



56 Queen Street
Port Hope, ON L1A 3Z9
t:905.885.4544
f:905.885.7698
admin@porthope.ca
www.porthope.ca

MEMORANDUM

To: Sagar Babar

From: MPH Works and Engineering

Re: 60 Henderson Street, OPS and ZBA

Date: September 14, 2022

The Works and Engineering Department have reviewed the above noted application and provide the following comments.

- W&E staff do not agree with the findings and conclusions as outlined in the Traffic Design Brief. However, we do not have the expertise in-house to complete a detailed review of the Traffic Design Brief and therefore will be requesting a peer review of this report by a qualified traffic consultant/engineer. Please note we are seeking a price for this review, costs of which to be paid for by the proponent accordingly.
- The reasons for our concerns are as follows;
 - The proposed development will house upwards of 230 new residents. We do not agree that the proposed development will have a “negligible impact on the adjacent road network.” We are aware of existing site line issues at Henderson and Jocelyn Streets. Jocelyn Street is a County Road and therefore we would like to see additional input from the County regarding the proposed development’s traffic impacts on their road network (i.e., Jocelyn Street). MTO may also need to comment on this proposal due to the proximity of Toronto/Fox Road to the Highway 401 Corridor.
- Sidewalks will be required along Henderson Street as per previous W&E comments provided at pre-consultation.
- The Functional servicing report appears to address most sanitary and water requirements; however, W&E is seeking additional input from MPH’s water and wastewater staff accordingly and will provide their comments under a separate memo.
- Parking will need to meet all AODA standards in accordance with O. Reg. 191/11



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- Stormwater Management will need to follow the Report as noted below and be over controlled due to pipe size (Please note that GRCA provides SWM review on behalf of the Municipality, Leslie Benson, P.Eng. is contact):

The Stormwater Management and Erosion and Sediment Control Report dated prepared by AECOM specified the discharge limits for the property. Each lot is to limit the discharge to 17.3l/s/ha. The subject lot (0.45ha) must limit the discharge to 8 l/s. An analysis for each of the identified catchments follows.

- o LIDs are encouraged ([LID Stormwater Management Planning and Design Guide \(sustainabletechnologies.ca\)](http://sustainabletechnologies.ca)),
- o [Low Impact Development Stormwater Management Planning and Design Guide - Credit Valley Conservation Credit Valley Conservation \(cvc.ca\)](http://cvc.ca)

Respectfully Submitted

Warren Coulter

Warren Coulter
Engineering Project Coordinator
Municipality of Port Hope

Sagar Babbar

From: Kevin Yule
Sent: September 14, 2022 2:39 PM
To: Warren Coulter; Mike Stewart
Cc: BJ Coull
Subject: RE: Proposed Development - 60 Henderson

Hi Warren,

I have no issues with the sanitary site servicing for this proposal. I would like to see a SAN MH structure on property line for a development of this size unless I missed it while during my review.

Kevin Yule
Manager, Wastewater
Municipality of Port Hope

Works and Engineering
Office Location: 100 Lake Street

t. 905.885.4762 x.4305
e. kyule@porthope.ca | porthope.ca

Please note, there is no expectation for you to respond to this email, outside of your working hours.



From: Warren Coulter <WCoulter@porthope.ca>
Sent: September 14, 2022 1:53 PM
To: Kevin Yule <KYule@porthope.ca>; Mike Stewart <MStewart@porthope.ca>
Cc: BJ Coull <BCoull@porthope.ca>
Subject: RE: Proposed Development - 60 Henderson

Here's the site servicing and grading plan to accompany my previous email.

Regards,
Warren

From: Warren Coulter
Sent: September 14, 2022 1:51 PM
To: Kevin Yule <KYule@porthope.ca>; Mike Stewart <MStewart@porthope.ca>
Cc: BJ Coull <BCoull@porthope.ca>
Subject: Proposed Development - 60 Henderson

Kevin/Mike,

Please see attached Functional Servicing Report for 60 Henderson. Not sure if Sagar (Planning) circulated to you previously or not but I would like to get your input on this one accordingly.

