



Municipality of Port Hope

Staff Report

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Report Title: Statutory Public Meeting Report – Zoning By-law Amendment – 4646 County Road 2

Report to: Statutory Public Meeting

Date of meeting: August 12, 2025

Report Author:

Ken Scullion, RPP, MCIP

Department responsible:

Development Services

Report Number: DS-14-25

Planning Report DS-14-25 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. No recommendations are made for decision making purposes within this report.

The applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Municipality of Port Hope to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council 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 before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Highlights:

- This report prepared for the Statutory Public Meeting provides an overview of the subject lands, describes the proposed development application, includes an analysis of the current planning policy framework and comments received to date
 - The purpose of the rezoning application is to rezone the subject lands from 'FD' Zone to Site Specific Hamlet Residential 'RESV1(158)' Zone to permit the
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residential land use of the subject lands and to facilitate the construction of a proposed residential plan of subdivision.

- A Draft Plan of Subdivision application was concurrently filed with the Zoning By-law amendment application on June 19, 2025.

Discussion:

1.1 Purpose

The purpose of the report is to present background information concerning the proposed Zoning By-law Amendment (“ZBA”) application (File # ZB03-25) and concurrent filed Draft Plan of Subdivision Application (File # SU01-25) submitted by Candevcon Group Inc. on behalf of the owner 13750701 Canada Inc.

Staff note that Bill 23 has removed the statutory requirement to hold public meetings for Draft Plan of Subdivision applications.

This report has been prepared for the Statutory Public Meeting for the proposed Zoning By-law amendment application. It also provides an overview of the subject lands, describes the proposed development application, and includes an analysis of the current planning policy framework. The report also includes all the comments submitted to date from agencies, staff and the public.

1.2 Background

The subject lands are located southeast of the intersection of County Road 10 and County Road 2 (Dale Road) within the Hamlet of Welcome, as shown in **Figure 1**. The subject lands are municipally addressed 4646 County Road 2, legally described as Plan 52 Part Lot 13.

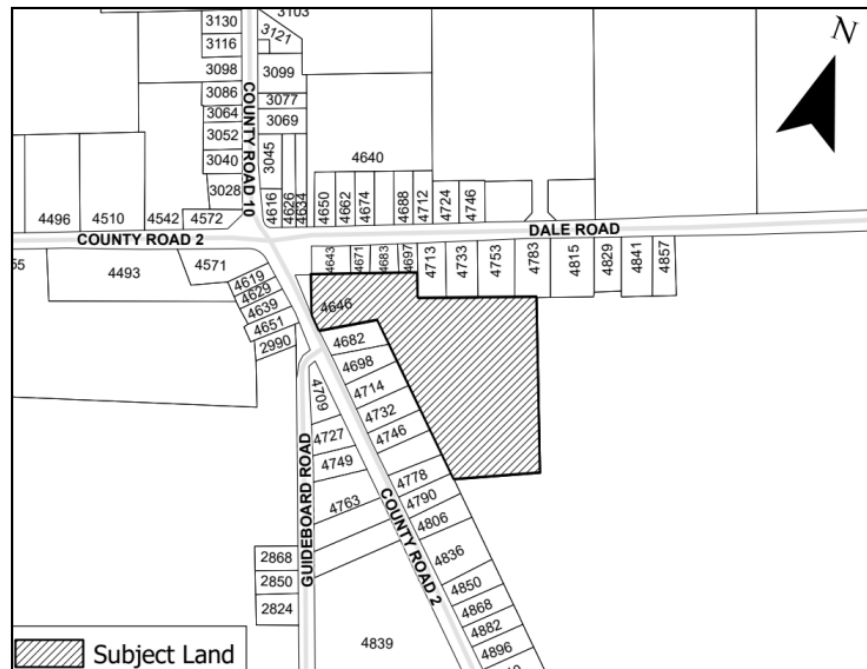


Figure 1 – Subject Lands

The subject lands are approximately 3.26 hectares with approximately 22 meters of frontage along County Road 2. A two-storey single detached dwelling currently exists on the subject property. The easterly and southerly portions of the subject property are currently being used for agricultural (crop) purposes.

The land uses surrounding the subject lands, as shown on **Figure 2**, are as follows:

- 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.

