



# MEMORANDUM

## WORKS AND ENGINEERING DEPARTMENT

DATE: September 20<sup>th</sup> / 2024

TO: Planning

FROM: Jamie McKelvie  
Project Coordinator

SUBJECT: ZB01-2024 276-278 Victoria Street  
Municipality of Port Hope, Ontario

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The Works and Engineering (W&E) Department has reviewed the above noted application and has no objections to the rezoning.

Looking forward to the detailed design submissions, we provide these following comments.

1. Your detailed design drawing submission must clearly identify the future Municipal ROW.
2. The municipality will allow an easement over our future ROW land, and this must be captured on a registered Registered Plan. All costs associated with surveying, easement, and registering will be at the expense of the developer.
3. The next submission must include a grading plan to illustrate the design will work with the proposed stormwater infrastructure.
4. Water modeling may be required to ensure sufficient fire flows can be achieved. We will verify with CIMA+ in Bowmanville who holds our model, any costs associated will be the responsibility of the Developer.
5. Proper restraints will be required where there are any vertical deflections along the watermain and at the dead end at the west side of the service.
6. I have included the meter & backflow room layout design standard required as a PDF to be incorporated into the architectural/detailed design plans. Backflow prevention building or room layout 113 & 124.
7. The future detailed design site plan submission will require a detailed cost estimate in our format which will be provided.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jamie McKelvie". The signature is written in a cursive style with a large initial 'J' and 'M'.

Jamie McKelvie  
Project Coordinator  
Municipality of Port Hope

## Ken Scullion

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**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

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**From:** Julia Snoek <[JSnoek@porthope.ca](mailto:JSnoek@porthope.ca)>  
**Sent:** Thursday, November 28, 2024 8:57 AM  
**To:** Ken Scullion <[KScullion@porthope.ca](mailto:KScullion@porthope.ca)>  
**Cc:** Theodhora Merepeza <[TMerepeza@porthope.ca](mailto:TMerepeza@porthope.ca)>  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

Thank you Ken,  
We will be seeking cash-in-lieu for this application. I do encourage consideration, if possible, for connecting access to the near by Highland estates Park on Trefusis St.

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

905-885-8760 x 4108  
[jsnoek@porthope.ca](mailto:jsnoek@porthope.ca)  
[www.porthope.ca](http://www.porthope.ca)

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

**From:** [David Abramczuk](#)  
**To:** [Ken Scullion](#); [Mike van den Broek](#); [Adam McCurdy](#); [Ken Thajer](#); [jmay@grca.on.ca](mailto:jmay@grca.on.ca); [lbenson@grca.on.ca](mailto:lbenson@grca.on.ca); [yearwooda@northumberland.ca](mailto:yearwooda@northumberland.ca); [george.taylor2@ontario.ca](mailto:george.taylor2@ontario.ca); [circulations@wsp.com](mailto:circulations@wsp.com); [Chris.Wilson@canadapost.ca](mailto:Chris.Wilson@canadapost.ca); [Brian Gilmer](#); [Julia Snoek](#); [Lauren Wingham-Smith](#); [developmentapplications@elexiconenergy.com](mailto:developmentapplications@elexiconenergy.com); [Ryan.furniss@cogeco.com](mailto:Ryan.furniss@cogeco.com); [jcsmith@uniongas.com](mailto:jcsmith@uniongas.com); [jeannette\\_thompson@kprdsb.ca](mailto:jeannette_thompson@kprdsb.ca); [kevhickey@pvncdsb.on.ca](mailto:kevhickey@pvncdsb.on.ca); [planification@cscmonavenir.ca](mailto:planification@cscmonavenir.ca); [executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com); [jkapyrka@alderville.ca](mailto:jkapyrka@alderville.ca); [tfarquharson@phps.on.ca](mailto:tfarquharson@phps.on.ca); [parkinsonp@northumberland.ca](mailto:parkinsonp@northumberland.ca)  
**Cc:** [Theodhora Merepeza](#); [Chris Conti](#)  
**Subject:** Building\_ZB01-2024 - 276-282 Victoria Street N\_Aug 21 2024  
**Date:** Wednesday, August 21, 2024 5:21:31 PM  
**Attachments:** [image003.png](#)

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Hi Ken,

A cursory review of the fire access route appears to comply with the Building Code. No further concerns or comments at this time from Building Services.

