

Municipality of Port Hope Public Meeting

3852 Ganaraska Road

Draft Plan of Subdivision (SU01-2022)
Zoning By-law Amendment (ZB02-2022)

Theodhora Merepeza, Manager, Planning

August 3, 2022



MUNICIPALITY OF

PORT HOPE

Overview of Presentation

- Subject Lands
- Surrounding Land Uses
- Natural Heritage
- Current Development Applications
 - Draft Plan of Subdivision
 - Zoning By-law Amendment
- Overview of Applicable Provincial Policies – High level
- Overview of the Official Plan Policies – High level
- Public Consultation
- Next Steps

Subject Lands

- Area of 36.6 ha
- 227.7 metres of frontage on Ganaraska Road;
- Existing barn and storage building;
- Site of agricultural lands, woodlands, wetlands, vernal ponds, two watercourses situated in the Ganaraska River Watershed, and a hydro corridor;
- Existing access off of Ganaraska Road.

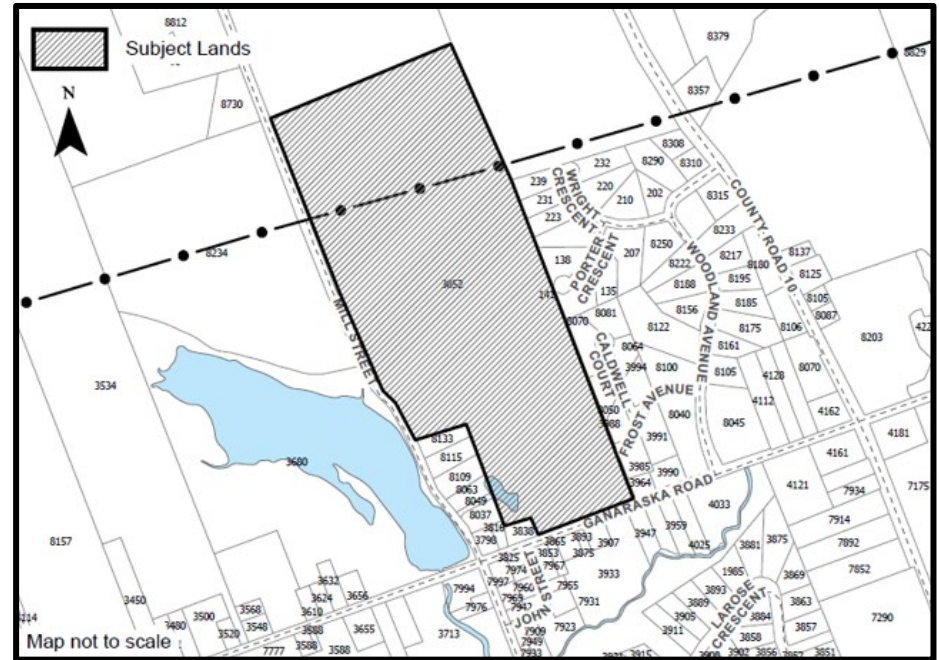


Figure 1: Subject Lands Map

Surrounding Land Uses



Figure 2: Subject Lands Image from Google Earth

The subject lands are surrounded by:

- Agricultural lands, Oak Ridges Moraine, and a hydro corridor to the north;
- Agricultural lands and the Garden Hill Conservation Area to the west;
- Residential and Commercial lands to the south; and
- Residential and agricultural lands to the east.

Natural Heritage

- The subject lands are within 120 m of the following natural heritage or hydrologic features:
 - Significant Woodland
 - Wetlands (non-significant);
 - Watercourses/Waterbodies;
 - Candidate Significant Wildlife Habitat (SWH);
 - Barn Swallow SWH
 - Earth Science Area of Natural Scientific Interest (ANSI):
Garden Hill Pitted Outwash



- LEGEND**
- 120 m Adjacent Lands
 - Site (37 ha)
 - Vegetation Communities
 - Wetland Boundary (Delineated with GRCA)
 - Wetland
 - Field Verified Watercourse
 - Culvert
 - Drainage Feature
 - Pond
 - Vernal Pool
 - Watercourse, Permanent (Ontario Hydro Network Mapping)
 - Minnow Trap
 - Breeding Bird Survey Stations (BBS)
 - Bat Maternity Roost Survey Plot Points
 - Amphibian Breeding Survey Stations (MMP)

Notes:
 - Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).
 - Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
 - Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages or legal purposes. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



