



# Municipality of Port Hope

## Public Meeting Report

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**Report Title:** Public Meeting Report  
Official Plan Amendment (OP02-2022) and  
Zoning By-law Amendment (ZB04-2022)  
60 Henderson Street

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**Report to:** Planning & Development Committee

**Date of meeting:** December 13, 2022

**Report Author:**

Nick McDonald (Meridian Planning Consultants on behalf of the Municipality of Port Hope)

**Department responsible:**

Planning & Development

**Report Number:** PD-36-22

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**Planning Report ZB04-2022 and OP02-2022 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13**

**Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning & Development Department on the proposed application(s). Also, any person may make written submissions at any time before Council makes a decision.**

**Additional information regarding statutory public meetings under the Planning Act can be found on the municipal website.**

**If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Port Hope before the by-law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal (OLT) and may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.**

**Staff do not make a recommendation, nor does Council make a decision at this Public Meeting.**

### **Highlights:**

- Nautical Lands Group has submitted applications to amend the Official Plan and Zoning By-law to support the development of a proposed seniors independent living residential development on the Subject Lands.

- The proposed Official Plan Amendment would, if approved, retain the General Commercial designation on the Subject Lands and add a site-specific permission for the use.
- The Zoning By-law Amendment proposes to rezone the Subject Lands from the General Commercial, Holding One provision 'COM2(H1)' Zone to a site-specific Residential 'RES4(139)' Zone to permit the residential use.
- This report prepared for the Statutory Public Meeting provides an overview of the subject lands, describes the proposed application, includes an analysis of the current planning policy framework and presents any comments received to date.

### **Purpose:**

The purpose of this report is to present background information concerning the proposed Official Plan Amendment and Zoning By-law Amendment application submitted by Nautical Lands Group on behalf of Choice Property Limited Partnership (owner) and Wellings 2019 Inc. (Developers) to permit a 4 storey building containing 74 seniors independent living units and 36 bungalow dwelling units at 60 Henderson Street ('Subject Lands').

This report has been prepared for the Statutory Public Meeting for the proposed Official Plan Amendment and Zoning By-law Amendment applications to be held on December 13, 2022 and it provides an overview of the Subject Lands, describes the current development application and includes an analysis of the current planning policy framework. It also includes all of the comments submitted up to December 5, 2022 (4:30 pm) from agencies and departments as well as the public.

### **Background:**

The Applicant has submitted applications to amend the Official Plan and Zoning By-law to support the development of a proposed seniors independent living residential development on the Subject Lands. As such a use is not permitted on the Subject Lands, amendments to the Official Plan and Zoning By-Law are required. The proposed Official Plan Amendment would, if approved, retain the General Commercial designation on the Subject Lands and add a site-specific permission for the use. The proposed Zoning By-law Amendment proposes to rezone the Subject Lands from the Commercial (COM2) Zone to a site-specific Residential (RES4) Zone to permit the use. Reductions in the required front, rear and interior side yard are also requested (7.5 metres to 6.0 metres in all cases) as is a reduction in the amount of parking required (183 spaces required versus 154 proposed).

#### **1.1 Site and Area Description**

The Subject Lands are legally described as Pt Lt 1-2 PL 13; Lt 10 Con 2 Hope as in NC338607, NC338609 & Pt 1 & 2, 9R2580 N of Pt 2 39R12594 in the Municipality of Port Hope and they are municipally known as 60 Henderson Street (See **Figure 1: Subject Lands**). The Subject Lands are located on the west side of Henderson Street and comprise an area of approximately 1.82 hectares (4.49 acres) with approximately

192.5 metres (631.56 feet) of frontage on Henderson Street. The Subject Lands are vacant and are in agricultural use.



**Figure 1: Subject Lands Map**

The Subject Lands are adjacent to the Port Hope Business Park. Located to the north at 80 Henderson Street is the recently built 80-unit four storey hotel with a total gross floor area of 4,553 square metres (the Hampton Inn). To the north of the Hampton Inn and north of Pemberton Road is Trade Tech Industries, which is in the business of fabricating, supplying, delivering and erecting structural steel, steel deck, miscellaneous metals and as well as a variety of general fabrications. The business is carried out completely indoors. Further to the west on the north side of Pemberton Road is the Port Hope Police Station and to the northwest, a Maple Lodge Farms operation. Directly to the west on the south side of Pemberton Road are lands also owned by Maple Lodge Farms but which are vacant.

