



Municipality of Port Hope

Public Meeting Report

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Report Title: ZB05-2022 – Zoning By-law Amendment Application 4839 County Road 2

Report to: Planning & Development Committee

Date of meeting: December 13, 2022

Report Author:

Jacqueline Mann, Planner

Department responsible:

Planning & Development

Report Number: PD-37-22

Planning Report ZB05-2022 (PD-37-22) 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. 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:

- The Municipality of Port Hope has received a Zoning By-law Amendment application for a portion of the lands municipally known as 4839 County Road 2 in the Hamlet of Welcome.
- This zoning amendment was required as a condition of consents B05-2022 and B06-2022 conditionally approved on September 15, 2022.

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- The purpose of the Zoning By-law Amendment application is to rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1' Zone to accommodate future residential development.

Purpose:

The purpose of the report is to present background information related to the proposed Zoning By-law Amendment application submitted by Michael and Amanda Stewart.

This report has been prepared for the Statutory Public Meeting for the proposed Zoning By-law Amendment application and it provides a site and area description, describes the proposed application, and includes an analysis of the applicable planning policy framework. The report also includes all comments received to date from agency /department review and public input.

Background:

1.1. Site and Area Description

A complete Zoning By-law Amendment Application has been received from Michael and Amanda Stewart for lands located on the west side of County Road 2 and east of Guideboard Road within the Hamlet of Welcome in the Municipality of Port Hope (**Figure 1: Subject Lands Map**).

The subject lands are currently vacant. The total area of the subject lands is 0.61 ha (1.51ac) comprised of 2 future residential lots, one lot being 0.28 ha (0.70 ac) and the other 0.32 ha (0.80 ac) respectively. Both proposed lots have 30m of frontage on County Road 2 and 33m of frontage on Guideboard Road. The subject lands are currently serviced by existing municipal water and would be developed on private sewage services.

1.2. Application

The 'subject lands' represent the northern portion of 4839 County Road 2 and encompass two lots conditionally approved through the related consent applications.

The subject lands are currently designated as 'Hamlet' in the Municipality of Port Hope Official Plan and are zoned Development 'D' by the Comprehensive Municipal Zoning By-law 20/2010, as amended.

The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1' to accommodate future residential development on each lot. The remainder of the property will remain in Development zone and is not subject to the rezoning application.