Regards,

**David Abramczuk**

Chief Building Official

**Municipality of Port Hope**

**Development Services**

Development Team Office

5 Mill St S, Port Hope, ON, L1A 2S6

t. 905-885-2431 x.2508

e. [dabramczuk@porthope.ca](mailto:dabramczuk@porthope.ca) | [porthope.ca](http://porthope.ca)



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**From:** Ken Scullion <KScullion@porthope.ca>

**Sent:** Wednesday, August 21, 2024 3:22 PM

**To:** Mike van den Broek <MvandenBroek@porthope.ca>; David Abramczuk <DAbramczuk@porthope.ca>; Adam McCurdy <AMcCurdy@porthope.ca>; Ken Thajer <kthajer@grca.on.ca>; jmay@grca.on.ca; lbenson@grca.on.ca; yearwooda@northumberland.ca; george.taylor2@ontario.ca; circulations@wsp.com; Chris.Wilson@canadapost.ca; Brian Gilmer <BGilmer@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; developmentapplications@elexiconenergy.com; Ryan.furniss@cogeco.com; jcsmith@uniongas.com; jeannette\_thompson@kprdsb.ca; kevhickey@pvncdsb.on.ca; planification@cscmonavenir.ca; executivevp.lawanddevelopment@opg.com; jkapyrka@alderville.ca; tfarquharson@phps.on.ca; parkinsonp@northumberland.ca

**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>; Chris Conti <cconti@ecovueconsulting.com>

**Subject:** Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

Good afternoon everyone,

A Zoning By-law Amendment application (File # ZB01-2024) has been received to rezone the lands addressed 276-282 Victoria Street North within the Urban Area of the Municipality of Port Hope. The purpose of the application is to rezone the subject property to permit 74 apartment units.

All materials submitted to support the rezoning application may be found within the following Google Docs link:

<https://drive.google.com/drive/folders/1XmNmCUQOgwsEjCo4W-YZl4hC2ii0nI2w?usp=sharing>

If you cannot access the materials within the Google Docs link, please let me know and I will forward you the materials through alternate means.

Attached to this email is the circulation document which describes the requested Zoning By-law Amendment in greater detail.

We kindly ask for your comments on the proposal by **September 13<sup>th</sup>, 2024**.

If you have questions, do not hesitate to contact me. Thank you.

Ken

Ken Scullion  
Planner II

**Municipality of Port Hope**

56 Queen Street, Port Hope, ON. L1A 3Z9

**Planning and Development Services**

**Office Location:** 5 Mill Street South, Port Hope, ON L1A 2S6

t. 905.885.2431 ext. 2516

e. [kscullion@porthope.ca](mailto:kscullion@porthope.ca) | [www.porthope.ca](http://www.porthope.ca)



## Ken Scullion

---

**Subject:** RE: Fire: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

**From:** Adam McCurdy <[AMcCurdy@porthope.ca](mailto:AMcCurdy@porthope.ca)>

**Sent:** Monday, September 23, 2024 3:06 PM

**To:** Jason Williams <[JWilliams@porthope.ca](mailto:JWilliams@porthope.ca)>; Theodhora Merepeza <[TMerepeza@porthope.ca](mailto:TMerepeza@porthope.ca)>

**Subject:** RE: Fire: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

Good afternoon,

Please see the following comments from Fire for the proposed development:

1. Emergency access routes shall be installed and maintained to the Ontario Building Code and Municipal By-law 39/2008, Regulating Traffic and Parking.
2. Buildings shall be constructed in accordance with the Ontario Building Code. Once built, shall be maintained to the Ontario Fire Code.
3. Adequate water supply shall be available for all fire suppression systems as required by Ontario Building Code as well as firefighting operations.

Thanks,



Adam McCurdy  
Deputy Fire Chief, Prevention  
**Municipality of Port Hope**  
**FIRE AND EMERGENCY SERVICES**  
245 Ontario Street, Port Hope ON, L1A 2V9  
T: 905-753-2230 F: 905-753-2434  
[amccurdy@porthope.ca](mailto:amccurdy@porthope.ca) | [porthopefire.ca](http://porthopefire.ca) | [porthope.ca](http://porthope.ca)

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September 18, 2024

(Sent by Electronic Mail)

Jacqueline Mann, MCIP, RPP  
Senior Planner  
Municipality of Port Hope  
Planning and Development Services  
5 Mill Street South  
Port Hope ON L1A 2S6

**RE: County Review of a Zoning By-Law Amendment Application – ZB01-2024**

Applicant: Brenbrooke Homes  
Location: 276-282 Victoria Street North  
(Part of Lot 9, Concession 2)  
Municipality: Municipality of Port Hope  
County File: D14-PH24

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This letter is in response to a request for comments on the above-noted zoning by-law amendment (rezoning) application. We have completed our review and offer the following comments with respect to County and Provincial land use policies, County services and other County and Provincial interests.

**Purpose of the Application**

The purpose of the application is to rezone the subject property from a special Medium Density Residential Zone [RES 3 (97) H1] to a special High Density Residential Zone 'RES4(155)' to facilitate the construction of two (2) three-storey apartment buildings, 38 units in one apartment building and 36 units in the second apartment building, totaling 74 apartment units.