Thanks,
Warren

From: [Ken Thajer](#)
To: [Theodhora Merepeza](#); [Vanessa Wismer](#); [Mike van den Broek](#); [Jamie McKelvie](#); [Mandy Kort](#)
Cc: [Leslie Benson](#); [Joanne May](#); [Sagar Babbar](#)
Subject: GRCA Comments_ 60 Henderson St_1st Subm
Date: September 29, 2022 9:24:53 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Site Plan Application
60 Henderson St
Municipality of Port Hope

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a site plan application to construct a seniors townhouse/apartment building complex on a vacant parcel on the west side of Henderson St. GRCA staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation (168/06). GRCA also provides comments as a commenting agency to the Municipality of Port Hope with respect to Natural Heritage and Stormwater Management. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies.

The following information has been reviewed:

- Functional Servicing & Stormwater Management Report (Odan-Detech – Jan 2022)
- Conceptual Site Grading Plan (Odan-Detech – Dec 2021)
- Conceptual Site Servicing Plan (Odan-Detech – Dec 2021)

Ontario Regulation 168/06

The subject property is not regulated by the GRCA. On this basis, a permit from the Authority is not required for the development proposed.

Stormwater Management

1. The report must reference and adhere to the GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions. Please update.
2. Sect. 3.3 states that "Design Storm Data for the Town of Port Hope" was used, but the Rainfall/Intensity/Duration Chart (Appendix D) shows that the Peterborough rainfall station was used. The consultant must use Port Hope's IDF curves or those listed in the GRCA's aforementioned Guidelines.
3. Confirm that there are no external areas draining into the site particularly from the north of the west.
4. The site is proposed to outlet to an off-site drainage ditch. Confirm ownership of the ditch and/or whether there is a drainage easement over the ditch in favour of the Municipality.
5. Replace the proposed orifice plate with a tamper-proof orifice tube.
6. The proposed pond located in the northwest corner of the site does not appear to scale out to 599 m3 in volume. Please address.
7. Appendix D lists six parts to the appendix; however, there is no Pre-development Storm Drainage Plan, no Post-development Storm Drainage Plan, no

Stage/Storage/Discharge Calculation Sheets, no Visual OTTHYMO Model and no Visual OTTHYMO Design Storm Output. Please provide.

8. A pre and post-development schematic must accompany the Visual OTTHYMO. Please address.
9. The Upstream Quantity Storage table in Appendix D does not seem to make sense. The Storage is clearly the volume of the underground tanks, but where does the Discharge column come from given that the outlet control is considerably downstream with a large majority of the site draining downstream of the tanks. Please clarify.
10. Sect. 3.3 states that the “post-development tributary areas” are shown in Appendix D, but they are not. Please address.
11. Nothing has been submitted which supports that the “Total Storm Water Storage Required” is 719 m3 as stated in Sect. 3.3. Please address.

GRCA Fee Schedule

An initial site plan review fee of \$750 is required. A detailed review fee of \$1500 will apply and is required prior to approval of the application. Please provide the initial review fee to GRCA at your earliest convenience.

-

Please contact me if you have any questions.

Regards,

Ken Thajer, MCIP, RPP

Planning & Regulations Coordinator



“Clean Water Healthy Lands for Healthy Communities”

2216 County Road 28

Port Hope, ON L1A 3V8

(905) 885-8173 ext. 245 / (905) 885-9824 fax

kthajer@grca.on.ca / www.grca.on.ca / www.ganaraskaforestcentre.ca

Sagar Babbar

From: Ryan Furniss <ryan.furniss@cogeco.com>
Sent: August 23, 2022 3:17 PM
To: Sagar Babbar
Subject: Re: Agency Circulaion_60 Henderson Street_OPA and ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sagar,

Cogeco Connexion has no comments.

Thank you,

RYAN FURNISS

Network Delivery Coordinator

ryan.furniss@cogeco.com

T 613 544-6311 ex 8219 | C 905
220-1071

170 Colborne St.
Kingston, Ontario K7K 1E3 Canada
cogeco.ca



On Tue, Aug 23, 2022 at 2:57 PM Sagar Babbar <SBabbar@porthope.ca> wrote:

Good Morning,

Planning staff have received application for Official Plan Amendment (OP02-2022) and Zoning By-law Amendment (ZB04-2022) from Nautical Lands Group on behalf of CP REIT Ontario Properties Limited (owner) and Wellings 2019 Inc. (Developer) for lands located west of Henderson Street and are municipally known as 60 Henderson Street. All the relevant documents related to these applications can be found at the google drive link

Sagar Babbar

From: Jeannette Thompson <jeannette_thompson@kprdsb.ca>
Sent: September 9, 2022 12:02 PM
To: Sagar Babbar
Subject: RE: Agency Circulaion_60 Henderson Street_OPA and ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sagar –

Thank you for circulating the official plan amendment and zoning by-law amendment applications related to 60 Henderson Street, Port Hope.

