca>; circulations@wsp.com; Ryan Furniss <Ryan.furniss@cogeco.com>; ONTUGLLandsINQ@uniongas.com; kevhickey@pvnccdsb.on.ca; DevelopmentApplications@elexiconenergy.com; Jeannette Thompson <jeannette_thompson@kprdsb.ca>; executivevp.lawanddevelopment@opg.com; barb.thompson@opg.com; Nick McDonald <nick@meridian-vaughan.ca>; brad@meridian-vaughan.ca; Prabin.Sharma@ontario.ca
Cc: Theodhora Merepeza <TMerepeza@porthope.ca>
Subject: Agency Circulaion_60 Henderson Street_OPA and ZBA

Good Morning,

Planning staff have received application for Official Plan Amendment (OP02-2022) and Zoning By-law Amendment (ZB04-2022) from Nautical Lands Group on behalf of CP REIT Ontario Properties Limited (owner) and Wellings 2019 Inc. (Developer) for lands located west of Henderson Street and are municipally known as 60 Henderson Street. All the relevant documents related to these applications can be found at the google drive link



September 16, 2022

Theodhora Merepeza, MCIP, RPP
Planning Manager
Municipality of Port Hope
5 Mill Street
Port Hope, ON L1A 2S6

RE: County Review of Port Hope Official Plan Amendment OPA 02-2022, and Zoning By-law Amendment ZB04-22

Applicant:	CP Reit Ontario Properties Limited
Location:	60 Henderson Street (Part of Lot 10, Concession 2)
Municipality:	Municipality of Port Hope
Geographic Township:	Hope
County File:	D09-PH0122

This letter is in response to a request for comments on the above-noted applications. We have completed our review and offer the following comments with respect to the Northumberland County Official Plan, Provincial policies, County services and other County and Provincial interests.

The purpose of the official plan and zoning by-law amendment applications is to permit the following respectively:

- Redesignate the subject property to a site-specific 'General Commercial' designation; and
- Rezone the subject property from the General Commercial – Holding One 'COM2(H1)' zone to a site-specific High Medium Residential 'RES4' zone.

If approved, in accordance with the proponent's submitted plans, the applications will facilitate the following residential development totalling 100 units:

- A four (4) storey seniors independent rental mid-rise building consisting of 74 suites; and
- Eight (8) bungalow townhouse units consisting of 36 units.

It is our understanding that an application for Site Plan Approval will also be required to review the technical aspects of the proposed development.

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

Site Characteristics

The subject property is currently vacant and it approximately 1.82 hectares (4.45 acres) and located on the west side of Henderson Street, approximately 200 metres (m) north of Jocelyn Street (County Road 70) in the Port Hope urban area. According to the proponent's Planning Justification Report, prepared by Nautical Lands Group, dated June 2022 and other supporting documents and plans, two vehicular access points are proposed off Henderson Street.

The following land uses that surround the subject property consist of:

- North – a future hotel, Pemberton Drive, and predominantly vacant employment lands, excluding the following:
 - light industrial (Trade Tech Industries and Maple Lodge Farms); and
 - The Municipality of Port Hope Police Station
 - future residential uses and Strachan Street extension;
- East – Henderson Street, vacant service industrial, woodlots and low-density residential;
- South – general commercial (vacant lands, plazas, grocery stores, medical centres as well as Jocelyn Street – County Road 70 and Toronto Road); and
- West – general commercial (vacant lands, plazas, and offices), Toronto Road, a church and residential uses.

Northumberland County Official Plan (County OP)

The subject lands are designated “Urban Areas” in the County OP. The general land use objectives for residential uses within “Urban Areas” encourage municipalities to provide a range of housing types to accommodate diverse social and economic backgrounds. The County OP also encourages increased density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development. A high standard of urban design is also encouraged.

The proposal would be permitted by the policies of the County OP as it would facilitate residential intensification by allowing a mix of residential land uses and built forms (e.g., seniors independent rental within a mid-rise building and bungalow townhouse units). To facilitate pedestrian movement, the proponent's submitted materials also illustrate 1.5 m internal sidewalk connections throughout the development and along Henderson Road.

As such, the proposed development conforms to the County OP. As part of Site Plan Approval, Township staff are encouraged to consider the design requirements needed for the safe interaction and movement of various users on the differing street widths within the development (e.g., pedestrian, and vehicular movement, parking, landscape features, street trees, lighting, etc.).

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

Provincial Policies

Provincial Policy Statement (PPS)

The PPS focuses growth and development to settlement areas and indicates that healthy livable and safe communities are sustained, in part, by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long term and accommodating a range and mix of residential uses and built forms to meet long-term needs.

The proposed development is consistent with the community development aspect of the PPS as it would contribute a mix of townhouse units and a mid-rise building accommodating seniors independent rental suites in the Port Hope urban area. The development will be serviced with municipal water and sewage services which is the preferred servicing method for settlement areas such as Port Hope. As such, the proposed development is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan contains policies for municipalities within the Greater Golden Horseshoe to manage growth to the year 2051. The subject property is within the Growth Plan's delineated built boundary. Therefore, for the purposes of the Growth Plan, the lands are within a "delineated built-up area". In accordance with Policy 2.2.2 of the Growth Plan, the County OP established a specific minimum intensification target of 40 percent of all residential development occurring annually within the County.

The proposed development conforms to the Growth Plan since it directs growth to the established Port Hope urban area and will contribute to the County's intensification targets with a mix of residential unit types appropriate for this portion of the Municipality's built-up area.

County Services

Waste Collection Services

County Waste Collection Services has reviewed the proposed development and indicates the following:

- The internal road network servicing the development must be built to municipal standards.
- The road structure shall be designed to accommodate highway vehicle loading for the waste collection vehicles.
- Each townhouse unit must have its own frontage to be considered for curbside collection.
- The proposed four-storey seniors independent rental building would be required to have a private collection contract. Our Waste Management By-Law 2018-22

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

(Pages 30 to 32) provides additional information on the qualifying criteria for curbside collection and road design; please [click here](#) for the link.

Traffic Brief

Nextrans Consulting Engineers (Nextrans) prepared a Traffic Brief dated March 23, 2022, in support of the subject property. The purpose of the Traffic Brief was to review the current and projected traffic patterns generated by the proposed development as well as if any transportation circulation and infrastructure improvements are required within the subject property and on municipal road networks respectively.

The subject property proposes two vehicular access points off Henderson Street, which is a local municipal road. County Transportation Services will review the Traffic impact Brief and provide comments under separate cover.

County and Provincial Interests

This proposal has been screened in accordance with the responsibility under the *Planning Act* to have regard for matters of Provincial interest. The applicable matters of Provincial and County interest are discussed below.

Environmental Site Assessment

Pinchin Limited (Pinchin) prepared a Phase I Environmental Site Assessment (ESA) dated October 28, 2021, for the subject property to determine if the property contained potential at or below grade soil and/or groundwater contaminants.

Pinchin concluded that nothing was identified on the subject property that is likely to result in potential subsurface impacts. As such, no Phase II ESA (requiring subsurface investigation work) is recommended at this time.

The County has reviewed Pinchin's ESA's report and have no further comments at this time.

Land Use Compatibility – Noise

Aercoustics Engineering Ltd (Aercoustics) prepared a Noise Impact Study dated May 10, 2022, in support of the proposed development. The Noise Study reviewed the following surrounding noise sources to determine if noise mitigation measures are required to be included within the proposed development:

Transportation Noise Sources

- Highway 401;
- Jocelyn Street (County Road 70);
- Toronto Road;

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

Stationary Noise Sources

- Davis' Independent Grocer;
- Gimer's Home Hardware;
- Shoppers Drug Mart (future construction);
- Port Hope Police Station
- Hampton Inn
- Commercial Plaza Operations
- Trade Tech Industries; and
- Siquis Heavy Machinery

Aercoustics concluded that the use of building materials in accordance with the Ontario Building Code should mitigate the noise impact from surrounding transportation and stationary sources to levels which comply with the Ministry of the Environment, Conservation and Parks guidelines for indoor sound levels. However, Aercoustics recommended that various warning clauses be imposed within purchase, rental, and lease agreements for all units in the proposed residential buildings to address any noise concerns that may be noted by future occupants.

The County has reviewed Aercoustics noise report and generally have no concerns. However, the County recommends that the noise report be peer reviewed to ensure that the surrounding noise sources will not create an adverse impact on the proposed units/suites. The Municipality should also satisfy itself to ensure that the development will not adversely impact surrounding vacant industrial lands that may have the potential to accommodate heavier industrial uses or that may currently be zoned to accommodate such.

Summary

- County and provincial policies encourage a mix of residential unit types to locate within settlement areas such as Port Hope.
- Development is encouraged to have increased density to facilitate the overall Growth Plan and County targets.
- Draft OP policy changes should be circulated for review.
- Draft zoning provisions should be circulated for review.
- County waste collection services can be provided along the internal road network built to municipal standards designed to accommodate highway vehicle loading.
- Each townhouse unit must have its own frontage to be considered for curbside collection.
- However, private collection would be required for the proposed four-storey seniors independent rental building.

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

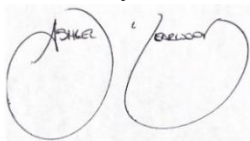
- County roads will review the Traffic Brief and provide comments under separate cover.
- The Municipality should arrange to have the noise study peer reviewed to ensure that the surrounding noise sources will not create an adverse impact on the proposed units/suites.
- The Municipality should satisfy itself to ensure that the proposed development will not have any unintended adverse impacts on existing vacant nearby industrial lands (where heavier industrial land uses are proposed or are currently zoned to accommodate such).

Recommendation

Based on the information provided above, at this time, the County has no concerns with the proposed Official Plan and Zoning By-law Amendment applications, pending comments from our Transportation Services Division, which will be provided under separate cover.

Please feel free to contact me at yearwooda@northumberland.ca or by phone at 905.376.5354 should you have any questions related to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ASHLEY', enclosed within a circular scribble.