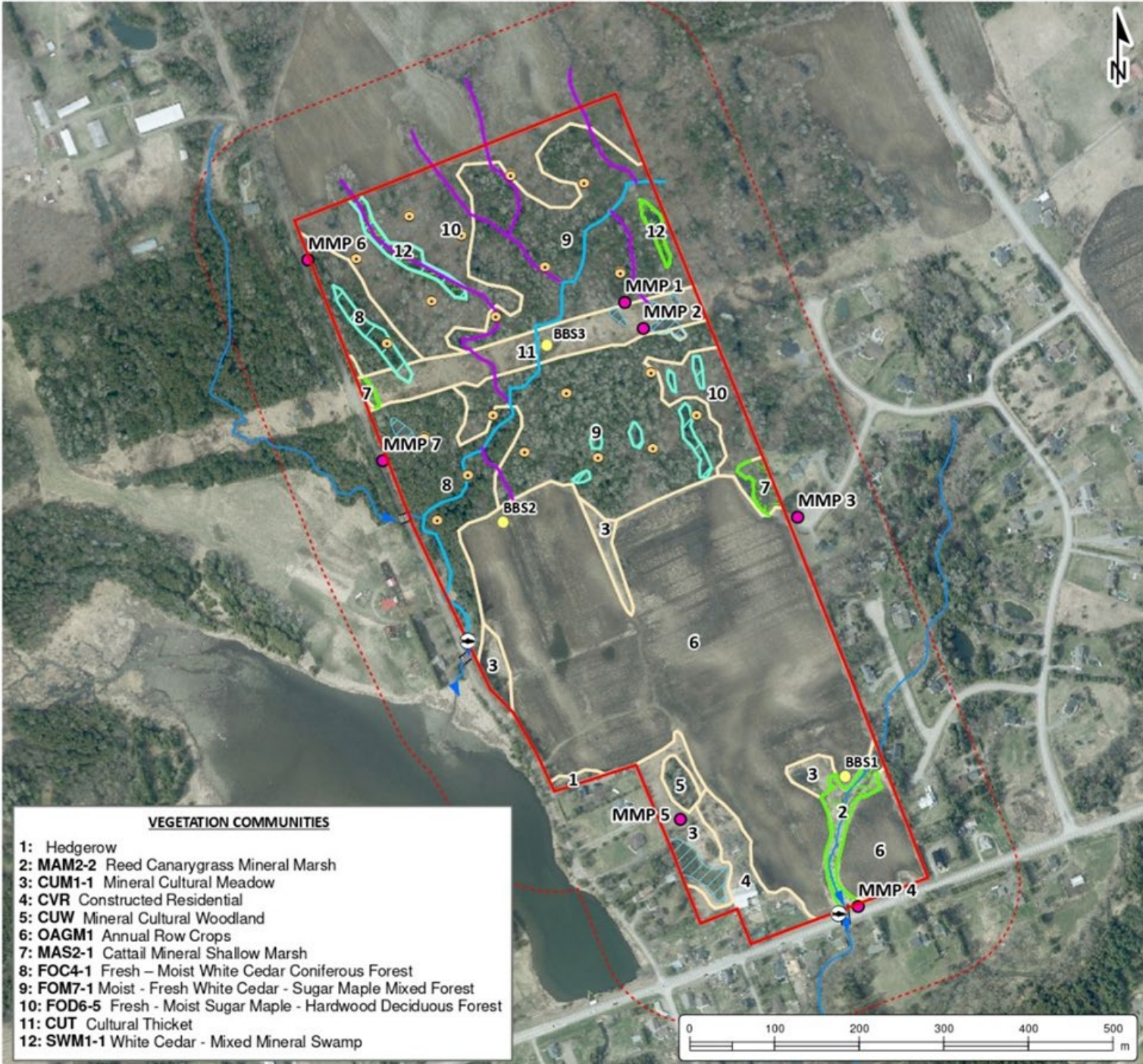
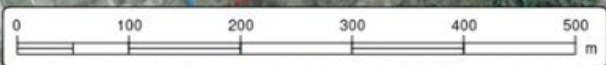
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 Peterborough, Ontario, K9H 1E5
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**NATURAL HERITAGE FEATURES
AND SURVEY LOCATIONS**

Project No.:	12728-001	Date:	September 2021
		Rev.:	March 2022
Scale:	1:6,500	Projection:	NAD 1983 UTM Zone 17N
Created by:	DJL	Checked by:	JPP
		Figure:	2

