



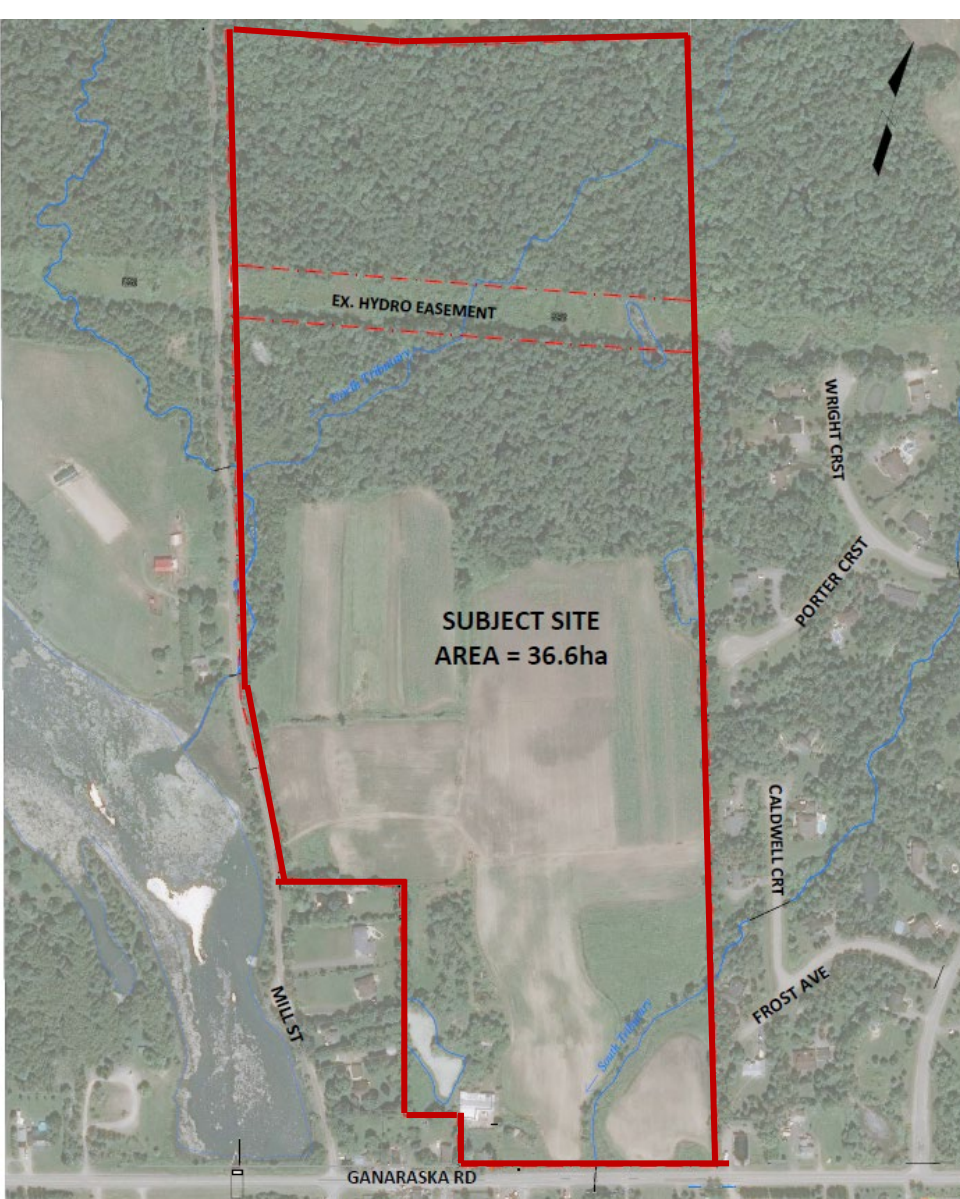
Garden Hill Estates

Application for:
Zoning By-law Amendment
Draft Plan of Subdivision

August 3, 2022



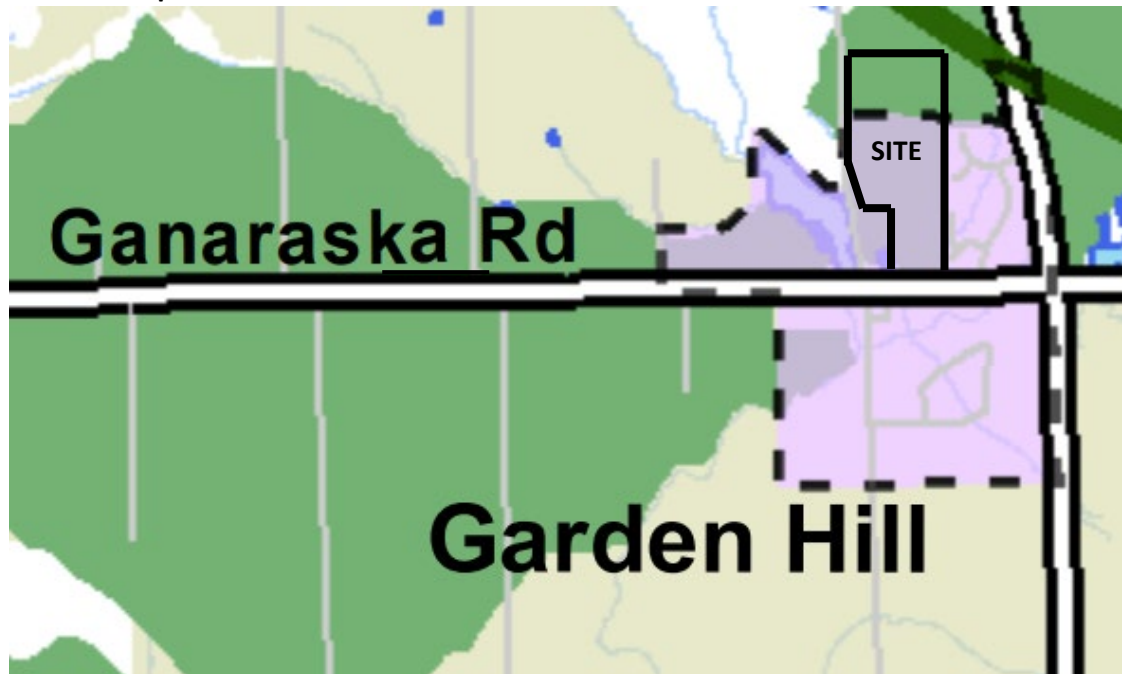
- Subject Site Location
- Planning Policy Considerations
- Proposed Concept
- Zoning By-law Amendment
- Supporting Reports and Studies
- July Open House Feedback
- Environmental Considerations
- Groundwater Considerations
- Traffic Considerations
- Multi-Residential Concept Plan
- Sample Dwelling Plans



Subject Site