It appears that the subject property is currently used for residential purposes with a detached dwelling and accessory structures. Frontage and vehicular access points are off Victoria Street North. Surrounding land uses include: residential (predominantly detached dwellings), institutional (Port Hope Public Works Department), and wooded areas.

It is our understanding that the applicant will be required to submit a future site plan application to review the technical aspects of the proposed development. According to the applicant's zoning by-law amendment application form, it is unclear if the proposed tenure would be either rental and/or freehold condominium.

## Zoning By-law Amendment Application – ZB01-2024

### County and Provincial Land Use Policies

#### *Northumberland County Official Plan (County OP)*

The Northumberland County Official Plan (County OP) designates the subject property as “Urban Areas” within the built boundary of the Port Hope Urban Area. 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 County has established an intensification target of 50 percent for developments within Port Hope’s built boundary by 2034.

Policy C1.5.4 of the County OP supports the provision of affordable housing (a minimum target of 25% of all housing units across the County).

Affordable ownership housing means the least expensive of the following:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area (an area that has high degree of social and economic interaction).

Affordable rental housing means the least expensive of the following:

- A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate rent is at or below the average market rent of a unit in the regional market area.

According to the applicant’s submitted site plan, it notes that the apartment buildings are intended to consist of affordable housing units. The County strongly encourages affordable housing construction in accordance with Policy C1.5.4.

The proposal would permit additional housing that would contribute to the County’s intensification targets for Port Hope and maximize the use of infrastructure while reducing the amount of land required for new development. The site plan application process through the Municipality of Port Hope would consider that a high standard of urban design is incorporated into the site to ensure that the development is in keeping with the character of the surrounding neighbourhood. As such, the proposed zoning by-law amendment is permitted by the County’s OP.

#### *Provincial Policy Statement (PPS), 2020*

The PPS indicates that the vitality of urban settlement areas is critical to the long-term economic prosperity of communities. The PPS also indicates that settlement areas are the focus of growth and development. Land use patterns within settlement areas should



**Zoning By-law Amendment Application – ZB01-2024**

promote efficient development, promote the effective use of infrastructure and public service facilities, which sustain the financial well-being of municipalities over the long term, and accommodate a range and mix of residential uses to meet long term needs.

In accordance with updated Provincial legislation, on October 20, 2024, the Provincial Policy Statement will cease to exist and become the Provincial Planning Statement. Until such time, the proposal is consistent with the current PPS as it would provide additional housing to residents and promote efficient development within Port Hope's Urban Area. The development will also be serviced with municipal water and sanitary sewage services, which is the preferred servicing method for urban settlement areas such as Port Hope.

*Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2020*

The Growth Plan contains policies for municipalities within the Greater Golden Horseshoe to manage growth to the year 2051. The Growth Plan establishes a "built-up area boundary" and indicates that growth should be directed to built-up areas. The subject site is within the Growth Plan's "delineated built-up area" for Port Hope in accordance with the County's OP intensification targets (50 percent).

As previously mentioned, on October 20, 2024, the Growth Plan will also cease to exist and merge with the current Provincial Policy Statement to become the Provincial Planning Statement. Until such time, the proposed development conforms to the current Growth Plan policies since it would contribute to the intensification targets set out by the County's OP and direct growth to the Port Hope Urban Area.

**County Services**

*Public Works – Waste Management*

The County Public Works – Waste Management Division has reviewed the zoning by-law amendment application and has noted that the proposed development is not eligible for curbside collections and must seek private waste collection.

*Public Works – Transportation, County Roads*

The County Public Works – Transportation Corridor Management Division has reviewed the zoning by-law amendment application and expressed no concerns with this application.

*Inspection Services (Private Sewage)*

The County Inspection Services Division has reviewed the zoning by-law amendment application and had no concerns. Depending on the proposed tenant ownership for this development, additional technical servicing comments affecting this development may be provided once the applicant submits an application for Site Plan review with the Municipality of Port Hope.

## Zoning By-law Amendment Application – ZB01-2024

### Provincial and County Interests

This proposal has been screened in accordance with the responsibility under the *Planning Act* to have regard for matters of Provincial and County interests. Upon further review, the County has identified the following matter a Provincial interest relating to this proposal

#### *Environmental Site Assessment*

In support of the proposed development, Cambium Inc., prepared a Phase One Environmental Site Assessment (ESA) on November 3, 2023. The Phase One ESA revealed potentially contaminating activities (PCAs), that identified areas of potential environmental concern (APECs) on and in proximity to the subject property. As a result of the APECs identified, Cambium Inc. recommended that a Phase Two ESA be conducted. The Phase Two ESA will consist of soil and groundwater testing where APECs are identified to determine if exceedances exist on the subject property.