VEGETATION COMMUNITIES

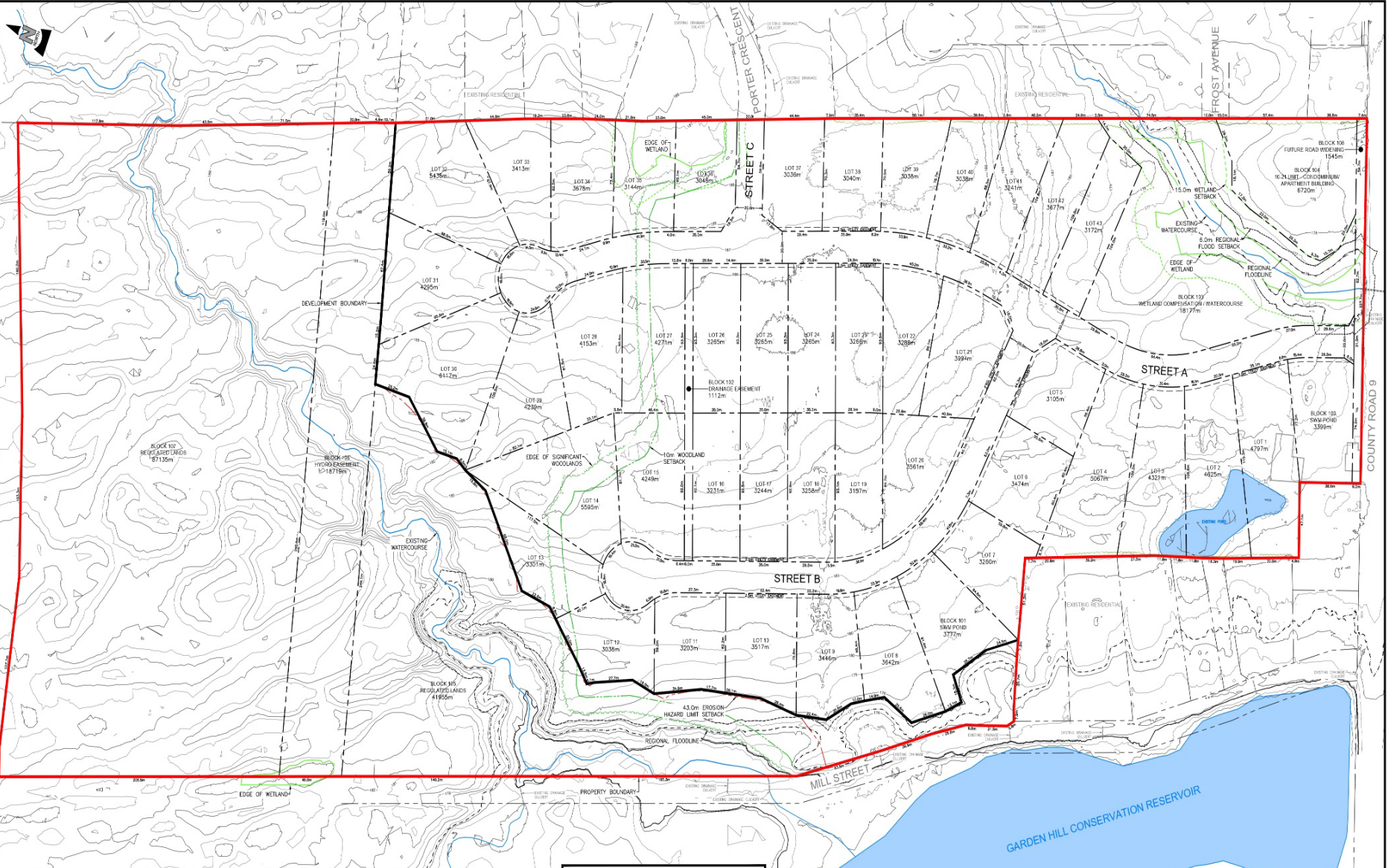
- 1: Hedgerow
- 2: MAM2-2 Reed Canarygrass Mineral Marsh
- 3: CUM1-1 Mineral Cultural Meadow
- 4: CVR Constructed Residential
- 5: CUW Mineral Cultural Woodland
- 6: OAGM1 Annual Row Crops
- 7: MAS2-1 Cattail Mineral Shallow Marsh
- 8: FOC4-1 Fresh – Moist White Cedar Coniferous Forest
- 9: FOM7-1 Moist - Fresh White Cedar - Sugar Maple Mixed Forest
- 10: FOD6-5 Fresh - Moist Sugar Maple - Hardwood Deciduous Forest
- 11: CUT Cultural Thicket
- 12: SWM1-1 White Cedar - Mixed Mineral Swamp



Development Applications

1. Draft Plan of Subdivision

- The Applicant has submitted an application for a **Draft Plan of Subdivision** that:
 - 43 lots for single detached dwellings and a 10 to 21-unit apartment building supported by private services;
 - Internal road network that will connect the proposed development to Ganaraska Road, Porter Crescent, and Frost Avenue;
 - Proposes removal of 0.18 ha (0.44 ac) of wetland features and establish a 0.35 ha (0.86 ac) wetland compensation feature at a 2:1 ratio; and
 - Proposes removal of 1.5 ha (3.70 ac) of woodland and enhance 3.0 ha (7.41 ha) of woodland using a compensation ratio of 2:1.