On the east side of Henderson Street and across from Trade Tech Industries is Sigus Heavy Machinery at 85-95 Henderson Street, which is housed in a 2,000 square metre building in which screening equipment for the mining, aggregate extraction and agricultural sectors is fabricated and assembled. To the south at 55-65-75 Henderson Street and across from the Hampton Inn and the Subject Lands are lands proposed for millwright training centre and assembly hall. To the south are medical and official

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buildings (Port Hope Health Centre, CNL Head offices and Port Hope Sports Rehabilitation Centre). Located to the south on the west side of Henderson Street is a Home Hardware store and grocery store that is part of a larger commercial development at the northeast corner of Jocelyn Street and Toronto Street.

## **1.2 Application**

The preliminary site plan is shown on **Figure 2 (Proposed Site Plan)**.

The Applicant is proposing to develop a 4-storey building with 74 independent living units, with 34 one-bedroom units and 40 two-bedroom units. The proposed building will have a height of 13.5 metres and will be located in the southeastern quadrant of the Subject Lands. The building will be set back between 21.93 and 24.06 metres from Henderson Street and 23.96 metres from the south property line. The proposed building will be surrounded by 98 parking spaces. Included in the building will be main floor amenities including a central dining area/restaurant, personal services uses, bar area and fitness areas, all of which would be for the exclusive use of the residents.

In addition to the above, 8 buildings, each having 4 or 5 single storey townhouse units are also proposed along the western and northern portions of the Subject Lands. In terms of bedrooms, 16 one-bedroom units are proposed and 20 two-bedroom units are proposed. Each of these units will have their own driveways.

Each of the dwelling units will be rental units with the target market being those aged 55 and older. The Subject Lands will be developed as a 'Wellings Community'. Examples of other Wellings Communities are found in Whitby, Winchester, Stittsville, Waterford, Picton and Corunna in Ontario and a number of locations in Alberta.

Two driveways from Henderson Street are proposed as well. A pedestrian bridge to connect two parcels is proposed on municipal property from the south property line to the commercial development to the south. At the time of preparing this report, the bridge is proposed in lieu of a sidewalk on Henderson Street. Details regarding site design and landscaping will be further evaluated through the Site Plan approval process.