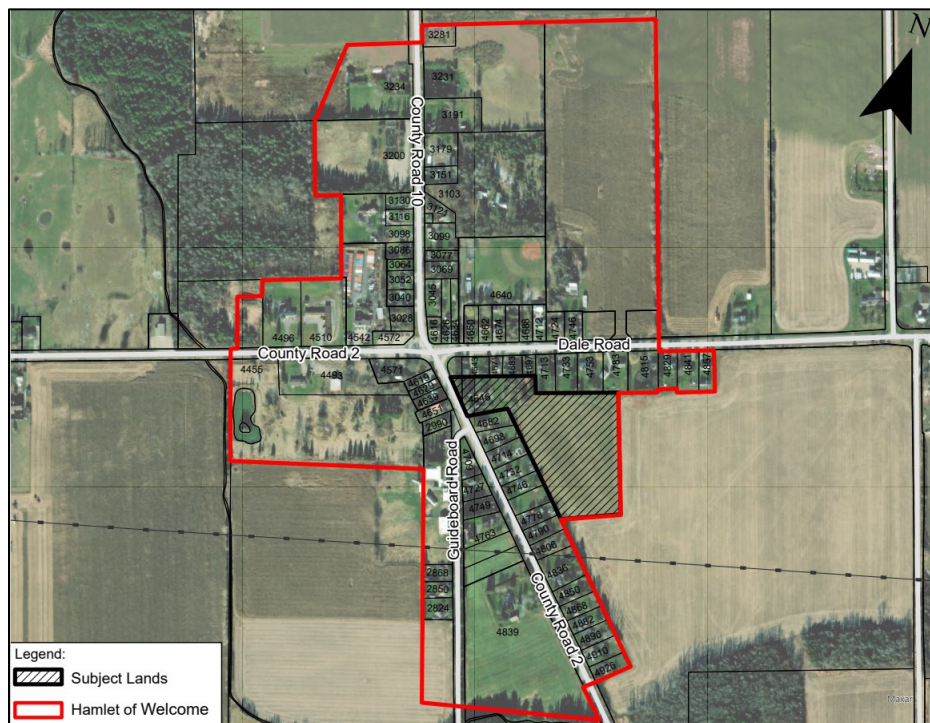


Figure 2 – Satellite Imagery Mapping

Proposed Development

The proposed ZBA along with the concurrently filed Plan of Subdivision application would facilitate the construction the development of a thirteen (13) lot plan of subdivision, consisting of twelve (12) new single detached dwellings, in addition to the existing single (1) detached dwelling on the subject property. A single local road is planned to provide a single access point from County Road 2 and form a cul-de-sac at the end of the subdivision. Furthermore, a stormwater management block has been proposed on the northerly portion of the subdivision, east of the existing dwelling. The stormwater management block will contain an underground tank with open space

proposed at grade. The development is proposed to be serviced through Municipal water and private wastewater systems.

The proposed Zoning By-law amendment would also permit up to two (2) Additional Residential Units on each lot through utilizing existing zoning permissions.

The proposed residential uses consist of 13 single detached dwellings with varying frontages with consistent lot areas. The frontages and depths of each lot and block are outlined below:

Land Use	Lot / Block	Frontage (m)	Area (ha)
Residential	Lot 1	18.8 m	0.228 ha
Residential	Lot 2	29.0 m	0.228 ha
Residential	Lot 3	31.6 m	0.228 ha
Residential	Lot 4	61.4 m	0.228 ha
Residential	Lot 5	32.5 m	0.228 ha
Residential	Lot 6	38.8 m	0.228 ha
Residential	Lot 7	30.3 m	0.228 ha
Residential	Lot 8	35.2 m	0.228 ha
Residential	Lot 9	35.8 m	0.228 ha
Residential	Lot 10	32.2 m	0.228 ha
Residential	Lot 11	29.6 m	0.228 ha
Residential	Lot 12	34.4 m	0.228 ha
Residential (Existing)	Lot 13	51.0 m	0.228 ha
Stormwater Management	Block 1	-	0.23 ha
Open Space	-	-	0.07 ha
	-		TOTAL: 3.26 ha

The submitted Draft Plan of Subdivision showing the thirteen (13) residential lots and stormwater management block are attached to this report (**Attachment #1**).

Application

The purpose of the Zoning By-law amendment application is to rezone the subject lands from 'FD' Zone to Site Specific Hamlet Residential 'RESV1(158)' Zone to permit the proposed low density residential land use of the subject lands and to facilitate the proposed residential plan of subdivision.

The rezoning application is required to permit the development of single detached dwellings on the subject property. Furthermore, the site-specific provisions have been proposed for a reduced minimum lot area, minimum lot frontage, minimum exterior yard (for Lot 1) minimum front yard (for Lot 13), and increased maximum height permissions. The proposed site-specific provision also identifies the longest southern lot line as the "Front Lot Line" for Lot 13 for appropriate setback application.

Documents Submitted

The proponent has submitted the following technical reports in support of the proposed ZBA and the concurrently filed Plan of Subdivision Application:

- Planning Justification Report, prepared by Candevcon Group Inc., dated March 2025;
- Arborist Report and Tree Inventory and Preservations Plan, prepared by Kuntz Forestry, dated June 7, 2024;
- 1 & 2 Archaeological Assessment, prepared by AS&G, dated August 15, 2024
- 1 & 2 Archaeological Assessment Supplementary Report, prepared by AS&G, dated August 15, 2024;
- Phase One Environmental Site Assessment, prepared by Soil Engineers, dated May 24, 2024;
- Functional Servicing Report, prepared by Candevcon, dated April 14, 2025;
- Traffic Impact Brief, prepared by Candevcon, dated April 25, 2025
- Noise Impact Study, prepared by Candevcon, dated April 25, 2025;
- Hydrogeological Assessment, prepared by Soil Engineers, dated July 23, 2024;
- Geotechnical Investigation, prepared by Soil Engineers, dated July 2024;
- Nitrate Loading Impact Assessment, prepared by Soil Engineers, dated April 16, 2024;
- Watermain Hydraulic Analysis, prepared by CIMA+, dated May 5, 2025
- Draft Zoning By-law Amendment; and
- Zoning By-law Amendment Application Form.

All studies, reports, and drawings can be found on the Municipality's Current Planning applications webpage at: [Current Subdivision Applications - Municipality of Port Hope](#). Staff and commenting agencies have reviewed the submitted studies and their comments have been summarized within this staff report. No further submissions from the proponent have been made as of the date of writing this report. The applicant will be required to address the comments in a future submission.

The following is an overview of the submitted materials:

Stage 1 & 2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment has been submitted in support of the applications.