LAND USE SCHEDULE		
LAND USE	AREA	SITE (%)
LOTS 1-43 3036sq' MIN. RURAL RESIDENTIAL	15,99ha	43.6%
BLOCK 100, 101 - SWAMP POND	0.72ha	2.0%
BLOCK 102 - DRAINAGE EASEMENT	0.11ha	0.3%
BLOCK 103 - WETLAND COMPENSATION/WATERCOURSE	1.82ha	5.0%
BLOCK 104 - 10-21 UNIT CONDOMINIUM/APARTMENT BUILDING	0.67ha	1.8%
BLOCK 105, 107 - REGULATED LANDS	12.90ha	35.3%
BLOCK 106 - HIGHWAY EASEMENT	1.87ha	5.0%
BLOCK 108 - FUTURE ROAD WIDENING	0.15ha	0.4%
20.0m MUNICIPAL ROAD ALLOWANCE - STREET A, B, C, COUNTY ROAD 9 WIDENING	2.40ha	6.6%
SITETOTAL	36.60ha	100%

DRAFT PLAN OF SUBDIVISION
GARDEN HILL ESTATES
 PLAN 39R-14329 - PART OF LOT 16, CONCESSION 8
 MUNICIPALITY OF PORT HOPE
 COUNTY OF NORTHUMBERLAND

SCALE 1:1250

2. 22/05/26 REVISED PER MUNICIPALITY COMMENTS C.O.
 1. 18/04/22 FIRST SUBMISSION C.O.
 NO. DATE REVISION BY DATE

ADDITIONAL INFORMATION REQUIRED - SECTION 5(1)(7), PLANNING ACT

a) AS SHOWN ON THE DRAFT PLAN	g) AS SHOWN ON THE DRAFT PLAN
b) AS SHOWN ON THE DRAFT PLAN	h) WELL AND SEPTIC
c) AS SHOWN ON THE DRAFT PLAN	i) CLAY SILT TO SILTY SAND
d) SEE LAND USE SCHEDULE	j) AS SHOWN ON THE DRAFT PLAN
e) AS SHOWN ON THE DRAFT PLAN	k) NON APPLICABLE
f) AS SHOWN ON THE DRAFT PLAN	l) AS SHOWN ON THE DRAFT PLAN
(1) NOT APPLICABLE	m) NOT APPLICABLE

OWNER'S CERTIFICATE
 I AUTHORIZE MONUMENT GEOMATICS TO PREPARE AND SUBMIT THIS DRAFT PLAN FOR APPROVAL.

OWNER: MISTRAL LAND DEVELOPMENT INC.
 BY: _____
 DATE: _____

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND CORRECTLY SHOWN.

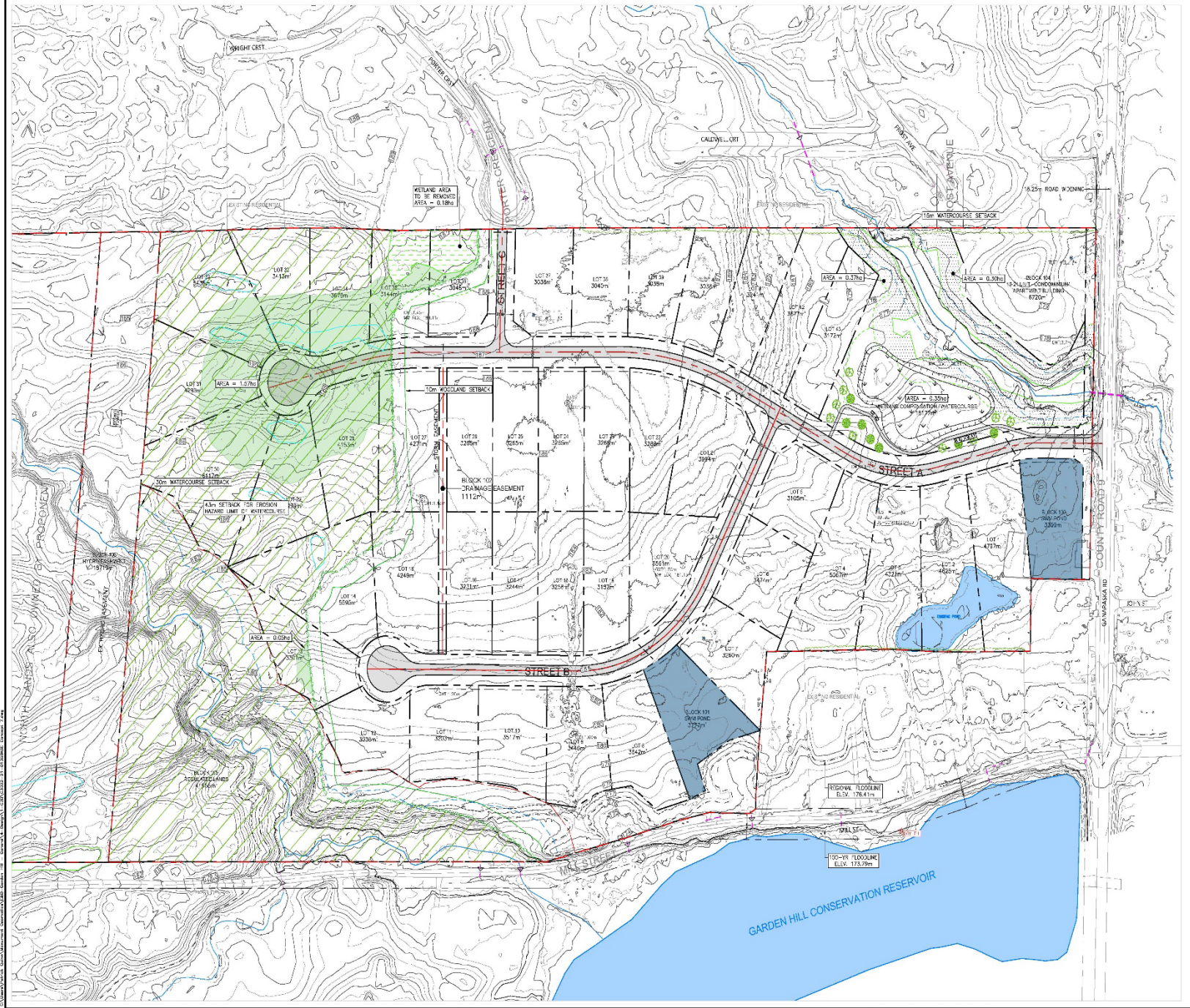
DONTARIO LAND SURVEYOR
 D.S. URSO.
 DATE: _____

