



**PLANNING AND
DEVELOPMENT**
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DATE: July 28, 2025 *(Sent by e-mail only)*

TO: Steven Giankoulas, Candevcon

FROM: Ken Scullion, Senior Planner

SUBJECT: **ZB03-2025 / SU01-2025**
Zoning By-law Amendment / Draft Plan of Subdivision
Planning Comments
4646 County Road 2

Planning staff have reviewed the submitted Zoning By-law amendment (ZB03-25) and Draft Plan of Subdivision (SU01-25) applications and have the following comments:

1) The submitted Planning Justification Report dated March 7, 2025 states:

“Each dwelling will have the potential to implement additional residential units in the form of basement units, second floor units or garden suites.”

The submitted Traffic Impact Study and Watermain Hydraulic Analysis only contemplate a 13-unit development and do not consider the potential 26 additional residential units (two per lot). Therefore, addendums to these documents should be prepared to demonstrate that additional residential units are able to be adequately serviced through Municipal water services and have acceptable levels of impact on traffic flows.

Staff note that parking space minimums must be considered by the proponent as well.

2) The proposed height permission in the draft Zoning By-law amendment is 13 metres whereas 11 metres is permitted as-of-right in the proposed zone category (RESV1). Staff will require justification, to their satisfaction, as to why 13 metres is an appropriate height permission for a 3-storey single detached dwelling development.

Do not hesitate to reach out with questions. Thank you.

Ken Scullion, MCIP, RPP
Senior Planner
Municipality of Port Hope
Office Location: 5 Mill Street South, Port Hope, ON L1A 2S6
t. 905.885.2431 x.2506



MEMORANDUM

WORKS AND ENGINEERING DEPARTMENT

DATE: July 25th / 2025

TO: Candevcon

FROM: Jamie McKelvie
Project Coordinator

SUBJECT: Plan of Subdivision SU01-2025
4646 County Road 2
Municipality of Port Hope, Ontario

The Works and Engineering (W&E) Department has reviewed the above noted application and provides these comments;

1. According to the hydraulic modeling completed by CIMA+, there is sufficient water available to meet domestic and peak flow demands. However, the flow is insufficient to support fire suppression through a wet hydrant. We will defer to Fire and Emergency Services for any fire suppression requirements.
2. Detailed construction drawings must be submitted, demonstrating adequate drainage for roads and ditches. A servicing plan, as well as an erosion and sediment control plan, are also required. Our rural entrance standard requires an HDPE culvert with appropriate bedding, sized according to your stormwater management study. An overall grading plan for all subdivision lots must also be submitted, including rear and side yard swale details with specified gradients.
3. A detailed cost estimate, signed and stamped by a professional engineer (P.Eng), must be provided. This estimate must include all on-site and off-site work associated with the development. We will supply the required format for this submission.
4. The Municipality will collect securities equal to 100% of the off-site work and 50% of the on-site work, based on the detailed cost estimate. Additionally, a Public Works User Fee will be charged in accordance with the Fees & Charges By-law: 4.5% of the first \$200,000.00 and 2.5% of any amount beyond that.
5. In accordance with the recommendations of the Phase 1 Environmental Site Assessment (ESA), a Phase 2 ESA must be completed and submitted for review.
6. Warning Clause 'C' from Appendix B of the Noise Impact Study, pertaining to Lot 13, must be included in the subdivision agreement and registered on title.
7. All recommendations outlined in the Kuntz Forestry Consulting Tree Inventory & Preservation Plan Report (dated June 7, 2024) must be followed both prior to and throughout the duration of construction, subject to the conclusions of the peer review.

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

From: [Adam McCurdy](#)
To: [Ken Scullion](#)
Cc: [Theodhora Merepeza](#)
Subject: RE: Circulation - 4646 County Road 2 - ZB03-2023 / SU01-2025
Date: Thursday, July 31, 2025 8:28:59 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning, Ken.

In relation to 4646 County Road 2, Fire is aware that the flow is insufficient to support fire suppression through a wet hydrant. The nearest hydrant with sufficient water flow is located 800m away. Based on the proximity of the nearest hydrant and the tanker shuttle accreditation that Port Hope Fire and Emergency Services holds, fire is satisfied that sufficient water can be supplied to the area in the event of a fire. To support tanker operations, the road shall meet the width required by the Ontario Building Code and Municipality at a minimum. There shall be an adequate turnaround at the end of the street to accommodate the turning of fire apparatus. On street parking needs to be restricted the entire length of the street and within the turnaround area to allow sufficient space for fire apparatus.

Thanks,



Adam McCurdy
Deputy Fire Chief, Prevention
Municipality of Port Hope
FIRE AND EMERGENCY SERVICES
245 Ontario Street, Port Hope ON, L1A 2V9
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From: [Ken Thajer](#)
To: [Ken Scullion](#); [Mandy Kort](#)
Cc: [Joanne May](#)
Subject: 4646 County Road 2 - Welcome Subdivision
Date: Wednesday, May 28, 2025 2:23:56 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Re: Draft Plan of Subdivision
Zoning Bylaw Amendment
4646 County Road 2
Municipality of Port Hope (Welcome)

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a Draft Plan of Subdivision and Zoning By-law Amendment proposing the development of a 3.94 ha parcel in the southeast quadrant of the Hamlet of Welcome into 13 residential lots (one of which is existing). One new road is proposed which will include a cul-de-sac. Based on the submission GRCA staff provide the following comments.

-
GRCA Regulated Area

GRCA mapping indicates a section of the property is regulated. However, GRCA do confirm that the property is not regulated by the GRCA. A permit will not be required prior to any work relating to this application.

-
Stormwater Comments

1. There are numerous discrepancies between the report and the drawings with respect to the stormwater management facility: it is both often referred to as a pond and as an underground storage tank. This must be clarified, and the SWM facility must be designed in accordance with GRCA's Technical Engineering Guidelines for Stormwater Management Submissions. Please address and revise accordingly.
2. The minor flows will be picked up in the minor system and conveyed to the SWM facility; however, neither the report nor the drawings address how the major flows will enter the facility and be controlled. The report states that "the major system should be designed to accommodate runoff exceeding the capacity of the minor system for flows up to and including the 100 year storm or regional storm event, whichever is greater. The major system should be contained within the ROW and designated easements." However, the report does not provide even a preliminary design for conveying and controlling the major flows. Please address.
3. It is not clear on the post-development drainage plan where Lots 5 through 8 will drain. Please address.
4. It is highly unlikely that all post-development flows will be controlled to one flowrate (0.047 m³/s) as shown in Table II. Please check and correct.
5. Explain why the post-development flows are over-controlled to such an extent. The proposed post-development flows are around 1/3 of the 2 year pre-development flow.

Hydrogeology

Hydrogeological Assessment

GRCA staff have reviewed the Hydrogeological Assessment prepared for 4646 County Road 2. The report is well-structured and thorough and meets many requirements set out by GRCA, but the following items should be addressed:

1. Seasonal Groundwater Monitoring:

Only three monitoring events from the spring shoulder season were included. Extending monitoring to summer and fall would better characterize seasonal groundwater fluctuations.

2. Water Balance and Recharge Assessment:

The report does not provide a pre- or post-development water balance or evaluate changes in groundwater recharge. Including a basic water budget estimate would help the assessment of potential impacts.

Nitrate Loading Impact Assessment

GRCA provides the following recommendations based on the effluent concentration assumptions and the requirements of MECP's D-5-4 Technical Guideline.