Through the Stage 1 and Stage 2 Archaeological Assessment, it was determined that the historic homestead of Samuel Jacobs existed on the subject property. Further, the Assessment determined that the site contains “cultural heritage value or interest”. Therefore, the Assessment concluded that a Stage 3 Archaeological Assessment is required to gather further data to determine if Stage 4 mitigation of development impacts will be required. Additionally, the report recommends that no soil disturbances or removal of vegetation shall take place within the archaeological site prior to the acceptance of the Ministry of Citizenship and Multiculturalism of a report recommending that all archaeological concerns for the Samuel Jacobs site have been addressed and that there is no further cultural heritage value or interest for the site.

The Archeological Assessment has been provided to Alderville First Nation for their commenting and has requested a consultation process in accordance with Alderville First Nation’s consultation protocol.

Phase One Environmental Site Assessment

A Phase One Environmental Site Assessment was prepared to determine if any contamination may be affecting the subject property. The assessment has concluded that the potential use of pesticides during historical agricultural activities on the eastern portion of the subject property will necessitate conducting of Phase Two Environmental Site Assessment.

A Phase Two Environmental Site Assessment will therefore be required as a condition of Draft Plan of Subdivision Approval. Furthermore, a Record of Site Condition summarizing the environmental condition of the subject property will be required and will be registered into the Environmental Site Registry when the Ministry of Environment, Conservation and Parks confirming that the contents of the Record of Site Condition meet regulatory requirements.

Watermain Hydraulic Analysis

A Watermain Hydraulic Analysis was submitted to outline the water demands associated with the proposed development; confirm the appropriate watermain sizing for the proposed development; and provide estimates of the system pressures, head losses, and water age in the vicinity of the site as generated from the hydraulic model. The Works and Engineering Department has reviewed the submitted Watermain Hydraulic Analysis and has concluded that there is sufficient water to service the proposed residential uses; however, the flow is insufficient to support fire suppression. Protective Services comments on fire suppression are outlined in the Functional Servicing / Stormwater Management section of this report.

Functional Servicing Report / Stormwater Management Report

The Functional Servicing and Stormwater Management Report (FSR / SWMR) addresses sanitary, water and storm drainage servicing and stormwater management. The report concludes that water supply can be achieved by connecting to the existing 150mm diameter watermain on County Road 2; however, fire fighting demand cannot be sufficiently supplied by the system. Additionally, storm water quality, quantity and erosion control requirements will be provided through the Erosion and Sediment Control Plan. Further, an Underground Stormwater Storage Tank Facility to be located within the limits of proposed Block 1 on the Draft Plan, and that erosion and sediment control measures be installed as recommended.

The Ganaraska Region Conservation Authority has requested revisions on the submitted FSR / SWMR, stating that clarity is required on discrepancies and the requirement of a preliminary design for conveying and controlling the major flows.

The Works and Engineering Department has requested detailed construction drawings demonstrating adequate drainage for roads and ditches, as well as drainage plans for the entire subdivision will be required. Furthermore, Protective Services has acknowledged insufficient flow to support fire suppression and that the nearest hydrant is 800 metres from the subject property. Protective Services has confirmed that the existing adjacent hydrant and tanker shuttler accreditation will provide sufficient water in the event of fire.

Traffic Impact Brief

A Traffic Impact Brief was submitted reviewing peak traffic impacts and turning radiuses for emergency, snow removal, and waste collection services.

The brief outlines that the proposed subdivision is expected to generate a total of 12 trips during the A.M peak hour (3 inbound trips and 9 outbound trips) and 15 trips during the P.M. Peak Hour (9 inbound trips and 6 outbound trips). The brief concludes that the number of trips generated by the proposed subdivision is minimal and will not impact the County Road 10/County Road 74 at County Road 2 intersection. Further, the report provides that the cul-de-sac design is suitable for emergency, snow removal, and waste management services (curbside not currently provided), as shown on drawings showing turning radiuses.

The Protective Services Department and County Public Works have reviewed the submitted Traffic Impact Brief and have outlined no concerns on traffic impacts.

Noise Impact Study

The Noise Impact Study defines projected sound levels from the adjacent roads, specifically County Road 2 and County Road 74, and recommends noise mitigation measures to satisfy the requirements of the Ministry of the Environment, Conservation and Parks (MECP). The recommendations outline that a warning clause should be added to an Agreement of Purchase and Sales for Lot 13 (existing dwelling). The clause

outlines that if central air conditioning is installed, exterior windows and doors may remain closed, thereby ensure indoor sound levels are within the sound level limits of the Ministry of the Environment, Conservation and Parks.

Staff will require that this clause be included as a Draft Plan Condition for inclusion in a Subdivision Agreement / Agreement of Purchase and Sales.

Hydrogeological Assessment

The submitted Hydrogeological Assessment was prepared to conduct a subsoil investigation, groundwater monitoring, groundwater quality assessment, and hydraulic conductivity testing. A peer-review of the Hydrogeological Assessment was prepared by Bluemetric, dated August 4, 2025.

The peer-review of the Hydrogeological Assessment concluded that further assessment on stormwater impacts is required to determine if pre-development water recharge is maintained after development occurs. The peer-review also recommends that interference to adjacent wells must also be assessed, and an assessment of municipal swales / ditches must also be conducted. These considerations will be required to be addressed prior to Draft Plan approval.

Nitrate Loading Impact Assessment

The Nitrate Loading Impact Assessment was prepared to review the proposed in-ground septic systems and reviewed the subject property's pre-development and post-development attenuation capacity for septic effluent disposal on the subject property. The assessment was undertaken in accordance with the Ministry of Environment, Conservation and Parks (MECP) Procedure D-5-4 "Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment". A peer-review of the Nitrate Loading Assessment was prepared by BluMetric in conjunction with the Hydrogeological Assessment, dated August 4, 2025.