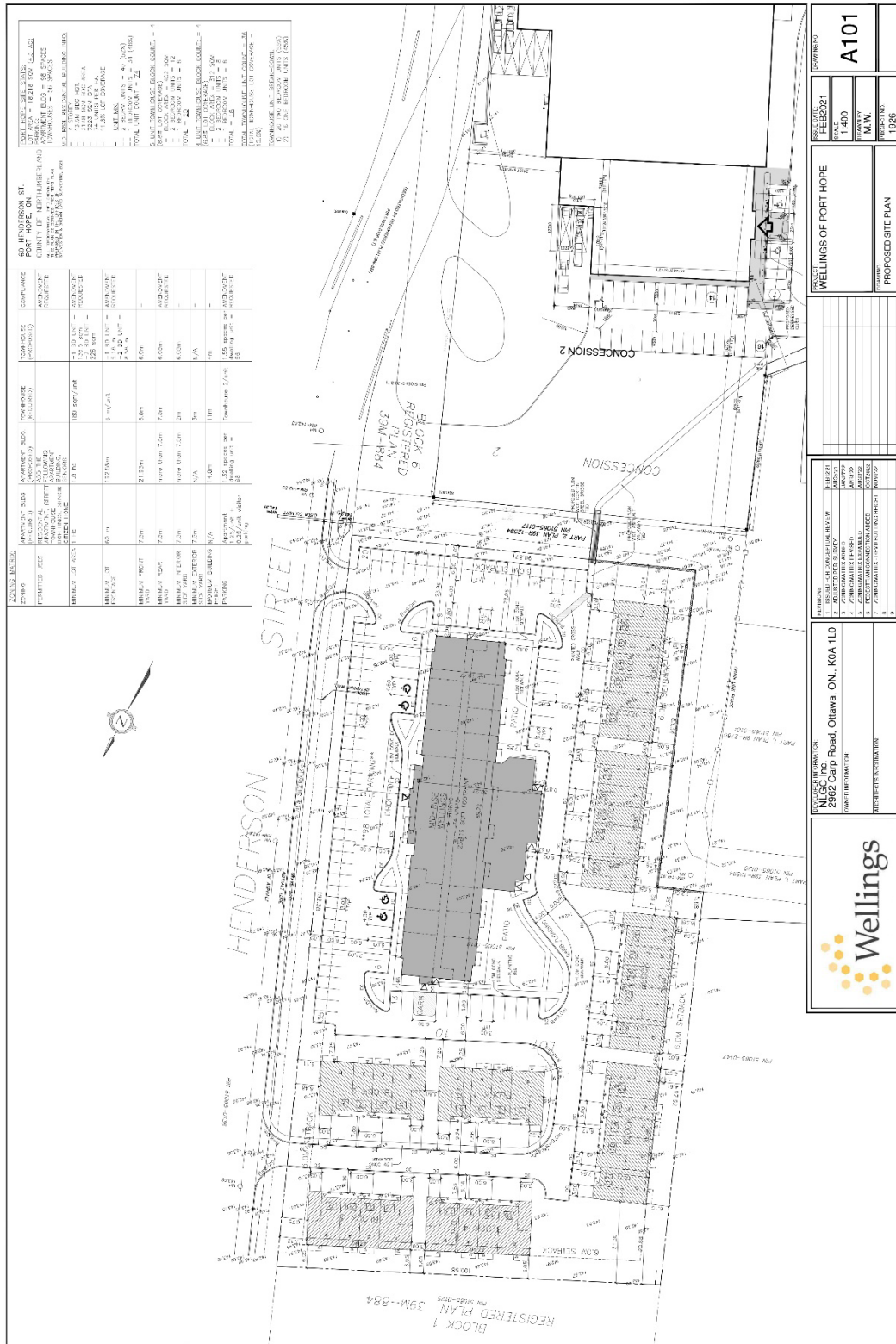


Figure 2: Proposed Site Plan

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### **1.3 Documents Submitted in Support**

In support of the proposed development, the proponent has submitted several technical reports and studies, including:

- Planning Justification Report;
- Functional Servicing Report;
- Environmental Site Assessment – Phase 1;
- Geotechnical Investigation Report;
- Noise Feasibility Study;
- Traffic Impact Brief;
- Commercial Land Impact Assessment; and
- Site Plan Drawing.

In response to the preliminary comments on the materials submitted with the application, the Applicant has provided additional documentation, including:

- Letter from NexTrans with a scope of work for a Transportation Impact Study (dated October 25, 2022);
- Letter from Tate Economic Research responding to initial planning comments on the Commercial Land Impact Assessment (dated November 4, 2022);
- Email response from Aerocoustics to planning comments (dated November 7, 2022);
- Updated Functional Servicing and Stormwater Management Report (dated November 2022);
- Response matrix responding to initial comments made;
- Updated section drawings;
- Revised site plan (shown on Figure 2);
- Revised site grading plan; and
- Revised site servicing plan.

All studies, reports, and drawings can be found on the community consultation web page <https://www.porthope.ca/en/business-and-development/current-planning-applications.aspx#OP02-2022ZB04-2022-60-Henderson-Street>. Staff and commenting agencies have reviewed the initial supporting documents and their comments are summarized later in this report. In response to some of these comments, the Applicant has submitted additional materials for review. These additional materials will be reviewed and assessed in the final recommendation report.

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## **Policy Review:**

This section provides a high-level analysis of the most relevant provincial and municipal land-use and development policies that apply to the applications.

### **1.4 Provincial Policy Statement (PPS), 2020**

The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction that guides municipal decision making. Municipalities play a key role in implementing provincial land use policies through local official plans, zoning by-laws and other planning decisions. The *Planning Act* requires that decisions on land use planning matters be consistent with PPS policies.