Northumberland County Official Plan

- Designated Rural Settlement Area
- Northumberland County is focused on growth in Rural Settlement Areas
- Vitality and regeneration of Rural Settlement Areas to be promoted
- Intention for Rural Settlement Areas to become complete communities



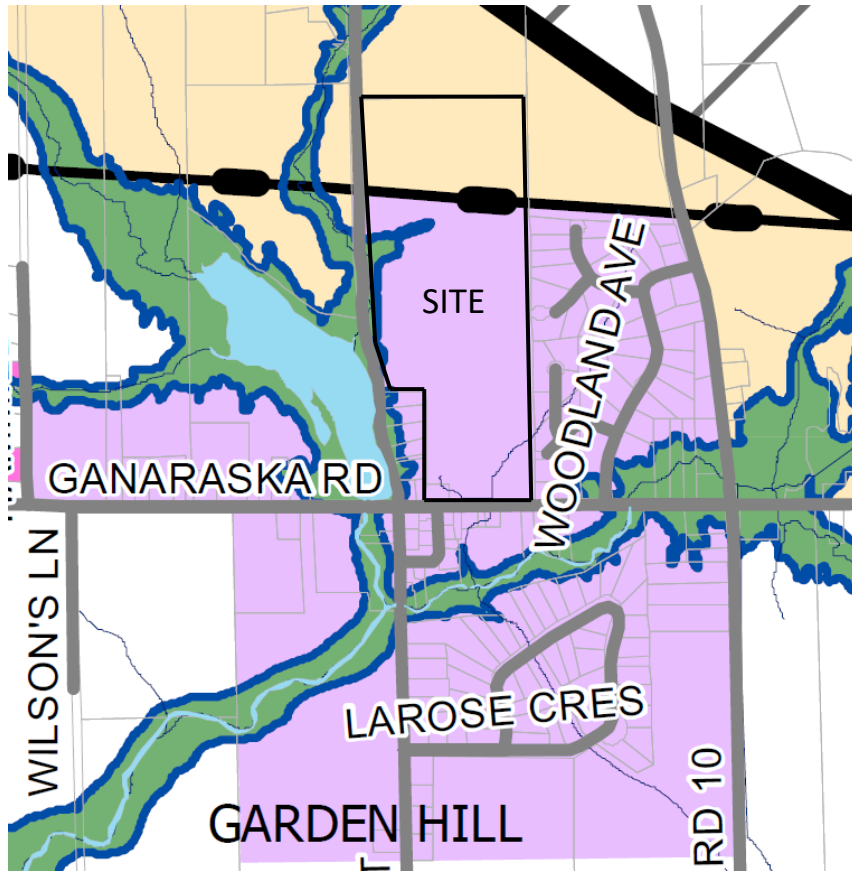
Land Use Designations

- Urban Area
- Rural Settlement Area
- Major Employment Area (Preferred Location)
- Agricultural Area
- Rural Area
- Oak Ridges Moraine
- Environmental Protection Area