The peer-review outlined that nitrate impacted groundwater on downgradient domestic water supply wells should be evaluated and that stormwater impact to nitrate loading should also be evaluated. These comments will be required to be addressed prior to Draft Plan approval.

Geotechnical Investigation

The submitted Geotechnical Assessment outlines the subsurface conditions and engineering considerations of the soil conditions for the design and construction of the proposed subdivision. A peer-review of the Geotechnical Assessment was prepared by Redstone Engineer Inc. dated August 1, 2025.

The peer-review of the Geotechnical Assessment requested clarity on several points made throughout the assessment. Furthermore, details on locations of subdrains on proposed road and seasonal groundwater monitoring has been requested. The report also outlines that when finalized grading / servicing plans are available, geotechnical recommendations are to be confirmed / updated.

Arborist Report and Tree Inventory and Preservations Plan

An Arborist Report and Tree Inventory Plan was submitted to review the existing tree inventory on and adjacent to the subject property.

The findings of the study concluded that there is a total of 87 individual trees on the subject property, and 2 polygons (a group of trees) within six metres of the subject property. The removal of 27 trees and one (1) tree polygon is required to accommodate the proposed development. An additional eight (8) trees are recommended for removal due to their hazardous condition. All other tree resources can be saved provided appropriate tree protection measures are installed prior to construction.

The following recommendations are suggested to minimize impacts to trees identified for preservation.

- Tree protection barriers and fencing should be erected at locations outlined on the provided Preservation Plan;
- Tree protection measures will have to be implemented prior to construction to ensure the trees identified for preservation are not impacted by the development.
- Branches and roots that extend past prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
- Site visits, pre, during and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other mitigation measures are implemented.

The Arborist Report and Tree Inventory Plan was peer-reviewed by CIMA+, dated August 5, 2025. The peer-review outlined that an updated Tree Protection Plan and Landscape Plan should be provided at the detailed design phase of the development. Further, the location of all trees should be verified through topographic survey to determine ownership and if tree preservation setbacks can be achieved.

1.3 Policy Review

This section provides a high-level analysis of relevant provincial and municipal land-use and development policies that are applicable to the proposed development.

Planning Act

All land use planning decisions in the Province of Ontario must be consistent with Part 2 of the Planning Act, which broadly sets out the matters of Provincial interest. Section 34 (Zoning By-law Laws) outlines the legislative requirements municipal governments must abide by specific to zoning. This includes Zoning By-law creation, amendments, the criteria for a complete application, and the associated timelines, among other provisions.

Provincial Planning Statement

The Provincial Planning Statement (PPS), 2024 is a province-wide land use planning policy framework that has replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS came into effect October 20, 2024.

The PPS identifies the subject property to be within a “Rural Area”. More specifically, the entirety of the Hamlet of Welcome as a rural “Settlement Area”, in which the subject property is located.

“Settlement Areas” are defined as follows:

“ [...] urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and,*
- b) lands which have been designated in an official plan for development over the long term.”*

Section 2.5.1 (Rural Areas in Municipalities) outlines that in Rural Areas, rural Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, planning authorities shall consider locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Section 3.6.1 (Sewage, Water and Stormwater) states that “*planning for sewage and water services shall:*

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that:*
 - 1) can be sustained by the water resources upon which such services rely;*
 - 2) is feasible and financially viable over their life cycle;*
 - 3) protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 - 4) aligns with comprehensive municipal planning for these services, where applicable.”*

Moreover, Section 3.6.5 states that “partial services” (being servicing through individual septic and municipal water) shall only be permitted in specific circumstance, including “*within Settlement Areas, to allow for infilling and minor rounding out of existing*

development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts”.

Section 4.6.2 of the PPS states that *“planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.”*

County of Northumberland Official Plan

The Northumberland County Official Plan (NCOP) designates the subject lands as “Rural Settlement Area”. A range of land uses appropriate for the “Rural Settlement Area” are permitted based on the nature of their servicing in accordance with Municipality of Port Hope Official Plan policies and land use designations.

Section C1.3 of the Official Plan sets out the land use objectives for “Rural Settlement Area” including:

- a) Maintain and enhance the character and identity of rural settlement areas;
- b) To encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds and needs provided appropriate servicing is available;

Section C1.5.1 b) of the NCOP states that an appropriate range of housing types and densities should be provided to meet the needs of current and future residents.

Section B14 allows for the use of on-site sewage provided that site conditions are suitable.

Municipality of Port Hope Official Plan

The subject property is located within Municipality’s Rural Area and is designated “Hamlet” as shown on “Schedule C – Land Use” of the Municipality of Port Hope’s Official Plan (PHOP) (see **Figure 3**).

Section D2.2.2 (Permitted Land Uses) outlines that single detached dwellings; additional residential units; multiple-unit residential development; apartments units above the first floor of a retail commercial use; bed and breakfast establishments; senior citizen housing; and limited commercial and industrial uses which are dry and nature are permitted land-uses within the Hamlet designation.