Ashley Yearwood, MCIP, RPP
Senior Planner, Land Use Planning

Copy: Denise Marshall, Director, Public Works

Dwayne Campbell, Manager, Planning and Community Development/Chief Planner
Katie Bruinsma, Corridor Management Coordinator



September 20, 2022

Sagar Babbar, MA
Planner
Municipality of Port Hope
5 Mill Street
Port Hope, ON L1A 2S6

Re: Northumberland County Public Works Review of Port Hope Official Plan Amendment OPA 02-2022, and Zoning By-law Amendment ZB04-22

Applicant: CP Reit Ontario Properties Limited
Location: 60 Henderson Street
(Part of Lot 10, Concession 2)
Municipality: Municipality of Port Hope
Geographic Township: Hope
County Planning File: D09-PH0122

Further to Ashley Yearwood's, Senior Planner – Land Use Planning, County Review letter dated September 16, 2022, Northumberland County Public Works Department has reviewed the materials included for the agency circulation related to the above-noted development/site. The County of Northumberland Public Works Department provides the following comments for action/resolution by the proponent relative to the County's transportation network infrastructure:

Traffic Brief, Proposed Residential Development, Wellings of Port Hope (Prepared by Nextrans Consulting Engineers dated March 23, 2022)

1. Northumberland County Public Works recommends a full Traffic Impact Study be prepared for this development as the Traffic Brief submitted does not provide sufficient data to review.
2. The Traffic Impact Study should be updated to include:
 - a. Description of the proposed development;
 - b. Description of existing roads, traffic control, transit service and active transportation (sidewalk connection to Jocelyn St);
 - i. The Traffic Brief submitted has errors in the description of Toronto Road and Jocelyn St. Toronto Road is under the jurisdiction of the Municipality of Port Hope. County Road 2 is under the jurisdiction of Northumberland County from County Road 10, 2, 74 intersection to the Highway 401 overpass (north side); south of this is the jurisdiction of the Municipality of Port Hope. Jocelyn St in area's is three (3) lanes (ex: from Toronto Rd, to just east of Freeman Dr) and three (2) lanes with turning lanes (just east of Toronto Rd)



- c. Detailed vehicular trip generations of the proposed development including traffic counts, data and turning movement counts.
- d. Qualitative discussion and commentary on the anticipated traffic impact.
- e. Site access review to ensure proper sightlines and access spacing, specifically at the intersection of Henderson Street and Jocelyn St (County Road 70). Taking into consideration the safety components, warrant analysis, intersection spacing and both industrial / commercial and residential vehicle traffic. The site access review should consider impacts to the existing left turn lane and potential for a right turn lane at the above-mentioned intersection.

Sincerely,

Denise Marshall, P.Eng.
Director, Public Works Department

cc Katie Bruinsma – Corridor Management Coordinator, Public Works. Northumberland County
 Ashley Yearwood – Senior Planner, Land Use Planning, Northumberland County
 Dwayne Campbell – Manager, Planning and Community Development/Chief Planner, Northumberland County
 Theodhora Merepeza, Planning Manager, Municipality of Port Hope
 Works and Engineering, Municipality of Port Hope



By-law 2018-22

A By-law to amend by-law 2015-19 being a by-law to provide a solid waste management system for the collection of household and commercial waste and recyclable material within the County of Northumberland

Whereas Section 208.2 of the Municipal Act, R.S.O. 1990, chapter M.45, as amended (the "Act"), authorizes a local municipality to pass by-laws to establish, maintain and operate a waste management system;

And Whereas the Council of the Corporation of the County of Northumberland (the "Council") has enacted its By-law No. 24-90 to assume waste management powers conferred pursuant to section 208.2 of the Act, including such powers conferred upon the councils of local municipalities;

And Whereas the Council, pursuant to such powers, has enacted its By-law No. 31-00, to provide for the establishment, maintenance and operation of a solid waste management system and to provide for the collection of waste, and other materials;

And Whereas the Council deems it in the public interest to include in that By-law provisions to prohibit the unlawful and unauthorized depositing of waste, in order to maintain the health, safety and welfare of the inhabitants of the County of Northumberland, and to consolidate all such provisions of both enactments into a single by-law;

And Whereas paragraph 210.82 of the Act authorizes councils of local municipalities to pass by-laws to prohibit the unauthorized throwing, placing or depositing of refuse or debris on property of the municipality;

And Whereas paragraph 210.135 of the Act authorizes councils of local municipalities to pass by-laws for prohibiting or regulating and inspecting the use of any land or structures within the municipality or any defined area or areas thereof for dumping or disposing of garbage, refuse or domestic or industrial waste of any kind;

Ministry of Transportation

Corridor Management Section
1355 John Counter Boulevard
Postal Bag 4000
Kingston, Ontario K7L 5A3
Tel.: 613 544-2220 ext. 4119
Fax: 613-540-5106

Ministère des Transports

Section de gestion des couloirs routiers
1355, boulevard John Counter
CP/Service de sacs 4000
Kingston (Ontario) K7L 5A3
Tél.: 613 544-2220 ext. 4119
Télééc. 613 540-5106



September 29, 2022

Sagar Babbar, MA
Planner
Planning & Development Department
Municipality of Port Hope

Via email: sbabbar@porthope.ca

Dear Mr. Babbar,

**Re: Preliminary Comments on Official Plan Amendment and Zoning By-Law
Amendment Application
Location: 60 Henderson Street, Municipality of Port Hope, Highway 401**

Thank you for circulating to the Ministry of Transportation (MTO) Official Plan Amendment and Zoning By-Law Amendment Application regarding 60 Henderson Street. The MTO understands that the proposal is to re-designate the subject lands from General Commercial to General Commercial with Holding One Provision 'COM2(H1)'. Additionally, we understand that the proposal is to facilitate a development of 4-storey seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands. The MTO has reviewed the Zoning and Official Plan Amendments application and is providing comments in accordance with the *Public Transportation and Highway Improvement Act* (PTHIA) and Highway Access Management Guideline.

MTO offers the following comments on the submitted Storm Water Management Plan.

Storm Water Management:

- Please provide a drawing showing post development catchment areas, as well as identify what areas the dry pond and underground storage are capturing. The drawings provided are unclear to us, and it appears that the Storm Water onsite is being conveyed mainly via a storm sewer network.
- Additionally, please provide a cross section detail of the dry pond which includes further details and/or calculations to show how the required volume of the pond was determined.

- It was stated that Visual OTTHYMO output results are in the appendix, however, it was not found in the report that was submitted. Please provide the analysis results for all design storms in report.

If you have any further questions concerning this matter, please feel free to contact me at CorridorEast@ontario.ca

Sincerely,

Fiona Parfitt

Planning Intern
Corridor Management Section | East Operations
Ministry of Transportation
1355 John Counter Blvd
Kingston, ON K7K 0E5
CorridorEast@ontario.ca
Fiona.Parfitt@ontario.ca

September 6, 2022

PLANNING AND DEVELOPMENT
5 Mill Street South
Port Hope, ON L1A 2S6

Reference: Official Plan Amendment (OP02-2022) and
Zoning By-law Amendment Application (ZB04-2022)
60 Henderson Street, Municipality of Port Hope
APPLICANT: Nautical Lands Group on behalf of Choice Property Limited
Partnership

Dear Victoria,

Thank you for the opportunity to comment on the above noted project. Canada Post has no objections for the proposed development.

Service type and location

1. Canada Post will provide mail delivery service to this development through centralized mailroom (Lockbox Assemblies) and Community Mailboxes.
2. **Detached and Townhouses dwellings:** Will be serviced through Community Mailbox. The location of these sites are determined between my department (Canada Post Delivery Planning) and the Developers appointed Architect and/or Engineering firm.
3. **Apartment Building(s):** If this project has plans for buildings with more than two adjoining units, sharing a common indoor entrance, the developer/owner must supply, install and maintain a centralized mail room facility to Canada Post's specifications. Buildings with more than 99 self-contained units require rear loading lockboxes. Assisted Living units (if any) will require further review to determine appropriate delivery mode.
4. **Retail/Office/Commercial:** If this project has plans for commercial space consisting of more than two adjoining units, sharing a common indoor entrance, the developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications, in a separate location away from the residential units. Should the commercial space consist of no common indoor entrance the location of Community Mailbox sites is to be determined between my department (Canada Post Delivery Planning) and the Developers appointed Architect and/or Engineering firm.
5. If this development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada

Post's specifications. Please see attached linked for delivery standards:
http://www.canadapost.ca/cpo/mr/assets/pdf/business/standardsmanual_en.pdf

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline, obligations and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
2. If applicable please ensure that any street facing installs have a depressed curb or curb cut. Contact Canada Post Corporation – Delivery Planning for further details.
3. If applicable please ensure that any condominiums apartments with more than 99 units, incorporates a mailroom with rear loading lock box assemblies (mailboxes).
4. Finally, please provide the expected first occupancy date and ensure the future site is accessible to Canada Post 24 hours a day.

It is recommended that the owners contact Canada Post as completion draws near so as to finalize the location and compartment they will be assigned to.

Should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.



Chris Wilson
Delivery Services Officer | Delivery Planning
(416) 262-7408
Chris.wilson@canadapost.ca

Please include Appendix A & B along with the developer timeline, obligations and installation within the subdivision agreement for this application. This particular development is subject to the Canada Post clearance letter for approval.
Appendix A

1. Choice Property Limited Partnership covenants and agrees to provide the Municipality of Port Hope with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Lockbox

Assemblies as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. Choice Property Limited Partnership further covenants and agrees to provide notice to prospective purchasers of the locations of Lockbox Assemblies and that home/business mail delivery will be provided via Lockbox Assemblies or Mailroom.

Appendix B

Additional Developer Requirements:

1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock box Assemblies (Mail Room). The developer will then indicate these locations on the appropriate servicing plans.
2. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, as approved by Canada Post.
3. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
4. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
5. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Boxes or Lock Box Assemblies (Mail Room). The developer also agrees to note the locations of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Boxes or Lock Box Assemblies (Mail Room).
6. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
7. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings
8. The developer agrees to provide the following for each Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: (if applicable)
 - Any required walkway across the boulevard, per municipal standards

- If applicable, any required curb depression for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)



The Municipality of Port Hope
5 Mill Street South
Port Hope, ON
L1A 2S6

DS-22-237
2022 September 9

167 Henderson Street, Port Hope, Ontario Site Plan Application

Canadian Nuclear Laboratories (CNL) submits the following comments on the above noted site plan application referred to in your letter of 2022 August 23.

It is recommended that excavated soil and non-granular material be monitored for above background levels of gamma radiation if excavation activities or landscaping activities are being conducted that will involve the movement of material on or off the property. In association with the Construction Monitoring Program (CMP), CNL may be contacted for radiological monitoring services at (905) 885-0291. These services, which include storage of low-level radioactive material, are provided by CNL at no cost to the property owner.

CNL recommends the builder follow Ontario Building Code Section 9.13.4.1 (Soil Gas Control), with the rough-in for a subfloor depressurization system installed according to MMAH Supplementary Standard SB-9, "Requirements for Soil Gas Control".

It is also recommended that CNL be advised of any fill soil brought to the property, so that radiological monitoring of this material may be performed. This does not apply to granular material.

If you have any questions regarding the above comments or require additional information, please contact CNL at (905) 885-0291.

Sincerely,

Donald Scharfe, P. Eng.

Donald Scharfe, P.Eng.

Senior Project Specialist, Small-Scale Sites
Historic Waste Program Management Office
Canadian Nuclear Laboratories

/kb

Attach. Construction Monitoring Program Fact Sheet

Municipality of Port Hope
5 Mill Street South
Port Hope, ON
L1A 2S6

Date: 2022-09-01

Attn.: Sagar Babbar, Planner

RE: Official Plan Amendment (OP02-2022) and
Zoning By-law Amendment Application (ZB04-2022)
Nautical Lands Group / CP REIT Ontario Properties Limited
60 Henderson St.
EE ref.: 2022DA090101

Further to the referenced File #OP02-2022 Elexicon Energy Inc. has no objection to the proposed Site Plan Application to permit/construct the development of 4 storey seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands.