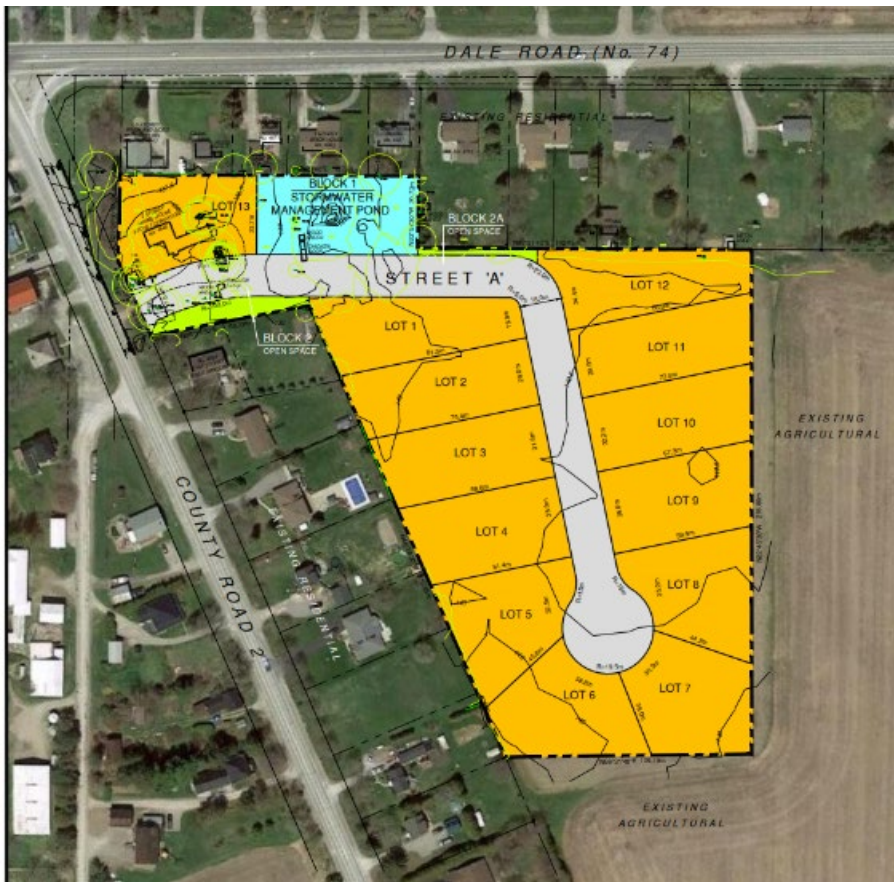
The assessment examined a range of septic effluent concentrations from 15 to 40 mg/L. However, only the 15 mg/L scenario that applied the advanced tertiary method meets the Ontario Drinking Water Standard (ODWS) of 10 mg/L at the property boundary. The report does not confirm the treatment level that will be installed.

Therefore, the following measures are recommended in order to meet the ODWS:

1. Implementation of advanced tertiary treatment for all individual septic systems proposed for the development.
2. Inclusion of maintenance contracts to ensure the long-term efficacy of these systems or something similar ensuring that standards will be met.
3. Establishment of a post-development groundwater monitoring program, including baseline sampling and periodic testing at downgradient boundary wells

Mapping & Reference

GRCA's Technical Guidelines for Stormwater Management Submissions: [Microsoft Word - Guidelines for swm submissions- FINAL.doc](#)



Notes to Municipality:

The following comment is herein included for the benefit of the Municipality of Port Hope to include in their comments.

1. Re: SWM - It is not clear how quality control will be achieved. The report references “permanent storage for water quality control”. However, the diagram on page 21 in Appendix A shows an outlet at the bottom of the underground storage, thereby, eliminating any possibility of a permanent pool.

Let me know if you have any questions.

Regards,

Ken Thajer, MCIP, RPP
Planning & Regulations Coordinator



“Clean Water Healthy Lands for Healthy Communities”

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



July 22, 2025

(Sent by Electronic Mail)

Ken Scullion, MCIP, RPP
Senior Planner
Municipality of Port Hope
56 Queen Street
Port Hope, ON L1A 3Z9

**RE: County Review of a Draft Plan of Subdivision and
Zoning By-law Amendment Applications – SUB01-2025 & ZB03-2025**

Applicant: Candevcon Group c/o 13750701 Canada Inc.
Location: 4646 County Road 2
(Part of Lot 12, Concession 2)
Municipality: Municipality of Port Hope

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

Purpose

The plan of subdivision is located southeast of the intersection at County Road 10 and County Road 2 in the Hamlet of Welcome, Port Hope. The subdivision proposes the following over 3.39 hectares (ha) or 8.38 acres (ac):

- 12 residential lots each accommodating a future detached dwelling over 2.736 ha (6.76 ac) – Lots 1 to 12;
- One residential lot with an existing detached dwelling over 0.23 ha (0.56 ac) – Lot 13
- One stormwater management pond block over 0.23 ha (0.56 ac) – Block 1;
- Two open space blocks over 0.07 ha (0.17 ac); and
- One local municipal road (Street 'A') over 0.67 ha (1.66 ac).

Most of the subject lands were used for agricultural purposes. There is a small treed area in the northwestern portion of the subject lands. The applicant proposes to retain the existing detached dwelling, which fronts County Road 2 (identified as Lot 13). There are no other natural heritage or natural hazard features on the subject lands.

Street 'A' proposes an intersection at County Road 2 and ending in a cul-de-sac. This street intends to provide frontage and vehicular access points to each residential lot.

**555 Courthouse Road, Cobourg, Ontario K9A 5J6
phone 905-372-3329 • fax 905-372-1696**

**Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025**

The proposed stormwater management facility will consist of an underground tank rather than a traditional pond. This will permit limited recreational and/or park usage of the stormwater block. It is unclear what function the open space block will provide due to its relatively small size, linear shape and roadside location.

The subject property is on municipal water servicing but does not have municipal sewage servicing. The proposed development will require individual septic systems. Tertiary systems have been proposed.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from the Future Development (FD) Zone to the Hamlet Residential Type One Exception (RESV1-X) Zone. The Exception will address site-specific amendments to minimum lot area, lot width, exterior yard setback, and maximum building height.

The surrounding land uses outside of the Hamlet of Welcome are predominantly agricultural, whereas within the hamlet predominantly supports residential as well as commercial and institutional land uses at strategic locations.

County and Provincial Land Use Policies

Northumberland County Official Plan

The Northumberland County Official Plan (County OP) designates the subject lands as “Rural Settlement Area”. The general land use objectives for residential uses within Rural Settlement Areas encourage municipalities to provide a range of housing types to accommodate diverse social and economic backgrounds, subject to the availability of servicing and the policies of the local Official Plan.

The County OP also encourages the continued revitalization of historic main streets and the establishment and maintenance of a system of public open spaces, parkland and recreational facilities that meets the needs of present and future residents.

Policy C1.5.4 of the County OP supports the inclusion 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.

Based on the above, the proposed development conforms to the County OP, since it will provide additional housing within the Hamlet of Welcome utilizing existing municipal water and supporting individual septic systems. However, the County strongly encourages applicants to incorporate affordable ownership (or rental) housing within new developments to assist in meeting the County’s affordable housing targets.

**Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025**

Provincial Planning Statement (PPS)

The PPS focuses growth and development to settlement areas where municipal servicing exists or where rural servicing levels can be maintained. The PPS indicates that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of municipalities by accommodating a variety of residential uses. The PPS also requires the long-term protection of natural heritage features and areas.

Policy 3.6.2 of the PPS states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety. In addition, Policy 3.6.1 states that planning for sewage and water services shall ensure that services are provided in a manner that:

- can be sustained by the water resources upon which such services rely;
- is feasible and financially viable over their life cycle;
- protects human health and safety, and the natural environment, including the quality and quantity of water; and
- aligns with comprehensive municipal planning for these services, where applicable.

The proposed development will be serviced with municipal water and individual on-site sewage systems. In accordance with the Ministry of Environment, Conservation and Parks (MECP) Procedure D-5-4, “Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”, a detailed hydrogeological assessment is required for any development on a private sewage system.

Based on the above, the proposed development appears consistent with the PPS, since it is located within an existing settlement area and contributes to the long-term viability of the Hamlet of Welcome. However, the municipality should ensure that the proposed development will not create any adverse servicing impacts on surrounding properties.

County and Provincial Interests

These applications have been screened in accordance with the responsibility under the *Planning Act* to have regard for matters of Provincial interest. The applicable matters of Provincial interest noted above are discussed in detail below.

Environmental Site Assessment

Soil Engineers Ltd. prepared a Phase One Environmental Site Assessment (ESA) dated May 24, 2024 for the subject lands. The ESA reviewed the likelihood of the subject property containing soil and/or groundwater contaminants.

The Phase One ESA identified an area of potential environmental concern (APEC) regarding pesticide use during historical agricultural activities in the eastern portion of

**Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025**

the subject lands. As such, a Phase Two ESA is required to determine the likelihood of soil and/or groundwater exceedances existing on subject lands.

County Planning has no concerns with Soil Engineers Ltd. recommendations for a Phase Two ESA. As a requested condition of draft approval, the County will require that the proponent address this item prior to the Municipality granting final approval to this draft plan.

Archaeological Site Assessment

AS&G Archaeological Consulting prepared a Stage 1 and 2 Archaeological Assessment report for the subject lands dated August 15, 2024.

According to Northeastern Archaeological Associates Limited, the findings of the Stage 1 report indicated the property contained high archaeological potential due to its proximity to historic structures and registered archaeological sites within a two-kilometre radius from the property.

