

Municipality of Port Hope Public Meeting

4646 County Road 2

Zoning By-law Amendment / Draft Plan of Subdivision

File # ZB03-25 / SU01-25

Ken Scullion

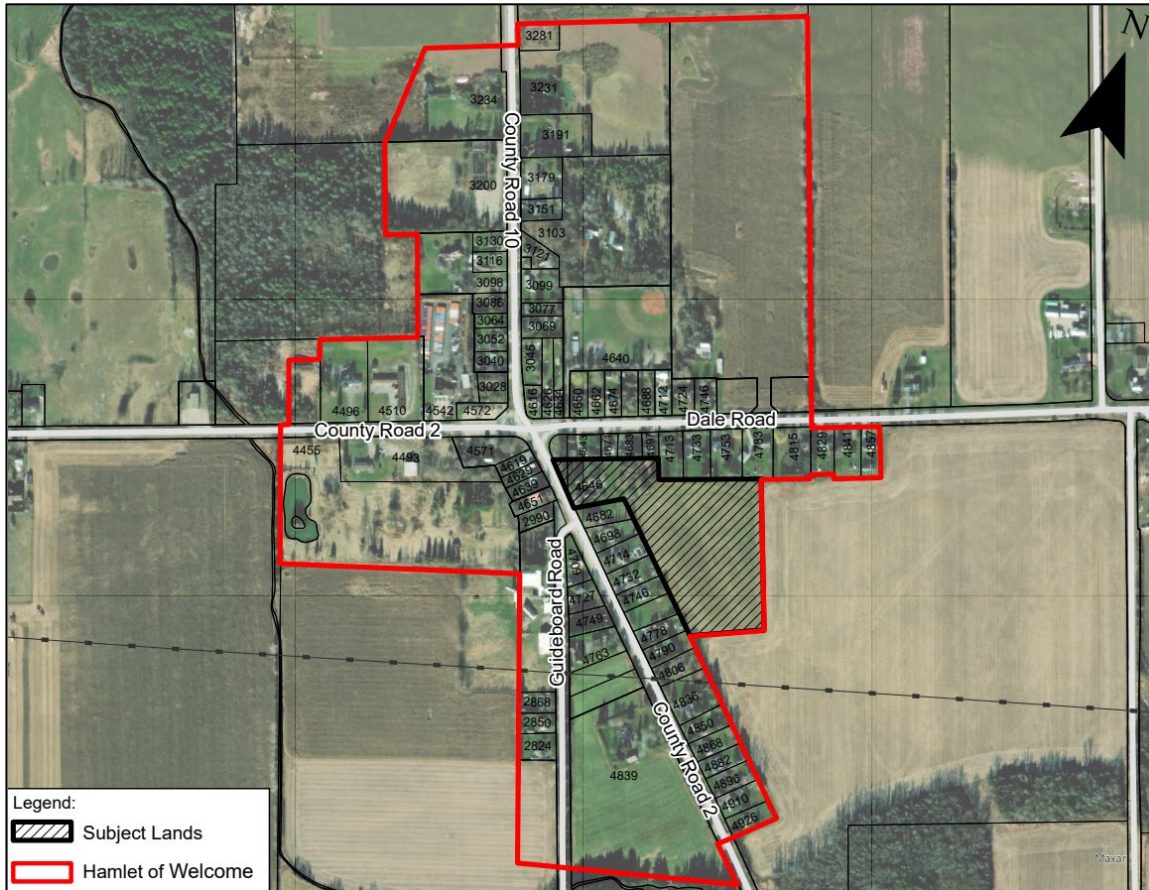
August 12, 2025



MUNICIPALITY OF

PORT HOPE

Subject Area



- **North:** Single detached dwellings and County Road 2;
- **East:** Single detached dwellings along County Road 2 and agricultural uses;
- **South:** Single detached dwellings and agricultural uses;
- **West:** Single detached dwellings, New Hope United Church, agricultural uses, and commercial uses existing on the northerly side of County Road 2.