The applicant or its authorized representative shall consult with Elexicon Energy Inc. concerning the availability of supply voltage, service location, metering, costs and any other details. These requirements are separate from and in addition to those of the ESA. Elexicon Energy Inc. will confirm the characteristics of the available electrical supply and will designate the location of the supply point to the applicant. Elexicon Energy Inc. will also identify the costs that the applicant will be responsible for.

The applicant or its authorized representative shall apply for new or upgraded electric services and temporary power service in writing. The applicant is required to provide Elexicon Energy Inc. with sufficient lead-time in order to ensure:

- a) The timely provision of supply to new and upgraded premises; and/or
- b) The availability of adequate capacity for additional loads to be connected in the existing premises

Please ensure that Elexicon's approved standards and clearances are followed, for all structures, equipment, and people.

For all future applications and related correspondences kindly forward digital copies to:
DevelopmentApplications@elexiconenergy.com

Yours truly,
Elexicon Energy Inc.



Hocine Boudhar,
Planning & Standards

Revised Submission of Wilfred Day on proposal for 60 Henderson Street, OP02-2022, ZB04-2022 (Revised Dec. 2, 2022, replacing submission dated Nov. 22.)

1. This is a proposal for a 4 storey, 74-unit seniors independent living residential mid-rise building, and 36 bungalow townhouse rental units, designed as a seniors community ("55+") with 110 units designed to house up to 220 people in one- or two-bedroom units. The Applicant asks to rezone the subject lands from 'COM2(H1)' zone to site specific High Density Residential 'RES4(137)'.

Current plan

2. This site is zoned General Commercial, as are the lands to the south and west. It is serviced from Henderson Street, which is part of the municipal Business Park acquired and serviced by the town as employment lands, with very beneficial results.

New, different plan:

3. The Applicant refers to these dwellings as "within a commercial plaza" which is not so. They are not accessed through the commercial plaza, but from Henderson Street. This proposal would change the planned use from commercial to residential. It is municipally unprofitable from a cost-and-benefit perspective, failing to maintain the existing ratio of commercial/industrial assessment.
4. Furthermore, the Applicant describes this as seniors housing. Port Hope schools are losing student enrolment because so much new housing is being occupied by seniors rather than families. By the 2021 census Port Hope's population aged 55 and over is 45.07% of our population. By contrast, the number for Clarington is 29.10%. Port Hope schools need families with children. Port Hope families need employment. Commercial lands generate employment. Even if we needed more seniors housing, it should surely not be on lands planned for commercial use and serviced for employment lands.
5. Staff have strongly recommended the development include affordable housing units. Indeed, Port Hope needs affordable units for families. The Applicant predicts these units will be more affordable than other seniors developments, but staff concluded these units are not considered low income. Moreover, these units are not designed for families; none have more than two bedrooms.

Municipal response:

6. At the July 26, 2021, meeting with the municipal development team (see page 36, Planning Justification Report), staff commented "Staff do not generally support the removal of commercial/employment lands for residential purposes. Planning rationale required to rationale change in use. Assessment ratio: if any proposed form of residential development is likely to change the existing ratio of commercial/industrial assessment (i.e. municipally profitable from a cost-and-benefit perspective) to residential assessment (i.e. municipally unprofitable from a cost-and-benefit perspective) so as to have a significant negative impact upon the tax burden of agriculture, such proposed development shall be deemed to be premature."

7. The Applicant has responded that this site is 7.3% of Port Hope's vacant commercial land, a significant amount of development potential. It has failed to show that changing this amount of commercial land to residential will not likely stop the change in assessment ratio being municipally unprofitable from a cost-and-benefit perspective.

Servicing costs

8. The cost of building Henderson Street and municipal services under it was passed on to future owners of sites in the Business Park, factored into the sale price. Then, Development Charges on those sites benefitted the municipality still further. Is the Applicant being required to contribute to those Henderson Street costs as a condition of rezoning? If not, why not?

Sidewalks

9. The site plan shows sidewalks internally and on Henderson. This development needs a sidewalk to Jocelyn Street. Staff have recommended this type of proposal would lend itself to building sidewalks, and building a new sidewalk is required. Residents will need a sidewalk to reach the bus stop on Jocelyn, which may require new storm drainage. Is the Applicant being required to build this as a condition of rezoning? If not, why not?

Municipal water

10. The existing watermain up Henderson is barely adequate for the proposed development. Parts of the Business Park are not yet developed. Will the current watermain still be adequate for those future Employment users?

Financial implications

11. Staff comments Sept. 6, 2022, included "There are no anticipated negative financial implications imposed on the Municipality as a result of these applications." Has this view changed since July 26, 2021? For what reason?

Submission

By Wilfred Day, a retired lawyer, resident in Port Hope since 1969. I was a member of the Port Hope Planning Board from 1971 to 1982, and chaired it for a time. I was a school trustee on the public school board from 1982 to 1994.

All of which is respectfully submitted.

Dec. 2, 2022

Wilfred Day

300 Croft Street, Unit 2404

Port Hope, Ontario

L1A051

[REDACTED]
[REDACTED]
[REDACTED]

Municipality of Port Hope Public Meeting

60 Henderson Street

Official Plan Amendment (OP02-2022)
Zoning By-law Amendment (ZB04-2022)

Nick McDonald

Meridian Planning Consultants on behalf of the Municipality of Port Hope

December 13, 2022



MUNICIPALITY OF

PORT HOPE

Overview of Presentation

- Subject Lands
- Surrounding Land Uses
- Current Development Applications
 - Official Plan Amendment
 - Zoning By-law Amendment
- Overview of Applicable Provincial Policies – High level
- Overview of the Official Plan Policies – High level
- Port Hope Zoning By-law
- Public Consultation
- Next Steps

Subject Lands

- Area of 1.82 ha (4.49 acres)
- 192.5 metres of frontage on Henderson Street
- Vacant and used as agriculture
- Located adjacent to Business Park



Figure 1: Subject Lands Map

Surrounding Land Uses



Figure 2: Subject Lands Image from Google Earth

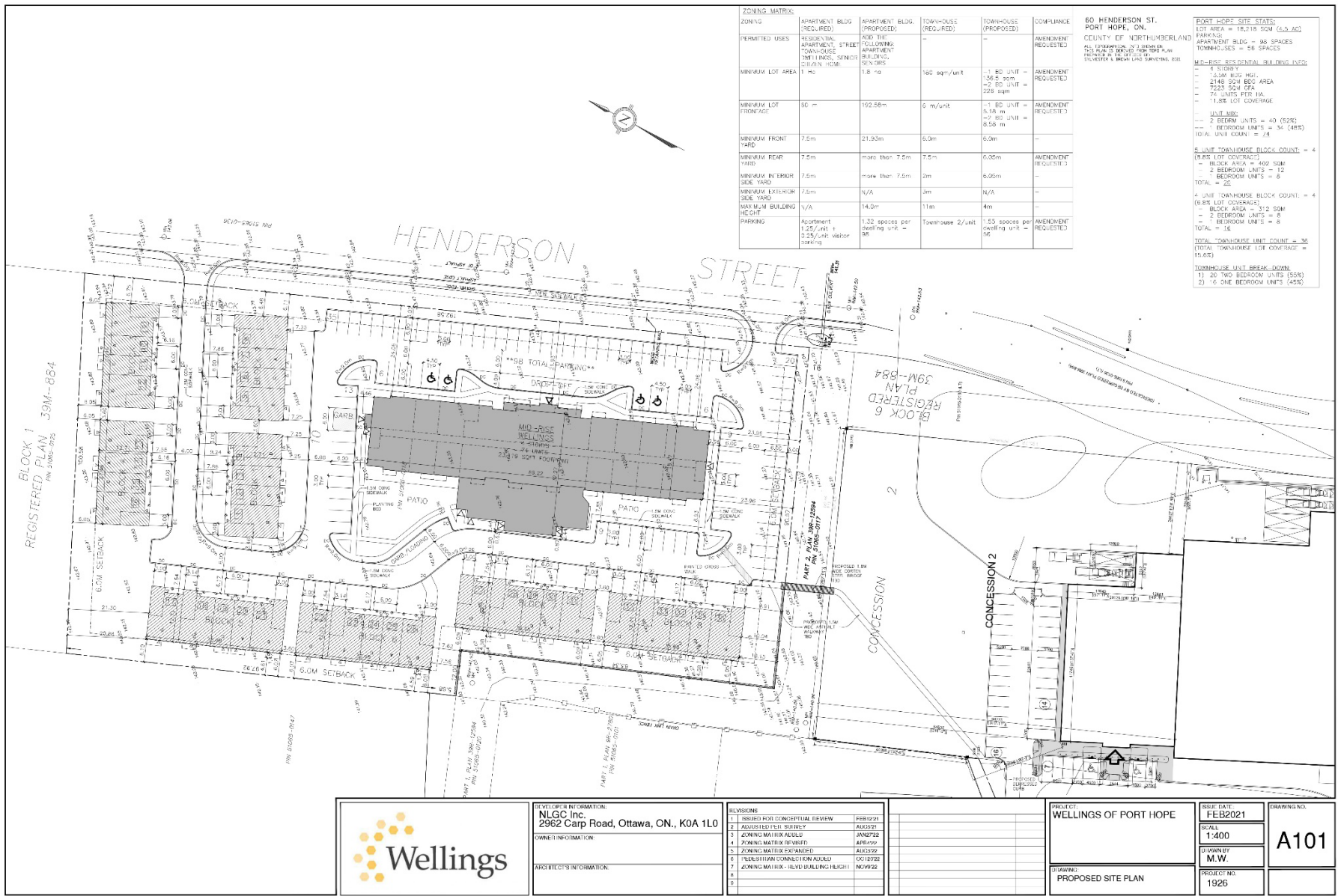
The subject lands are surrounded by:

- Recently built 80-unit four storey hotel (The Hampton Inn at 80 Henderson), Trade Tech Industries (100 Henderson Street) to the north;
- Port Hope Police Station and Maple Lodge Farm Operations to the west;
- Loblaws Independent Store and Shoppers Drug Mart (20 Jocelyn Street) to the south; and
- Sigus Heavy Machinery (85-95 Henderson Street), lands proposed for Millwright Training Centre and Assembly Hall (55-65-75 Henderson Street) to the east.

Development Applications

1. Official Plan Amendment (OP02-2022)

- The Applicant has submitted an application for **Official Plan Amendment** to re-designate the subject lands to site specific commercial to:
 - Develop a 4-storey building with 74 independent living units, with 34 one-bedroom units and 40 two-bedroom units.
 - Main floor amenities including a central dining area/restaurant, personal services uses, bar area and fitness areas
 - 8 buildings, each having 4 or 5 single storey townhouse units.
 - Each unit having its own driveway.
 - 16 one-bedroom units and 20 two-bedroom units
 - Develop internal pedestrian connection to 20 Jocelyn Street (Independent Store and Home Hardware).