Municipality of Port Hope Official Plan

Land Use

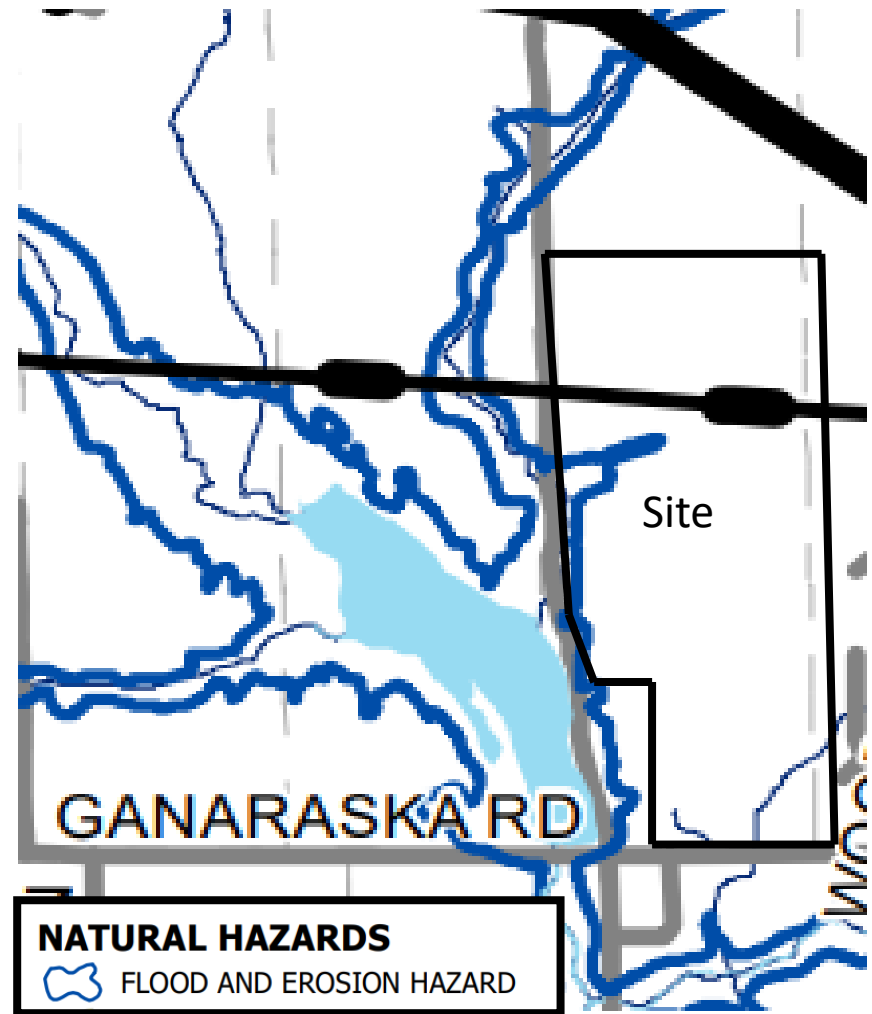
- Designated Hamlet and General Agriculture



Municipality of Port Hope Natural Hazards Official Plan

Development Constraints









































- Flood limits are present along the west boundary of Site.