KEY PLAN

PROJECT No.: 21-0135
 DRAWN: T.M.
 CHECKED: C.O.
 DATE: 22/05/26

MONUMENT GEOMATICS
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LEGEND

- PROPERTY BOUNDARY
- SECTION 400 AND AREA
- WOODLAND WETLAND
- SKY BLOCK
- RELAND COMPENSATION
- DEVELOPMENT AREA WITH 100-YR FLOOD
- SECTION 400 AND AREA TO BE REMOVED
- WATERCOURSE
- WATERCOURSE SETBACK
- 100-YR FLOOD LIMIT
- REGIONAL FLOOD LIMIT
- 60-YR FLOOD AND REGIONAL FLOOD LIMIT WITHIN BOUNDARY
- 15-YR WETLAND SETBACK
- 10-YR WOODLAND SETBACK
- DEVELOPMENT HAZARD LIMIT
- VIRTUAL FIELDS

DATE	01/18/24/22	ISSUED FOR SUBDIVISION	C.O.
NO.	1872/21	REVISION	21

NOT FOR CONSTRUCTION



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WORKSHEET PROJECT NO.	21-0135
DRAWN P.O.	
CHECKED	
ENGINEER	
DATE	2023/07/2
SCALE	HORIZ. 1"=40'
SCALE	VERT. 1"=10'


MISCELLANEOUS DEVELOPMENTS

GARDEN HILL DISTRICTS
MUNICIPALITY OF PORT HURST

SITE PLAN

PROJECT NO.

SP-01



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Development Applications

2. Zoning By-law Amendment

- The Applicant has submitted an application for a **Zoning By-law Amendment** to:
 - Rezone approximately 15.95 ha (39.4 ac) of the subject lands from Development – ‘D’ to site specific Hamlet Residential One – ‘RESV1’ and Hamlet Residential Two – ‘RESV2’;
 - Rezone approximately 2.6 ha (6.4 ac) of the subject lands to Open Space – ‘OS’; and
 - Rezone approximately 14.3 ha (35.3 ac) of the subject lands to Environmental Protection – ‘EP’.



Open Space

Environmental Protection

RESV1 (137)