The PPS establishes policies that set out how municipalities should manage and direct land uses to achieve efficient development and land use patterns. Section 1.1.1(b) of the PPS speaks to accommodating an appropriate affordable and market-based range and mix of residential (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs. This policy requires municipalities to plan for all types of housing in their communities. However, this policy also requires that the commercial needs of the municipality also be planned for.

The PPS also reiterates that communities should avoid development and land use patterns that may cause environmental, or public health safety concerns (Section 1.1.1(c)). This policy requires that potential land use compatibility issues be addressed up-front and given that the Subject Lands are in close proximity to existing and future commercial and employment uses, this policy will need to be satisfactorily addressed.

Section 1.1.3 of the PPS establishes policies for settlement areas. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. The Subject Lands are within the Urban Area of Port Hope. Section 1.1.3.6 indicates that new development taking place in designated growth areas should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The Subject Lands are included within the designated growth area (which are those urban lands outside of the built boundary).

Section 1.2.6.1 of the PPS addresses major facilities and sensitive land uses and it reads as follows:

"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures."

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Based on the definitions of major facilities and sensitive land uses in the PPS, the proposed use on the Subject Lands would be considered a sensitive land use and any existing or proposed industrial uses in the area would be considered major facilities.

The focus of Section 1.2.6.1 of the PPS is on the adverse effects that may be experienced by a sensitive land use. To assist in interpreting this section, the Ministry of Environment's (MOE) D-series guidelines are intended to assist decision makers, since they were designed to inform the preparation of Official Plan policies and the making of Planning Act decisions in cases where a proposed use is potentially incompatible with an existing or proposed use. Section 3.1 of Guideline D-1 of the D-series guidelines establishes the preferred approach to dealing with adverse effects and indicates that various buffers may be used to prevent or minimize adverse effects. However, the Guidelines indicate that distance is the preferred method of mitigating adverse effects.

Section 1.2.6.2 of the PPS states the following:

*"Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures."*

The intent of the above section is to ensure that the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by sensitive land uses is considered. The above section is relevant because the potential exists for new industrial uses to be located in the general area, particularly on lands owned by Maple Lodge Farms.

Section 1.3 of the PPS directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long term needs, maintaining a range of suitable sites for employment uses and to ensure that the necessary infrastructure is provided to support current and projected needs.

Section 1.4 of the PPS includes policies that address the requirement of planning authorities to provide for a range and mix of housing. The PPS defines 'Special Needs' as follows:

"Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons."



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With respect to housing, housing for older persons is considered special needs housing in the PPS. In this regard, the relevant subsections of Section 1.4.3 of the PPS read as follows:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;”

### **1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (‘Growth Plan’), 2020**

The Growth Plan regulates land use and establishes principles and an approach to the development of complete communities.

Section 2 of the Growth Plan directs municipalities on where and how to grow. Section 2.2.1 of the Growth Plan directs municipalities to plan for the majority of growth in settlement areas where there is planned water and wastewater systems and where development can support the achievement of complete communities. The Subject Lands are within the Urban Area of Port Hope.

Section 2.2.5.7 c) of the Growth Plan indicates that municipalities will plan for all employment areas within settlement areas by providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility. Section 2.2.5.15 states that the retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities. As the Subject Lands are currently designated Commercial and are adjacent to existing commercial uses, this section is relevant. Lastly, Section 2.2.6.3 indicates that to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

### **1.6 Northumberland County Official Plan (NCOP), 2016**

The NCOP designates the subject lands as ‘Urban Area’. A full range of land uses are permitted within ‘Urban Areas’ in accordance with Municipality of Port Hope Official Plan policies and land use designations. The proposed use would be permitted within the Urban Area by the NCOP.

Section B2 of the NCOP indicates that the Urban Areas are intended to be the focus of growth within the County. A minimum of 80% of the anticipated population and

employment is expected to occur in the 'Urban Areas' identified in the County by 2041 and this includes a population forecast of 6,290 people in Port Hope.

Section C1 of the NCOP includes policies that apply to Urban Areas, such as Port Hope. Section C1.1 encourages municipalities to plan for complete communities where there is a range of housing types, health care services and community services, among others, to serve the needs of those in the community.