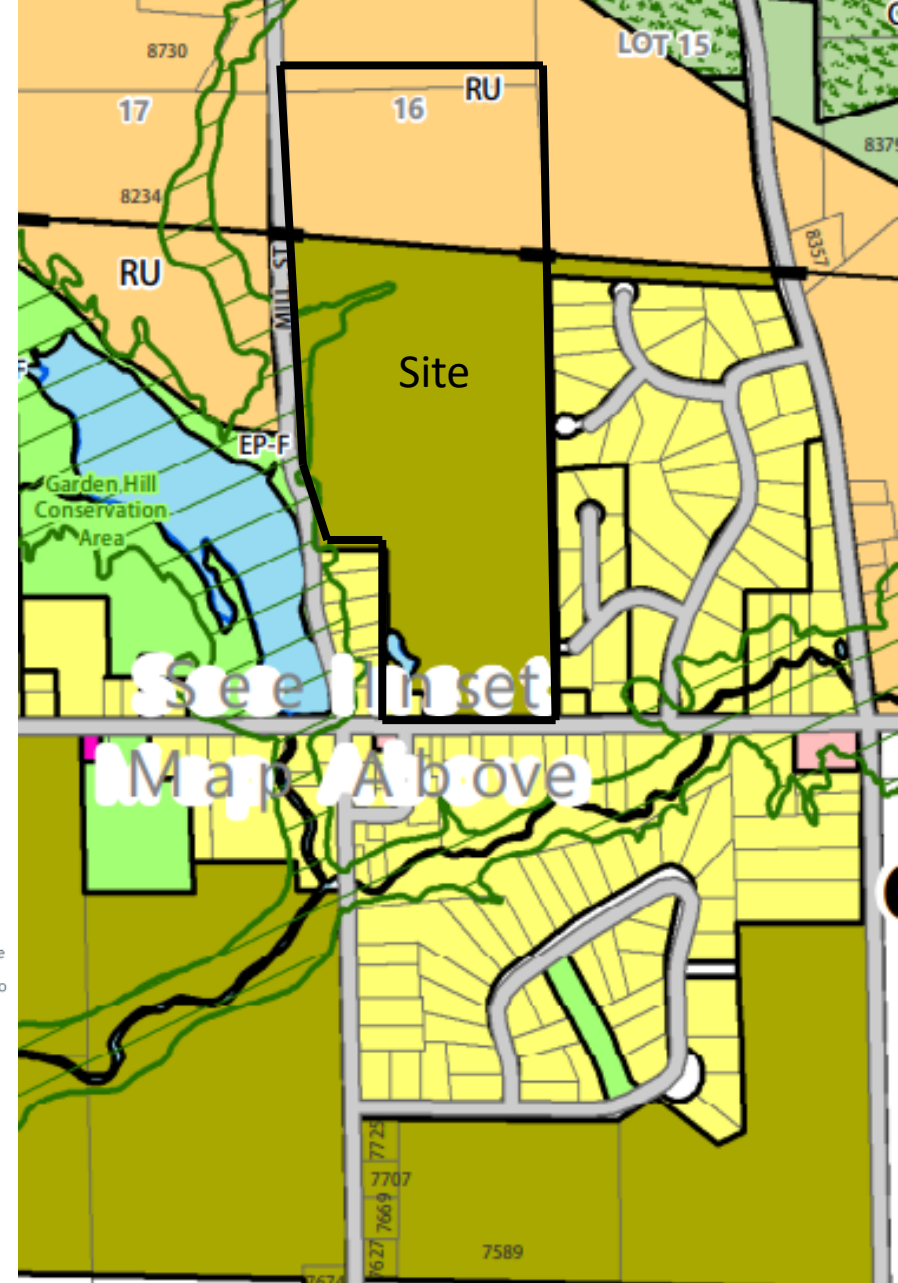


Municipality Of Port Hope Rural Zoning Map

- Designated Hamlet Rural (RU) and Development (D)
- Residential One, low-density, permits single detached dwellings
- Development designated for development in the Official Plan
- Extension of existing residential areas on neighboring properties

Legend

	A - Agricultural		EP - Environmental Protection		RES1-4
	COM1 - Neighbourhood Commercial		IR - Rural Institutional		RES1-5
	COM2 - General Commercial		IU - Urban Institutional		RES2-1
	COM3 - Downtown Commercial		ORM-C - Oak Ridges Moraine Core		RES2-2
	COMR - Rural Commercial		ORM-EP - Oak Ridges Moraine Environmental Protection		RES3
	COMV - Hamlet Commercial		ORM-L - Oak Ridges Moraine Linkage		RES4
	D - Development		ORM-MX - Oak Ridges Moraine Extractive Industrial		RESE - Estate Residential
	D-W - Development Waterfront		ORM-RU - Oak Ridges Moraine Rural		RESR - Rural Residential
	EMP1 - General Employment		ORM-V - Oak Ridges Moraine Hamlet		RESV1 - Hamlet Residential One
	EMP2 - Service Employment		OS - Open Space		RESV2 - Hamlet Residential Two
	EMPG - Power Generation		OSR - Major Recreational		RU - Rural
	EMPR - Rural Employment		RES1-1		T - Transportation
	EMPW - Waste Management Area		RES1-2		
	EMPX - Extractive		RES1-3		





- 43 single family detached dwellings
- $\frac{3}{4}$ acre lots
- Two rural roadways
- Multi-residential building fronting on Ganaraska Rd.

Proposed Concept

Rural (RU) north of hydro easement
(Block 107)