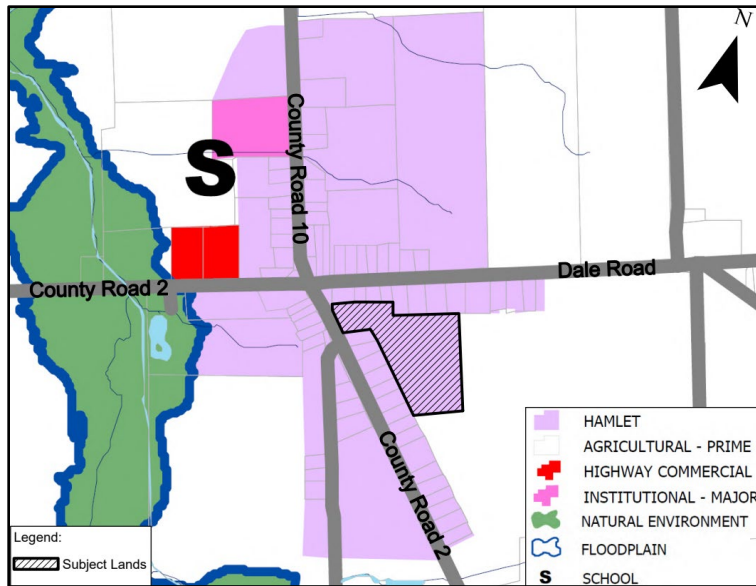


Figure 3 – Land Use Designation Mapping

Furthermore, Section D2.2.1 (Mix of Land Uses) of the PHOP states that *“a mix of suitable residential, commercial, community facilities and small scale industrial uses, developed on private sewage and water systems, at appropriate densities, shall be encouraged within the Hamlet designation. The future growth of hamlet areas should be consistent with environmental, physical and socio-economic conditions. Surrounding land uses, intensity of existing development and potential soil or ground water constraints should be considered in assessing new development proposals. Clustered growth around existing areas of concentration shall be encouraged.”*

Section D2.2.3 (Minor Growth and Infilling) states that *“it shall be the policy of the Plan that the hamlets of Welcome and Elizabethville are hamlets intended for minor growth in the form of internal infilling or as minor extensions to existing development within the settlement area boundary primarily by means of consent to a land severance. It is not intended that such communities shall develop in a linear or strip manner along main roads, but rather remain as compact settlement areas. New lot creation by means of a consent or plan of subdivision, within the Hamlet of Welcome shall only be permitted after the completion, to the satisfaction of Council, of a master servicing plan pursuant to Section C12.1.2 of this Official Plan.”*

Section D2.2.3 continues to state that *“density of single residential development by plans of subdivision shall be determined through a detailed hydrogeological report.”* Moreover, Section D2.2.3 (Reports to Support Plan of Subdivision) then outlines that *“an application for development by registered plan of subdivision shall, at the draft plan approval stage be accompanied by a detailed hydrogeological and soil analysis report with regards to the availability and adequacy of ground water supplies, surface drainage characteristics and the ability of the soils to sustain development on the basis of private services. All private water supply and sewage systems shall conform to the standards and regulations of the authority responsible for their approval. Development shall not be*

permitted if underground water supplies are not sufficient and/or contaminated and/or the soils are not capable of supporting the existing and the proposed level of development on the basis of private services.

As discussed above, a Hydrogeological Assessment, Nitrate Loading Assessment and Geotechnical Assessment has been prepared and peer-reviewed in support of the proposed development.

Section C6 (Potentially Contaminated Sites) states that *“Planning Applications for a potentially contaminated site shall not be approved by the Municipality until the site has been assessed and/or remediated in a manner consistent with Ontario Regulation 153/04, Record of Site Condition, which outlines requirements related to site assessment and clean up, and with MOECC Guideline “Records of Site Condition - A Guide on Site Assessment, the Cleanup of Brownfield Sites and the Filing of Records of Site Condition” dated October 2004.*

In addition, a Record of Site Condition must be provided by the applicant. Accordingly, at the time of submission, the proponent of development shall be required to demonstrate that development is feasible having regard to the other provisions of this Plan and the following:

- a) when an application involves the change of use of a property from industrial or commercial to residential or parkland it is mandatory to file a Record of Site Condition in the Registry. This will require the completion of a Phase I Environmental Site Assessment and may require additional Environmental Site Assessments as determined by a qualified professional;*

when the application involves anything other than that outlined in a) above, Council may require the proponent to complete an environmental site assessment where there is a reasonable expectation that the site may be contaminated”.

As aforementioned, a Phase 2 ESA will be required at Draft Plan Approval stage. Furthermore, a Record of Site Condition summarizing the environmental condition of the subject property will be required and will be registered into the Environmental Site Registry when the Ministry of Environment, Conservation and Parks confirms that the contents of the Record of Site Condition meets regulatory requirements.

Section C12.1.2 (Hamlet and Rural Areas, Hydrogeological Study) outlines that Council shall require a detailed hydrogeological study to determine on-site soil and groundwater conditions; to determine if soils can suitably accommodate a septic system, and to determine if the proposed septic systems will have any negative impacts on surrounding uses, prior to approving a Zoning By-law amendment for subdivision applications.

C12.1.3 (Stormwater Management) states that all developments shall provide adequate stormwater management facilities as approved by the Municipality and the GRCA. Further, such facilities must be designed to protect adjacent watercourses and land uses from any negative impacts of the stormwater run-off.

As aforementioned, a Stormwater Management Report has been prepared and peer-reviewed by both the Works and Engineering Division and the GRCA, as outlined

above.