ZONING MATRIX:					
ZONING	APARTMENT BLDG (REQUIRED)	APARTMENT BLDG (PROPOSED)	TOWNHOUSE (REQUIRED)	TOWNHOUSE (PROPOSED)	COMPLIANCE
PERMITTED USES	RESIDENTIAL APARTMENT, STREET TOWNHOUSE, SENIOR CITIZEN HOME, ETC.	SEE THE FOLLOWING APARTMENT BUILDING, ETC.	-	-	AMENDMENT REQUESTED
MINIMUM LOT AREA	750 m ²	1.8 ha	160 sqm/unit	-1 BD UNIT = 156.5 sqm -2 BD UNIT = 228 sqm	AMENDMENT REQUESTED
MINIMUM LOT FRONTAGE	60 m	192.58m	6 m/unit	-1 BD UNIT = 5.18 m -2 BD UNIT = 8.58 m	AMENDMENT REQUESTED
MINIMUM FRONT YARD	7.5m	21.93m	6.0m	6.0m	-
MINIMUM REAR YARD	7.5m	more than 7.5m	7.5m	6.06m	AMENDMENT REQUESTED
MINIMUM INTERIOR SIDE YARD	7.5m	more than 7.5m	2m	6.06m	-
MINIMUM EXTERIOR SIDE YARD	7.5m	N/A	3m	N/A	-
MAXIMUM BUILDING HEIGHT	N/A	14.0m	11m	4m	-
PARKING	Apartment 1.25/unit + 0.25/unit visitor (min)	1.22 spaces per dwelling unit = 36	Townhouse 2/unit	1.55 spaces per dwelling unit = 56	AMENDMENT REQUESTED

60 HENDERSON ST.
PORT HOPE, ON.
COUNTY OF NORTHUMBERLAND

PORT HOPE SITE STATS:
LOT AREA = 18,218 SQM (4.3 AC)
APARTMENT BLDG = 86 SPACES
TOWNHOUSE = 56 SPACES

MR-B2C RESIDENTIAL BUILDING INTS:
- 1.00% V
- 1.34M B2C HUI
- 2148 SQM B2C AREA
- 7223 SQM OFA
- 79 UNITS PER HA
- 1.35% LOT COVERAGE

UNIT MIX:
- 2 BEDRM UNITS = 40 (52%)
- 1 BEDROOM UNITS = 34 (48%)
100% UNIT COUNT = 74

4 UNIT TOWNHOUSE BLOCK COUNT = 4
(8.8% LOT COVERAGE)
- BLOCK AREA = 402 SQM
- 2 BEDROOM UNITS = 12
- BEDROOM UNITS = 6
TOTAL = 22

4 UNIT TOWNHOUSE BLOCK COUNT = 4
(8.8% LOT COVERAGE)
- BLOCK AREA = 312 SQM
- 2 BEDROOM UNITS = 6
- BEDROOM UNITS = 6
TOTAL = 16

TOTAL TOWNHOUSE UNIT COUNT = 36
(TOTAL TOWNHOUSE LOT COVERAGE = 15.6%)

TOWNHOUSE UNIT BREAK-DOWN:
1) 40 TWO BEDROOM UNITS (55%)
2) 16 ONE BEDROOM UNITS (45%)



DEVELOPER INFORMATION:
NLGC Inc.
2962 Carp Road, Ottawa, ON., K0A 1L0

OWNER INFORMATION:

ARCHITECT'S INFORMATION:

REVISIONS	
1	ISSUED FOR CONCEPTUAL REVIEW
2	ANALYSTED TEST SURVEY
3	ZONING MATRIX ADDED
4	ZONING MATRIX REVISED
5	ZONING MATRIX EXPANDED
6	REALISTIAN CONNECTED ADDED
7	ZONING MATRIX - REVD BUILDING HEIGHT
8	
9	

PROJECT NO.	FOR10101
DATE	AUG2021
PROJECT NAME	JAN2022
PROJECT NO.	APR10101
DATE	AUG2021
PROJECT NAME	OCT2022
PROJECT NO.	NOV2022

PROJECT: WELLINGS OF PORT HOPE		DATE: FEB2021	DRAWING NO. A101
DRAWING: PROPOSED SITE PLAN		SCALE: 1:400	
		DRAWN BY: M.W.	
		PROJECT NO.: 1926	

Development Applications

2. Zoning By-law Amendment (ZB04-2022)

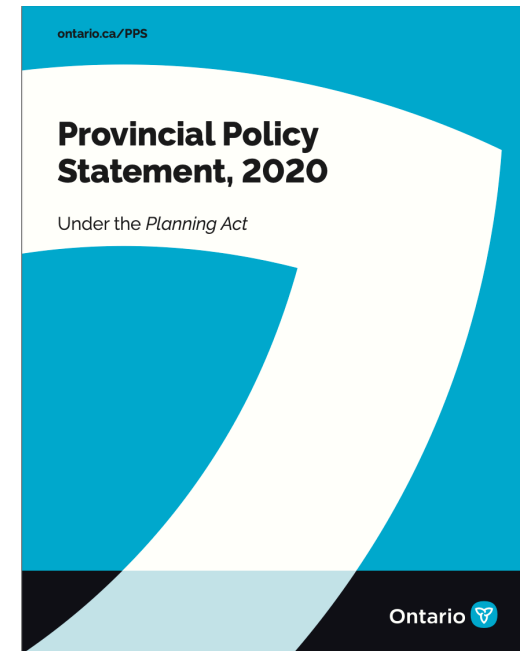
- The Applicant has submitted an application for a **Zoning By-law Amendment** to:
 - Rezone the Subject Lands from the General Commercial, Holding Provision One 'COM2(H1)' Zone to a site-specific Residential 'RES4(139)' Zone.
 - Reductions in the required front, rear and interior side yard are requested (7.5 metres to 6.0 metres in all cases) as is a reduction in the amount of parking required (174 spaces required versus 154 proposed).

Supporting Documents

- The Applicant has submitted the following in support of the proposed **Official Plan Amendment** and **Zoning By-law Amendment**:
 - Planning Justification Report;
 - Functional Servicing Report;
 - Environmental Site Assessment – Phase 1;
 - Geotechnical Investigation Report;
 - Noise Feasibility Study;
 - Traffic Impact Brief;
 - Commercial Land Impact Assessment; and
 - Site Plan Drawing

Provincial Policy Statement (2020)

- The lands are within a settlement area where growth and development are to be directed.
- The PPS requires that municipalities accommodate an appropriate affordable and market-based range and mix of residential uses (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) to meet long-term needs.
- Commercial needs also need to be planned for.
- PPS also requires that municipalities permit and facilitate all housing options.
- Sensitive land uses shall be planned to avoid, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities.



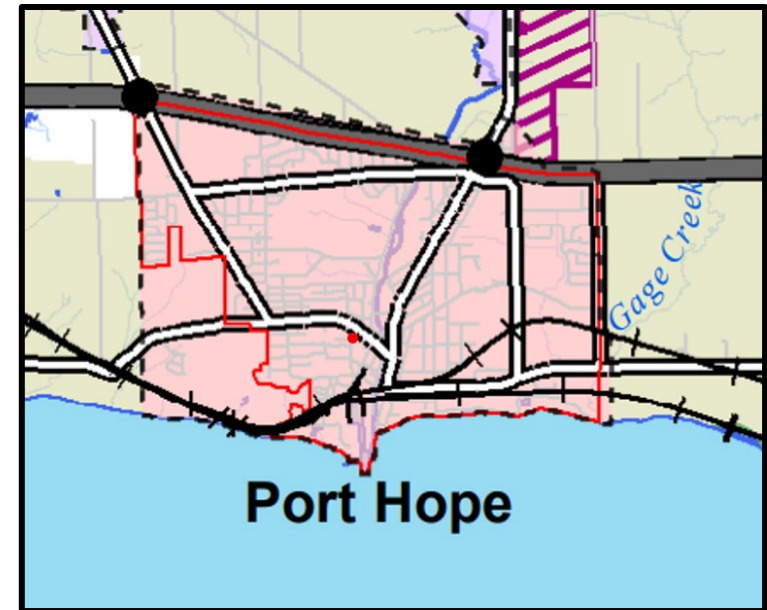
Growth Plan (2020)


- The Growth Plan informs growth management and environmental protection in the Greater Golden Horseshoe.
- Growth Plan directs municipalities to plan for the majority of growth in settlement areas where there is planned water and wastewater systems and where development can support the achievement of complete communities.
- Growth Plan directs municipalities to provide an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.
- Growth Plan encourage municipalities to use available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Northumberland County Official Plan ('NCOP')

- Designates the subject lands as 'Urban Areas'.
- The NCOP encourages planning for complete communities by providing a diverse range of housing types, health care services and community services.
- Encourage development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land.
- Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate.

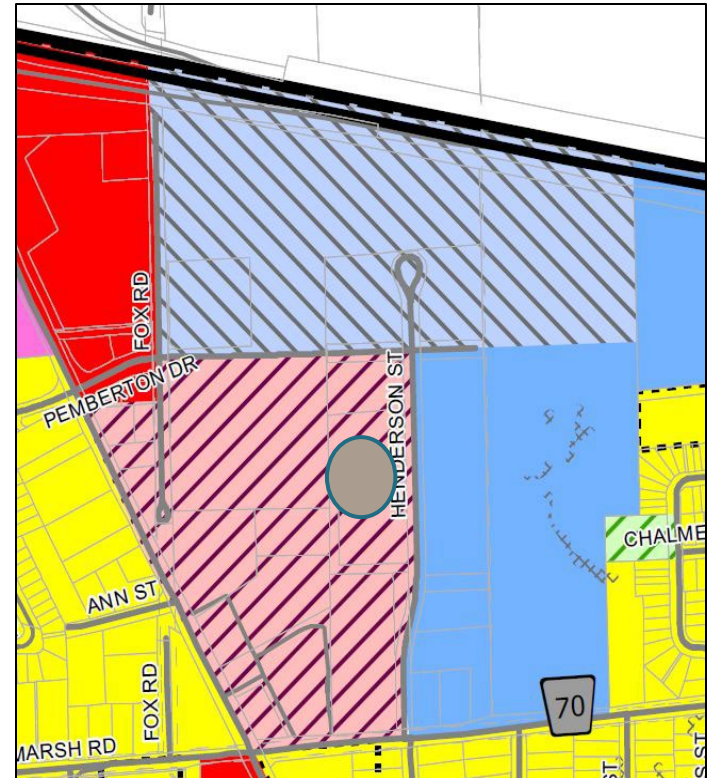
County Official Plan Excerpt



 Urban Area

Port Hope Official Plan ('PHOP')