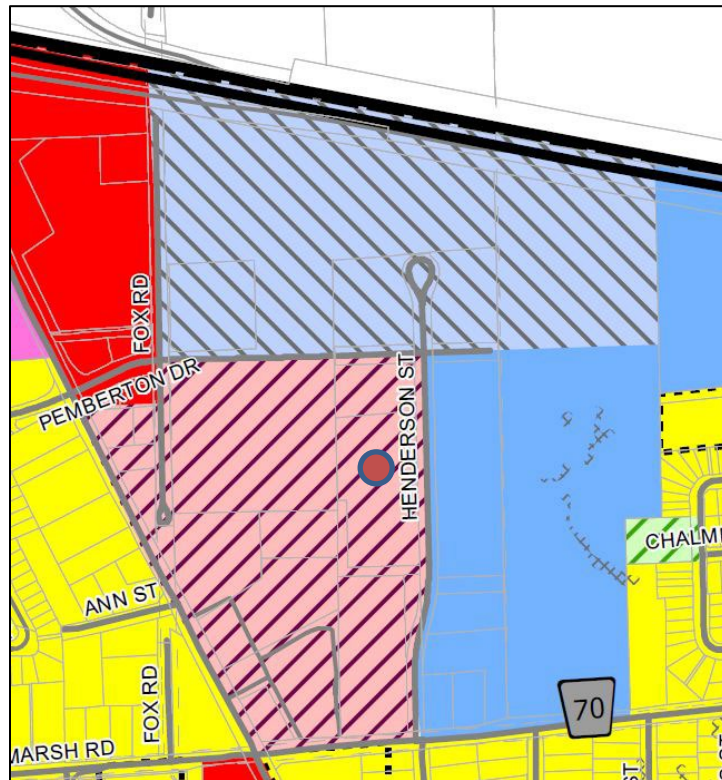
Section C1.2 of the NCOP includes general land use objectives for Urban Areas. The proposed use will provide housing for older persons on lands that are currently designated for commercial uses. In this regard, Section C1.2.1 sets out objectives for commercial areas and it reads as follows:

"It is the objective of this Plan to:

- a) Encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the County's residents, employees and businesses;
- b) Encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a pedestrian environment;
- c) Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate;
- d) Encourage the protection of existing commercial areas to ensure that their function as neighbourhood and community gathering places is retained;
- e) Encourage the continued revitalization of traditional and emerging main street areas which reflects their heritage significance and which promotes a mix of uses and attractions for retail, other community uses and activities, and tourism; and,
- f) Encourage good urban design to improve the aesthetic quality of retail corridors in the County to ensure that they function as attractive destinations for shoppers from the County and the surrounding area."

### **1.7 Official Plan for the Municipality of Port Hope ('PHOP'), 2017**

The PHOP designates the subject lands as 'General Commercial' (See **Figure 3: Current Land Use Designation in the PHOP**). A request has been made by the applicant to retain the General Commercial designation on the Subject Lands and to permit residential uses by way of exception.



**Figure 3: Current Land Use Designation in the PHOP**

Section E1.2 is intended to assist in the making of a decision on an application to amend the Official Plan:

"Private requests for amendment to the Plan shall be considered in view of the policies and criteria set out in this Plan, as it relates to a particular land use activity. All proponents of applications for amendment to this Plan shall be required to provide information and materials satisfactory to the Municipality, and may be required to submit relevant studies referred to in Section C20 to evaluate and address the following matters:

- a) Conformity to the overall intent and goals of this Plan;
- b) Suitability of location for the proposed use;
- c) Land use compatibility with surrounding lands, both existing and future;
- d) Need for the proposed use;
- e) Impact on hard and soft services including the availability of sufficient capacity at the Municipality's water treatment plant and sewage treatment plant;
- f) Economic impact on the Municipality;
- g) Impact to significant natural environmental features;
- h) Establishment of precedent, if approved;
- i) Comments available from the public and agencies involved in circulation; and,

j) Evaluation criteria outlined in the existing and proposed land use designations.

Where appropriate, Council may request reports from properly qualified professionals to address the above matters."