Open Space

MILL STREET

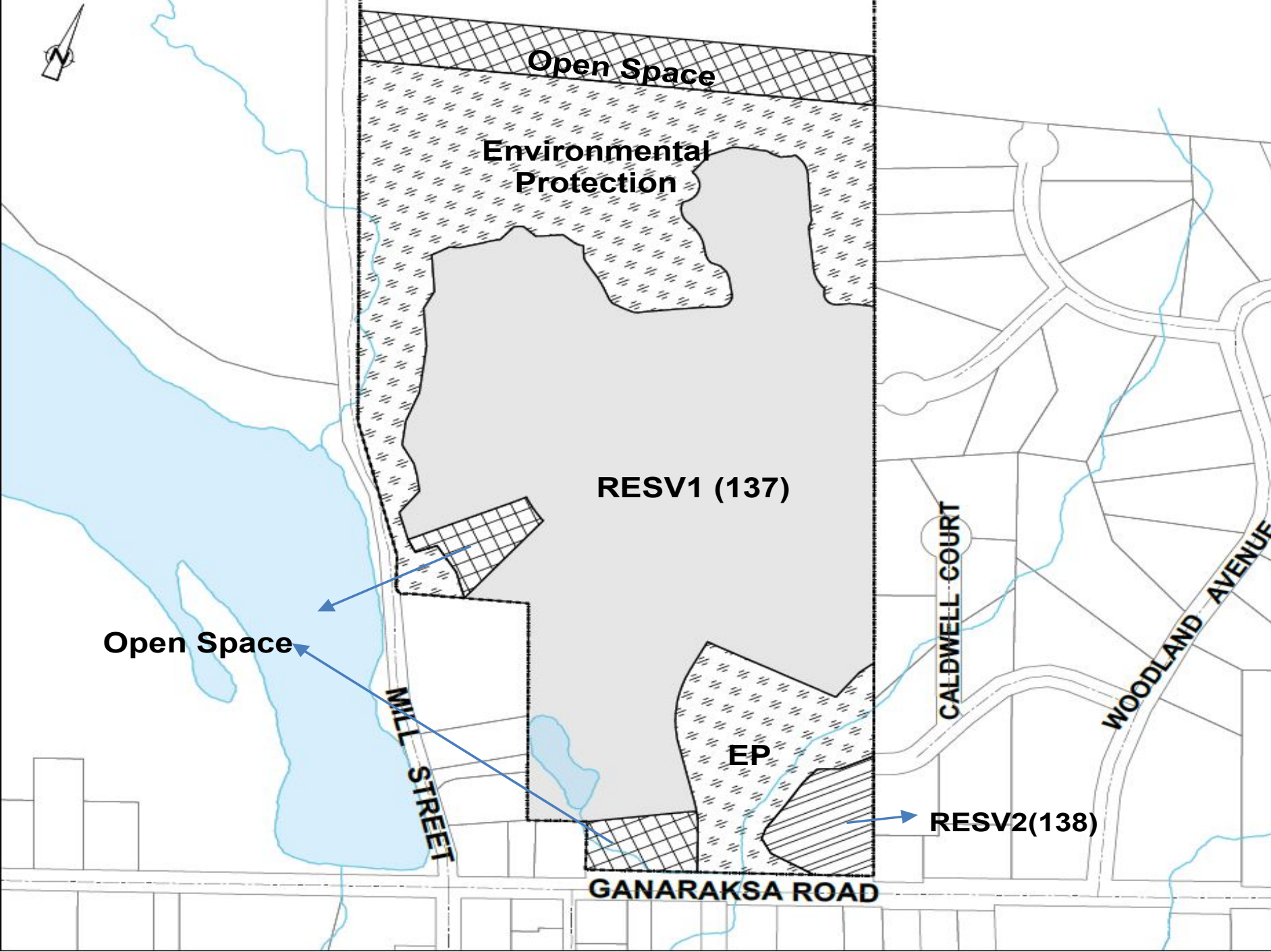
EP

CALDWELL COURT

WOODLAND AVENUE

RESV2(138)

GANARAKSA ROAD



Supporting Documents

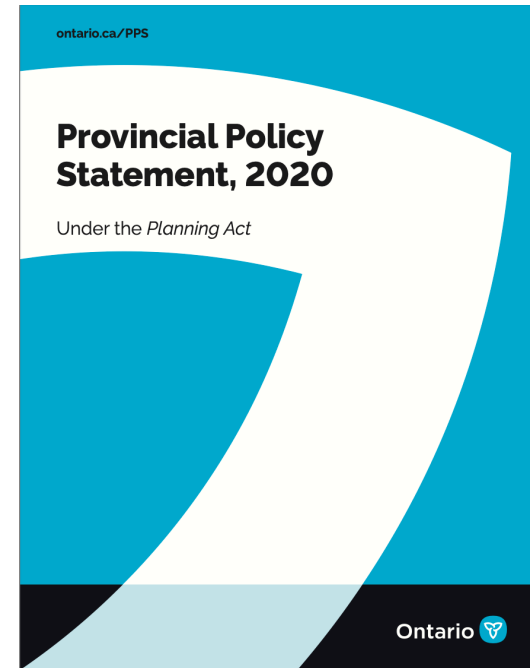
- The Applicant has submitted the following in support of the proposed **Draft Plan of Subdivision** and **Zoning By-law Amendment**:
 - Planning Justification Report;
 - Draft Concept Plan;
 - Environmental Impact Assessment (EIS);
 - Geotechnical Report;
 - Servicing and Stormwater Management Report;
 - Hydrogeology and Servicing Assessment Report;
 - Traffic Study Report;
 - Evaluation of ANSI; and
 - Phase One Environmental Site Assessment
- The Municipality retained North-South Environmental Inc. (NSE) to undertake a peer review to provide a third-party, science-based review of the Applicant's EIS.