- Designates the subject lands as 'General Commercial'
- PHOP evaluation criteria for Amendments below:
 - a) *Conformity to the overall intent and goals of this Plan;*
 - b) *Suitability of location for the proposed use;*
 - c) *Land use compatibility with surrounding lands, both existing and future;*
 - d) *Need for the proposed use;*
 - e) *Impact on hard and soft services including the availability of sufficient capacity at the Municipality's water treatment plant and sewage treatment plant;*
 - f) *Economic impact on the Municipality;*
 - g) *Impact to significant natural environmental features;*
 - h) *Establishment of precedent, if approved;*
 - i) *Comments available from the public and agencies involved in circulation; and,*
 - j) *Evaluation criteria outlined in the existing and proposed land use designations.*



Port Hope Official Plan ('PHOP') – cont'd

- Requires that development be planned to be compatible
- Requires that careful consideration be given to losing potential commercial assessment
- Identifies Subject Lands as being within a Major Intensification area – additional height and reduced parking may be considered in these areas
- Establishes a number of design policies (Design for People) and (Integration of Built Form)

Port Hope Zoning By-law

Zones the subject lands as
General Commercial,
Holding Provision One
'COM2(H1)'

H1 will be lifted once a Site
Plan Agreement has been
executed

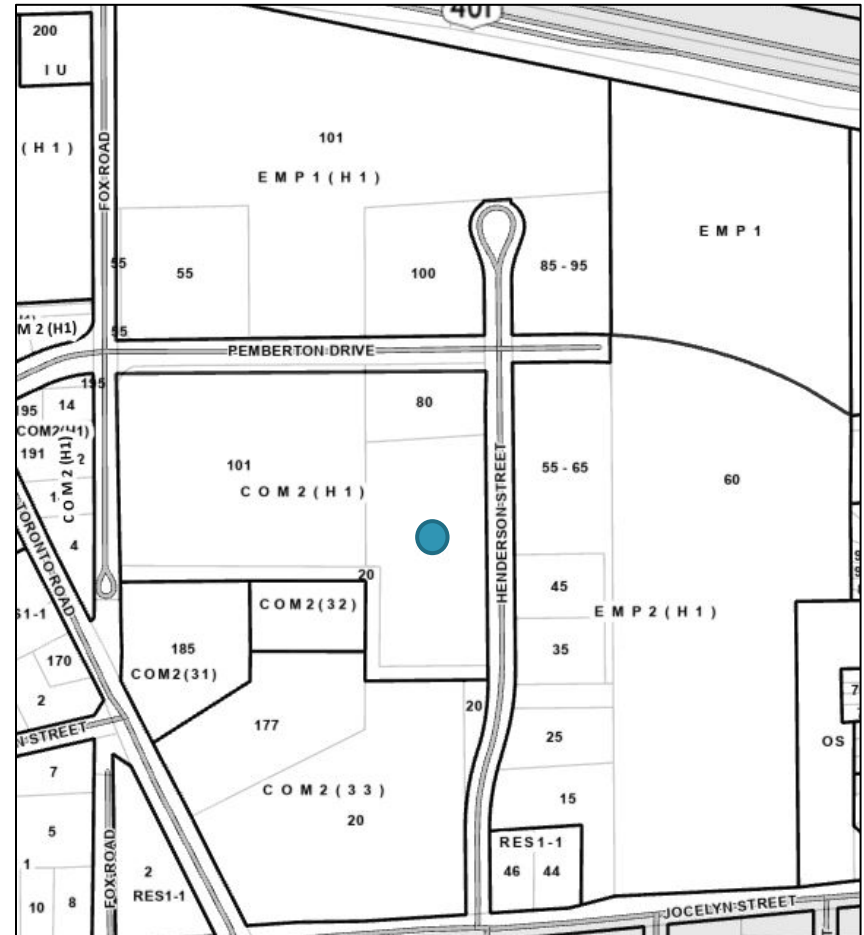


Table 1: Proposed Zoning Standards

	Performance Standards for RES4 Zone – Apartment Dwelling	Proposed	Performance Standards for RES4 Zone – Multiple-Unit Dwelling	Proposed
Min Lot Area	1 Ha	1.82 Ha	0.4 Ha	1.82 Ha
Min Lot Frontage	60 m	192 m	50 m	192 m
Min Front Yard	7.5 m	21.9 m	7.5 m	6 m
Min Interior Side Yard	7.5 m	23.9 m	6 m	6 m
Min Rear Yard	7.5 m	32.3 m	6 m	6 m
Max Height	N/A	14 m	11 m	4 m

- By-law requires:
 - 1.25 spaces for each apartment unit plus 0.25 spaces for visitors
 - 2 spaces per multiple dwelling unit plus 0.25 spaces for visitors
- Total parking required is 174 spaces (154 are proposed)

Public Consultation

- **Planning Act Tools:**
 - Resident Mail outs
 - On-site Posting
 - Newspaper Notice
- **Other forms of communication**
 - Municipal Website
 - Social Media Posts
- **Notice of Complete Application and Newspaper Notice:** September 8, 2022
- **Notice of Public Meeting:** November 15, 2022
- **Newspaper Notice for Public Meeting:** November 17, 2022
- **Site Signs Posted:** September 29, 2022
- **Open House Hosted by Proponent:** November 10, 2022

Next Steps

Following this Public Meeting, the next steps in the planning process include:

- Applicant to address comments and outstanding requests for information;
- Planning Recommendation Report to Committee of the Whole;
- Council Decision; and,
- Notice of Decision.

A Site Plan application will also be submitted early in the new year.

WELLINGS OF PORT HOPE

Owner: Choice Property Limited Partnership

Developer: Wellings 2019 Inc

60 HENDERSON STREET

Official Plan & Zoning Bylaw Amendment

File No:OP02-2022 and ZB04-2022

DECEMBER 13, 2022

Official Plan and Zoning Bylaw Amendment

Official Plan Amendment

- ▶ To permit a seniors residential community which includes a 4-storey mid-rise building with 74 units and main floor amenities along with 36 bungalow town house units

Zoning By-law Amendment

To permit:

- ▶ A 4-storey residential apartment is permitted
- ▶ Bungalow townhouses
- ▶ Residential Seniors independent living suites
- ▶ Main floor amenities including: dining/restaurant, bar, fitness centre, personal service
- ▶ We are requesting relief for:
 - ❖ Minimum Front Yard setback of 6.0m
 - ❖ Minimum Rear Yard setback of 6.0m
 - ❖ Minimum Interior Side Yard setback of 6.0m
 - ❖ Parking requirement 1 space per unit plus 0.25 spaces per unit for visitor/employee parking

Background

- ▶ The existing site is currently vacant
- ▶ The Site is under the same ownership as the commercial plaza
- ▶ The application is seeking approval to permit a senior's residential 4 storey mid-rise building on the site with 74 units and 36 bungalow townhouse units
- ▶ The building and bungalows are for independent seniors living. All units will have full kitchens, laundry and balconies will be provided for the apartment suites
- ▶ The amenity space in the 4 storey building will include: restaurant, bar, fitness area

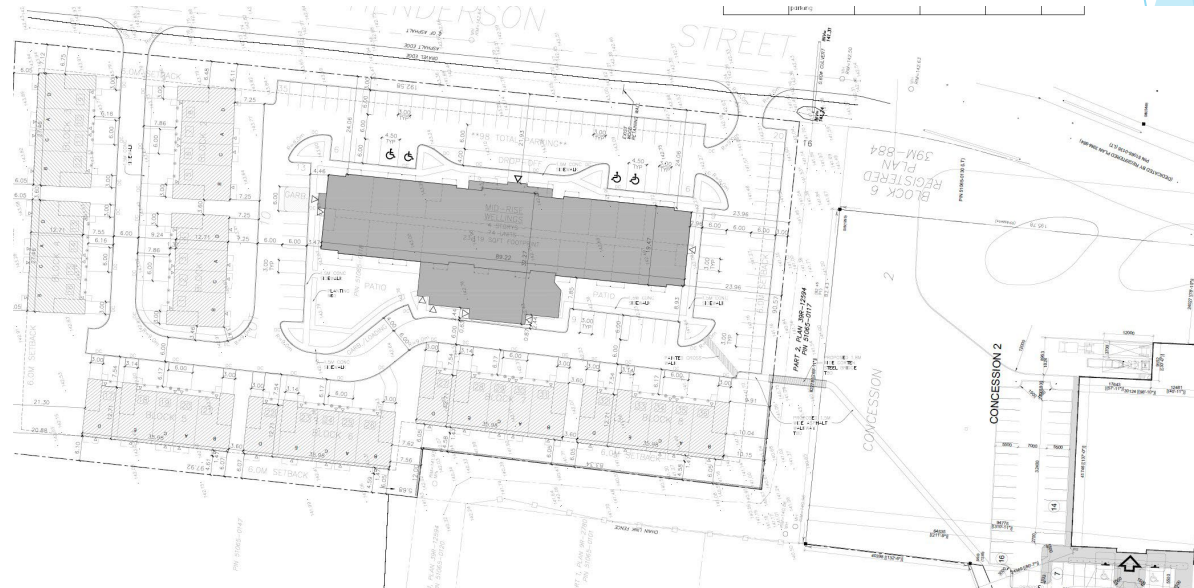
Wellings of Port Hope Site Location

The Site is part of a commercial complex located north of Jocelyn Street and west of Henderson Street



Site Plan

The Site is located adjacent to the grocery store and will be under the same landholding as the commercial development. The proposal is for a 4 storey mid rise building and 8 blocks of bungalow townhouses with 36 units