It is our understanding that the purpose of the applications is to facilitate the development of senior's independent living residential units. As such Kawartha Pine Ridge District School Board (KPRDSB) does not anticipate the development will generate any students.

Please accept this as a formal response from KPRDSB. KPRDSB has reviewed the applications and have not identified any concerns or issues related to our mandate with the proposed official plan and zoning by-law amendments.

Thank you for the opportunity to comment.

Kind Regards,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP

Manager, Planning Services

Kawartha Pine Ridge District School Board

1994 Fisher Drive Peterborough, ON K9J 6X6

705.742.9773 x 2169 | 1.877.741.4577 x 2169

www.kprschoools.ca

Excel in Learning | Succeed in Life | Enrich Community

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From: Sagar Babbar <SBabbar@porthope.ca>

Sent: Tuesday, August 23, 2022 2:57 PM

To: Mike van den Broek <MvandenBroek@porthope.ca>; Brian Gilmer <BGilmer@porthope.ca>; Steve White <SWhite@porthope.ca>; Jeff Ogden <JOgden@porthope.ca>; Jacquie Hill-Bower <JHill-Bower@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; Bryant Wood

Sagar Babbar

From: Julia Snoek
Sent: September 1, 2022 11:53 AM
To: Sagar Babbar
Subject: RE: Agency Circulaion_60 Henderson Street_OPA and ZBA

Hi Sagar, PRC has reviewed and has no comments to bring forward on the technical aspects of the application. Parkland dedication will be applicable, in which case we request cash in lieu

Julia Snoek, CRFP
Director, Parks, Recreation and Culture
Municipality of Port Hope

905-885-8760 x 4108
jsnoek@porthope.ca
www.porthope.ca

Office Location:
Joint Operations Centre
284 Victoria Street North, Port Hope, Ontario

From: Sagar Babbar <SBabbar@porthope.ca>
Sent: August 23, 2022 2:57 PM
To: Mike van den Broek <MvandenBroek@porthope.ca>; Brian Gilmer <BGilmer@porthope.ca>; Steve White <SWhite@porthope.ca>; Jeff Ogden <JOgden@porthope.ca>; Jacquie Hill-Bower <JHill-Bower@porthope.ca>; Julia Snoek <JSnoek@porthope.ca>; Lauren Wingham-Smith <LWinghamSmith@porthope.ca>; Bryant Wood <bwood@phps.on.ca>; Ken Thajer <kthajer@grca.on.ca>; Campbell, Dwayne <campbelld@northumberland.ca>; Yearwood, Ashley <yearwooda@northumberland.ca>; Beamish, Kayla <kayla.beamish@cnl.ca>; Bone, Erin <erin.bone@cnl.ca>; McCulloch, Jalene <Jalene.mcculloch@cnl.ca>; WILSON, Chris <Chris.Wilson@canadapost.postescanada.ca>; circulations@wsp.com; Ryan Furniss <Ryan.furniss@cogeco.com>; ONTUGLLandsINQ@uniongas.com; kevhickey@pvnccdsb.on.ca; DevelopmentApplications@elexiconenergy.com; Jeannette Thompson <jeannette_thompson@kprdsb.ca>; executivevp.lawanddevelopment@opg.com; barb.thompson@opg.com; Nick McDonald <nick@meridian-vaughan.ca>; brad@meridian-vaughan.ca; Prabin.Sharma@ontario.ca
Cc: Theodhora Merepeza <TMerepeza@porthope.ca>
Subject: Agency Circulaion_60 Henderson Street_OPA and ZBA

Good Morning,

Planning staff have received application for Official Plan Amendment (OP02-2022) and Zoning By-law Amendment (ZB04-2022) from Nautical Lands Group on behalf of CP REIT Ontario Properties Limited (owner) and Wellings 2019 Inc. (Developer) for lands located west of Henderson Street and are municipally known as 60 Henderson Street. All the relevant documents related to these applications can be found at the google drive link



September 16, 2022

Theodhora Merepeza, MCIP, RPP
Planning Manager
Municipality of Port Hope
5 Mill Street
Port Hope, ON L1A 2S6

RE: County Review of Port Hope Official Plan Amendment OPA 02-2022, and Zoning By-law Amendment ZB04-22

Applicant: CP Reit Ontario Properties Limited
Location: 60 Henderson Street
(Part of Lot 10, Concession 2)
Municipality: Municipality of Port Hope
Geographic Township: Hope
County File: D09-PH0122

This letter is in response to a request for comments on the above-noted applications. We have completed our review and offer the following comments with respect to the Northumberland County Official Plan, Provincial policies, County services and other County and Provincial interests.