The subject property fronts onto an “Existing Arterial” and “County Road” as shown on “Schedule D – Transportation System”

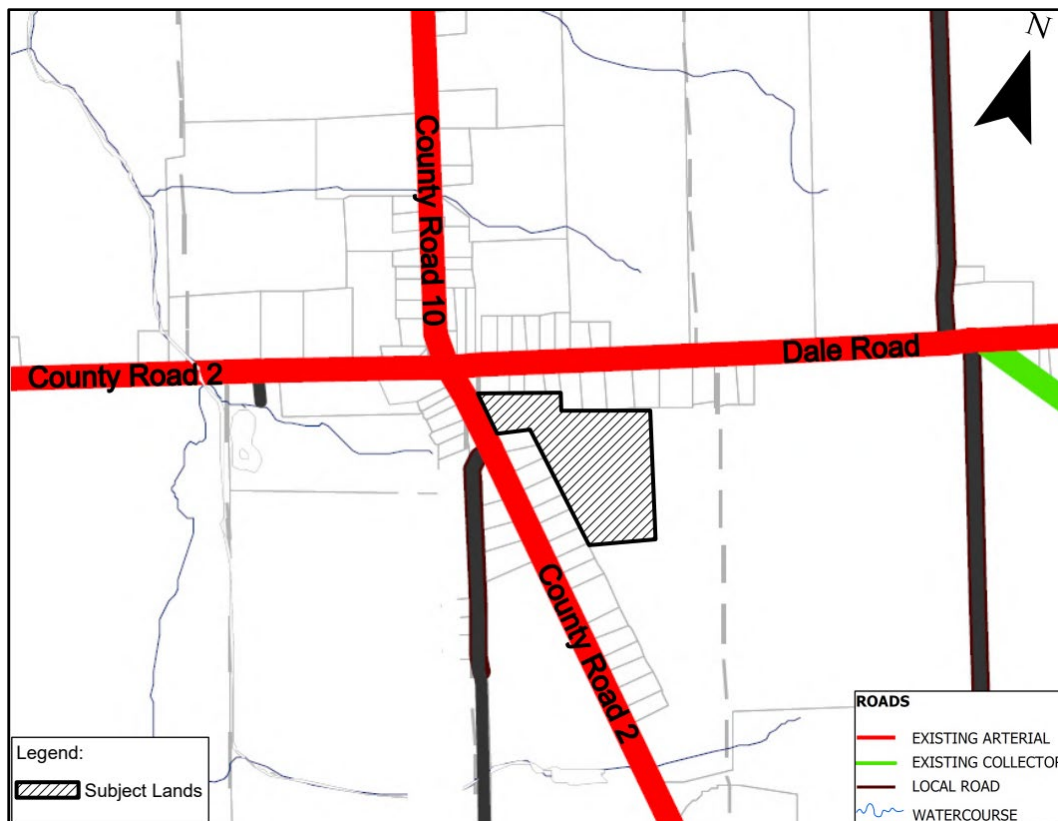


Figure 4 – Transportation System Mapping

Section C13.2.3 (Arterial Roads) states that Arterial Roads shall have a minimum right-of-way width of 26 metres for 2 lanes and are designed to facilitate high levels of trip making to and from major trip-generating sectors. The County of Northumberland Works Department has provided several comments and Draft Plan Conditions given that the proposed subdivision is accessed by the County right-of-way.

Zoning By-law 20/2010

The subject property is zoned Future Development ‘FD’ within Zoning By-law 20/2010, as amended (see **Figure 5**). Only existing uses at the time of passing of the Zoning By-law (February 14, 2010) are permitted within the FD Zone. A Zoning By-law amendment to address the change in use and areas of zoning non-compliance is therefore required.