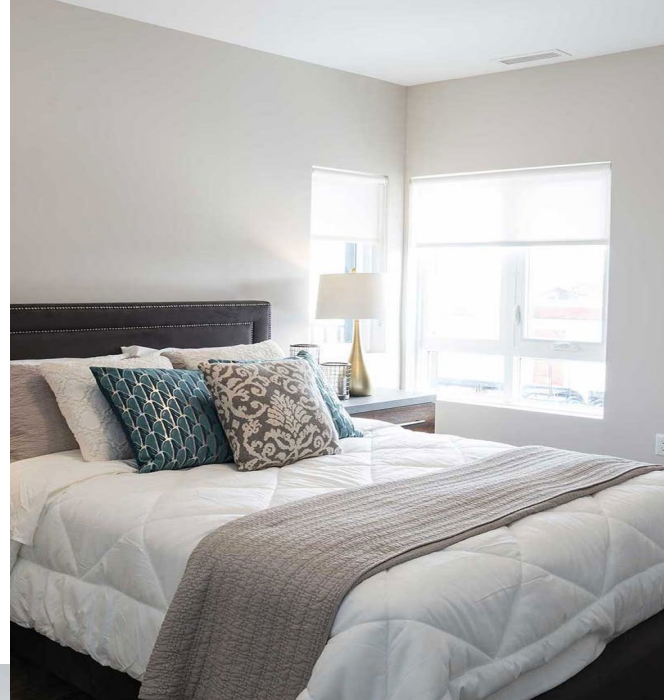
Building Elevation



Wellings Suite Design



Full kitchen



Bedroom



Apartment view

Images from other
Wellings Communities

Wellings Amenity Space



Stittsville Bar



Stittsville Atrium



Fitness Room

Amenity space from other
Wellings Communities

Outdoor Amenity



Wellings Patio

Bungalow Elevation

5 -Unit Bungalow
Townhouse block

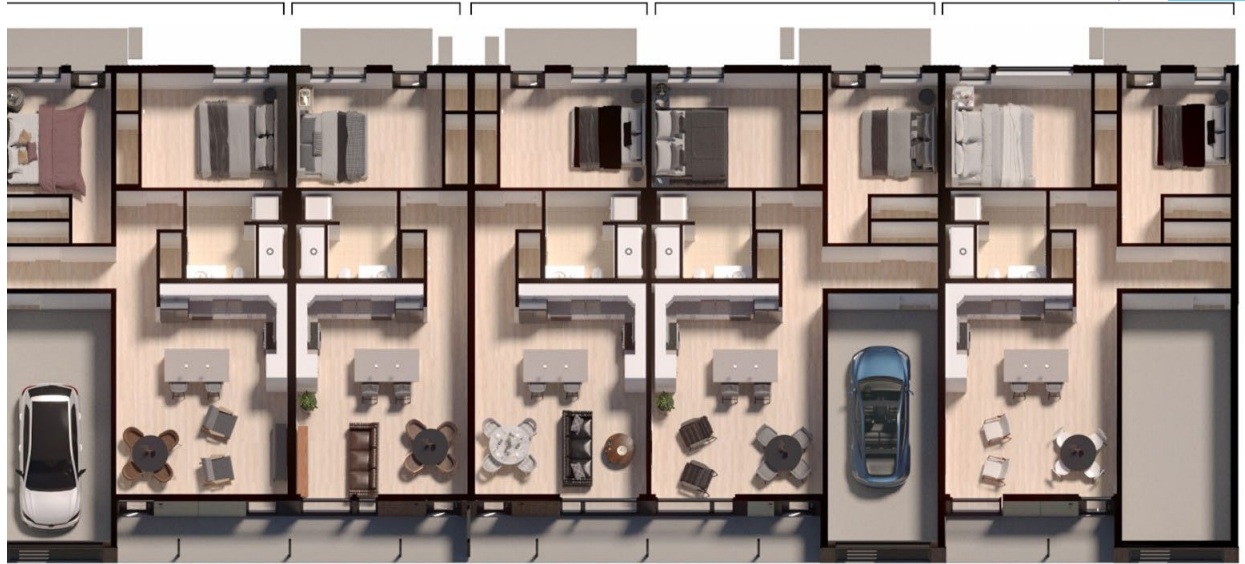


4- Unit Bungalow
Townhouse block



Bungalow Interiors

5-Unit Interior
Layout



4-Unit Interior
Layout



Benefits of the Development

- ▶ Provide affordable and desirable well appointed seniors independent living rental apartment and townhouse units
- ▶ Fills a need for this type of development in Port Hope
- ▶ Provides living options for independent seniors, allowing them to remain in their communities “age in place”
- ▶ Ideally located with a proposed pedestrian access to grocery, retail, and restaurants. Located near near walking, bicycle paths, waterfront trail and golf courses
- ▶ Surface parking is provided on site

COMMENT RESPONSES

Responses have been provided to the Town for the First Submission Comments.

TRAFFIC IMPACT

Our traffic consultant is currently working with Municipal staff to prepare the full Transportation Impact Study.

It should be noted that based on ITE Trip Generation Manual 10th Edition, traffic generated by the site is expected to not to make a significant impact to the surrounding road network as the number of trips generated is 45 new trips (11 inbound and 34 outbound) during AM peak period and 62 new trips (39 inbound and 23 outbound) during PM peak periods. This is based on other municipalities that we have worked with; they do not require a full TIS if the number of trips generated are less than 100 during AM and PM peak periods. Also, based on traffic data collected there are a low number of vehicles travelling within the road network of the subject site. Thus, it is our opinion that the proposed development will make a negligible impact on the adjacent road network and there should be no anticipated problems.

SIDEWALK AND PEDESTRIAN CONNECTION

Dialogue will continue between municipal staff and the proponent. Once timing is determined for Phase 2 of the Business Park urbanization, a side walk can be constructed. We will provide a pedestrian connection from the residential portion of the site to the commercial via a pedestrian path and bridge over the storm water drainage swale into the commercial plaza, towards the new Shoppers Drug Mart Store. The proponent will work with town staff.

Responses continued

MTO COMMENTS and GRCA COMMENTS

Functional Servicing Report and Storm Water Management report have been updated to respond to the comments from the First Submission.

Additional comments have been received and will be addressed with our next submission.

PLANNING

It should be noted that this Site is designated General Commercial and identified as Major Intensification Area in the Official Plan.

Thank you





Municipality of Port Hope

Public Meeting Report

porthope.ca/agendas-and-minutes

Report Title: ZB05-2022 – Zoning By-law Amendment Application 4839 County Road 2

Report to: Planning & Development Committee

Date of meeting: December 13, 2022

Report Author:

Jacqueline Mann, Planner

Department responsible:

Planning & Development

Report Number: PD-37-22

Planning Report ZB05-2022 (PD-37-22) is presented for information purposes only in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13.

Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning & Development Department on the proposed application. Also, any person may make written submissions at any time before Council makes a decision.

Additional information regarding statutory public meetings under the Planning Act can be found on the municipal website.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Port Hope before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Staff do not make a recommendation, nor does Council make a decision at this Public Meeting.

Highlights:

- The Municipality of Port Hope has received a Zoning By-law Amendment application for a portion of the lands municipally known as 4839 County Road 2 in the Hamlet of Welcome.
- This zoning amendment was required as a condition of consents B05-2022 and B06-2022 conditionally approved on September 15, 2022.

- The purpose of the Zoning By-law Amendment application is to rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1' Zone to accommodate future residential development.

Purpose:

The purpose of the report is to present background information related to the proposed Zoning By-law Amendment application submitted by Michael and Amanda Stewart.

This report has been prepared for the Statutory Public Meeting for the proposed Zoning By-law Amendment application and it provides a site and area description, describes the proposed application, and includes an analysis of the applicable planning policy framework. The report also includes all comments received to date from agency /department review and public input.

Background:

1.1. Site and Area Description

A complete Zoning By-law Amendment Application has been received from Michael and Amanda Stewart for lands located on the west side of County Road 2 and east of Guideboard Road within the Hamlet of Welcome in the Municipality of Port Hope (**Figure 1: Subject Lands Map**).

The subject lands are currently vacant. The total area of the subject lands is 0.61 ha (1.51ac) comprised of 2 future residential lots, one lot being 0.28 ha (0.70 ac) and the other 0.32 ha (0.80 ac) respectively. Both proposed lots have 30m of frontage on County Road 2 and 33m of frontage on Guideboard Road. The subject lands are currently serviced by existing municipal water and would be developed on private sewage services.

1.2. Application

The 'subject lands' represent the northern portion of 4839 County Road 2 and encompass two lots conditionally approved through the related consent applications.

The subject lands are currently designated as 'Hamlet' in the Municipality of Port Hope Official Plan and are zoned Development 'D' by the Comprehensive Municipal Zoning By-law 20/2010, as amended.

The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1' to accommodate future residential development on each lot. The remainder of the property will remain in Development zone and is not subject to the rezoning application.

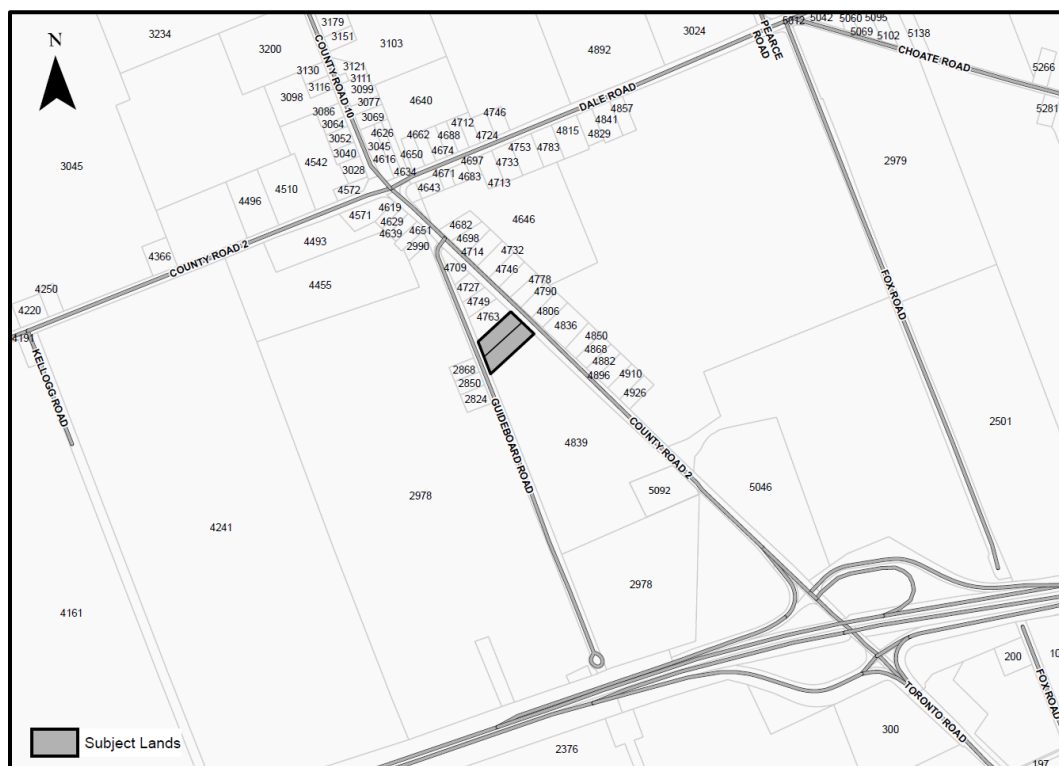


Figure 1: Subject Lands Map

1.3. Documents Submitted in Support

The application was deemed complete on October 25, 2022 and circulated to agencies for review. The application submission contained the following documents:

- Application form
- Concept plan and relevant drawings

Policy Review:

This section provides an analysis of relevant provincial and municipal land-use policies that apply to the proposed application.

1.4. Provincial Policy Statement (PPS)

The subject lands are located in the Hamlet of Welcome, a rural settlement area, in the Municipality of Port Hope. Settlement Areas are to be the focus of growth, development, and intensification utilizing a range of densities and mix of land uses.

1.5. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020)

The Growth Plan informs decision making regarding growth management and environmental protection in the Greater Golden Horseshoe.

Section 2.2.6 a) supports housing choices through the achievement of the minimum intensification and density targets identified in the Growth Plan specifically identifying a diverse range and mix of housing options and densities including additional residential units.

1.6. County of Northumberland Official Plan

The current designation of the subject lands is Rural Settlement Area. The lots proposed are in the Rural Settlement Area that permits a range of uses and is designated for future growth and intensification.