The purpose of the official plan and zoning by-law amendment applications is to permit the following respectively:

- Redesignate the subject property to a site-specific 'General Commercial' designation; and
- Rezone the subject property from the General Commercial – Holding One 'COM2(H1)' zone to a site-specific High Medium Residential 'RES4' zone.

If approved, in accordance with the proponent's submitted plans, the applications will facilitate the following residential development totalling 100 units:

- A four (4) storey seniors independent rental mid-rise building consisting of 74 suites; and
- Eight (8) bungalow townhouse units consisting of 36 units.

It is our understanding that an application for Site Plan Approval will also be required to review the technical aspects of the proposed development.

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

Site Characteristics

The subject property is currently vacant and it approximately 1.82 hectares (4.45 acres) and located on the west side of Henderson Street, approximately 200 metres (m) north of Jocelyn Street (County Road 70) in the Port Hope urban area. According to the proponent's Planning Justification Report, prepared by Nautical Lands Group, dated June 2022 and other supporting documents and plans, two vehicular access points are proposed off Henderson Street.

The following land uses that surround the subject property consist of:

- North – a future hotel, Pemberton Drive, and predominantly vacant employment lands, excluding the following:
 - light industrial (Trade Tech Industries and Maple Lodge Farms); and
 - The Municipality of Port Hope Police Station
 - future residential uses and Strachan Street extension;
- East – Henderson Street, vacant service industrial, woodlots and low-density residential;
- South – general commercial (vacant lands, plazas, grocery stores, medical centres as well as Jocelyn Street – County Road 70 and Toronto Road); and
- West – general commercial (vacant lands, plazas, and offices), Toronto Road, a church and residential uses.

Northumberland County Official Plan (County OP)

The subject lands are designated “Urban Areas” in the County OP. The general land use objectives for residential uses within “Urban Areas” encourage municipalities to provide a range of housing types to accommodate diverse social and economic backgrounds. The County OP also encourages increased density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development. A high standard of urban design is also encouraged.

The proposal would be permitted by the policies of the County OP as it would facilitate residential intensification by allowing a mix of residential land uses and built forms (e.g., seniors independent rental within a mid-rise building and bungalow townhouse units). To facilitate pedestrian movement, the proponent's submitted materials also illustrate 1.5 m internal sidewalk connections throughout the development and along Henderson Road.

As such, the proposed development conforms to the County OP. As part of Site Plan Approval, Township staff are encouraged to consider the design requirements needed for the safe interaction and movement of various users on the differing street widths within the development (e.g., pedestrian, and vehicular movement, parking, landscape features, street trees, lighting, etc.).

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

Provincial Policies

Provincial Policy Statement (PPS)

The PPS focuses growth and development to settlement areas and indicates that healthy livable and safe communities are sustained, in part, by promoting efficient development and land use patterns which sustain the financial well-being of municipalities over the long term and accommodating a range and mix of residential uses and built forms to meet long-term needs.

The proposed development is consistent with the community development aspect of the PPS as it would contribute a mix of townhouse units and a mid-rise building accommodating seniors independent rental suites in the Port Hope urban area. The development will be serviced with municipal water and sewage services which is the preferred servicing method for settlement areas such as Port Hope. As such, the proposed development is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan contains policies for municipalities within the Greater Golden Horseshoe to manage growth to the year 2051. The subject property is within the Growth Plan's delineated built boundary. Therefore, for the purposes of the Growth Plan, the lands are within a "delineated built-up area". In accordance with Policy 2.2.2 of the Growth Plan, the County OP established a specific minimum intensification target of 40 percent of all residential development occurring annually within the County.

The proposed development conforms to the Growth Plan since it directs growth to the established Port Hope urban area and will contribute to the County's intensification targets with a mix of residential unit types appropriate for this portion of the Municipality's built-up area.

County Services

Waste Collection Services

County Waste Collection Services has reviewed the proposed development and indicates the following:

- The internal road network servicing the development must be built to municipal standards.
- The road structure shall be designed to accommodate highway vehicle loading for the waste collection vehicles.
- Each townhouse unit must have its own frontage to be considered for curbside collection.
- The proposed four-storey seniors independent rental building would be required to have a private collection contract. Our Waste Management By-Law 2018-22

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

(Pages 30 to 32) provides additional information on the qualifying criteria for curbside collection and road design; please [click here](#) for the link.