The Stage 2 report consisted of a series of five-metre test pit surveys throughout the subject lands. The Stage 2 report identified 485 Euro-Canadian artifacts and the resultant identification of the Samuel Jacobs (AIGo-64) Site. The Stage 2 report recommended a Stage 3 Site-Specific Archaeological Assessment for the Samuel Jacobs Site (AIGo-64) site. The Stage 3 assessment will gather further data to determine if Stage 4 mitigation of development impacts will be required.

County Planning has no concerns with the AS&G Archaeological Consulting findings and recommendations. As a condition of draft plan, the County recommends that the Municipality receives an acknowledgement letter from the Ministry of Citizenship and Multiculturalism (MCM) indicating that the archeological reports were completed, filed, and added to its registry in accordance with the *Ontario Heritage Act*.

Natural Heritage

No significant natural heritage features were identified on the subject lands in accordance with the PPS. A Tree Inventory and Preservation Plan Report was prepared by Kuntz Forestry Consulting Inc., dated June 7, 2024. Eighty-seven (87) trees were identified on the subject property. It was determined that 27 trees would need to be removed to accommodate the proposed development. An additional 8 hazardous trees were recommended for removal. The report recommended that the remaining trees be saved and that tree protection measures be installed prior to construction.

County Planning has no concerns with the findings and recommendations of the report. The recommended mitigation measures and tree planting requirements should be included within the Subdivision Agreement.

**Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025**

Noise Mitigation

The subject property is in proximity to the following transportation noise sources:

- County Road 2 to the west, and,
- County Road 74 (Dale Road) to the north.

Candevcon Group Inc. prepared a Noise Impact Study dated April 25, 2025 to determine if mitigation measures are required for the above-noted transportation noise sources. In accordance with the Ministry of Environment, Conservation and Parks' (MECP's) Environmental Noise Guideline, Candevcon determined that Lots 1-12 will be within the MECP criteria for transportation noise sources of 50 dBA Leq (night-time) and 55 dBA Leq (daytime). Therefore, Candevcon determined that noise mitigation measures are not required for these lots.

The report determined that Lot 13 will require forced air heating with a provision for central air conditioning and a corresponding warning clause, due to the transportation noise sources exceeding the limits imposed by the MECP guidelines.

We have reviewed Candevcon's report and have no concerns with their findings and recommendations. However, County Planning recommends that the mitigation measures for Lot 13 be included as a condition of draft approval and within the Subdivision Agreement. Prior to finalizing any future subdivision agreement for the subject lands, we also recommend that the Municipality satisfies itself with Candevcon's recommendations, which may include having the report peer reviewed at the applicant's expense.

County Services

The following internal agencies were circulated for their review and comment on the proposed development:

County Inspection Services

County Inspection Services has reviewed the applicable materials in support of this submission and has requested that the proponent provides the following information to address private sanitary services for this plan of subdivision:

- Detailed engineering plans and/or reports are required for the following:
 - To ensure that appropriate clearance distances can be provided in accordance with the Ontario Building Code (OBC) to accommodate a well and private sewage system on each residential lot, as well as from the proposed stormwater management ponds and the County Road 2 right-of-way for the retained lot with a detached dwelling;
 - To ensure site servicing is designed and constructed in accordance with the *Ontario Building Code*. Prior to the issuance of building permits, [sewage system permits](#) are required to serve any new dwelling on private servicing;

Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025

- Confirmation that no existing private well and/or sewage systems that currently service any abutting lots straddle and/or encroach on existing and/or proposed residential lots;
- Where an existing private well and/or sewage system straddles and/or encroaches within the limits of this subdivision, the subdivision must be redesigned to ensure that any well and/or sewage system maintains appropriate setbacks from the subdivision limits in accordance with the OBC.

County Public Works – Infrastructure and Corridor Management

County Public Works Infrastructure and Corridor Management Division has reviewed the applicable materials in support of development proposal and has provided the following comments:

- County Road 2 at this location is scheduled for reconstruction as of July 21, 2025. As a result, no road cut will be permitted for service installations. The water service connection and all others that require crossing the road will need to be completed by Directional Boring with both access pits to be as far outside the back of curb as possible.
- All work within the County's right-of-way requires an approved permit prior to any work taking place (e.g., Permission to Enter and/or Permission to Open-Cut/Bore).
- Post-development stormwater levels leaving the site shall be equal to or less than pre-development levels. A Stormwater Management Report shall be completed for the site. The County would support the use of alternative technology or infrastructure to provide stormwater quality and quantity treatment, such as an oil-grit separator (OGS) and underground storage.
- The Traffic Impact Brief (TIB) mentions improvements in the area, specifically "on road bicycle lanes for both directions on County Road 2 and County Road 74". This is not accurate and as such should be removed from the TIB.
- Engineered design drawings will be required for the new intersection at County Road 2 and 'Street A' at Detailed Design.
- A road widening of 18.25 metres measured from the centreline of County Road 2 is required along the frontage of the subject lands. This road widening must be free and clear of all encumbrances.
- All road work, including the curb, must be approved by the County Engineer, or designate, prior to work taking place. Any work involving sidewalk(s) must be approved by the Municipality of Port Hope.
- The County requests to review any street lighting and illumination plans for this subdivision in proximity to County Road 2.
- An official Inspection and Maintenance Plan should be submitted to the County to review the placement of the mud mat and material tracking. The Plan should also include the proposed street sweeping provisions for County Road 2.

**Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025**

- No tree removals or plantings may occur within the County's right-of-way. As such the County requests that a condition of draft approval be added, which contains provisions that all tree protection measures and/or tree planting requirements for this development within the County Road 2 right-of-way be included within the Subdivision Agreement. This may also include the submission of a landscape plan, reviewed to the County's satisfaction.
- A Setback Permit will be required prior to constructing any permanent and/or temporary structures for the proposed development. Only one Setback Permit will be required. An Entrance Permit application will be required for an approved entrance onto County Road 2.

County Public Works – Waste Management

County Public Works Waste Management Division has reviewed the applicable materials in support of development proposal and has provided the following comments:

The proponent and future owners should be advised that only leaf and yard waste collection is provided within Ward 2 (Port Hope's Rural Area), however, curbside municipal waste collection is not provided within this Ward.

As such, proposed municipal road ending in a cul-de-sac within this development must provide a minimum radius in accordance with the County's [Waste Management By-Law 08-2023](#) to accommodate leaf and yard waste collection vehicles.

Summary

- County and Provincial policies encourage residential development in rural settlement areas where existing services can be utilized or where rural servicing levels can be maintained. Regard should be had for the revitalization of historic main streets and the provision of parkland and open space for recreational opportunities within an established community.
- Developers are encouraged to incorporate affordable housing within new residential development to assist the County in achieving its affordable housing target of 25 percent for all housing units.
- The proposed development appears to be consistent with the Provincial Planning Statement and appears to conform to the Northumberland County Official Plan. However, the County recommends that the proposed individual on-site sewage system design be peer reviewed by a Qualified Professional (e.g., a hydrogeological engineer) to the satisfaction of the Municipality of Port Hope.
- As a condition of draft plan, the County requests that the proponent provides the following materials:
 - A Phase Two Environmental Site Assessment and/or Record of Site Condition;
 - Ministry of Citizenship and Multiculturalism's letter acknowledging that the Archaeological Assessment report(s) were prepared in accordance with the *Ontario Heritage Act* and added to its registry; and,

July 22, 2025

**Draft Plan of Subdivision Application – SUB01-2025
Zoning By-law Amendment Application – ZB03-2025**

- The inclusion of all noise mitigation measures and/or warning clauses required for this development within the Subdivision Agreement;
- The inclusion of all tree protection measures and/or tree planting requirements for this development within the County Road 2 right-of-way within the Subdivision Agreement; and
- The conceptual draft plan appears to demonstrate that the proposed municipal road is capable of accommodating County waste collection services within the proposed development. Detailed engineered design drawings must be provided to ensure that the proposed municipal road can accommodate leaf and yard waste collection.

Recommendation

Based on the foregoing, we have no objections to the proposed draft plan of subdivision and zoning by-law amendment applications. However, the County requests that conditions of draft approval be included for this development and that they be carried out to the County's satisfaction prior to our issuance of final clearance on this plan of subdivision.

Please note that our commenting fee for this development proposal of \$1,250.00 remains outstanding. In addition to our commenting fee, our subdivision clearance fee in accordance with the County of Northumberland's Fees and Charges By-law 08-2025 will also be required before final approval is granted.

When the Municipality makes a decision on these applications, please provide a copy of Council's decision to my attention for the County's records.

Please feel free to contact me by phone at (905) 372-3329 ext. 6296 should you have any questions related to this matter.