1.7. Port Hope Official Plan

The current designation of the subject lands is Hamlet. The following policy applies:

- Policy C11.3.5 Integration of Built Form requires development in established neighbourhood be designed to be complementary in terms of outlined criteria.
- Policy C12.1.2 Hamlet and Rural Areas – All development in these areas - unless specifically designated for municipal sewer and water systems, shall be served by private sewers and water systems.
- Policy D2.2 Hamlet – In-depth development and limited growth in the form of infilling, minor extensions to existing development within the Hamlet boundary, and clustered growth in existing areas of concentration is encouraged, including a mix of uses that are consistent with the environmental, physical, and socio-economic conditions of the existing development and surrounding area. However, the predominant form of land use is single detached dwellings.

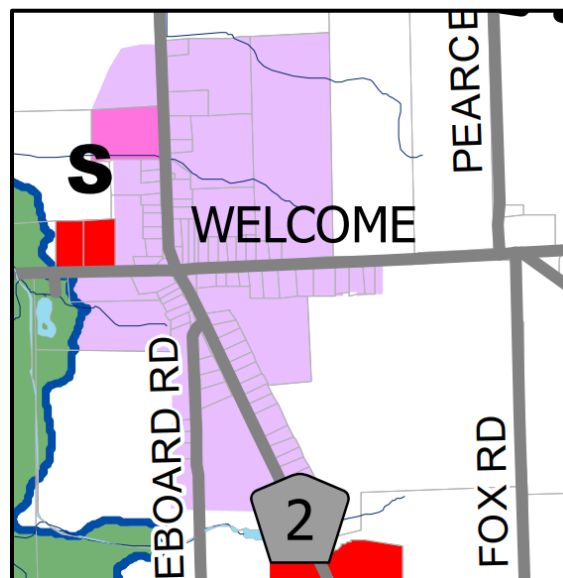


Figure 2: Extract from Schedule C - Land Use, Port Hope Official Plan

1.8. Zoning By-law

The subject lands are zoned as Development 'D' Zone. The applicant has applied for a zoning by-law amendment to rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1'.

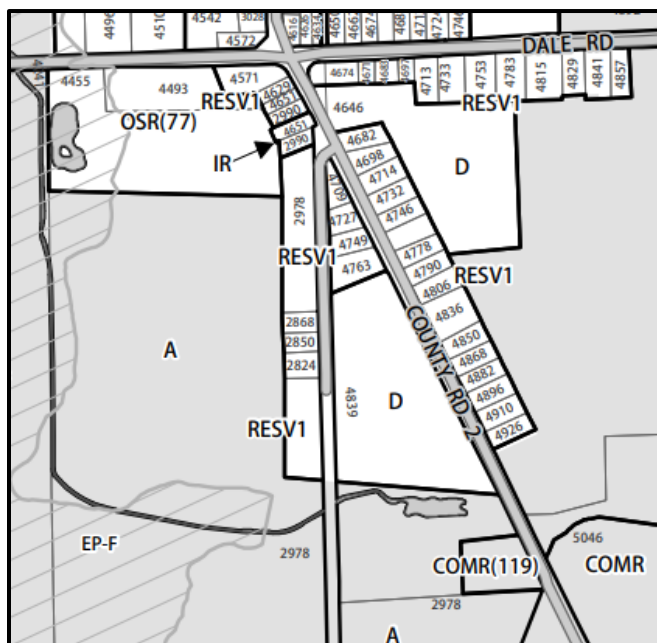


Figure 3: Extract from Zoning Schedule B-23

The conditionally severed lots are in compliance with the zone standards as described in Part 9 and Part 10 of the Municipal Zoning By-law.

Table 1: Standards for Hamlet Residential 'RESV1' Zone

	'RESV1'	Proposed Severed Lot 1	Proposed Severed Lot 2
Min. Lot Area	2,800.00 m²	2,843 m ²	3,259 m ²
Min. Lot Frontage	30.0 m	30.0 m – County Road 2 33.00 m – Guideboard Road	30.0 m – County Road 2 33.00 m – Guideboard Road
Min. Required Front Yard	10.0 m	TBD	TBD
Min. Required Exterior Side Yard	10.0 m	TBD	TBD

Min. Required Interior Side Yard	3.0 m	TBD	TBD
Min. Required Rear Yard	10.0 m	TBD	TBD
Max. Lot Coverage	30%	TBD	TBD
Min. Landscaped Open Space	30%	TBD	TBD
Max. Height	11.0 m	TBD	TBD

Consultation with other Departments/Sources:

On October 25, 2022, the Zoning By-law Amendment application submission was circulated to applicable internal departments and external agencies. **Table 1** provides a summary of comments received to date:

Table 1: Summary of Comments

Dept. or Agency	Summary of Comments
Ministry of Transportation (MTO)	No Concerns (October 28, 2022)
Works and Engineering	No Concerns (November 1, 2022)
Corporate Services	No Concerns (November 2, 2022)
Canada Post	No Concerns (November 14, 2022)
Building Services Fire and Emergency Services County of Northumberland -Public Works County of Northumberland – Septic Inspection County of Northumberland -Planning Hydro One Cobourg OPP Parks, Recreation, and Culture Ganaraska Region Conservation Authority Bell Canada	No comments received to date.

Comments received after the public meeting will be summarized when the application is brought before the Committee of the Whole.

Communication and Public Consultation:

In accordance with the *Planning Act*, the Notice of Complete Application and Public Meeting for the Zoning By-law Amendment application was mailed on November 17 2022 to all assessed persons within 120 metres of the subject lands. Similarly, the notice was published in the local newspaper (Northumberland News) on November 17, 2022 and posted on the municipal website. The Proponent also posted a sign on the property using the approved corporate branded signage for development projects.

The public is invited to submit questions or comments related to the application. Any questions/comments received will be summarized and presented when the application is brought before the Committee of the Whole.

Conclusion:

The proposed zoning amendment will have the effect of permitting the development of 2 residential lots on Hamlet designated lands.

Next Steps:

The purpose of Public Meeting is to provide a public forum for questions and feedback on the proposed zoning bylaw amendment application. At this time, planning staff are not providing a recommendation. After the Public Meeting planning staff will consolidate all comments received and prepare a Planning Recommendation Report to be presented at a Committee of the Whole meeting prior to Council rendering a decision.

Attachments:

Attachment 1: Agency Comments

Good Afternoon Vanessa,

Thank you for circulating the Zoning By-Law Amendment Application for 4839 County Road 2 to the Ministry of Transportation (MTO) for review. Please accept this as a formal response from the MTO. We have reviewed the application in accordance with the *Public Transportation and Highway Improvement Act* (PTHIA) and Highway Access Management Guideline and offer the following comment.

The following property at 4839 County Road 2 is not within MTO permit control, therefore we have no comments to offer this application.

Thank you for the opportunity to comment,

Fiona Parfitt

Planning Intern
Corridor Management Section | East Operations
Ministry of Transportation
1355 John Counter Blvd
Kingston, ON K7K 0E5
613-484-3571
CorridorEast@ontario.ca
Fiona.Parfitt@ontario.ca

Hi Vanessa,

I have reviewed this application on behalf of the Corporate Services Department. I have no objections or further comments. Thank you for circulating.

Brian Gilmer
Director, Corporate Services / Clerk
Municipality of Port Hope

Corporate Services Department
Town Hall: 56 Queen Street, Port Hope, ON L1A 3Z9
t. 905.885.4544 x.2230
e. bgilmer@porthope.ca | porthope.ca





56 Queen Street
Port Hope, ON L1A 3Z9
t:905.885.4544
f:905.885.7698
admin@porthope.ca
www.porthope.ca

MEMORANDUM

To: Vanessa Wismer
From: Matthew Belton
Re: ZB05-2022 – Part of 4839 County Road 2
Date: Nov 1st 2022

On review of the Zoning By-law Amendment for the property known as 4839 County Road 2, the Works and Engineering Department has No Comments.

Hi Vanessa,

No comments to provide on behalf of Canada Post. Thank you for including us in this process.

Have a great day,

Chris Wilson

Officer, Delivery Services

Canada Post Corporation

200-1860 Midland Ave.

Scarborough, ON, M1P 5A1

416-262-7408

chris.wilson@canadapost.ca

Municipality of Port Hope Public Meeting

4839 County Road 2

Zoning By-law Amendment (ZB05-2022)

Vanessa Wismer, Planner

December 13th, 2022



MUNICIPALITY OF

PORT HOPE

Overview of Presentation

- Subject Lands
- Surrounding Land Uses
- Current Development Application
 - Zoning By-law Amendment
- Overview
 - Applicable Provincial Policies – High level
 - Applicable County Policies – High Level
 - Applicable Municipal Policies – High Level
- Public Consultation
- Next Steps

Subject Lands

- Encompasses two lots conditionally approved for consent (B05-22 and B06-22).
- A total area of 0.60 ha (1.5 ac):
 - 1st lot - 0.28 ha (0.70 ac)
 - 2nd lot - 0.32 ha (0.80 ac)
- 66 metres of frontage on Guideboard Road;
- Primarily vacant;
- Will be connected to the municipal water;
- Would be developed on private sewage services.

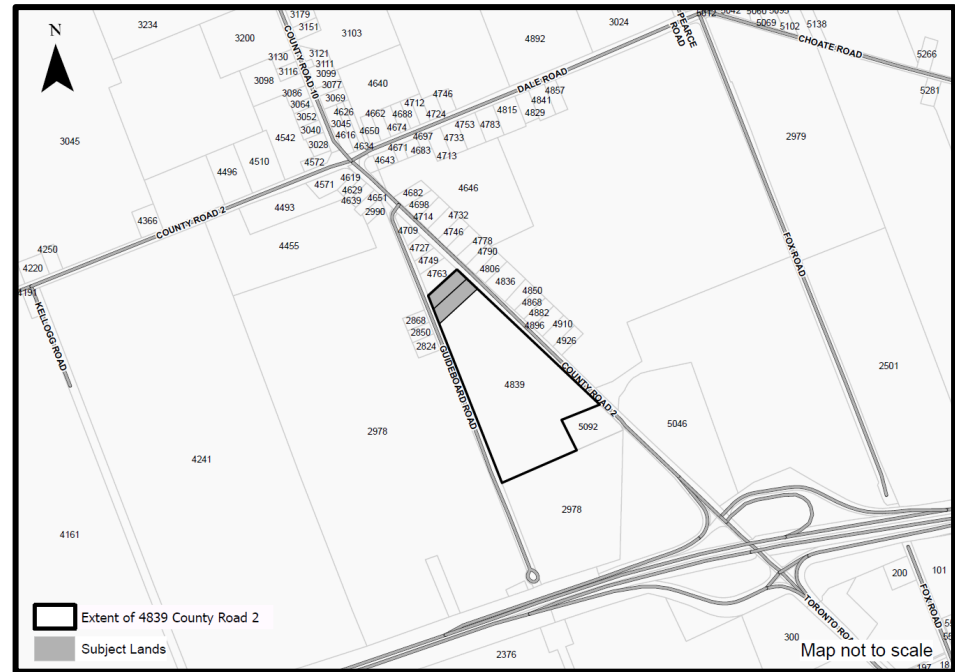


Figure 1: Subject Lands Map

Surrounding Land Uses



Figure 2: Subject Lands Image from Google Earth

The subject lands are surrounded by:

- Rural Residential, Development, Rural Commercial uses to the north;
- Rural Residential and Agricultural uses to the west;
- Rural Commercial and Agricultural Uses to the south; and
- Rural Residential and Agricultural uses to the east.