- Shall remain the same

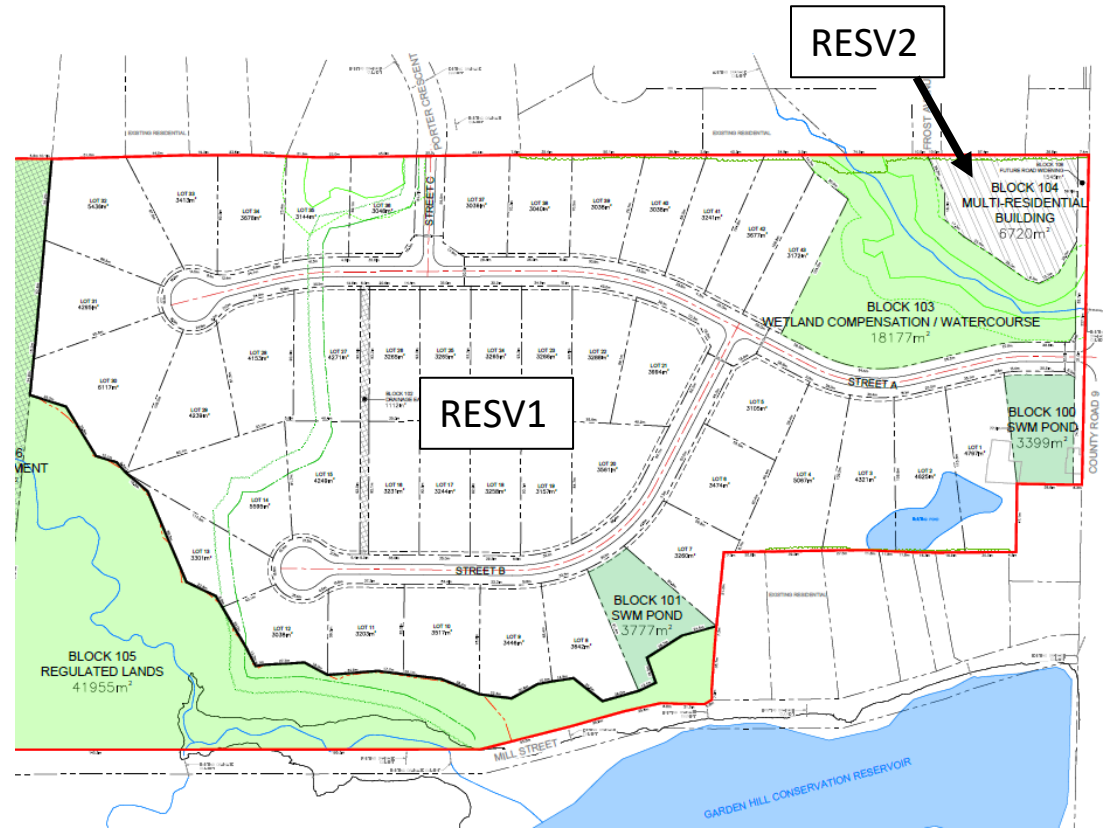
Development (D) Zone south of hydro easement to be rezoned as follows:

Hamlet Residential One Exception (RESV1)

- 43 single detached dwelling lots
- Low density residential development within designated Hamlet

Hamlet Residential Two Exception (RESV2)

- Proposed Block 104 for Multi-Residential Building
- RESV2 permits more residential uses than RESV1 such as higher density units



- Setback requirements for RESV1 and RESV2 Zones
- Setback exceptions for proposed single detached lots and multi-residential building
- Non-compliance requirements in bold italics

Lot Regulation	RESV1 Zone Requirement	Proposed RESV1-Exception	RESV2 Zone Requirement	Proposed RESV2-Exception
Minimum Lot Area	2,800 sq. m	3,036 sq. m	8,000 sq. m	<i>6,720 sq. m</i>
Minimum Lot Frontage	30.0 m	<i>18.6 m</i>	30.0 m	59.7 m
Minimum Required Front Yard	10.0 m	AS REQUIRED	12.0 m	AS REQUIRED
Minimum Required Exterior Side Yard	10.0 m	AS REQUIRED	10.0 m	AS REQUIRED
Minimum Required Interior Side Yard	3.0 m	AS REQUIRED	3.0 m	AS REQUIRED
Minimum Required Rear Yard	10.0 m	AS REQUIRED	12.0 m	AS REQUIRED
Maximum Lot Coverage	30%	AS REQUIRED	30%	AS REQUIRED
Minimum Landscaped Open Space	30%	AS REQUIRED	30%	AS REQUIRED
Maximum Height	11.0 m	AS REQUIRED	11.0 m	AS REQUIRED