Sincerely,



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

Copy: Ken Thajer, Ganaraska Region Conservation Authority
Ashley Yearwood, Manager of Planning, Land Use Planning
Peter Deshane, Manager of Infrastructure, Public Works
Preston Parkinson, Development & Infrastructure Project Manager, Public Works
Katie Bruinsma, Traffic & Right-of-Way Management Supervisor, Public Works
David Metcalfe, Manager of Waste Operations, Public Works

July 22, 2025

Conditions of Draft Approval

Plan of Subdivision: SU01-2025

13750701 Canada Inc.

4646 County Road 2, Municipality of Port Hope

1. The Owner/Developer shall prepare a final plan to the satisfaction of the County of Northumberland and the Municipality of Port Hope in accordance with the draft plan prepared by Candevcon Group Inc., identified as Project Number W23089, dated February 24, 2025 which illustrates the following:
 - 13 residential lots for detached dwellings;
 - One stormwater management block;
 - Two open space blocks;
 - One County road widening block; and
 - One municipal road.
2. The Owner/Developer shall prepare a land use table, which identifies the proposed land uses, and their respective lot areas in accordance with the final plan.
3. The Owner/Developer shall name the road allowances included in the draft plan to the satisfaction of the County of Northumberland and the Municipality of Port Hope.
4. The Owner/Developer shall submit plans showing any development phasing to the County of Northumberland and the Municipality of Port Hope for review if this subdivision is to be developed by more than one registration.
5. The Owner/Developer shall finalize the related Provisional Zoning By-law Amendment Application (file number ZB03-2025) for lands identified on the draft approved plan to the satisfaction of the County of Northumberland and the Municipality of Port Hope.
6. Prior to final approval of this plan, the Owner/Developer shall submit to the satisfaction of the County of Northumberland and the Municipality of Port Hope, the following:
 - i) A Phase 2 Environmental Site Assessment report and/or Record of Site Condition prepared by a Qualified Professional, to ensure that the current soil and/or groundwater conditions for this development meets the applicable Ministry of the Environment, Conservation and Parks site condition standards for residential land use in accordance with Ontario Regulation 153/04; and,

July 22, 2025

Conditions of Draft Approval

Plan of Subdivision: SU01-2025

13750701 Canada Inc.

4646 County Road 2, Municipality of Port Hope

- ii) Ministry of Citizenship and Multiculturalism's letter acknowledging that the Archaeological Assessment report(s) were prepared in accordance with the *Ontario Heritage Act* and added to its registry; and
 - iii) The inclusion of all noise mitigation measures and/or warning clauses required for this development within the Subdivision Agreement.
7. The Owner/Developer shall convey to the County of Northumberland free and clear of all encumbrances a road widening of 18.25 metres from the painted centreline of County Road 2 across the total frontage of the plan.
 8. The Owner/Developer shall provide sight triangles to the satisfaction of the County of Northumberland and the Municipality of Port Hope at the intersection of County Road 2 and Street 'A'. The sight triangles shall be measured from the road allowance widening limits. The sight triangles shall be conveyed to the County of Northumberland free and clear of all encumbrances.
 9. The Owner/Developer shall grant to the County of Northumberland free and clear of all encumbrances 0.3 metre (1 foot) reserves across the entire frontage of the subdivision lands that abuts County Road 2 on the draft plan.
 10. The Owner/Developer shall agree to include in the future subdivision agreement with the Municipality of Port Hope that the pavement structure for the public roadways within the plan of subdivision shall be designed to accommodate highway vehicle loading for future waste collection vehicles in accordance with the specifications of the County of Northumberland's Waste Management By-law. The owner may also be required to provide additional documents (engineering plans and/or reports) to the satisfaction of the County of Northumberland to demonstrate compliance with these specifications, including, but not limited to, common set out areas.

July 22, 2025

Conditions of Draft Approval

Plan of Subdivision: SU01-2025

13750701 Canada Inc.

4646 County Road 2, Municipality of Port Hope

11. The Owner/Developer shall agree to include in the future subdivision agreement and in all future Offers and Agreement of Purchase and Sale that all properties within this plan of subdivision are not eligible for roadside waste and recycling collection services.
12. The Owner/Developer shall agree to include in the future subdivision agreement all noise mitigation measures and/or warning clauses required for this development.
13. The Owner/Developer shall agree to include in the future subdivision agreement all tree protection measures and/or tree planting requirements for this development. This may also require the Owner/Developer to provide additional documents (e.g., landscape plans and/or reports) to the satisfaction of the County of Northumberland.
14. The Owner/Developer shall provide detailed engineering plans and/or reports to the satisfaction of the County of Northumberland to ensure the following:
 - a) That the proposed development including, but not limited to roof leaders, cross culverts, swales, and stormwater management facilities will not create any adverse impacts on the existing drainage system within the County Road 2 right-of way;
 - b) That private sewage systems can be supported within this subdivision to service each residential lot to the satisfaction of the County of Northumberland and the Municipality of Port Hope; and
 - c) That the proposed intersection of County Road 2 and Street 'A', including street lighting, be designed to the satisfaction of the County of Northumberland.
15. The Owner/Developer shall provide a construction management strategy and plan to the satisfaction of the County of Northumberland to review construction clean up methods, and road restoration (if applicable) for County Road 2. These documents should include provisions such as but not limited to: the placement of mud mats; material tracking and street sweeping.
16. The Owner/Developer shall ensure that all buildings/structures and/or infrastructure within the subdivision maintain appropriate setbacks from County Road 2 in accordance with the County of Northumberland's Entrance and Setback Policy TWF #3.5.1.
17. Prior to any construction of temporary and/or permanent buildings and structures on lands that abut County Road 2, the Owner/Developer shall also include within the future subdivision agreement with the Municipality of Port Hope a clause that

July 22, 2025

Conditions of Draft Approval

Plan of Subdivision: SU01-2025

13750701 Canada Inc.

4646 County Road 2, Municipality of Port Hope

requires all applicants to apply and receive an issued Setback Permit with the County of Northumberland.

18. The Owner/Developer shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for this land to enable, at a minimum, the effective delivery of broadband internet services and communication / telecommunication services for 911 Emergency Services.
19. The Owner/Developer shall submit a covering letter to the County of Northumberland which outlines how each County condition was addressed as well as provide the applicable subdivision review and clearance fees in accordance with the Northumberland County Fees and Charges By-law.



August 5, 2025

Project Number: 250471

Mr. Ken Scullion, MCIP, RPP
Senior Planner
Municipality of Port Hope
5 Mill Street South
Port Hope, ON N2G 4J3
Email: KScullion@porthope.ca

**Re: Peer Review - Hydrogeological Study and a Nitrate Study
Draft Plan of Subdivision – 4646 County Road 2, Port Hope, Ontario**

Dear Mr. Scullion:

BluMetric Environmental Inc. (BluMetric®) was retained to conduct a peer review of a hydrogeological study and a nitrate loading impact assessment for a proposed rural subdivision located at 4646 County Road 2 in the Municipality of Port Hope, Ontario (the 'subject property'). The purpose of the reviews is to determine if the studies were undertaken using the appropriate process and technical approach to determine if there are any potential impacts on the groundwater and surface water (if any) resources from the proposed subdivision.

Documentation that has been provided by the Municipality of Port Hope includes:

- A Hydrogeological Assessment for Proposed Residential Subdivision, 4646 County Road 2, Municipality of Port Hope, ON. Soil Engineers Ltd. Dated July 23, 2024.
- Nitrate Loading Impact Assessment, 4646 County Road 2, Municipality of Port Hope, ON. Soil Engineers Ltd. Dated April 16, 2024.

BluMetric has the following key comments:

Storm water management has not been addressed which would be required not only for nitrate loading but to ensure pre-development recharge is maintained post-development. The nitrate calculations assumed there is no reduction in infiltration from impermeable surfaces. This is not realistic.

In order for the municipality to accept the use of tertiary systems, a mechanism would need to be developed that ensures the maintenance of systems remain with property owner and would not be left to the municipality to enforce.

The potential impact of nitrate impacted groundwater, even if below 10 mg/L, on downgradient domestic water supply wells should be evaluated.

Relying on active dewatering to protect below-grade structures long term is not advisable due to its susceptibility to failure. Permanent measures such as basement waterproofing should be considered.

Preliminary potential interference to the seven wells identified on the adjacent properties from long term dewatering should be calculated now rather than waiting until more detailed work is conducted.

The discharge point(s) for long term dewatering has not been identified.

An assessment of the potential impacts to swales, municipality road side ditches or other natural features is therefore required.

Seasonal fluctuations in the water table have not been determined at this time but will be, preferable with data loggers, to determine the high water level mark.

Supporting details for these comments are provided below.