As such, County Planning has no concerns with Cambium's Phase One ESA findings and recommendations that a Phase Two ESA be conducted. The County suggests that the Municipality of Port Hope ensures that the applicant's Qualified Person (Cambium) complete the Phase Two ESA for its review and comments.

### Summary

- This zoning by-law amendment would facilitate the construction of two (2) three-storey apartment buildings, totaling 74 apartment units. It is our understanding that the applicant intends to make some or all residential units within this development affordable;
- The County OP designates the subject lands as "Urban Areas," which supports a range of land uses including residential. The County OP also strongly encourages affordable rental housing units throughout the County;
- The current PPS and the Growth Plan also considers a range of residential uses within settlement areas such as the Port Hope Urban Area;
- County Waste Management notes that the proposed development is not eligible for curbside collection and would require private waste collection.
- County Transportation Corridor Management and Inspection Services did not have any concerns on the proposed development but may consider providing technical comments once the applicant submits an application for Site Plan review.
- The applicant's Qualified Person identified potentially contaminating activities (PCAs) on the property, which resulted in areas of potential environmental concern (APECs) and recommended that a Phase Two ESA to be completed. County Planning agrees with the QP that a Phase two ESA be completed and encourages the Municipality of Port Hope to satisfy themselves upon receipt of a Phase Two ESA and review its findings and conclusions;

September 18, 2024

**Zoning By-law Amendment Application – ZB01-2024**

**Recommendations**

Based on the foregoing, the County has no objection to the proposed rezoning application. When Municipal Council can make a decision on this application, please provide a copy of their decision/resolution to my attention.

Please feel free to contact me by email at [kensitn@northumberland.ca](mailto:kensitn@northumberland.ca), or by phone at 905-372-3329 extension 6224 should you have any questions related to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Niki Kensit". The signature is fluid and cursive, written over a faint, light-colored rectangular stamp or watermark.

Niki Kensit, BEDP  
Land Planning Analyst, Land Use Planning

Copy: Dwayne Campbell, (Acting) Director of Planning and Economic Development  
Peter Deshane, Manager of Infrastructure, Public Works  
Preston Parkinson, Development & Infrastructure Project Manager, Public Works  
Katie Bruinsma, Traffic and Right-of-Way Management Supervisor  
David Metcalfe, Supervisor, Waste Operations, Public Works  
Ashley Yearwood, Senior Planner, Land Use Planning

## Ken Scullion

---

**To:** Taylor, George (MTO)  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

**From:** Taylor, George (MTO) <George.Taylor2@ontario.ca>  
**Sent:** Monday, August 26, 2024 10:52 AM  
**To:** Ken Scullion <KScullion@porthope.ca>  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

**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.

Ken,

Thank you for your email.

The subject lands, located at 276-282 Victoria Street North, Port Hope, are within MTO's permit control area; therefore, Ministry approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures or the development of these lands and prior to the issuance of any municipal building permits or approvals as per section 8. (2) (a) of the Building Code Act.

All Land Development Planning review requests, (including Pre-consultation, OPA, ZBA, Minor Variance, Site Plan and Consent Applications), to the Ministry are now required to be submitted to the Ministry of Transportation through the Highway Corridor Management On-line portal at:  
<https://www.hcms.mto.gov.on.ca/>

When submitting your Land Development Planning request please ensure that all supporting documentation has been submitted with the request, including but not limited to,

- Site Plan or Conceptual Plan,
- Drawings,
- Technical Reports,
- Maps,
- Proposal details,
- And all other relevant information pertaining to this file.

The Ministry's new Land Development Module for the Highway Corridor Management System is active. The Ministry will no longer accept email review requests. To avoid delays in the processing of review request, please ensure that all pertinent information is submitted electronically through the HCMS portal. Once the submittal has been received by the Ministry, please allow 4 – 6 weeks for a response.

If you have any questions and/or concerns, please feel free to contact me.

Thank you,

George Taylor  
Planner – Area West  
Corridor Management Section | East Operations  
Ministry of Transportation  
1355 John Counter Boulevard  
Postal Bag 4000  
Kingston, ON K7L 5A3  
Mobile (613)483-5307  
[George.Taylor2@Ontario.ca](mailto:George.Taylor2@Ontario.ca)

## Ken Scullion

---

**Subject:** FW: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

**From:** Ken Thajer <kthajer@grca.on.ca>

**Sent:** Thursday, September 5, 2024 11:22 AM

**To:** Ken Scullion <KScullion@porthope.ca>

**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>; Joanne May <jmay@grca.on.ca>; Leslie Benson <lbenson@grca.on.ca>; Yearwood, Ashley <yearwooda@northumberland.ca>

**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

**Re:** ZB01-2024  
276-282 Victoria Street North  
Municipality of Port Hope

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The Ganaraska Region Conservation Authority (GRCA) is in receipt of a Zoning By-law Amendment application (File # ZB01-2024) to rezone the lands addressed 276-282 Victoria Street North within the Urban Area of the Municipality of Port Hope. The purpose of the application is to rezone the subject property to permit 74 apartment units.