Environmental Protection (EP) Zone

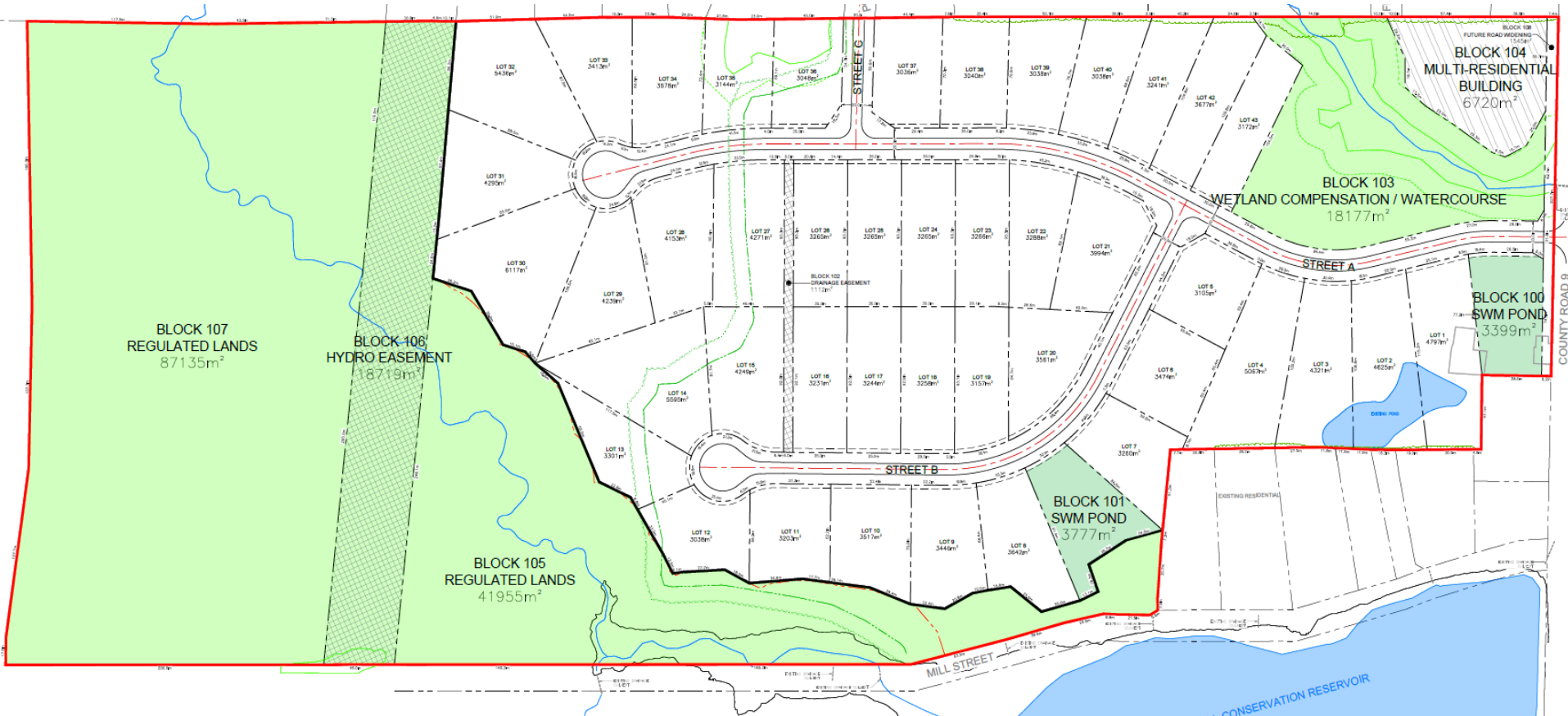
- Blocks containing natural heritage features and compensation areas (Blocks 103, 105, 107)
- Portions of lots that contain Significant Woodland and dripline setback

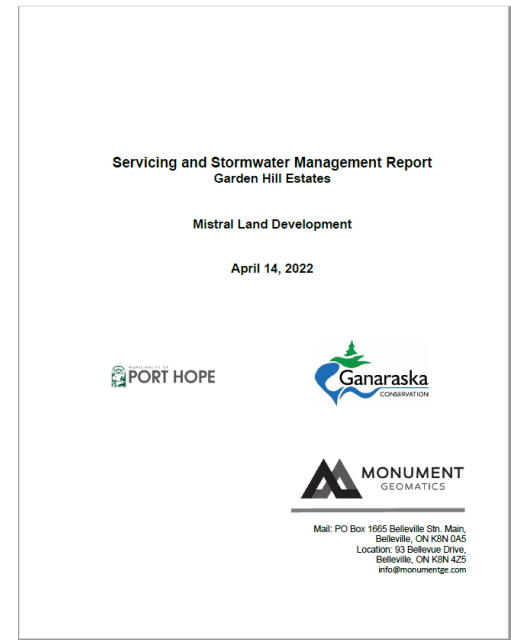
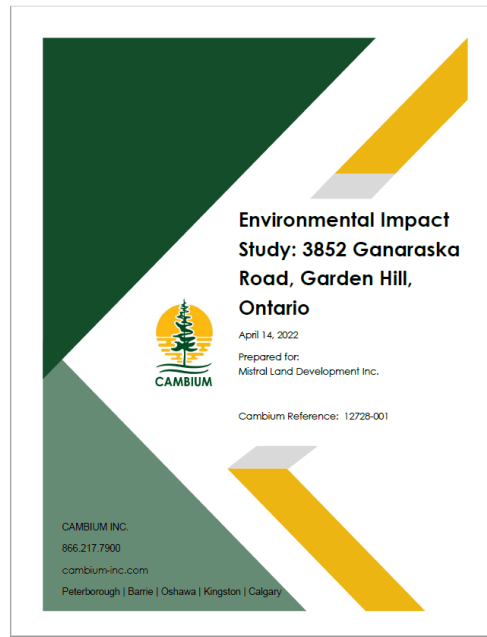
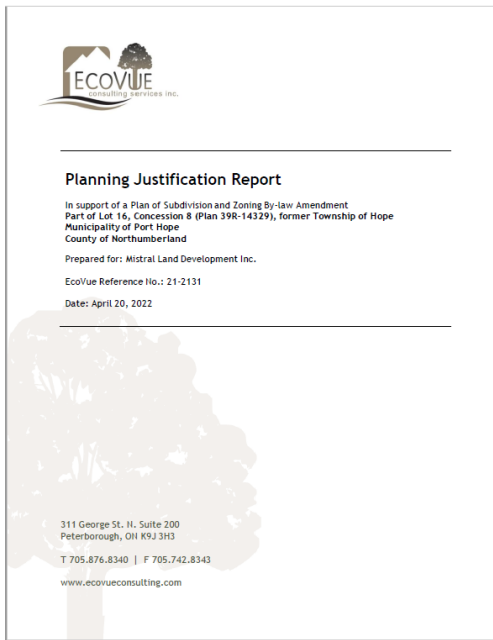
Open Space (OS) Zone