Background Information

The subject property is located at the southeast corner of the intersection of Dale Road and County Road 2, approximately 900 metres north of Highway 401. The property has an area of approximately 3.93 hectares (ha) and currently consists of a residential parcel fronting County Road 2 and a cultivated lot located behind existing residential lots along County Road 2 to the west and south, and along Dale Road to the north. Land use immediately to the east consists of cultivated agricultural land.

A single residence with an associated driveway is situated in the northwest corner and is expected to be retained. The remainder of the property is proposed for development to include 11 additional lots, a new roadway, and an open space block. Proposed lot sizes range from 0.21 ha to 0.39 ha. The road right-of-way occupies approximately 0.63 ha, and the open space block occupies approximately

0.07 ha. The proposed lots will be serviced by individual sewage systems with municipal drinking water.

The hydrogeological assessment report presents findings subsurface investigation and groundwater monitoring, assesses the potential need for short-term and long-term dewatering, as well as impacts to nearby groundwater receptors (i.e. natural heritage features, and private wells), and structures from construction dewatering, and provides comments regarding the need for dewatering permits.

The nitrate loading impact assessment report was prepared to assess the attenuation capacity of the soils at the subject property

Physical Setting

The subject property is located within the Ganaraska River Watershed, which drains to Lake Ontario. The property is gently sloped, with elevations ranging from approximately 138 to 140 metres above sea level (masl). Overall drainage is toward the west, toward nearby first-order streams identified as tributaries of Lake Ontario.

There are no natural heritage features on the subject property. However, wooded areas and wetlands are located to the north, west, and south, within 500 metres of the property.

The property lies within a drumlinized till plain of the Iroquois Plain. Surficial geology consists of glacial deposits, with till mapped in the southwest portion of the property and glacial lake deposits in the northwest. Subsurface overburden sequences were reviewed as part of the Oak Ridges Moraine Groundwater Program. Bedrock is encountered at elevations of approximately 94.5 to 96 masl (approximately 43 metres below ground surface (mbgs)), and consists of Lindsay Formation limestone.

There were 99 well records within 500 metres of the property, of which 59 were for water supply, including for domestic, commercial and public uses. There were no active permit to take water registrations within 1 km of the property.

Regulatory Setting

The subject property is within the jurisdiction of the Ganaraska Region Conservation Authority (GRCA).

With respect to source protection, the property is located within the Ganaraska Region Source Protection Area. A portion of the site is designated as a Highly Vulnerable Aquifer (HVA), but it is not located within any other source protection policy area as defined under the *Clean Water Act* (2006).

A review of the Municipality of Port Hope's Official Plan indicates that development constraints include the portion of the property located within the HVA designation.

Site Investigation

Five (5) boreholes were advanced to a maximum depth of 6.6 mbgs. Subsurface materials consisted of 0.3 to 0.4 m of topsoil overlying silty sand till with interbedded sand and gravel. All five boreholes were instrumented with monitoring wells, and groundwater levels were measured on three occasions between March 7 and April 17, 2024. The water table was consistently shallow, ranging from 0.16 to 0.97 mbgs on all observation dates. Shallow groundwater flow was interpreted to flow the south east, consistent with surface topography. Single well response tests (SWRT) were carried out on all five monitoring wells, and hydraulic conductivity estimates ranged between 5.3×10^{-7} to 4.9×10^{-6} which is consistent with literature values for silty sand. Hydraulic conductivity of the soils was also estimated from grain size analyses; estimates were an order of magnitude lower than the estimates obtained using the SWRTs.

Groundwater quality was collected from BH/MW1 for parameters against the Municipality of Port Hope Sewer Use By-Law (By-Law No. 30/94), no exceedances of the sampled parameters for either the storm or sanitary discharge limits were observed.

Nitrate Loading Impact

Procedure D-5-4: Technical Guidelines for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment (last revised August 1995) is the usual method utilized to determine nitrate concentrations at the down gradient property boundary. The Guidelines outlines a three-step assessment process for evaluating proposed sewage systems in new developments. Progression

through the steps depends on site-specific conditions and includes: (1) Lot Size Considerations, (2) Isolation Considerations, and (3) Nitrate Impact Assessment.

In reference to this three-step framework, the proposed lots are too small to satisfy the criteria under Step 1. Additionally, the absence of information on the aquifer used for potable water precludes completion of Step 2. As a result, the assessment must proceed directly to Step 3.

The nitrate loading assessment report presents the results of the nitrate attenuation calculations. It is noted that there are several assumptions that do not align with the guidance of Procedure D-5-4.

- The assessment assumes that the entire area of the site is available for recharge based on the assumption that all runoff from the proposed development will be managed within the property.
 - Procedure D-5-4 (Section 5.6.2 b iv)) specifically requires consideration of impermeable surfaces (including roof tops and paved areas) when determining the volume of surplus available for infiltration. Assuming impermeable areas have no impact on infiltration does not reflect the intent of this guidance. Methods to infiltrate runoff from impermeable surfaces have not been provided or infiltration estimates should be adjusted to account for reduced infiltration from impermeable surfaces.
 - Storm water management has not been addressed which would be required not only for nitrate loading but to ensure pre-development recharge is maintained post-development. The potential impacts on adjacent properties domestic wells if the recharge is not maintained would need to be evaluated.
- The volume of sewage effluent was assumed to be 2,000 L/day/lot.
 - Procedure D-5-4 (Section 5.6.2 b iv)) specifies that the volume of sewage effluent, if used as dilution water in mass balance calculations, should not exceed 1,000 litres per day per lot. Additionally, a footnote under Section 5.6.2 a) notes that the nitrate loading rate is based on an assumed actual flow of 1,000 L/day/lot. However, in many cases 1,000 L/day/lot is not realistic given the assumption used in the assessment that there would be 4-bedroom homes on each lot. BluMetric feels the 2,000 L/day/lot is conservative but appropriate.
- It is noted that concentrations lower than 40 mg/L were used for the nitrate attenuation calculation, assuming the use of a sewage treatment systems with nutrient (tertiary) treatment to reduce nitrate loading.
 - Procedure D-5-4 (Section 5.6.2 b i)) specifies that only dilution may be considered in assessing nitrate attenuation. Section 5.6.2 a) establishes a nitrate loading rate of 40 gram

(g)/lot/day for each residential dwelling. Based on an assumed effluent discharge of 1,000 litres/day, this corresponds to a minimum nitrate concentration of 40 mg/L. As such, the use of tertiary treatment systems to reduce nitrate concentrations is not supported under the guidance of Procedure D-5-4. However, the use of tertiary systems is acceptable under the Ontario Building Code. As stated in the report, the tertiary system would have to reduce nitrate system leading to the leaching bed down to 15 mg/L in order to meet the 10 mg/L concentration required at the property boundary.

- In order for the municipality to accept the use of tertiary systems, a mechanism would need to be developed that ensures the maintenance of systems remain with property owner and would not be left to the municipality to enforce.
- The potential impact of nitrate impacted groundwater, even if below 10 mg/L, on downgradient domestic water supply wells should be evaluated. The evaluation should also determine that there are no other potential impacts to other environmental features that may or may not be present.

Dewatering Estimate Review

It was determined that an Environmental Activity Sector Registry (EASR) may be required for construction dewatering (short term), and that a Permit to Take Water (PTTW) would not be required for long-term foundation drainage. We agree with these determinations.

Short term and long term dewatering calculations used in the report are thorough, conservative and include a safety factor of 1.5. The assumptions used in the calculations are valid however, it is unclear how the anticipated maximum drawdown (Table 7.1) was determined. It was expected that the drawdown would be calculated by subtracting the highest measured groundwater level from the base of the bulk excavation. However, the maximum drawdown values presented are consistently 1 metre (m) greater than this. It is assumed that the additional 1 m reflects an assumption that water levels will be drawn down 1 m below the base of the excavation. Including this additional depth would result in a larger estimate of both dewatering volume requirements and the radius of influence. An explanation of how the maximum drawdown was calculated would help to confirm the dewatering volumes.

Although mentioned in Section 7.5, the dewatering volumes presented in the tables and the conclusions are for each lot. The zone of influence and potential impacts on nearby domestic water wells could be greater if more than one basement excavation is open simultaneously.

What is not stipulated in the report is whether the nearby residents are currently on a municipal water supply or if they are still using the private wells identified in the report. If private wells are in use within the zone of influence, there has been no calculation on the potential interference to those wells from either short term or long term dewatering. Rather, the consultants recommend that the potential risks be evaluated when more details are provided. Since all the calculations presented are considering preliminary and more detailed work is likely required, then the preliminary potential interference to the seven wells identified on the adjacent properties should be calculated presently.

Section 7.6.1 correctly states that dewatering discharge must be filtered but this is not included in the conclusions. This is important to state since it is the only water treatment requirement mentioned in the report.