The subject property does not contain any natural hazards. As such, GRCA has no objection to the approval of the rezoning.

Be advised that at the site plan stage, the Authority will require a Functional Servicing Report (FSR) that addresses grading, servicing and stormwater management. The stormwater management plan must comply with GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions.

[Microsoft Word - Guidelines for swm submissions- FINAL.doc \(grca.on.ca\)](#)

A Rezoning/Site Plan Initial Review Fee of \$1000 is required. Please provide this fee at your earliest convenience. A detailed review fee of \$1500 will be required upon receipt of the FSR.

Please let me know 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  
B: (905) 885-8173 ext. 245

**From:** [CA - Circulations](#)  
**To:** [Ken Scullion](#)  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope  
**Date:** Wednesday, August 21, 2024 3:30:36 PM  
**Attachments:** [image001.png](#)  
**Importance:** Low

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**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.



**Your E-mail was Received on:** Wednesday, August 21, 2024

**Thank you for your email on:** Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at [circulations@wsp.com](mailto:circulations@wsp.com) on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

**1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:**

**Pre-consultation Circulations**

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

**Complete Application Circulations & Recirculations**

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

**2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:**

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

**Concluding Remarks:**

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for**

**information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.**  
WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



**Juan Corvalan**  
**Bell Canada**  
Senior Manager – Municipal Liaison  
Network Provisioning  
[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

**From:** Ken Scullion <KScullion@porthope.ca>

**Sent:** Wednesday, August 21, 2024 7:22:19 PM

**To:** Mike van den Broek <MvandenBroek@porthope.ca>; David Abramczuk <DAbramczuk@porthope.ca>; Adam McCurdy <AMcCurdy@porthope.ca>; Ken Thajer <kthajer@grca.on.ca>; jmay@grca.on.ca <jmay@grca.on.ca>; lbenson@grca.on.ca <lbenson@grca.on.ca>; yearwooda@northumberland.ca <yearwooda@northumberland.ca>; george.taylor2@ontario.ca <george.taylor2@ontario.ca>; CA - Circulations <CA.Circulations@wsp.com>; Chris.Wilson@canadapost.ca <Chris.Wilson@canadapost.ca>; Brian Gilmer <BGilmer@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; developmentapplications@elexiconenergy.com <developmentapplications@elexiconenergy.com>; Ryan.furniss@cogeco.com <Ryan.furniss@cogeco.com>; jcsmith@uniongas.com <jcsmith@uniongas.com>; jeannette\_thompson@kprdsb.ca <jeannette\_thompson@kprdsb.ca>; kevhickey@pvnccdsb.on.ca <kevhickey@pvnccdsb.on.ca>; planification@cscmonavenir.ca <planification@cscmonavenir.ca>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; jkapyrka@alderville.ca <jkapyrka@alderville.ca>; tfarquharson@phps.on.ca <tfarquharson@phps.on.ca>; parkinsonp@northumberland.ca <parkinsonp@northumberland.ca>

**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>; Chris Conti <cconti@ecovueconsulting.com>

**Subject:** Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

Good afternoon everyone,

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If you cannot access the materials within the Google Docs link, please let me know and I will forward you the materials through alternate means.

Attached to this email is the circulation document which describes the requested Zoning By-law Amendment in greater detail.

We kindly ask for your comments on the proposal by **September 13<sup>th</sup>, 2024**.



If you have questions, do not hesitate to contact me. Thank you.

Ken

Ken Scullion  
Planner II

**Municipality of Port Hope**

56 Queen Street, Port Hope, ON. L1A 3Z9

**Planning and Development Services**

**Office Location:** 5 Mill Street South, Port Hope, ON L1A 2S6

t. 905.885.2431 ext. 2516

e. [ksullion@porthope.ca](mailto:ksullion@porthope.ca) | [www.porthope.ca](http://www.porthope.ca)



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-LAEmHhHzdJzBITWfs4Hgs7pbKI

**From:** [WILSON, Chris](#)  
**To:** [Ken Scullion](#)  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope  
**Date:** Wednesday, August 21, 2024 4:46:43 PM  
**Attachments:** [image001.png](#)

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Hi Ken,

No comments on behalf of Canada Post at this time.