Development Application

Zoning By-law Amendment

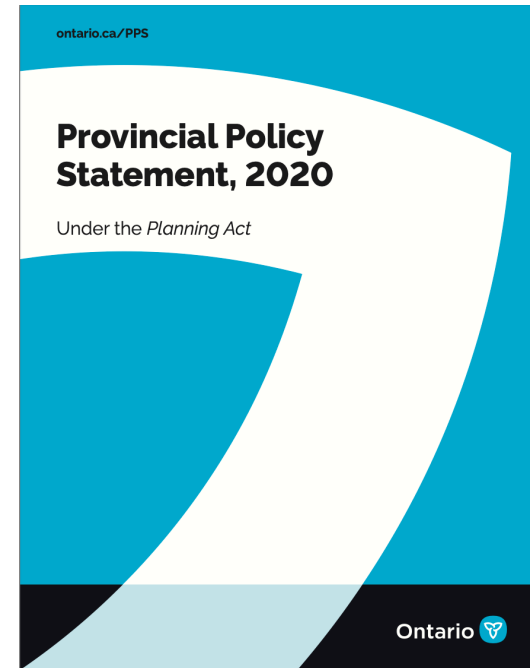
- The Applicant has submitted an application for a **Zoning By-law Amendment** to:
 - Rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1' to accommodate future residential development on each lot.
 - The remainder of the property will remain in Development 'D' and Agricultural 'A' zones and is **not** subject to the rezoning application.
 - Rezoning a condition of the provisional granting of the consent applications (B05-22 and B06-22).

Supporting Documents

- The Applicant has submitted the following in support of the proposed **Zoning By-law Amendment**:
 - Application Form;
 - Concept Plan and Relevant Drawings

Provincial Policy Statement (2020)

- The PPS sets out the Provincial land-use policy direction that guides Municipal decision making through Official Plans, Zoning By-laws, and other planning decisions.
- The PPS required that decisions on land use planning matters to be consistent with PPS policies.
- The PPS categorizes the subject lands as a Rural Settlement Area (Welcome Hamlet).
- Settlement Areas are to be the focus of growth, development, and intensification.



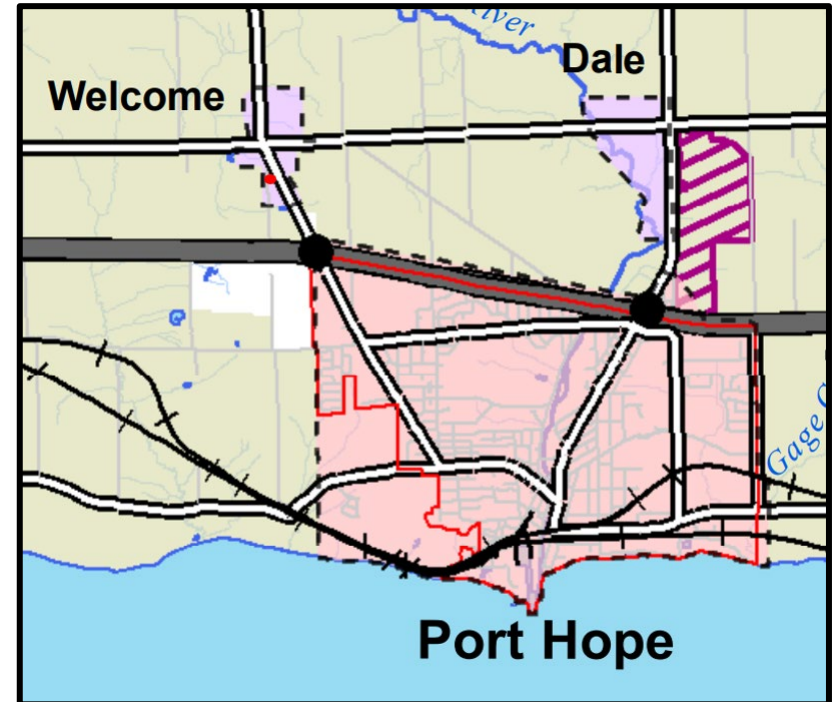
Growth Plan (2020)

- The Growth Plan informs growth management and environmental protection in the Greater Golden Horseshoe.
- Forecasted growth is directed to Settlement Areas, municipal services, and must support the achievement of complete communities.
- A diverse mix and range of housing options and densities is supported, in addition to additional residential units.

Northumberland County Official Plan ('NCOP')

- Designated 'Rural Settlement Area' as per the NCOP.
- These areas are designated for future growth and intensification where an appropriate level of infrastructure and servicing is available.

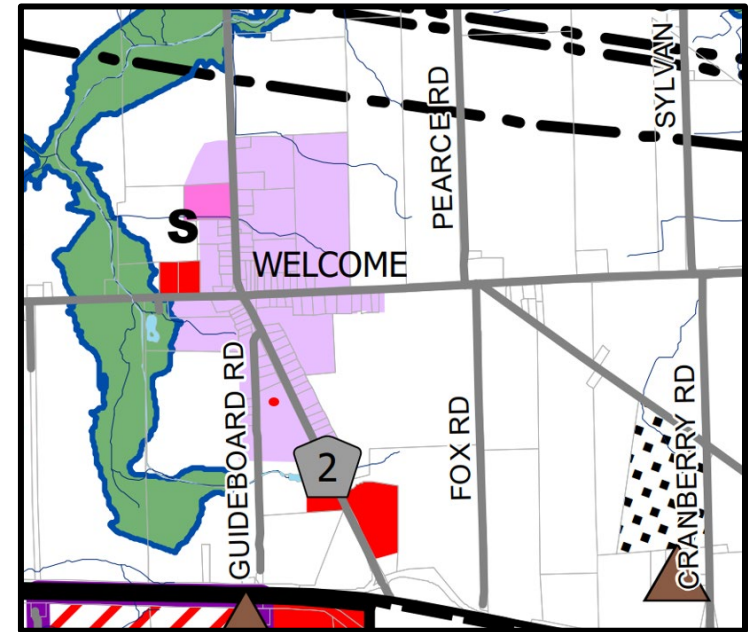
County Official Plan Excerpt



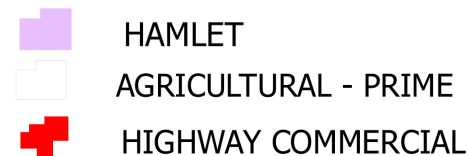
- Rural Settlement Area
- Urban Area
- Agricultural Area
- Rural Area

Port Hope Official Plan ('PHOP')

- The subject lands are designated **Hamlet** in the PHOP.
- Municipal water and private septic services required, unless specifically designated for Municipal and sewer and water systems;
- In-depth, compatible development and limited growth in the form of:
 - Infilling;
 - Minor extensions to existing development in Hamlet boundary;
- Mix of uses permitted that are consistent with existing environmental, physical, and socio-economic conditions;
- Predominant land use is single detached dwellings.

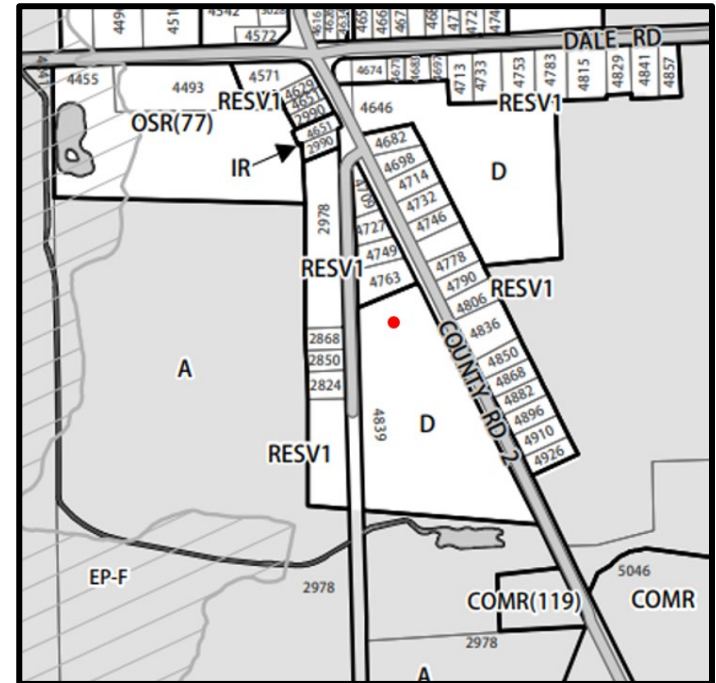


Port Hope Official Plan Excerpt



Port Hope Zoning By-law

- Current Zoning:
Development 'D'
- The owner would like to rezone the subject lands from **Development 'D'** to **Hamlet Residential One 'RESV1'**;
- The subject lands are in compliance with zone standards.



Port Hope Zoning By-law Excerpt

Table 1: Standards for Hamlet Residential ‘RESV1’ Zone

	RESV1	Proposed Severed Lot 1	Proposed Severed Lot 2
Min. Lot Area	2,800.0 m ²	2,843 m ²	3,259 m ²
Min. Lot Frontage	30.0 m	30.0 m – County Road 2 33.0 m Guideboard Road	30.0 m – County Road 2 33.0 m Guideboard Road
Min. Required Front Yard	10.0 m	TBD	TBD
Min. Required Exterior Side Yard	10.0 m	TBD	TBD
Min. Required Interior Side Yard	3.0 m	TBD	TBD
Min. Required Rear Yard	10.0 m	TBD	TBD
Max. Lot Coverage	30%	TBD	TBD
Min. Landscaped Open Space	30%	TBD	TBD
Max. Height	11.0 m	TBD	TBD

Public Consultation

- **Planning Act Tools:**
 - Resident Mail outs
 - On-site Posting
 - Newspaper Notice
- **Other forms of communication**
 - Municipal Website
 - Social Media Posts
- **Notice of Complete Application and Public Meeting:** November 17, 2022
- **Newspaper Notice:** November 17, 2022
- **Site Signs Posted:** December 5, 2022

Next Steps

Following this Public Meeting, the next steps in the planning process include:

- Address comments received during Public Meeting;
 - Planning Recommendation Report to Committee of the Whole;
 - Council Decision; and,
 - Notice of Decision.
-
- Applicant to fulfill the remaining conditions of Committee of Adjustment (COA) approval.