- Stormwater blocks (Blocks 100-102)

Easements

- Hydro easement (Block 106) and drainage easement





- ✓ Topographic Survey and Legal Plans
- ✓ Planning Justification Report
- ✓ Environmental Impact Study
- ✓ Hydrogeological Study
- ✓ Geotechnical Study
- ✓ Traffic Impact Study
- ✓ Site Access Justification
- ✓ Functional Servicing and Stormwater Management Report
- ✓ Phase 1 Environmental Site Assessment
- ✓ Draft Plan of Subdivision
- ✓ Wetland Delineation

Available on the
Municipality of
Port Hope
Website



Current Planning Applications

Find out about the proposed and upcoming changes happening in Port Hope.

[Find current planning applications](#)

Environmental:

- Impact to the wetland
- Loss of woodland

Hydrogeological:

- Groundwater supply
- Impacts of septic systems

Traffic:

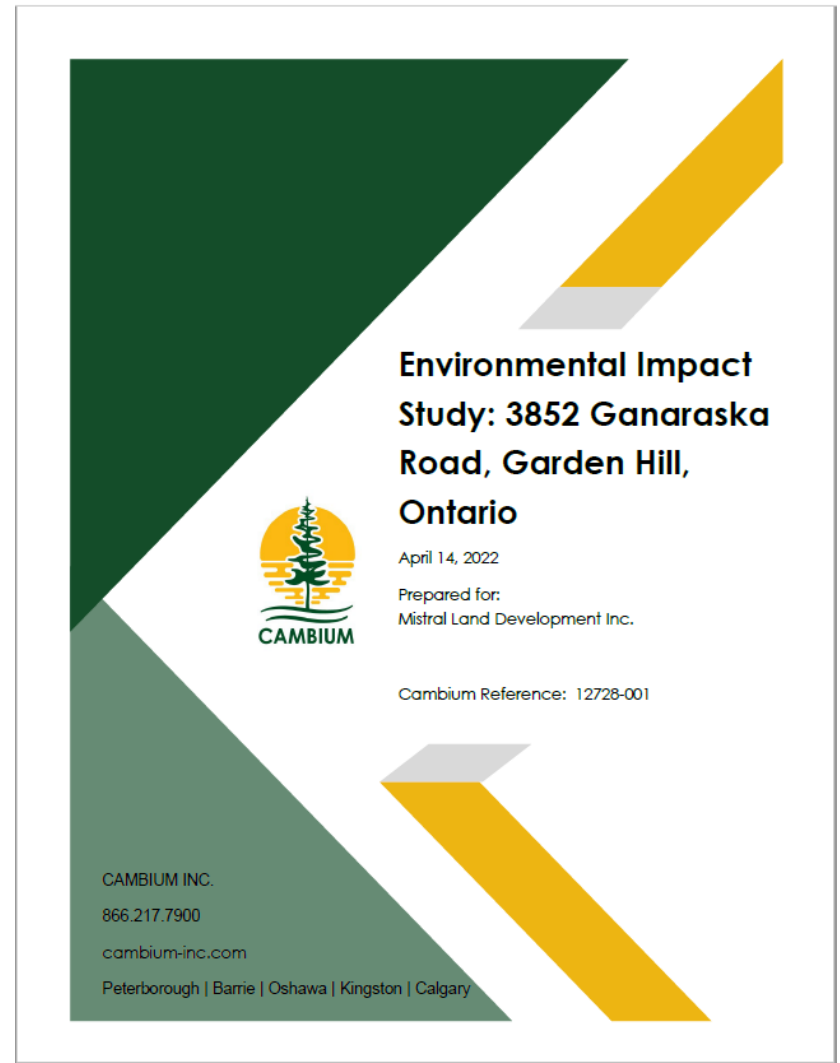
- Increased traffic volumes

Planning:

- Multi-residential building out of character for hamlet
- Lack of greenspace and parkland



- Field studies and Environmental Impact Study completed by Cambium
- EIS recommendations include:
 - Feature protection
 - Enhancement for setbacks
 - Compensation for natural features
- In conformity with natural heritage policies
- Further studies underway and consultation with MECP

The image shows the cover of an Environmental Impact Study report. The cover features a white background with large, abstract geometric shapes in dark green, light green, and yellow. The Cambium logo, which includes a stylized tree and the word 'CAMBIUM', is centered. The title 'Environmental Impact Study: 3852 Ganaraska Road, Garden Hill, Ontario' is prominently displayed in the upper right. Below the title, the date 'April 14, 2022' and the client 'Mistral Land Development Inc.' are listed. A reference number 'Cambium Reference: 12728-001' is also present. At the bottom left, contact information for Cambium Inc. is provided, including a phone number, website, and a list of office locations: Peterborough, Barrie, Oshawa, Kingston, and Calgary.