Thank you,

**Chris Wilson**

Officer, Delivery Services, Delivery Planning | Canada Post | GTA Region  
| [chris.wilson@canadapost.ca](mailto:chris.wilson@canadapost.ca) | [416-262-7408](tel:416-262-7408)


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**From:** Ken Scullion <KScullion@porthope.ca>  
**Sent:** Wednesday, August 21, 2024 3:22 PM  
**To:** Mike van den Broek <MvandenBroek@porthope.ca>; David Abramczuk <DAbramczuk@porthope.ca>; Adam McCurdy <AMcCurdy@porthope.ca>; Ken Thajer <kthajer@grca.on.ca>; jmay@grca.on.ca; lbenson@grca.on.ca; yearwooda@northumberland.ca; george.taylor2@ontario.ca; circulations@wsp.com; WILSON, Chris <Chris.Wilson@canadapost.postescanada.ca>; Brian Gilmer <BGilmer@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; developmentapplications@elexiconenergy.com; Ryan.furniss@cogeco.com; jcsmith@uniongas.com; jeannette\_thompson@kprdsb.ca; kevhickey@pvncdsb.on.ca; planification@cscmonavenir.ca; executivevp.lawanddevelopment@opg.com; jkapyrka@alderville.ca; tfarquharson@phps.on.ca; parkinsonp@northumberland.ca  
**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>; Chris Conti <cconti@ecovueconsulting.com>  
**Subject:** Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

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[Report Suspicious](#) 

Good afternoon everyone,

A Zoning By-law Amendment application (File # ZB01-2024) has been received to rezone the lands addressed 276-282 Victoria Street North within the Urban Area of the Municipality of Port Hope. The purpose of the application is to rezone the subject property to permit 74 apartment units.

All materials submitted to support the rezoning application may be found within the following Google Docs link:

<https://drive.google.com/drive/folders/1XmNmCUQOgwsEjCo4W-YZl4hC2ii0nI2w?usp=sharing>

If you cannot access the materials within the Google Docs link, please let me know and I will forward you the materials through alternate means.

Attached to this email is the circulation document which describes the requested Zoning By-law Amendment in greater detail.

We kindly ask for your comments on the proposal by **September 13<sup>th</sup>, 2024**.

If you have questions, do not hesitate to contact me. Thank you.

Ken

Ken Scullion  
Planner II

**Municipality of Port Hope**

56 Queen Street, Port Hope, ON. L1A 3Z9

**Planning and Development Services**

**Office Location:** 5 Mill Street South, Port Hope, ON L1A 2S6

t. 905.885.2431 ext. 2516

e. [kscullion@porthope.ca](mailto:kscullion@porthope.ca) | [www.porthope.ca](http://www.porthope.ca)





August 28, 2024

Municipality of Port Hope  
56 Queen Street  
Port Hope ON L1A 3Z9

**Attention: Ken Scullion, Planner II**

**Re: Zoning By-law Amendment File No.: ZB01-2024  
276-282 Victoria Street North  
KPR File No.: POR-21**

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**Trustees:**

*Jaine Klassen Jeninga  
(Chairperson)*

*Angela Lloyd  
(Vice-chairperson)*

*Cathy Abraham  
Terry Brown  
Paul Brown  
Sean Conway  
Cyndi Dickson  
Kathleen Flynn  
Rose Kitney  
Diane Lloyd  
Steve Russell*

*Ben Poley  
Aanya Singh  
(Student Trustees)*

Thank you for circulating the proposed zoning by-law amendment application related to property municipally known as 276-282 Victoria Street North within the Municipality of Port Hope.

Kawartha Pine Ridge District School Board (KPR) has reviewed the development proposal, which includes the development of 74 residential apartment units on the subject lands.

It is anticipated that this development will generate approximately 8 public elementary students and 4 public secondary students. These students will be directed to Ganaraska Trail PS (K-5), Dr. M.S. Hawkins Senior PS (6-8) and Port Hope High School or Cobourg Collegiate Institute (French Immersion). At this time, these schools should have residual capacity to accept these students.

Planning staff have no objections to the proposed Zoning By-law Amendment. We would request we be circulated with any additional applications (i.e., site plan) related to this property.

Please do not hesitate to contact the undersigned by email at [jeannette\\_thompson@kprdsb.ca](mailto:jeannette_thompson@kprdsb.ca) or by telephone at 705.742.9773 x 2169 or 1.877.741.4577 x 2169 if you have any questions, concerns or require additional information.

Sincerely,

*Jeannette Thompson*

Jeannette Thompson, BSc, MCIP, RPP  
Manager, Planning Services

Cc. Ian Dyck, Planning GIS Technician, Planning Services, KPRDSB

---

*Rita Russo  
Director of Education*

**EDUCATION CENTRE**

*1994 Fisher Drive  
Peterborough, Ontario  
K9J 6X6*

*(705) 742-9773  
1 (877) 741-4577  
Fax: (705) 742-7801*

---

*Website: [www.kprschools.ca](http://www.kprschools.ca)*

**From:** [Development Applications](#)  
**To:** [Ken Scullion](#)  
**Subject:** Elexicon Letter 2024DA090401 - ZB01-2024 - 276-282 Victoria Street North, Port Hope  
**Date:** Wednesday, September 11, 2024 7:43:53 AM  
**Attachments:** [image001.png](#)  
[Elexicon Letter 2024DA090401.pdf](#)

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Dear Ken Scullion,

Please find enclosed Elexicon Letter 2024DA090401 related to Application ZB01-2024 - 276-282 Victoria Street North, Port Hope

In order to ensure that we can provide you with an in-time reply please feel free to contact Elexicon Energy only at ( [DevelopmentApplications@elexiconenergy.com](mailto:DevelopmentApplications@elexiconenergy.com) ) for all future circulations related to any development application.

