



Municipality of Port Hope

Staff Report

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Report Title: Complete Applications
Draft Plan of Subdivision Application (SU01-2022)
Zoning By-law Application (ZB02-2022)

Report to: Planning & Development Committee

Date of meeting: June 7, 2022

Report Author:

Theodhora Merepeza, Manager, Planning

Department responsible:

Planning & Development

Report Number: PD-19-22

Recommendation:

That this report be received for information and;

That Staff be directed to prepare for the notification and public meeting requirements in accordance with the *Planning Act*.

Highlights:

- The Municipality of Port Hope has received a Draft Plan of Subdivision application and Zoning By-law Amendment application for the lands municipally known as 3852 Ganaraska Road.
- The purpose of the Draft Plan of Subdivision application is to facilitate the development of 43 single detached dwellings and one block for a 10-21 unit apartment building on the subject lands.
- The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from Development 'D' zone to site specific RESV1 and RESV2, Open Space and Environmental Protection Zone to permit the proposed land uses.
- Staff considers both applications to be complete applications under Sections 34 and 51 of the Planning Act.
- A Public Meeting is proposed for July 6th, 2022 at 6:30PM.

Background:

A complete Draft Plan of Subdivision application and Zoning By-law Amendment application has been received from Monument Goemetics on behalf of Mistral Land Development Inc. for lands located east of Mill Street and north of Ganaraska Road in the Hamlet of Garden Hill (Figure 1: **Subject Lands Map**). The subject lands have a lot

area of 36.6 ha and are legally described as Part of Lot 16 Con 8, being Parts 1, 2 & 3 of Registered Plan 39R-14329 and municipally known as 3852 Ganaraska Road.

The subject lands are currently designated 'Hamlet', 'General Agriculture', 'Natural Environment' and 'Floodplain' in the Municipality of Port Hope Official Plan and are zoned Development 'D', Rural 'RU' and Environmental Protection – Floodplain 'EP-F' Overlay Zone by Zoning By-law 20/2010, as amended.