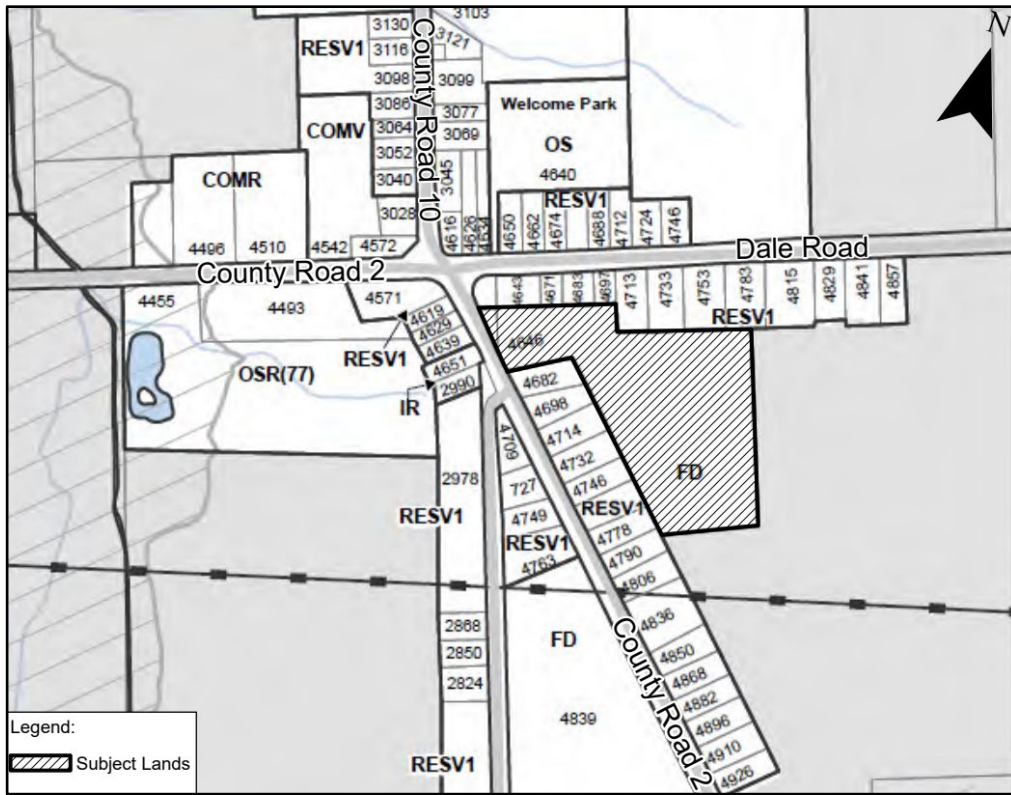


Figure 5 – Zoning Mapping

As discussed above, the purpose of the Zoning By-law amendment application is to rezone the subject lands from 'FD' Zone to Site Specific Hamlet Residential One 'RESV1(158)' Zone to facilitate the construction of the proposed residential plan of subdivision.

The rezoning application is required to permit the development of single detached dwellings on the subject property. Furthermore, the site-specific provisions have been proposed for a reduced minimum lot area, minimum lot frontage, minimum exterior yard (for Lot 1) minimum front yard (for Lot 13), and increased maximum height permissions. The proposed site-specific provision also identifies the longest southernly lot line as the "Front Lot Line" for Lot 13 for appropriate application of development standards.

The provisions of non-compliance and the requested relief are outlined on **Table 1** below. For clarity, these areas of non-compliance are bolded and underlined.

Table 1: Zoning Review			
Provision	RESV1 Standards (as-of-right)	Proposed RESV1(158) Standards	Development Proposed
Permitted Uses	Single Detached Dwellings, Additional Residential Units	Single Detached Dwellings, Additional Residential Units (No Change)	Single Detached Dwellings, Additional Residential Units
Max. Height	11.0 metres	<u>13.0 metres</u>	3 Storeys
Min. Lot Area	2,800 sq. metres	<u>2,220 sq. metres</u>	2,220 sq. metres
Min. Lot Frontage	30.0 metres	<u>18.0 metres</u>	18 metres or greater
Min. Front Yard Setback	10.0 metres	10.0 metres (No Change)	10 metres or greater
Min. Exterior Side Yard Setback	10.0 metres	<u>6.0 metres</u>	6 metres or greater
Min Required Interior Side Yard	3.0 metres	3.0 metres (No Change)	3.0 metres or greater
Min Required Rear Yard	10.0 metres	10.0 metres (No Change)	10 metres or greater
Maximum Lot Coverage	30%	30% (No Change)	30% or less
Minimum Landscaped Open Space	30%	30% (No Change)	30% or greater

Planning staff have identified that the proposed height of 13 metres would exceed typical 3-storey single detached dwelling development. Planning staff has requested the applicant to justify this request through formal comments on the application (see **Table 2** below).

Further, the proposed Zoning By-law amendment would allow for the development of up to two (2) additional residential units on each lot. This permission would be utilized through existing development standards for the RESV1 Zone. Planning staff have requested that addendums to the submitted Traffic Impact Brief and Hydraulic Watermain Analysis are prepared to demonstrate feasibility of additional residential unit development (see **Table 2** below).

1.4 Consultation with other Departments/Sources:

On June 20, 2025 the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications, along with all applicable supporting studies, were circulated to applicable internal departments and external agencies. Comments relating to the subject applications are summarized in **Table 2**, with full comments available (see **Attachment #2**).

Table 2: Summary of Comments

Dept. or Agency	Summary of Comments
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 / independent lots; • A detailed cost estimate; 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).
Parks, Recreation and Culture	<ul style="list-style-type: none"> • Cash-in-lieu of parkland will be requested (June 23, 2025).
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 shuttler accreditation will provide sufficient water in the event of fire. • On street parking to be restricted the entire length of the proposed street to allow sufficient space for fire apparatus (July 31, 2025).
County of Northumberland – Planning	<ul style="list-style-type: none"> • Outlines no concern on the submitted Archaeological, Environmental Site Assessment, Noise Mitigation studies, and acknowledges there are no Natural Heritage considerations are affecting the subject property; • Encourages the inclusion of affordable housing; • Provided draft plan conditions encompassing all County comments / requirements (July 22, 2025).
County of Northumberland – Septic	<ul style="list-style-type: none"> • Detailed engineering drawings are required to demonstrate compliance to Ontario Building Code and that no private well / sewage systems straddle and / or encroach into the existing / proposed lots on the subject lands (July 22, 2025).
County of Northumberland – Public Works	<ul style="list-style-type: none"> • County Road 2 is scheduled for construction as of July 21, 2025. Therefore, no road cut will be permitted for service installations will need to be done by Directional Boring; • A road widening of 18.25 metres measured from the centerline of County Road 2 is required along the frontage of the subject property;