Planning Act

- All land use planning decisions in the Province of Ontario must be consistent with Part 1(2) of the *Planning Act*, which broadly sets out matters of provincial interest.
- Section 51(24) of the Planning Act, R.S.O., 1990, C. P.13, outlines criteria that need to be satisfied when the Municipality considers a draft plan of subdivision.

Provincial Policy Statement (2020)

- The PPS categorizes the subject lands as a Settlement and Rural Area. Growth and development are to be promoted and a diverse range and mix of housing provided on private services where Municipal sewage and water services are unavailable.
- The PPS describes natural heritage, built heritage, and cultural landscapes that are to be protected in the long term. Development is not permitted unless there are no features of significance on the subject lands or no negative impacts are demonstrated as a result of site alteration.
- The PPS outlines policies related to natural and human made hazards. A Phase 1 Environmental Site Assessment was required due to the floodplain, watercourse, and reservoir on the subject lands.



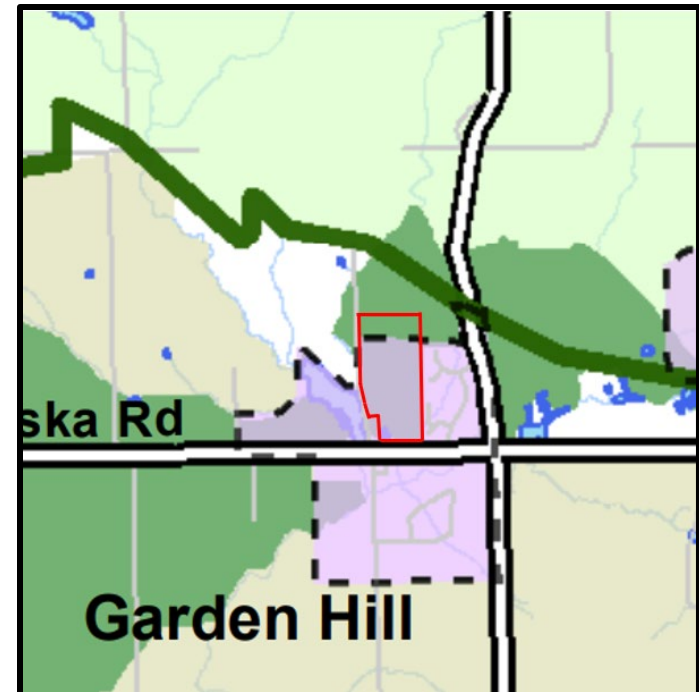
Growth Plan (2020)

- The Growth Plan informs growth management and environmental protection in the Greater Golden Horseshoe.
- Growth in Rural Areas is directed in delineated built up settlement areas that are not serviced by municipal water and wastewater systems.
- A diverse mix and range of housing options and densities is supported and proposals for large scale development are to proceed by way of plan of subdivision.
- The Natural Heritage System mapping as per the Growth Plan excludes the site proposed for development, however, any new development within this system must demonstrate no negative impacts on heritage features and functions.

Northumberland County Official Plan ('NCOP')

- Designated 'Rural Settlement Area' and 'Environmental Protection Area'.
- The NCOP encourages a diverse range of housing options and the maintenance of the character and identity of rural areas.
- Individual on-site sewage and water services are permitted provided that site conditions are suitable.
- Development and site alteration shall not be permitted in natural heritage areas unless no negative impact on those features or their ecological functions is demonstrated.
- Development and site alteration shall not be permitted in a habitat of endangered and threatened species, except in accordance with Provincial and Federal requirements.