Potential Impacts and Mitigation Review

The following issues are more critical to the proposed development and should be addressed prior to draft approval.

1. Storm water management has not been addressed which would be required not only for nitrate loading but to ensure pre-development recharge is maintained post-development. Potential methods to maximize the infiltration of storm water impermeable surfaces should be identified.
2. The potential impact of nitrate impacted groundwater, even if below 10 mg/L, on downgradient domestic water supply wells should be evaluated. The evaluation should also determine that there are no other potential impacts to other environmental features that may or may not be present.
3. Concerning natural heritage features, BluMetric agrees that these features are unlikely to be affected by short term dewatering at the site. However, the discharge point(s) for long term dewatering have not been identified. Since there is no sanitary service around the property, discharge to surface will be required. An assessment of the potential impacts to swales, municipality road side ditches or other natural features is therefore required.
4. Although water levels have been obtained on three occasions, they were all within a 6 week period in late winter/early spring 2024. Seasonal fluctuations in the water table, preferable with data loggers, will be required to determine the high water level mark. This may not be needed prior to draft approval but is dependent on timing. At a minimum, one year (but preferably two years) of data is required. This may need to be started prior to draft approval

but the timing of detailed design would be a factor in this determination.

5. The potential interference to adjacent domestic water wells from the cumulative long term dewatering operations should be calculated.

Other issues that do not need to be addressed prior to draft approval include:

6. In order for the municipality to accept the use of tertiary systems, a mechanism would need to be developed that ensures the maintenance of systems remain with property owner and would not be left to the municipality to enforce.
7. Regarding ground settlement concerns with dewatering operations, BluMetric concurs that consultation with a geotechnical engineer is advisable.
8. BluMetric agrees that a well survey should be conducted for properties along the perimeter of the subject site. This survey should include groundwater sampling of shallow and dug wells where property owners provide consent, the location of septic systems and any existing issues with the water supply or septic system.
9. Given the high groundwater table, relying on active dewatering to protect below-grade structures long term is not advisable due to its susceptibility to failure. Permanent measures such as basement waterproofing should be considered.


Limiting Conditions


BluMetric makes no warranty as to the accuracy or completeness of the information provided by others, or of conclusions and recommendations predicated on the accuracy of that information. The comments presented in this report represent our professional opinion and are based upon the work described in this report and any limiting conditions in the terms of reference, scope of work, or conditions noted herein. Nothing in this report is intended to constitute or provide a legal opinion. BluMetric makes no representation as to compliance with environmental laws, rules, regulations or policies established by regulatory agencies.

This letter report has been prepared for the Port Hope. Any use a third party makes of this letter report, any reliance on the letter report, or decisions based upon the letter report, are the responsibility of those third parties unless authorization is received from BluMetric in writing. BluMetric accepts no responsibility for any loss or damages suffered by any unauthorized third party as a result of decisions made or actions taken based on this letter report.

Please do not hesitate to contact the undersigned if you have any questions.

Respectfully submitted,
BluMetric Environmental Inc.


Jacqueline Brook, M.Sc., P.Geo.
Senior Hydrogeologist


Ian Macdonald, M.Sc., P.Geo., QP_{ESA}
Project Manager, Senior Hydrogeologist

Ref: 250471 Port Hope CR Road 2 Peer Review Aug 5 2025.docx

Municipality of Port Hope
56 Queen Street
Port Hope, Ontario L1A 3Z9

August 1, 2025

Project #25R115

Attn: Ken Scullion, MCIP, RPP, Senior Planner

Re: Geotechnical Peer Review of Soil Engineers Ltd. Report
Proposed Residential Subdivision
4646 County Road 2, Municipality of Port Hope, Ontario

Dear Mr. Scullion:

Introduction

Redstone Engineering Inc (Redstone) is pleased to present this letter to you, representing the Municipality of Port Hope (MPH, the Client) as per Redstone's proposal P1417 dated June 25 2025. As requested this letter summarizes the results of Redstone's geotechnical peer review of a report prepared by Soil Engineers Ltd. (SEL), titled "A Report To 13750701 Canada Inc – A Geotechnical Investigation For Proposed Residential Subdivision – 4646 County Road 2, Municipality of Port Hope", dated July 2024 under SEL's Reference No. 2402-S021 (herein referred to as the **Geotech Report**). The Geotech Report is focused on SEL's geotechnical results, commentary and recommendations for the proposed residential subdivision, and also refers to a hydrogeological report by SEL titled "A Report To 13750701 Canada Inc – A Hydrogeological Assessment For Proposed Residential Subdivision – 4646 County Road 2, Municipality of Port Hope, ON L1A3V5", dated July 23 2024 under SEL's Reference No. 2402-W021 (herein referred to as the **Hydrogeo Report**).

This peer review is only of the Geotech Report, but has drawn on supporting information of relevance available in the Hydrogeo Report, as well as other documents made available by the Client, as follows:

- a Candevcon Group Inc. (CGI) report titled "Planning Justification Report for 13750701 Canada Inc. – Proposed Zoning By-law Amendment and Draft Plan of Subdivision Application – 4646 County Road 2, Part of Lot 13 Registered Plan No. 52, Municipality of Port Hope", under CGI's Project No. W23089, dated March 7 2025; and
- a CGI report Titled "Functional Servicing Report – Hamlet of Welcome Subdivision – 4646 County Road 2, Municipality of Port Hope", under CGI's Project No. W23089, dated April 14 2025.

The Geotech Report provides SEL's summary of the ground conditions encountered in their boreholes and monitoring wells, with a corresponding discussion and provides geotechnical recommendations in support of the design and construction of various elements of the proposed residential subdivision, including (but not necessarily limited to):

- general site preparation, frost penetration, excavating, backfill and compaction;
- construction dewatering and long-term drainage of the proposed buildings (including reference to SEL's Hydrogeo Report);
- buried service utilities assuming open-trench installation;
- foundations and floor slabs for homes (including depths to competent bearing soil, bearing capacity to use for design purposes, and allowing for residential buildings having basement areas); and
- road design and construction including pavement structure.

The Report does not reference proposed grades for the development, Redstone presumes they were not available at the time of writing the Geotech Report.

Comments

SEL's Geotech Report summarizes field and lab programs that were performed in general accordance with geotechnical industry practice, and contains a thorough discussion of the site's geotechnical conditions. Based on Redstone's peer review of the Geotech Report (and supporting documents), the following comments are provided from a geotechnical perspective.

- Section 2.0 (Site and Project Description):
 - this (and other items in the Geotech Report) refers to a total of 12 lots as per a CGI "Preliminary Development Plan" drawing dated July 14 2023. However the CGI Planning Justification and Functional Servicing reports both refer to a more recent CGI drawing (dated Feb 24 2025) that indicates a total of 13 lots. SEL should review the current development plan, update their Geotech report to refer to the current layout and number of lots, and if necessary update any related commentary and/or recommendations if/as may be needed.
- Section 3.0 (Fieldwork):
 - SEL should consider stating the accuracy of the reported ground elevation readings based on the "hand-held Global Navigation Satellite System (GNSS) equipment".
- Section 5.0 (Groundwater Condition):
 - p4 1st sentence: refers to a "Borehole 8", however Redstone cannot confirm the existence of a Borehole 8. This may be a typo, but in any case should be reconciled and updated.
 - p4 2nd sentence (and Table 3): this Table 3 should be updated to match Table 6-1 in SEL's Hydrogeo Report, including the Apr 17 2024 groundwater data.
- Section 6.1 (Site Preparation):
 - 2nd para: SEL should confirm if the recommended 98% SPDD value is intended for all fill areas, or just specific areas (ie, just roads, &/or house foundations, etc)?
 - 2nd para: confirm the "Standard Proctor Dry Density (SPDD)" is intended to be Standard Proctor *Maximum* Dry Density (SPMDD)?
 - p6 Item 2: states "If the foundations are to be built soon after the fill placement...". SEL should quantify or otherwise define "soon after".
 - p6 Item 8: states "...an abrupt differential settlement of 20mm should be considered...". SEL should clarify if this 20mm is part of, or in addition to, the settlement values stated under Section 6.2 (Foundations) para3.
- Section 6.2 (Foundations):
 - para3 gives settlement values. SEL should clarify if the "abrupt differential settlement of 20mm" given previously (Section 6.1 Item 8 p6) is part of, or in addition to, the settlement values stated under this Section 6.2.
 - SEL should provide a recommendation regarding the site's seismic site classification.
- Section 6.3 (Basement Structures):
 - para 2: states "It is recommended that the basement floor be founded at least 1.0 m above the seasonal high groundwater level." For design purposes, SEL should make a recommendation regarding the seasonal high groundwater level value.
 - p8 para 2: states "If the basement floor is to be founded less than 0.5 m above the groundwater table...". As above, SEL should make a recommendation regarding the seasonal high groundwater level value.
 - p8 para 3: for clarity SEL should consider updating this text to include a reference to their drawing "Details of Underfloor Weepers" that is attached at the end of the Geotech Report.
- Section 6.7 (Pavement Design):
 - SEL should confirm whether their pavement design considers the larger/heavier trucks (incl delivery, plow, garbage, and emergency) that are at least occasionally expected?
 - Table 4 (Pavement Design): SEL should confirm whether the Granular B recommended for the Granular Sub-base is to be Type I or II.
 - p11 bullet 3: SEL should confirm details of the subdrain installation (eg: subdrains to be surrounded by clearstone wrapped with filter fabric, or other such detail).