	<ul style="list-style-type: none"> • Post-development stormwater levels leaving the site shall be equal to or less than pre-development levels; • Engineered design drawings will be required for the new intersection of County Road 2 and the proposed new municipal road, and all works must be approved by a County engineer; • Street lighting and illumination plan in proximity to County Road 2 is required; • Tree removals prohibited on County right-of-way; landscape plan may be required (July 22, 2025).
County of Northumberland – Waste Management	<ul style="list-style-type: none"> • Leaf / yard waste is collected; however, curbside municipal waste is not provided within Ward 2; • The proposed Municipal road (cul-de-sac) must provide minimum radius in accordance with the County’s Waste Management By-law 08-2023 (July 22, 2025).
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 in Hydrogeological Assessment; • Outlines recommendations to achieve Ontario Drinking Water Standard, including tertiary treatment for all septic systems; maintenance contracts to ensure septic systems standards will be maintained; and, post-development groundwater monitoring for existing adjacent downgradient wells (May 28, 2025).
Canada Post	<ul style="list-style-type: none"> • No objections on the proposed development; Canada Post will provide service to Community Mailboxes (July 24, 2025).
KPRD School Board	<ul style="list-style-type: none"> • No comments on the proposed development; provided draft plan conditions (July 23, 2025).
Hydro One	<ul style="list-style-type: none"> • No comments (July 11, 2025).
Canadian Nuclear Laboratories (CNL)	<ul style="list-style-type: none"> • No comments (June 24, 2025).
Building Services	<ul style="list-style-type: none"> • No comments (August 7, 2025)
Planning Division	<ul style="list-style-type: none"> • Addendums to Water Hydraulic Modeling and Traffic Impact Assessment required to assess Additional Residential Unit feasibility; • Justification for 13 metre height permission is required (July 29, 2025)
BluMetric (Hydrogeological / Nitrate Impact Peer-Reviewer)	<ul style="list-style-type: none"> • Storm water management has not been addressed; required for nitrate loading conclusions / and to determine pre-development recharge is maintained post-development prior to draft plan approval;

	<ul style="list-style-type: none"> • Potential impact of downgradient wells requires evaluation for nitrate and well interference prior to draft plan approval; • Recommends a well survey for properties along the perimeter of the subject site where property owners provide consent. • Assessment of potential impact to swales, roadside ditches and other natural features required (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.
CIMA+ (Arborist Report Peer-Reviewer)	<ul style="list-style-type: none"> • Updated Tree Protection Plan showing existing and proposed grading to ensure that tree protection proposed is adequate at detailed design stage; • A Landscape Plan and details must be provided as per Tree Protection By-Law, showing the locations and species of proposed planting is required at detailed design stage; • The location of all trees should be verified through topographic survey to determine if tree preservation setbacks can be achieved (August 5, 2025).

Communication and Public Engagement:

The Municipality has undertaken public consultation using *Planning Act* tools such as resident mail outs, on-site signage and a notice posted on the municipal website and on the municipal social media channels.

In accordance with the *Planning Act*, the separate Notice of Complete Application and Public Meeting for the Zoning By-law Amendment application was given to all assessed persons within 120 metres of the subject lands. The Notice of Complete Application was mailed on June 19, 2025. The Notice of Public Meeting was mailed on July 23, 2025. The proponent also posted notice of the statutory public meeting 20 days prior to the public meeting date.

The current planning applications page on Municipality’s website contains links to all the materials submitted by the Proponent, as well as allows for feedback to be submitted by the residents during the review process. The page is updated periodically.

This Public Meeting is being held in a virtual format as a result of the ongoing A/V technological improvements being made to the Council Chambers through the summer. Staff reviewed the potential to hold the meeting at the Canton Hub but, given space constraints and technological limitations, a virtual meeting was a more appropriate option. The Municipality has conducted many Public Meetings for past applications in virtual format while maintaining transparency, fairness, and meaningful public participation.

Municipal communications on this file to date have stressed the fact that, like all planning applications, there are a variety of ways to submit feedback for Council's consideration up until a Council decision has been made. Communications have highlighted that there are multiple opportunities for engagement including submitting written comments, speaking at the Public Meeting, speaking during the public comment period of a regular Council meeting, providing comments to staff, and asking questions during question period during a Council or Committee of the Whole meeting. Further, communications have highlighted the fact that deliberation related to this proposal does not take place at the Public Meeting, but at a later date following regular practices including consideration at Committee of the Whole.

One voluntary in-person Open House was held by the proponent on August 5, 2025. Approximately fifteen (15) residents attended the Open House. The Open House was also attended by two (2) Planning Division staff members, including the Manager of Planning.

As of the date of the writing of this report, planning staff are in receipt of comments from four (4) residents regarding the subject applications. The overarching themes of concern include traffic impacts; stormwater drainage; nitrate impacts on existing wells; noise impacts; loss of community/rural character; fire protection; environmental impacts; cultural heritage; impact on property values; and setbacks from adjacent existing residential lots. All the written correspondence received up to the date of the writing of the report are included as **Attachment #3**.

Conclusion:

The proposed development, if approved, would allow the creation of a thirteen (13) lot plan of subdivision, consisting of twelve (12) new single detached dwellings, in addition to the existing single (1) detached dwelling on the subject property. A single local road is planned to provide a single access point from County Road 2 and form a cul-de-sac at the end of the subdivision. Furthermore, a stormwater management block has been proposed on the northerly portion of the subdivision, east of the existing dwelling. The stormwater management block will contain an underground tank with open space proposed at grade. The development is proposed to be serviced through Municipal water and private wastewater systems.

Next Steps

In accordance with the requirements of the Planning Act, the purpose of this report is to provide information only, in support of the statutory Public Meeting. The purpose of the Public Meeting is to offer an opportunity for members of the public to ask questions and provide feedback on the proposed development application.

At this stage, Planning staff are not making any recommendations. All feedback received through the Public Meeting, along with any additional information, will be reviewed and considered by staff as part of the review process. A future Planning Recommendation Report will be prepared and presented at a Committee of the Whole meeting. Council will consider the matter at that time, with a final decision to be rendered at a subsequent Council meeting.

Attachments:

Attachment 1: Draft Plan of Subdivision

Attachment 2: Staff and Agency Comments

Attachment 3: Correspondence from Residents