Yours

**Abdulrazak Shanshal**

Load Forecasting and Stations Planning  
55 Taunton Road East  
Ajax, ON L1T 3V3

Tel: **905 427 9870 Ext 5371**  
Tel: 1 888 445 2881  
Fax: 905 619 0210

[www.elexiconenergy.com](http://www.elexiconenergy.com)

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---

**From:** Ken Scullion <KScullion@porthope.ca>

**Sent:** August 21, 2024 3:22 PM

**To:** Mike van den Broek <MvandenBroek@porthope.ca>; David Abramczuk <DAbramczuk@porthope.ca>; Adam McCurdy <AMcCurdy@porthope.ca>; Ken Thajer <kthajer@grca.on.ca>; jmay@grca.on.ca; lbenson@grca.on.ca; yearwooda@northumberland.ca; george.taylor2@ontario.ca; circulations@wsp.com; Chris.Wilson@canadapost.ca; Brian Gilmer <BGilmer@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; Development Applications <DevelopmentApplications@elexiconenergy.com>; Ryan.furniss@cogeco.com; jcsmith@uniongas.com; jeannette\_thompson@kprdsb.ca; kevhickey@pvnccdsb.on.ca; planification@cscmonavenir.ca; executivevp.lawanddevelopment@opg.com; jkapyrka@alderville.ca; tfarquharson@phps.on.ca; parkinsonp@northumberland.ca

**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>; Chris Conti <cconti@ecovueconsulting.com>

**Subject:** Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

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attachments unless you recognize the sender and know the content is safe.

Good afternoon everyone,

A Zoning By-law Amendment application (File # ZB01-2024) has been received to rezone the lands addressed 276-282 Victoria Street North within the Urban Area of the Municipality of Port Hope. The purpose of the application is to rezone the subject property to permit 74 apartment units.

All materials submitted to support the rezoning application may be found within the following Google Docs link:

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If you cannot access the materials within the Google Docs link, please let me know and I will forward you the materials through alternate means.

Attached to this email is the circulation document which describes the requested Zoning By-law Amendment in greater detail.

We kindly ask for your comments on the proposal by **September 13<sup>th</sup>, 2024**.

If you have questions, do not hesitate to contact me. Thank you.

Ken

Ken Scullion  
Planner II

**Municipality of Port Hope**

56 Queen Street, Port Hope, ON. L1A 3Z9

**Planning and Development Services**

**Office Location:** 5 Mill Street South, Port Hope, ON L1A 2S6

t. 905.885.2431 ext. 2516

e. [kscullion@porthope.ca](mailto:kscullion@porthope.ca) | [www.porthope.ca](http://www.porthope.ca)



**From:** [Lauren Wingham-Smith](#)  
**To:** [Ken Scullion](#)  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope  
**Date:** Tuesday, September 17, 2024 2:20:02 PM  
**Attachments:** [image001.png](#)

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No comments from my division on this file. I assume that PHAI has commented as well since there has been LLRW identified on this property. They will likely be more interested in the development itself as opposed to the zoning change.

Thanks,

Lauren Wingham-Smith, P.Eng. (she/her)  
*Manager, Environmental Remediation*  
**Municipality of Port Hope**

**Works and Engineering**

**Office Location Name:** 284 Victoria St. N.

t. 905.885.8760 x.4124

e. [LWinghamSmith@porthope.ca](mailto:LWinghamSmith@porthope.ca) | [porthope.ca](http://porthope.ca)

---

**From:** Ken Scullion <KScullion@porthope.ca>  
**Sent:** Tuesday, September 17, 2024 11:19 AM  
**To:** Mike van den Broek <MvandenBroek@porthope.ca>; Adam McCurdy <AMcCurdy@porthope.ca>; yearwooda@northumberland.ca; Brian Gilmer <BGilmer@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; developmentapplications@ellexiconenergy.com; Ryan.furniss@cogeco.com; jcsmith@uniongas.com; kevhickey@pvncdsb.on.ca; planification@cscmonavenir.ca; executivevp.lawanddevelopment@opg.com; tfarquharson@phps.on.ca; parkinsonp@northumberland.ca; Niki Kensit <kensitn@northumberland.ca>  
**Cc:** Theodhora Merepeza <TMerepeza@porthope.ca>  
**Subject:** RE: Circulation - ZB01-2024 - 276-282 Victoria Street North, Port Hope

Good morning everyone,

Please note that the comment request date for the below circulated Zoning By-law amendment application was on Friday. As some comments remain outstanding, kindly provide your comments by **Friday September 20<sup>th</sup>**.