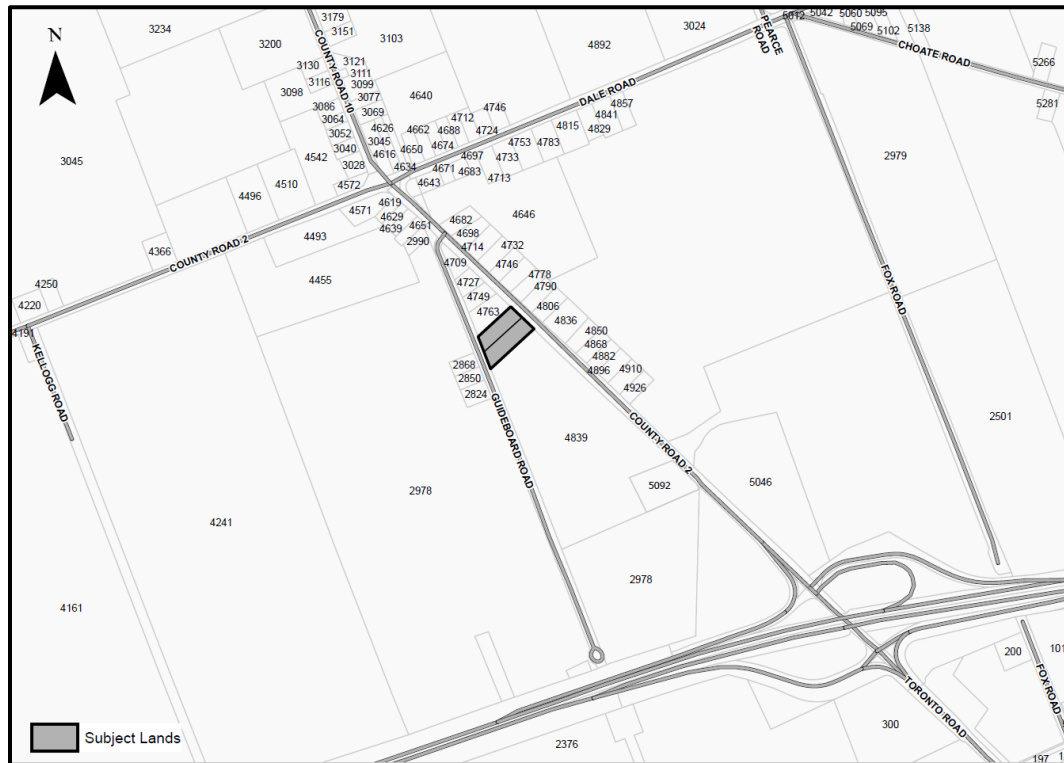


Figure 1: Subject Lands Map

1.3. Documents Submitted in Support

The application was deemed complete on October 25, 2022 and circulated to agencies for review. The application submission contained the following documents:

- Application form
- Concept plan and relevant drawings

Policy Review:

This section provides an analysis of relevant provincial and municipal land-use policies that apply to the proposed application.

1.4. Provincial Policy Statement (PPS)

The subject lands are located in the Hamlet of Welcome, a rural settlement area, in the Municipality of Port Hope. Settlement Areas are to be the focus of growth, development, and intensification utilizing a range of densities and mix of land uses.

1.5. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020)

The Growth Plan informs decision making regarding growth management and environmental protection in the Greater Golden Horseshoe.

Section 2.2.6 a) supports housing choices through the achievement of the minimum intensification and density targets identified in the Growth Plan specifically identifying a diverse range and mix of housing options and densities including additional residential units.

1.6. County of Northumberland Official Plan

The current designation of the subject lands is Rural Settlement Area. The lots proposed are in the Rural Settlement Area that permits a range of uses and is designated for future growth and intensification.

1.7. Port Hope Official Plan

The current designation of the subject lands is Hamlet. The following policy applies:

- Policy C11.3.5 Integration of Built Form requires development in established neighbourhood be designed to be complementary in terms of outlined criteria.
- Policy C12.1.2 Hamlet and Rural Areas – All development in these areas - unless specifically designated for municipal sewer and water systems, shall be served by private sewers and water systems.
- Policy D2.2 Hamlet – In-depth development and limited growth in the form of infilling, minor extensions to existing development within the Hamlet boundary, and clustered growth in existing areas of concentration is encouraged, including a mix of uses that are consistent with the environmental, physical, and socio-economic conditions of the existing development and surrounding area. However, the predominant form of land use is single detached dwellings.

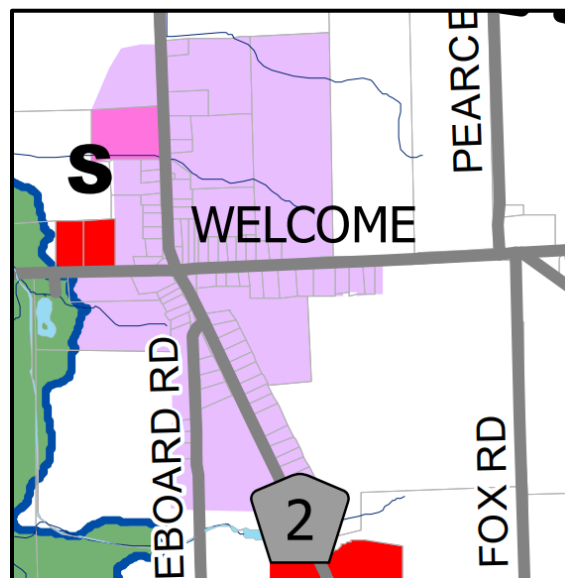


Figure 2: Extract from Schedule C - Land Use, Port Hope Official Plan

1.8. Zoning By-law

The subject lands are zoned as Development 'D' Zone. The applicant has applied for a zoning by-law amendment to rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1'.