Each of the above matters will be addressed in a report to be prepared after the public meeting. With respect to the overall intent and goals of the Official Plan that need to be considered, below are a number of relevant elements from the Growth Concept in Section B4 of the Official Plan:

"Compatible residential, commercial and employment-generating uses shall be directed to appropriate locations within existing and planned neighbourhoods to minimize municipal costs and enhance the character of the existing urban area.

To encourage the future development of commercial and industrial uses by the provision of suitably located areas for a wide range of economic activities.

If any proposed form of residential development is likely to change the existing ratio of commercial/industrial assessment (i.e. municipally profitable from a cost-and-benefit perspective) to residential assessment (i.e. municipally unprofitable from a cost-and-benefit perspective) so as to have a significant negative impact upon the tax burden of agriculture, such proposed development shall be deemed to be premature."

Section B12.4.1 also identifies the Toronto Road Employment & Commercial area as a Major Intensification Area as shown on Schedule A-1. Within Section B12.4.1, the following is stated:

"Within all Major Intensification Areas, Council may determine the following development incentives, particularly regarding proposals for mixed-use development:

- a) Additional density and height permissions in conjunction with redevelopment proposals;
- b) Reductions to parking requirements if appropriate to the development;
- c) Reduction to Development Charges;
- d) Minimum 3-storey building height for intersections of arterial or collector roads."

While the proposed use is not an example of mixed-use development, since it is a residential use proposed on its own lot, the proposed use will add residential uses into an area that is the site of exclusively commercial and employment uses.

Section C9.1.2.3 deals with housing intensification, which the proposal on the Subject Lands can be considered in the broadest sense. The following is stated within sub-section c):

"The Municipality shall monitor intensification activity and, through the development approvals and building permit process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. An urban design assessment may be required as a component of a planning rationale report accompanying a development application."

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Section C20.5 sets out what a market impact assessment is intended to accomplish:

"The purpose of a Market Impact Assessment is to determine what impact a proposed use may have on the planned function of the Commercial designations in this Plan. The intent of a Market Impact Assessment is not intended to reduce or limit competition."

The intent of this study is as indicated and the applicant has prepared a Commercial Land Impact Assessment, which broadly fulfills the requirement of a Market Impact Assessment.

With respect to land use compatibility, the following is stated in Section A2 (Purpose of the Official Plan):

"In establishing a framework for future land use planning decisions, the Plan serves to reduce the uncertainty for both the public and private sectors as normally arise in the speculation of future land use development alternatives. To this end, the land use planning principles and policies enunciated in this Official Plan provide for a reasonable degree of compatibility between dissimilar land use activities which establish different priorities for the use of lands in close proximity to one another. The effect of such policies is to minimize potential conflicts and to allow for reinforcement of the existing community structure."

In addition to the above, Section C11.3 of the PHOP includes policies that apply to community design. Below are the relevant policies in this section that apply to the proposed use.

**"C11.3.2 Design for People**

Council shall promote the design of buildings and spaces to be functional for people of all ages.

Council shall encourage buildings and spaces that establish a pedestrian scale by promoting:

- a) the placement of continuous horizontal features on the first two storeys adjacent to the road;
- b) the repetition of landscaping elements, such as trees, shrubs or paving modules; and
- c) the use of familiar sized architectural elements such as doorways and windows.

Council shall support the provision of furniture, stairs, walls and benches in public spaces that provide comfortable rest areas for pedestrians, provided such elements do not obstruct pedestrian movement.

Council shall encourage that barrier-free features are well integrated within existing and proposed pedestrian networks.

Council shall ensure that the retrofitting of buildings with barrier-free features is not detrimental to the architectural, historical or aesthetic value of cultural and heritage resources and buildings.

### C11.3.5 Integration of Built Form

Council shall ensure that the design of new development:

- a) is complementary to adjacent development in terms of its overall massing, orientation and setback;
- b) provides links with pedestrian, cycling and road networks;
- c) extends the existing road pattern and character to enhance orientation and integrate newly developing areas of the Municipality of Port Hope; and
- d) maintains and enhances valued cultural and heritage resources and natural features and functions.”

The final determination on whether the proposed development conforms to the design policies in the PHOP will be made following the public meeting in a future report.