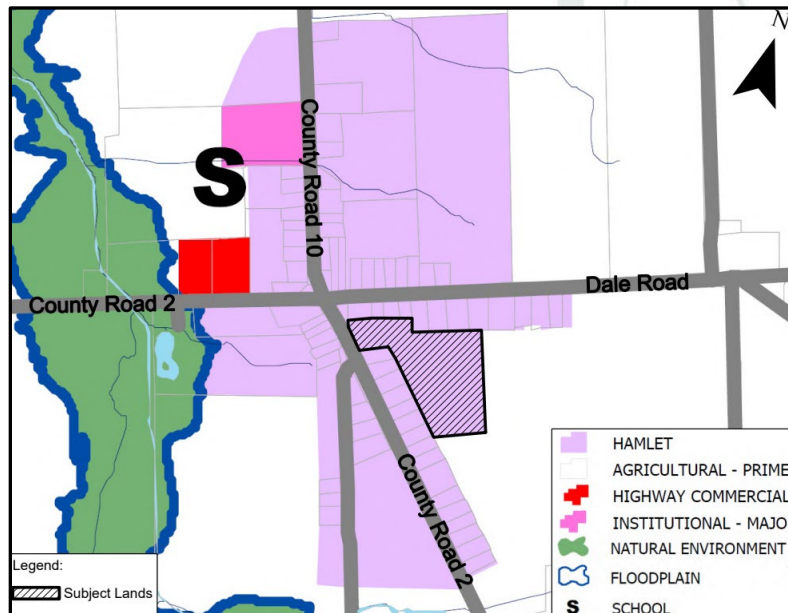
Public Consultation

- Planning Act Tools
 - Resident Mail outs
 - On-site Public Notice sign
- Non-Statutory Tools
 - Notice on Municipal Website
- Notice of Complete Application: June 19th 2025
- Public Open House (held by proponent): August 5th 2025
- Notice of Public Meeting: July 23rd 2025
- Site Sign Posted: July 22nd 2025



Planning Overview

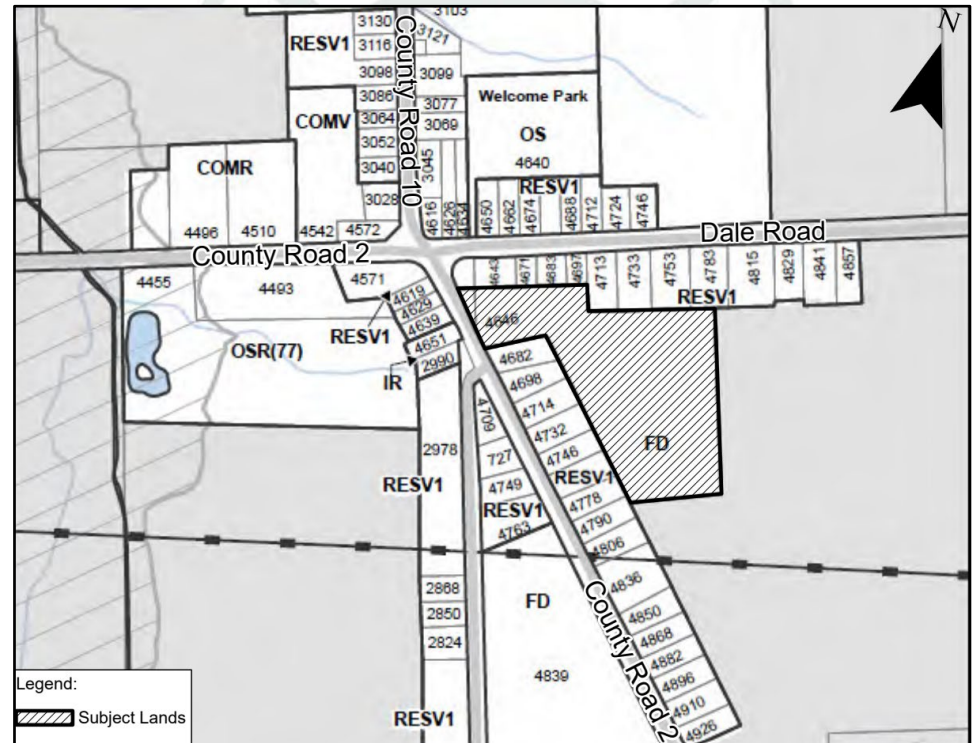
- A rezoning from the Future Development 'FD' Zone to a site-specific Residential Hamlet One 'RESV1(158)' Zone is required to permit new development.
- Lands designated Hamlet are intended to be developed in accordance with the Provincial Planning Statement, 2024.
- The Future Development (FD) Zone coincides with the extent of the Hamlet designation boundary.



Requested Zoning Provisions

Site specific permissions would address:

- Reduced Minimum Lot Area (2,200 sq. m whereas 2,800 sq. m is permitted)
- Increased Height (13 metres whereas 11 metres is permitted)
- Address lot frontage / setback deficiencies due to unique lot configuration / shape for Lot 1, Lot 2, Lot 11, and Lot 13.
- All other development permissions identical to adjacent residential lots (zoned RESV1).