Environmental Impact Study: 3852 Ganaraska Road, Garden Hill, Ontario

April 14, 2022

Prepared for:
Mistral Land Development Inc.

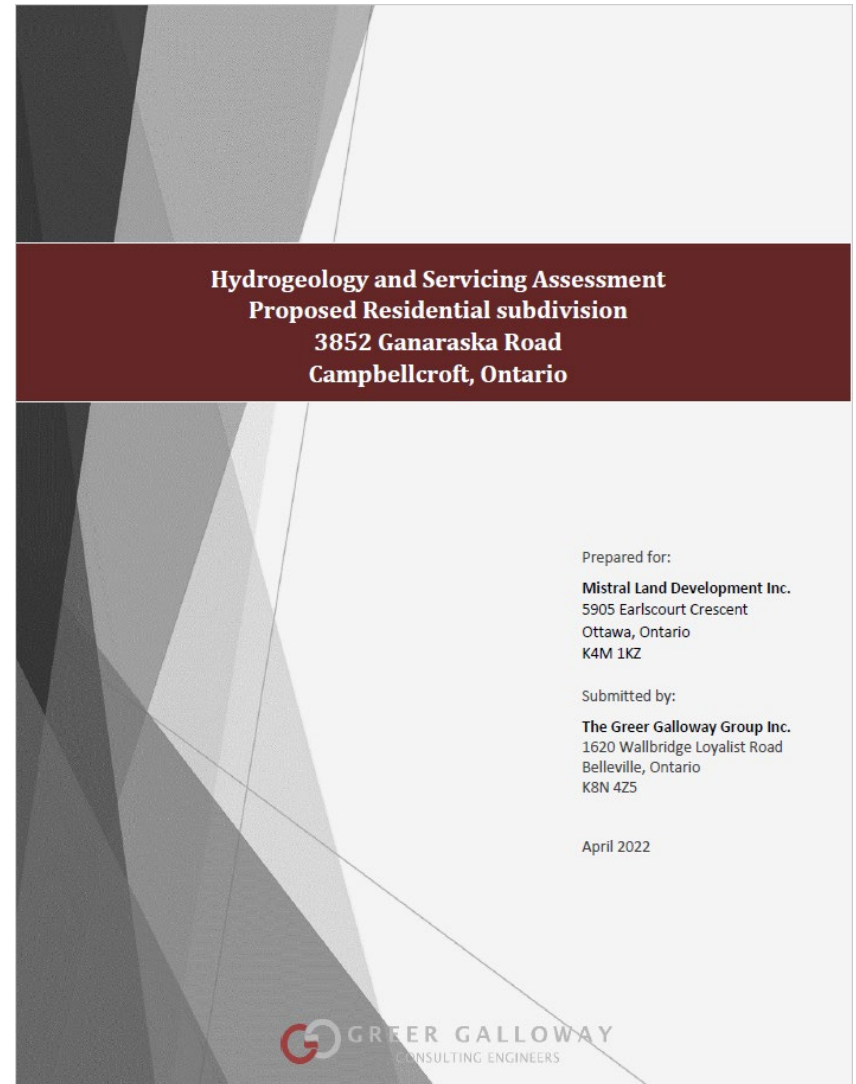
Cambium Reference: 12728-001

CAMBIUM INC.
866.217.7900
cambium-inc.com
Peterborough | Barrie | Oshawa | Kingston | Calgary

Hydrogeological and Servicing Assessment completed by Greer Galloway

- Three monitoring wells installed
- Four test wells with pumping tests

- Findings include:
 - Favourable soils for septic systems
 - Deep confined aquifer
 - No anticipated well interference
 - Proposed lot density can be supported by wells and individual septic systems



- Transportation Impact Study completed by Tranplan Associates.
- Site traffic volumes can be accommodated on existing roads and intersections.
- Future roads to be constructed to Municipality of Port Hope and Northumberland County standards.



Garden Hill Estates
Residential Subdivision
3862 Ganaraska Road
Garden Hill, Ontario

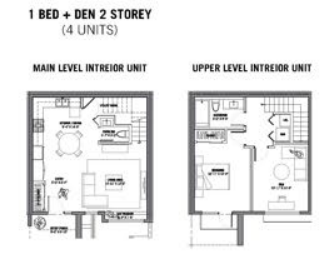
Municipality of Port Hope

Traffic Study Report

Prepared by:
Tranplan Associates
PO Box 455
Lakefield, ON
K0L 2H0
www.tranplan.com

Mistral Land Development Inc.
Per Monument Geomatics
March, 2022

Sample Multi-Residential Building



RURAL MULTI-RESIDENTIAL BUILDING



VIEW OF MULTI-RESIDENTIAL BUILDING FROM GANARASKA RD
GARDEN HILL ESTATES | COMMUNITY MEETING

Multi-Residential Concept Plan





The Cole Estate
2266 sq. ft



The Cortesis Estate
2464 sq. ft



The Hamilton Estate
2740 sq. ft

Sample Single-Detached Dwellings



MONUMENT
GEOMATICS

Thank you