## 1.8 Zoning By-law

The proposed Zoning By-law Amendment proposes to rezone the Subject Lands from the General Commercial, Holding One Provision ‘COM2(H1)’ Zone (**shown on Figure: 4**) to a site-specific High Density Residential ‘RES4(139)’ Zone to permit the use. Reductions in the required front, rear and interior side yard are also requested (7.5 metres to 6.0 metres in all cases) as is a reduction in the amount of parking required (183 spaces required versus 154 proposed).

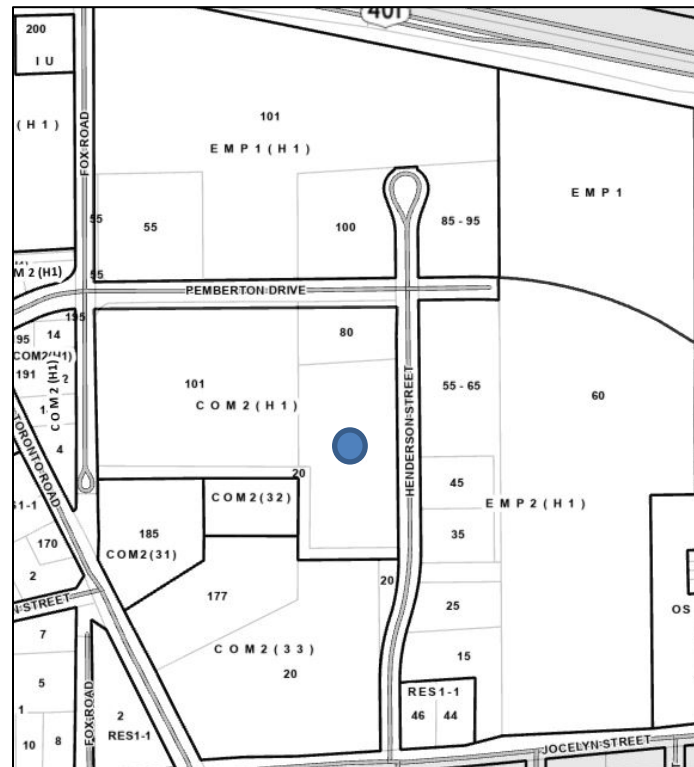


Figure 4: Excerpt from Zoning By-law Schedule A-1

**Table 1** below includes a summary of the required standards for the RES4 Zone and the standards that are being proposed.

**Table 1: Compliance with RES4 Zone Standards**

<b>Standards</b>	<b>RES4 Zone</b>	<b>Proposed Use (according to draft Site Plan)</b>
Minimum Lot Area - Apartment Dwelling	1.0 hectare	1.82 hectares (complies)
Minimum Lot Area - Multiple-Unit Dwelling	0.4 hectares	1.82 hectares (complies)
Minimum Lot Frontage - Apartment Dwelling	60 metres	192 metres (complies)
Minimum Lot Frontage - Multiple-Unit Dwelling	50 metres	192 metres (complies)
Minimum Required Front Yard - Apartment Dwelling	7.5 m	21.9 metres (complies)
Minimum Required Front Yard - Multiple-Unit Dwelling	7.5 m	6.0 metres ( <b>does not comply</b> )
Minimum Required Interior Side Yard - Apartment Dwelling	7.5 m	23.9 metres (complies)
Minimum Required Interior Side Yard - Multiple-Unit Dwelling	6.0 m	6.0 metres (complies)
Minimum Required Rear Yard - Apartment Dwelling	7.5 m	32,3 metres (complies)
Minimum Required Rear Yard - Multiple-Unit Dwelling	6.0 m	6.0 metres (complies)
Maximum Height - Apartment Dwelling	N/A	14 metres (complies)
Maximum Height - Multiple-Unit Dwelling	11.0 metres	4 metres (complies)

With respect to the number of parking spaces, the Port Hope Zoning By-law requires 1.25 spaces for each apartment dwelling plus 0.25 parking spaces per unit for visitors. Based on the proposal to develop 74 apartment dwelling units, 93 parking spaces would be required.