Traffic Brief

Nextrans Consulting Engineers (Nextrans) prepared a Traffic Brief dated March 23, 2022, in support of the subject property. The purpose of the Traffic Brief was to review the current and projected traffic patterns generated by the proposed development as well as if any transportation circulation and infrastructure improvements are required within the subject property and on municipal road networks respectively.

The subject property proposes two vehicular access points off Henderson Street, which is a local municipal road. County Transportation Services will review the Traffic impact Brief and provide comments under separate cover.

County and Provincial Interests

This proposal has been screened in accordance with the responsibility under the *Planning Act* to have regard for matters of Provincial interest. The applicable matters of Provincial and County interest are discussed below.

Environmental Site Assessment

Pinchin Limited (Pinchin) prepared a Phase I Environmental Site Assessment (ESA) dated October 28, 2021, for the subject property to determine if the property contained potential at or below grade soil and/or groundwater contaminants.

Pinchin concluded that nothing was identified on the subject property that is likely to result in potential subsurface impacts. As such, no Phase II ESA (requiring subsurface investigation work) is recommended at this time.

The County has reviewed Pinchin's ESA's report and have no further comments at this time.

Land Use Compatibility – Noise

Aercoustics Engineering Ltd (Aercoustics) prepared a Noise Impact Study dated May 10, 2022, in support of the proposed development. The Noise Study reviewed the following surrounding noise sources to determine if noise mitigation measures are required to be included within the proposed development:

Transportation Noise Sources

- Highway 401;
- Jocelyn Street (County Road 70);
- Toronto Road;

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

Stationary Noise Sources

- Davis' Independent Grocer;
- Gimer's Home Hardware;
- Shoppers Drug Mart (future construction);
- Port Hope Police Station
- Hampton Inn
- Commercial Plaza Operations
- Trade Tech Industries; and
- Siquis Heavy Machinery

Aercoustics concluded that the use of building materials in accordance with the Ontario Building Code should mitigate the noise impact from surrounding transportation and stationary sources to levels which comply with the Ministry of the Environment, Conservation and Parks guidelines for indoor sound levels. However, Aercoustics recommended that various warning clauses be imposed within purchase, rental, and lease agreements for all units in the proposed residential buildings to address any noise concerns that may be noted by future occupants.

The County has reviewed Aercoustics noise report and generally have no concerns. However, the County recommends that the noise report be peer reviewed to ensure that the surrounding noise sources will not create an adverse impact on the proposed units/suites. The Municipality should also satisfy itself to ensure that the development will not adversely impact surrounding vacant industrial lands that may have the potential to accommodate heavier industrial uses or that may currently be zoned to accommodate such.

Summary

- County and provincial policies encourage a mix of residential unit types to locate within settlement areas such as Port Hope.
- Development is encouraged to have increased density to facilitate the overall Growth Plan and County targets.
- Draft OP policy changes should be circulated for review.
- Draft zoning provisions should be circulated for review.
- County waste collection services can be provided along the internal road network built to municipal standards designed to accommodate highway vehicle loading.
- Each townhouse unit must have its own frontage to be considered for curbside collection.
- However, private collection would be required for the proposed four-storey seniors independent rental building.

September 16, 2022

Official Plan and Zoning By-law Amendment Applications OPA-02-2022 & ZB04-22

- County roads will review the Traffic Brief and provide comments under separate cover.
- The Municipality should arrange to have the noise study peer reviewed to ensure that the surrounding noise sources will not create an adverse impact on the proposed units/suites.
- The Municipality should satisfy itself to ensure that the proposed development will not have any unintended adverse impacts on existing vacant nearby industrial lands (where heavier industrial land uses are proposed or are currently zoned to accommodate such).

Recommendation

Based on the information provided above, at this time, the County has no concerns with the proposed Official Plan and Zoning By-law Amendment applications, pending comments from our Transportation Services Division, which will be provided under separate cover.

Please feel free to contact me at yearwooda@northumberland.ca or by phone at 905.376.5354 should you have any questions related to this matter.