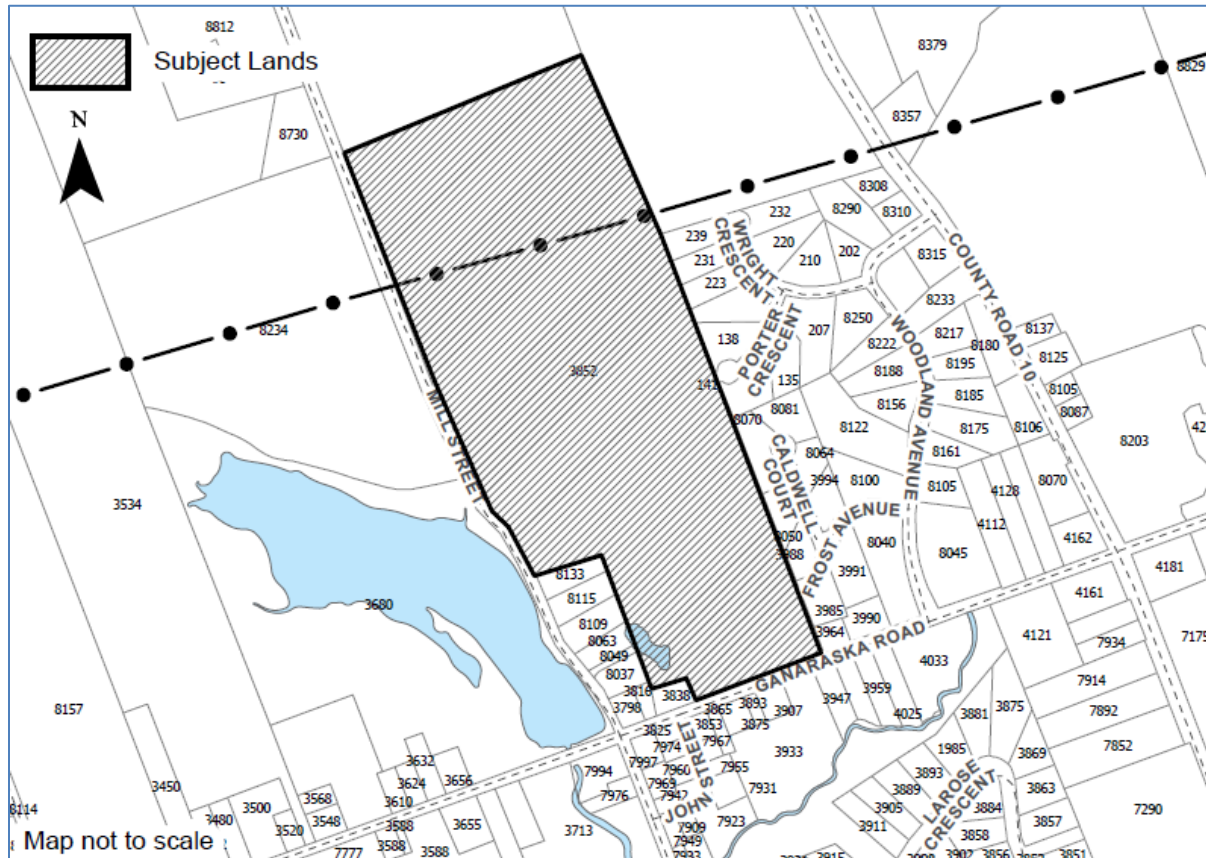


Figure 1: Subject Lands Map

Discussion:

The purpose of the proposed Draft Plan of Subdivision application is to facilitate the development of 43 single detached dwellings and one block for a 10-21 unit apartment building on the subject lands (See **Attachment 1**). The existing two-storey single detached dwelling and frame barn are proposed to be demolished.

The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from Development 'D' zone to site specific RESV1 and RESV2, Open Space and Environmental Protection Zone to permit the proposed land uses. The portion of the property located north of hydro lines, which is currently zoned Rural 'RU' Zone and is located outside of the Hamlet, will not be changed as a result of the proposed zoning amendment.

Pursuant to the *Planning Act*, Planning Staff will notify the prescribed individuals and agencies regarding the receipt of the complete applications.

Financial Considerations:

There are no anticipated negative financial implications imposed on the Municipality as a result of these applications. The applicant has submitted the required fees.

Communication and Public Engagement:

Once the applications are considered complete, then the technical review from the applicable departments and agencies begins as well as commencement of the Public consultation/engagement process.

In accordance with the *Planning Act*, a combined Notice of Complete Applications and Public Meeting will be mailed to all assessed persons within 120 metres of the subject lands. The notice will be published in local newspaper (Northumberland News) and posted on the municipal website. All the comments received from local residents concerning the subject applications will be made public and attached to the public meeting agenda.

A dedicated page will be created under the Municipality's website. The page will contain links to all the materials submitted by the applicant as well as Notices and Memos prepared by staff to date. The website enables feedback to be submitted by the residents throughout the review process. This page will be updated periodically.

Additionally, a Notice will be posted at the site of the proposed Draft Plan of Subdivision and Zoning By-law Amendment on Mill Street and Ganaraska Road.

As part of the application process, Council must convene a formal "statutory" Public Meeting pursuant to the *Planning Act*. The Public Meeting is being scheduled for July 6, 2022. At the Public Meeting, staff will present a report that will provide an overview of the planning applications, associated reports, planning legislation and comments received to date. No formal recommendations are provided in the staff report and no Council decision is rendered. The public can provide input to the Municipality's Council and staff at any point prior to Council's decision.

A Planning Recommendation report will be prepared after the statutory Public Meeting and will be presented to a Committee of the Whole meeting, prior to Council rendering a decision.

The Municipality of Port Hope encourages applicants to hold a public open house early in the process, but it is purely voluntary. It is staff's understanding that the proponent will hold an open house on June 22nd, 2022.

Conclusion:

1. Staff considers the application for a Zoning By-law Amendment (ZB02-2022) for lands municipally known as 3858 Ganaraska Road to be a *complete application* under Section 34 (10.4) of the *Planning Act*.

2. Staff considers the application for a Draft Plan of Subdivision (SU01-2022) for lands municipally known as 3858 Ganaraska Road to be a *complete application* under Section 51(17) of the *Planning Act*.
3. A Public Meeting to consider both applications is proposed for July 6, 2022 as per requirements of the *Planning Act*.

Notice of the Complete Applications and Public Meeting is in accordance with the provisions of Section 34 and 51 of the *Planning Act*.

Attachments:

Attachment 1: *Proposed Draft Plan of Subdivision*