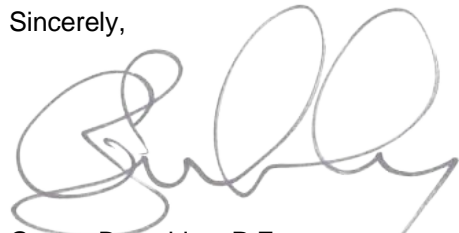
- p11 bullet 3: confirm where the subdrains are required (in relation to the road section).
- Section 6.9 (Excavation):
 - the Geotech Report's Table 3 shows relatively shallow groundwater conditions, and refers to SEL's Hydrogeo Report for further groundwater details. SEL should provide further geotechnical commentary and clarification regarding the shallow groundwater depths recorded, and impacts on the construction excavation and dewatering operations.
- General:
 - CGI's Functional Servicing Report refers to the Geotech Report as a "*Preliminary Geotechnical Investigation Report*" (italics are Redstone's). SEL should be asked to confirm whether the Geotech Report should be considered preliminary, and if so, why, and what details and/or remaining geotechnical works may be required in order to remove this "Preliminary" label applied to it in the Functional Servicing Report.
 - SEL should comment on any need for continued/seasonal g/w level monitoring.
 - once the final proposed grading and servicing plans are available, SEL should review these and confirm (or update) their geotechnical recommendations.

Closure

It is a condition of this letter that Redstone's performance of its professional services is subject to the attached Statement of Limitations and Conditions.

I trust that the information and commentary in this Peer Review letter is complete and adequate for your consideration. Should questions arise regarding any aspect of this letter, please contact Redstone's office.

Sincerely,



Garnet Brenchley, P.Eng.

Encl: Statement of Limitations and Conditions (1pg)

STATEMENT OF LIMITATIONS AND CONDITIONS

1. STANDARD OF CARE: This Report has been prepared in accordance with generally accepted engineering or environmental consulting practices in the applicable jurisdiction. No other warranty, expressed or implied, is intended or made.

2. COMPLETE REPORT: All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report, which is of a summary nature and is not intended to stand alone without reference to the instructions given to Redstone by the Client, communications between Redstone and the Client, and any other reports, proposals or documents prepared by Redstone for the Client relative to the specific site described herein, all of which together constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. REDSTONE IS NOT RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF REPORT: The Report has been prepared for the specific site, development, design objectives and purposes that were described to Redstone by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the Report, subject to the limitations provided herein, are only valid to the extent that the Report expressly addresses proposed development, design objectives and purposes, and then only to the extent that there has been no material alteration to or variation from any of the said descriptions provided to Redstone, unless Redstone is specifically requested by the Client to review and revise the Report in light of such alteration or variation. This Peer Review report only address geotechnical components of the reviewed Geotechnical Report. It does not address other project aspects including (but not limited to) hydrogeological and environmental. Soil Engineers Ltd. is the proponent's geotechnical engineering consultant of record for this project. This peer review does not change that, and Redstone does not become part of the design or study team as a result of this Peer Review. Redstone will not be liable for any aspects related to peer reviewing the Geotechnical Report – the proponent's geotechnical engineering consultant of record will maintain full responsibility and liability for all geotechnical aspects of this project.

4. USE OF THE REPORT: The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT REDSTONE'S WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS REDSTONE MAY EXPRESSLY APPROVE. Ownership in and copyright for the contents of the Report belong to Redstone. Any use which a third party makes of the Report, is the sole responsibility of such third party. Redstone accepts no responsibility whatsoever for damages suffered by any third party resulting from use of the Report without Redstone's express written permission.

5. INTERPRETATION OF THE REPORT:

a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and the Report is delivered subject to the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. If special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to Redstone. Redstone has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, Redstone does not accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by Redstone. Redstone is entitled to rely on such representations, information and instructions and is not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.

c) Design Services: The Report may form part of design and construction documents for information purposes even though it may have been issued prior to final design being completed. Redstone should be retained to review final design, project plans and related documents prior to construction to confirm that they are consistent with the intent of the Report. Any differences that may exist between the Report's recommendations and the final design detailed in the contract documents should be reported to Redstone immediately so that Redstone can address potential conflicts.

d) Construction Services: During construction Redstone should be retained to provide field reviews. Field reviews consist of performing sufficient and timely observations of encountered conditions in order to confirm and document that the site conditions do not materially differ from those interpreted conditions considered in the preparation of the report. Adequate field reviews are necessary for Redstone to provide letters of assurance, in accordance with the requirements of many regulatory authorities.

6. RELEASE OF POLLUTANTS OR HAZARDOUS SUBSTANCES: Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause the escape, release or dispersal of those substances. Redstone shall have no liability to the Client under any circumstances, for the escape, release or dispersal of pollutants or hazardous substances, unless such pollutants or hazardous substances have been specifically and accurately identified to Redstone by the Client prior to the commencement of Redstone's professional services.

7. INDEPENDENT JUDGEMENTS OF CLIENT: The information, interpretations and conclusions in the Report are based on Redstone's interpretation of conditions revealed through limited investigation conducted within a defined scope of services. Redstone does not accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.

REVIEW OF TREE INVENTORY AND PRESERVATION PLAN REPORT

Presented to: Ken Scullion, Senior Planner, Municipality of Port Hope
Project: 4242 County Road 2 - Review of Arborist Assessment Report
Date: August 5, 2025
CIMA+ Ref.: Z0030369

1. Introduction

The Municipality of Port Hope requested that CIMA+ provide a review of the Tree Inventory and Preservation Plan Report prepared for a Draft Plan of Subdivision for 12 new residential lots and a stormwater management pond at 4646 County Road 2 in Port Hope, to advise if the recommendations proposed in the report are adequate to protect the trees on the property.

The Draft Plan of Subdivision (February 2025) and Functional Servicing Report (April 14, 2025) were provided by the Municipality for context of what is being proposed on the property.

2. Comments

The following comments are provided on the Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., 7 June 2024:

1. The report does not acknowledge the requirements of the Municipality's Tree Protection By-Law 75-2021; a Certificate of Compliance is required to injure or destroy a tree on a property subject to development approval.
2. Some of Tree Protection Plan Notes on the Tree Inventory & Preservation Plan appear to not be specific to the Municipality of Port Hope.

3. Recommendations

The Methodology section of the Tree Inventory and Preservation Plan Report indicates that some trees were not included on the topographic survey, at that the location of those trees were located using aerial imagery and in-field estimations. It was noted that additional topographic survey should be completed to locate and determine ownership of these trees, particularly along the northwestern property boundary. The location of all trees should be verified through topographic survey. This is

REVIEW OF TREE INVENTORY AND PRESERVATION PLAN REPORT

August 5, 2025
CIMA+ Ref.: Z0030369

particularly important for trees that are along neighbouring property (to verify ownership and ensure that tree preservation setbacks can be achieved).

An updated Tree Protection Plan should be submitted during detailed design, showing existing and proposed grading to ensure that tree protection proposed is adequate. This plan should be provided when grading information is available during detailed design, and it should be ensured that it meets the requirements of Schedule "A" of the Tree Protection By-Law.

A Landscape Plan and details must be provided as per Schedule "A" of the Tree Protection By-Law, showing the locations and species of proposed planting. Planting should consider compensation for trees identified for removal, and appropriate planting for the development.

Prepared by:



Lisa Cullen, ISA Certified Arborist, ON-0741A

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

July 23, 2025

Ken Scullion, MCIP, RPP
Senior Planner - Planning and Development Services
Municipality of Port Hope
56 Queen Street, Port Hope, ON. L1A 3Z9
t. 905.885.2431 ext. 2516
e. kscullion@porthope.ca

Dear Ken Scullion,

RE: 4646 County Road 2 - ZB03-2023 / SU01-2025

I would like to acknowledge receipt of your correspondence, which was received June 20th, 2025, regarding the above noted project.