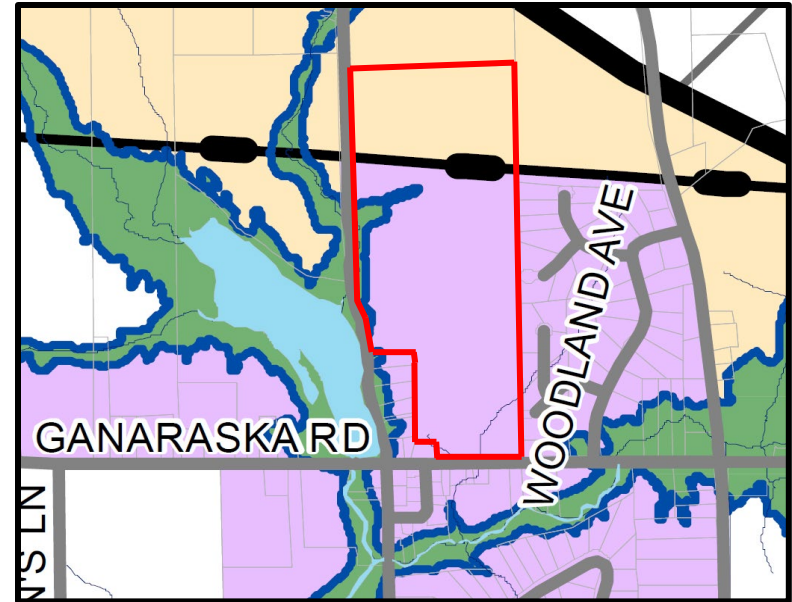
County Official Plan Excerpt



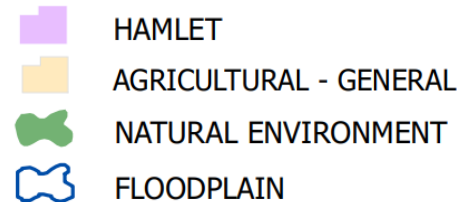
- Rural Settlement Area
- Environmental Protection Area

Port Hope Official Plan ('PHOP')

- The majority of the subject lands are designated **Hamlet** with a portion being **Natural Environment** and **Floodplain**. Lands north of the hydro corridor that are not proposed for development are designated **General Agriculture** in the PHOP.
- A Plan of Subdivision including single detached dwellings and an apartment building are permitted in the **Hamlet** designation.
- The PHOP includes criteria that must be satisfied to permit development.
- The area designated **Natural Environment** is required to be protected and conserved.
- The area designated **Floodplain** is subject to Section C5 of the PHOP.

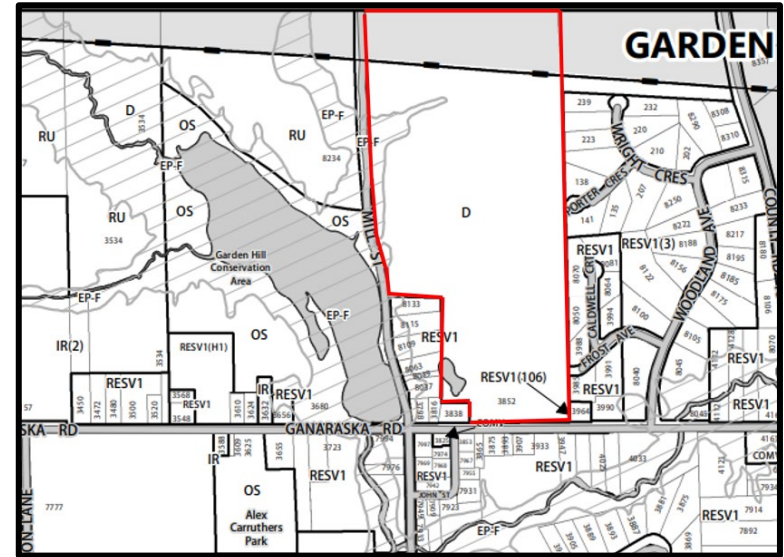


Port Hope Official Plan Excerpt



Port Hope Zoning By-law

- Current Zoning:
Development 'D', Rural 'RU', and Environmental Protection – Floodplain 'EP-F'.
- Proposed:
 - Hamlet Residential One Exception 137 'RESV1(137)' Zone in order to permit 43 lots/units and site-specific lot provisions/regulations;
 - Hamlet Residential Two Exception 138 'RESV2 (138)' Zone to accommodate the high density building;
 - Open Space 'OS' Zone; and
 - Environmental Protection 'EP' Zone;



Port Hope Zoning By-law Excerpt

Table 1: Proposed Zoning Standards

	Performance Standards for RESV1	Proposed	Performance Standards for RESV2	Proposed
Minimum Lot Area	2,800	3,036	8,000	6,720 m
Minimum Lot Frontage	30 m	18.6 m	30 m	59.7 m
Minimum Front Yard	10 m	As Required	12 m	As Required
Minimum Interior Side Yard	3 m	As Required	3 m	As Required
Minimum Exterior Side Yard	10 m	As Required	12 m	As Required
Minimum Rear Yard	10 m	As Required	12 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 m	As Required	11 m	As Required

Public Consultation

- **Planning Act Tools:**
 - Resident Mail outs
 - On-site Posting
 - Newspaper Notice

- **Other forms of communication**
 - Municipal Website
 - Social Media Posts

- **Combined Notice of Complete Application and Public Meeting:** June 3, 22
- **Combined Newspaper Notice:** June 9, 22
- **Site Signs Posted:** June 12, 22
- **Open House Hosted by Proponent:** June 22, 22
- **Public Meeting Notice (Revised):** June 29, 22
- **Combined Newspaper Notice (Revised):** July 7, 22

Next Steps

Following this Public Meeting, the next steps in the planning process include:

- Applicant to address comments and outstanding information;
- Planning Recommendation Report to Committee of the Whole;
- Council Decision; and,
- Notice of Decision.