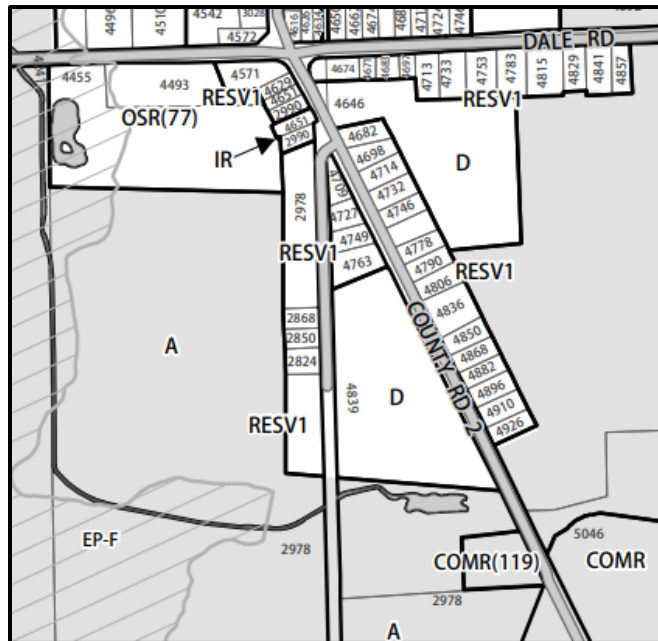


Figure 3: Extract from Zoning Schedule B-23

The conditionally severed lots are in compliance with the zone standards as described in Part 9 and Part 10 of the Municipal Zoning By-law.

Table 1: Standards for Hamlet Residential 'RESV1' Zone

	'RESV1'	Proposed Severed Lot 1	Proposed Severed Lot 2
Min. Lot Area	2,800.00 m²	2,843 m ²	3,259 m ²
Min. Lot Frontage	30.0 m	30.0 m – County Road 2 33.00 m – Guideboard Road	30.0 m – County Road 2 33.00 m – Guideboard Road
Min. Required Front Yard	10.0 m	TBD	TBD
Min. Required Exterior Side Yard	10.0 m	TBD	TBD

Min. Required Interior Side Yard	3.0 m	TBD	TBD
Min. Required Rear Yard	10.0 m	TBD	TBD
Max. Lot Coverage	30%	TBD	TBD
Min. Landscaped Open Space	30%	TBD	TBD
Max. Height	11.0 m	TBD	TBD

Consultation with other Departments/Sources:

On October 25, 2022, the Zoning By-law Amendment application submission was circulated to applicable internal departments and external agencies. **Table 1** provides a summary of comments received to date:

Table 1: Summary of Comments

Dept. or Agency	Summary of Comments
Ministry of Transportation (MTO)	No Concerns (October 28, 2022)
Works and Engineering	No Concerns (November 1, 2022)
Corporate Services	No Concerns (November 2, 2022)
Canada Post	No Concerns (November 14, 2022)
Building Services Fire and Emergency Services County of Northumberland -Public Works County of Northumberland – Septic Inspection County of Northumberland -Planning Hydro One Cobourg OPP Parks, Recreation, and Culture Ganaraska Region Conservation Authority Bell Canada	No comments received to date.

Comments received after the public meeting will be summarized when the application is brought before the Committee of the Whole.

Communication and Public Consultation:

In accordance with the *Planning Act*, the Notice of Complete Application and Public Meeting for the Zoning By-law Amendment application was mailed on November 17 2022 to all assessed persons within 120 metres of the subject lands. Similarly, the notice was published in the local newspaper (Northumberland News) on November 17, 2022 and posted on the municipal website. The Proponent also posted a sign on the property using the approved corporate branded signage for development projects.

The public is invited to submit questions or comments related to the application. Any questions/comments received will be summarized and presented when the application is brought before the Committee of the Whole.

Conclusion:

The proposed zoning amendment will have the effect of permitting the development of 2 residential lots on Hamlet designated lands.

Next Steps:

The purpose of Public Meeting is to provide a public forum for questions and feedback on the proposed zoning bylaw amendment application. At this time, planning staff are not providing a recommendation. After the Public Meeting planning staff will consolidate all comments received and prepare a Planning Recommendation Report to be presented at a Committee of the Whole meeting prior to Council rendering a decision.

Attachments:

Attachment 1: Agency Comments