Technical Circulation (Page 1)

Staff / Agency Comments	Comments
Alderville First Nation	<ul style="list-style-type: none">• Consultation process requested (July 23, 2025)
Parks, Recreation and Culture Dept.	<ul style="list-style-type: none">• No objections; cash-in-lieu of parkland to be pursued (June 23, 2025)
KPRD School Board	<ul style="list-style-type: none">• No objections; draft plan condition provided (July 23, 2025)
Canadian Nuclear Laboratories (CNL)	<ul style="list-style-type: none">• No objection (June 24, 2025)
Building Division	<ul style="list-style-type: none">• No comments received to date.
Protective Services	<ul style="list-style-type: none">• Acknowledges insufficient flow to support fire suppression; nearest hydrant is 800 metres from the subject property.• Adjacent hydrant and tanker shuttle will provide sufficient water in the event of fire.• On street parking to be restricted throughout the entirety of the proposed street to allow sufficient space for fire apparatus. (July 31, 2025)

Technical Circulation (Page 2)

Staff / Agency Comments	Comments
Ganaraska Region Conservation Authority (GRCA)	<ul style="list-style-type: none">• Address general discrepancies within the Stormwater Management Report;• Preliminary design required for conveying and controlling water flows within Stormwater Management Report;• Requires detail on fall and summer season groundwater fluctuations and pre and post-development water balances / changes with Hydrogeological Report;• Outlines recommendations to achieve Ontario Drinking Water Standard from review of the Nitrate Loading Assessment (May 28, 2025).
Works and Engineering	<ul style="list-style-type: none">• Detailed construction drawings, servicing plan, erosion/sediment control plan and grading plans for the entire subdivision required;• A detailed cost estimate required; the Municipality will collect securities based on estimate;• Warning clause from Noise Impact Study to be included in subdivision agreement / registered on title;• Phase 2 Environmental Site Assessment to be prepared (July 25, 2025).

Technical Circulation (Page 3)

Staff / Agency Comments	Comments
BluMetric (Hydrogeological / Nitrate Loading Impact Peer-Reviewer)	<ul style="list-style-type: none">• Stormwater management has not been addressed; required for nitrate loading conclusions / and to determine pre-development recharge is maintained post-development;• Potential impact of downgradient wells requires evaluation for nitrate and well water interference;• Recommends a well survey for properties along the perimeter of the subject site where property owners provide consent (August 4, 2025)
Redstone Engineering Inc. (Geotechnical Peer-Reviewer)	<ul style="list-style-type: none">• Confirm details on locations of subdrains on proposed road;• Confirmation on seasonal groundwater monitoring requested.• When finalized grading / servicing plans are available, geotechnical recommendations are to be confirmed / updated (August 1, 2025)
CIMA+ (Arborist Report Peer-Reviewer)	<ul style="list-style-type: none">• Updated Tree Protection Plan showing existing / proposed grading;• A Landscape Plan and details must be provided as per Tree Protection By-Law• The location of all trees should be verified through topographic survey (August 5, 2025)

Technical Circulation (Page 4)

Staff / Agency Comments	Comments
Planning Division	<ul style="list-style-type: none">• Addendums to Water Hydraulic Modeling and Traffic Impact Assessment required to assess feasibility of Additional Residential Units;• Justification for 13 metre height permission is required (July 28, 2025)
County of Northumberland-Planning, Public Works, Waste Management, Inspection Services	<p>No objections, comments provided including:</p> <ul style="list-style-type: none">• Water main installation requirements (directional boring under new road installation);• Engineered design drawing requirements for access;• Road widening requirements;• Waste management restrictions (only organics collected by County); and,• Septic installation requirements (July 22, 2025).

Next Steps

- Applicant addresses public and agency circulation comments.
- Staff prepares Recommendation Report based on policy consistency / conformity and considers all comments received from public.
- Recommendation Report reviewed at the Committee of the Whole meeting to decide if the application should proceed to Council meeting for final decision.
- Council Meeting for decision. If approved, Notice of Decision given starting appeal period of 20 days.

Third Party Appeals

- Residents appeal rights for ZBA / DPSD applications have been removed by the Province through Bill 23.
- More Homes Built Faster Act, 2022
- Only prescribed “Specified Persons” and “Specified Bodies” as defined under the *Planning Act* have appeal rights for ZBA / DPSD applications in Ontario.

Draft Plan of Subdivision