If comments are not received by the aforementioned date it will be assumed that no comments will be provided. If you require more time for providing your comments, please let me know

Thank you,

Ken

# ALDERVILLE FIRST NATION



11696 Second Line Road  
Roseneath, Ontario K0K 2X0  
Phone: (905) 352-2011  
Fax: (905) 352-3242  
www.alderville.ca

Chief: Taynar Simpson  
Councillor: Dawn Marie Kelly  
Councillor: Lisa McDonald  
Councillor: Nora Sawyer  
Councillor: Jason Marsden

VIA E-MAIL

September 29, 2024

Ken Scullion BUR.PI  
Planner II  
E: [kscullion@porthope.ca](mailto:kscullion@porthope.ca)

Dear Ken Scullion,

**RE: Zoning By-law Amendment Application (ZB01-2024)**  
**276-282 Victoria Street North**  
**Municipality of Port Hope**

I would like to acknowledge receipt of your correspondence, which was received August 21<sup>st</sup>, 2024, regarding the above noted project.

As you may be aware, the area in which this project is proposed is situated within the Traditional Territory of Alderville First Nation. Our First Nation's Territory is incorporated within the Williams Treaties Territory and was the subject of a claim under Canada's Specific Claims Policy, which has now been settled. All 7 First Nations within the Williams Treaties have had their harvesting rights legally re-affirmed and recognized through this settlement (2018).

In addition to Aboriginal title, Alderville First Nation rights in its Reserve and Traditional Territory and/or Treaty Territory include rights to hunt, fish and trap, to harvest plants for food and medicine, to protect and honour burial sites and other significant sites, to sustain and strengthen its spiritual and cultural connection to the land, to protect the Environment that supports its survival, to govern itself, sustain itself and prosper including deriving revenues from its lands and resources, and to participate in all governance and operational decisions about how the land and resources will be managed, used and protected.

Alderville First Nation is requiring a File Fee for this project in the amount of \$300.00. This Fee includes administration, an initial meeting, project updates as well as review of standard material and project overviews. Depending on the number of documents to be reviewed by the Consultation Department, additional fees may apply. **Please make this payment to Alderville First Nation and please indicate the project name or number on the cheque.**

*Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.*



If you do not have a copy of Alderville First Nation's Consultation Protocol, it is available at: [alderville.ca/wp-content/uploads/2017/02/AFNProtocol2.pdf](http://alderville.ca/wp-content/uploads/2017/02/AFNProtocol2.pdf). Please note that the mapping in this document needs updating to reflect the Williams Treaties First Nations Settlement Agreement 2018.

In order to assist us in providing you with timely input, please provide us with a Notice of Request to Consult containing relevant information and material facts in sufficient form and detail to assist Alderville First Nation to understand the matter in order to prepare a meaningful response. Guidance for giving notice can be found on pages 11-12 of our Consultation Protocol. Based on the information that you have provided us with respect to the notice of **Zoning By-law Amendment Application (ZB01-2024) 276-282 Victoria Street North, Municipality of Port Hope**, Alderville First Nation may require a mutual agreement to establish a special consultation process for this project. After the information is reviewed it is expected that you or a representative will be in contact to discuss this matter in more detail and possibly set up a date and time to meet with Alderville First Nation in person or virtually.

Although we have not conducted exhaustive research nor do we have the resources to do so, there may be the presence of burial or archaeological sites in your proposed project area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains, or other such evidence of a native burial site or any other archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Furthermore, Alderville First Nation also has available, trained Archaeological Liaisons who can actively participate in the archaeological assessment process as a member of a field crew, the cost of which shall be borne by the proponent. Alderville First Nation expects engagement at Stage 1 of an archaeological assessment, so that we may include Indigenous Knowledge of the land in the process. We insist that at least one of our Archaeological Liaisons be involved in any Stage 2-4 assessments, including test pitting, and/or pedestrian surveys, to full excavation.

Although we may not always have representation at all stakeholders' and rights holders' meetings, it is our wish to be kept apprised throughout all phases of this project.

Should you have further questions or if you wish to hire a Liaison for a project, please feel free to contact Julie Kapyrka, Consultation Coordinator, at 905-352-2662 or via email at [jkapyrka@alderville.ca](mailto:jkapyrka@alderville.ca).

Yours sincerely,



Chief Taynar Simpson  
Alderville First Nation