As you may be aware, the area in which this project is proposed is situated within the Traditional and Treaty 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.

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

Please make this payment to Alderville First Nation and please indicate the project name or number on the cheque. 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. 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 **4646 County Road 2 - ZB03-2023 / SU01-2025**, 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 Manager, at 905-352-2662 or via email at jkapyrka@alderville.ca.

Yours sincerely,



Chief Taynar Simpson
Alderville First Nation



CANADA POST
Delivery Planning
1860 Midland Ave, 2nd Fl
Scarborough Ont. M1P 5A1

POSTES CANADA
Delivery Planning
1860 Midland Ave, 2nd Fl
Scarborough Ont. M1P 5A1

July 31, 2025

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

Reference: Draft Plan of Subdivision (SU01-2025) & Zoning By-law Amendment
Application (ZB03-2025)
4646 County Road 2
Municipality of Port Hope

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

Service type and location

1. Canada Post will provide mail delivery service to this development through Community Mailboxes.
2. **Detached and Townhouses dwellings:** Will be serviced through Community Mailbox. The location of these sites are determined between my department (Canada Post Delivery Planning)
3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.
4. Please see attached linked for delivery standards:
http://www.canadapost.ca/cpo/mr/assets/pdf/business/standards_manual_en.pdf

Yours Truly,

Chris Wilson
Delivery Services Officer | Delivery Planning
1395 Tapscott Rd
2nd Floor
Scarborough, ON, M1X 0A1
416-262-7408
Chris.Wilson@canadapost.ca

Additional Developer Requirements:

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

July 23, 2025

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

Attention: Ken Scullion, MCIP, RPP
Senior Planner
Planning and Development Services

Re: Draft Plan of Subdivision File No.: SU01-2025
Zoning By-law Amendment File No.: ZB03-2023
4646 County Road 2, Welcome
KPR File No.: POR-31

Thank you for circulating the above noted application related to lands municipally known as 4646 County Road 2, Welcome.

Kawartha Pine Ridge District School Board (KPR) has reviewed the development proposal and understands that the proposal includes 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.

It is anticipated that this development will generate limited elementary and secondary students. Elementary students will be directed to Ganaraska Trail Public School (JK-5) and Dr. M.S. Hawkins Senior Public School (Grades 6-8). Secondary students will be directed to Port Hope High School. Currently, these schools have residual capacity to accept these students.

It should also be noted that students would be required to make their way to nearest suitable and safe bus stop location along a publicly maintained road as determined by Student Transportation Services of Central Ontario (STSCO). KPR would ask that a pedestrian network be completed to provide safe access through the site to the nearest public street.

KPR Planning staff would like to provide the following comments:

- Planning staff have no objections to the proposed draft Plan of Subdivision and Zoning By-law Amendment.
- KPR Planning staff would like to request the following conditions be included as part of draft plan approval:

Prior to the final approval of the draft plan, Kawartha Pine Ridge District School Board (KPR) shall be satisfied that appropriate clauses are contained within the Subdivision Agreement as follows:

- i. All offers of purchase and sale shall contain a statement advising prospective purchaser(s) that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities, including but not limited to accommodation in a portable classroom, a “holding school”, or in an alternate school within or outside of the community.
- ii. All offers of purchase and sale shall include a statement advising prospective purchasers that if school buses are required within the development in accordance with Kawartha Pine Ridge District School Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Services of Central Ontario.
- iii. That the Owner(s) shall agree to provide a pedestrian walkway or dedicated pedestrian use only area throughout the subdivision to accommodate and promote safe walking routes to the nearby school property and elsewhere. To clear this condition, KPR staff will require a copy of the proposed plan and details for the pedestrian route prior to entering into the Subdivision Agreement. Any Subdivision Agreement shall reflect these proposed plans and details.”

Please do not hesitate to contact the undersigned by email at 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, KPR

From: [Julia Snoek](#)
To: [Ken Scullion](#)
Subject: Re: Circulation - 4646 County Road 2 - ZB03-2023 / SU01-2025
Date: Monday, June 23, 2025 8:53:59 AM
Attachments: [image001.png](#)

Good morning Ken,
Thank you for this circulation. No comments from a PRC perspective, I can confirm PCIL request remains as stated.

Regards,

Julia Snoek
Director, Parks, Recreation and Culture

From: [Shefer, Kayla](#)
To: [Ken Scullion](#)
Cc: [Bone, Erin](#)
Subject: RE: Circulation - 4646 County Road 2 - ZB03-2023 / SU01-2025
Date: Tuesday, June 24, 2025 8:39:13 AM
Attachments: [image002.png](#)
[image003.png](#)

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Good morning,

Canadian Nuclear Laboratories (CNL) has no comments on the above noted zoning by-law amendment application or subdivision application submitted to CNL for comment on 2025 June 20 because the property is not included in the Port Hope Area Initiative Property Radiological Survey.

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

Thank you,

Kayla Shefer

Project Support Coordinator, Characterization Oversight
Historic Waste Program
Canadian Nuclear Laboratories
kayla.shefer@cnl.ca



Canadian Nuclear Laboratories | Laboratoires Nucléaires Canadiens

From: [LANDUSEPLANNING](#)
To: [Ken Scullion](#)
Subject: PORT HOPE - 4646 County Road 2 - SU01-2025
Date: Friday, July 11, 2025 9:18:06 AM

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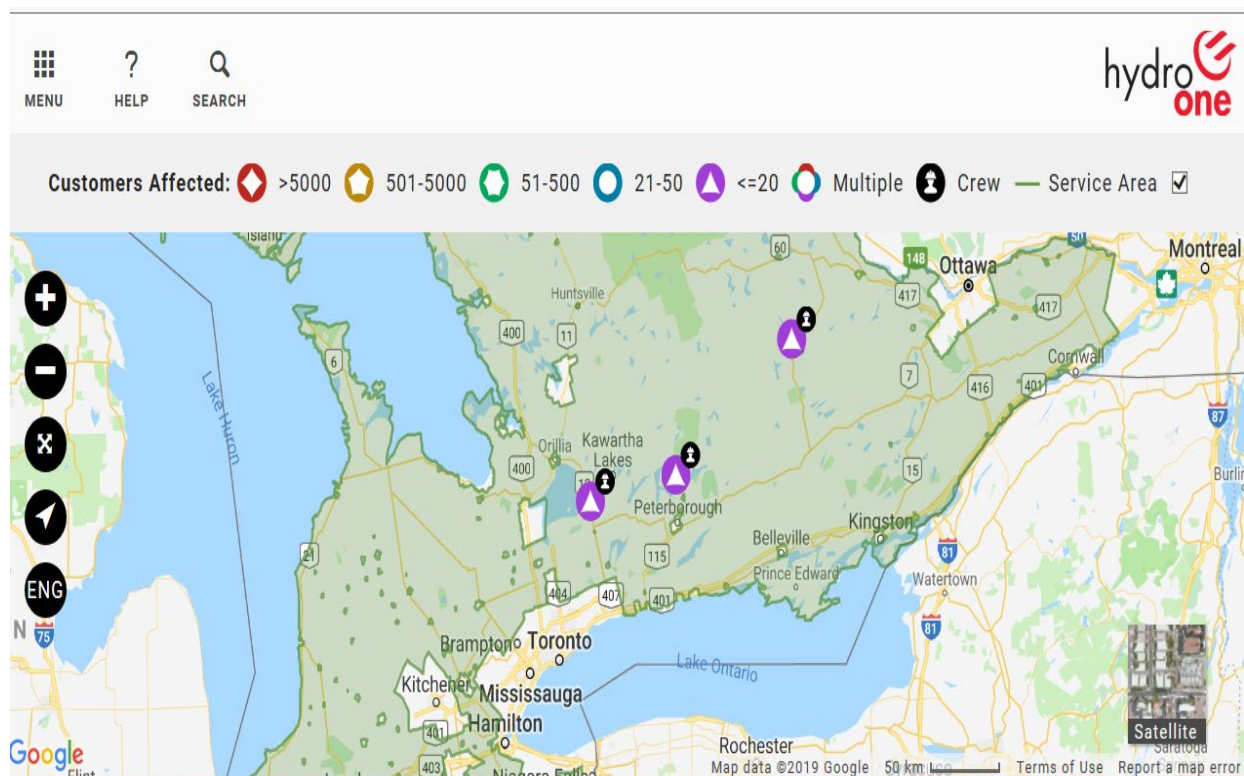
Hello,

We are in receipt of your Application for Subdivision, SU01-2025 dated 2025-06-20. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com