For the other dwelling units proposed, the Zoning By-law would consider these units to be multiple-unit dwellings since the definition of such indicates that this dwelling type is accessed by a private road. The dwellings can only be classified as such because the definition of street townhouse dwelling indicates that each street townhouse dwelling has to have direct access to a public street. For multiple-unit dwellings, the Zoning By-law requires 2 parking spaces per unit plus 0.25 spaces per unit for visitors. This means that 81 parking spaces would be required for these units. The total parking requirement is therefore 174 parking spaces and 154 parking spaces are proposed.

Holding One provision will be removed once a Site Plan Agreement is executed.

**Consultation with other Departments/Sources:**

On August 23, 2022, the Official Plan and Zoning By-law Amendment applications, along with all applicable supporting studies, were circulated to applicable internal departments and external agencies. Below is a summary of the comments that have been received at the time of preparing this Report. All the agency comments are included in the **Attachment 1**. The Applicant is required to address the comments below in a future submission.

Table 2: Summary of Comments

Agency/Department	Summary of Comments
Planning	Updates to Noise Impact Study and Commercial Land Impact Assessment, enhancement to landscaping in the site plan (October 11, 2022)
Works & Engineering	Sidewalks will be required along Henderson Street. Updates to Traffic Impact Study and Servicing and Stormwater Management Report (Sept 14, 2022)
GRCA	Updates to Stormwater Management Report (Sep 29, 2022)
Cogeco	No comments (Aug 23, 2022)
KPRDSB	No Concerns (Sep 9, 2022)
Parks, Recreation and Culture	Parkland Cash in Lieu (Sep 1, 2022)
County of Northumberland, Planning	Ensure that the proposed development will not have any adverse impacts on existing vacant nearby industrial lands (Sep 16, 2022)



County of Northumberland, Public Works	Updates to Traffic Impact Study (Sep 20, 2022) Waste Management (Sep 12, 2022)
MTO	Updates to Stormwater Management report (Sep 29, 2022)
Canada Post	Service type and location (Sep 6, 2022)
CNL	(Sep 9, 2022)
Elexicon Energy	No objections (September 12, 2022)

### **Communication and Public Consultation:**

In accordance with the *Planning Act*, the Notice of Complete Application for the Official Plan Amendment and Zoning By-law Amendment application was given to all assessed persons within 120 metres of the subject lands and was mailed on September 8, 2022. Similarly, the notice was published in the local newspaper (Northumberland News) on September 8, 2022 and posted on the municipal website.

A community consultation page, “60 Henderson Street – Official Plan and Zoning By-law Amendment Proposed Development”, was created in August on the Municipality’s website. The page contained links to all the materials submitted by the Proponent as well as municipal staff reports and notices. The webpage provided a means for residents to provide for feedback during the review process. The page is updated periodically.

One voluntary Open House was conducted by the proponent on November 10, 2022. The invitations for the Open House were sent by the proponent to all property owners within 120 metres of the subject lands. Approximately 12 people attended the Open House. The Proponent also posted one site sign on the property using the approved corporate branded signage for development projects.

In addition to the above, and in accordance with the *Planning Act* requirements, a Notice of Public Meeting was given to all assessed persons within 120 metres of the subject lands and the persons who have made written submissions and/or requested that they be placed on the notification list. The Notice was mailed on November 15, 2022, as well as placed in the Northumberland News on November 17, 2022.

All correspondence received up to December 5, 2022 (4:30 pm) are included in **Attachment 2: Correspondence from Residents**. The Municipality will continue to receive and consider any comments submitted by members of the public and stakeholders up to a Council decision.

### **Conclusion:**

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The Applicant has submitted Official Plan and Zoning By-law Amendment applications to support the development of a proposed residential use for seniors on the Subject Lands.

**Next Steps:**

The purpose of the Public Meeting is to consider the staff report and provide a public forum for questions and feedback on the merits of the applications. At this time, staff are not providing a recommendation. There are outstanding information and responses from the proponent to the agencies and departments comments. Staff will prepare a Planning Recommendation Report after the Public Meeting and will be presented to a Committee of the Whole meeting, prior to Council rendering a decision. It is staff's understanding that the application for site plan approval will be received early in the new year.

**Attachments:**

Attachment 1: Agency Comments

Attachment 2: Public Comments