Sincerely,



Ashley Yearwood, MCIP, RPP
Senior Planner, Land Use Planning

Copy: Denise Marshall, Director, Public Works

Dwayne Campbell, Manager, Planning and Community Development/Chief Planner
Katie Bruinsma, Corridor Management Coordinator



September 20, 2022

Sagar Babbar, MA
Planner
Municipality of Port Hope
5 Mill Street
Port Hope, ON L1A 2S6

Re: Northumberland County Public Works Review of Port Hope Official Plan Amendment OPA 02-2022, and Zoning By-law Amendment ZB04-22

Applicant: CP Reit Ontario Properties Limited
Location: 60 Henderson Street
(Part of Lot 10, Concession 2)
Municipality: Municipality of Port Hope
Geographic Township: Hope
County Planning File: D09-PH0122

Further to Ashley Yearwood's, Senior Planner – Land Use Planning, County Review letter dated September 16, 2022, Northumberland County Public Works Department has reviewed the materials included for the agency circulation related to the above-noted development/site. The County of Northumberland Public Works Department provides the following comments for action/resolution by the proponent relative to the County's transportation network infrastructure:

Traffic Brief, Proposed Residential Development, Wellings of Port Hope (Prepared by Nextrans Consulting Engineers dated March 23, 2022)

1. Northumberland County Public Works recommends a full Traffic Impact Study be prepared for this development as the Traffic Brief submitted does not provide sufficient data to review.
2. The Traffic Impact Study should be updated to include:
 - a. Description of the proposed development;
 - b. Description of existing roads, traffic control, transit service and active transportation (sidewalk connection to Jocelyn St);
 - i. The Traffic Brief submitted has errors in the description of Toronto Road and Jocelyn St. Toronto Road is under the jurisdiction of the Municipality of Port Hope. County Road 2 is under the jurisdiction of Northumberland County from County Road 10, 2, 74 intersection to the Highway 401 overpass (north side); south of this is the jurisdiction of the Municipality of Port Hope. Jocelyn St in area's is three (3) lanes (ex: from Toronto Rd, to just east of Freeman Dr) and three (2) lanes with turning lanes (just east of Toronto Rd)



- c. Detailed vehicular trip generations of the proposed development including traffic counts, data and turning movement counts.
- d. Qualitative discussion and commentary on the anticipated traffic impact.
- e. Site access review to ensure proper sightlines and access spacing, specifically at the intersection of Henderson Street and Jocelyn St (County Road 70). Taking into consideration the safety components, warrant analysis, intersection spacing and both industrial / commercial and residential vehicle traffic. The site access review should consider impacts to the existing left turn lane and potential for a right turn lane at the above-mentioned intersection.

Sincerely,

A handwritten signature in blue ink, appearing to read "Denise Marshall".

Denise Marshall, P.Eng.
Director, Public Works Department

- cc Katie Bruinsma – Corridor Management Coordinator, Public Works, Northumberland County
 Ashley Yearwood – Senior Planner, Land Use Planning, Northumberland County
 Dwayne Campbell – Manager, Planning and Community Development/Chief Planner, Northumberland County
 Theodhora Merepeza, Planning Manager, Municipality of Port Hope
 Works and Engineering, Municipality of Port Hope



By-law 2018-22

A By-law to amend by-law 2015-19 being a by-law to provide a solid waste management system for the collection of household and commercial waste and recyclable material within the County of Northumberland

Whereas Section 208.2 of the Municipal Act, R.S.O. 1990, chapter M.45, as amended (the "Act"), authorizes a local municipality to pass by-laws to establish, maintain and operate a waste management system;

And Whereas the Council of the Corporation of the County of Northumberland (the "Council") has enacted its By-law No. 24-90 to assume waste management powers conferred pursuant to section 208.2 of the Act, including such powers conferred upon the councils of local municipalities;

And Whereas the Council, pursuant to such powers, has enacted its By-law No. 31-00, to provide for the establishment, maintenance and operation of a solid waste management system and to provide for the collection of waste, and other materials;

And Whereas the Council deems it in the public interest to include in that By-law provisions to prohibit the unlawful and unauthorized depositing of waste, in order to maintain the health, safety and welfare of the inhabitants of the County of Northumberland, and to consolidate all such provisions of both enactments into a single by-law;

And Whereas paragraph 210.82 of the Act authorizes councils of local municipalities to pass by-laws to prohibit the unauthorized throwing, placing or depositing of refuse or debris on property of the municipality;

And Whereas paragraph 210.135 of the Act authorizes councils of local municipalities to pass by-laws for prohibiting or regulating and inspecting the use of any land or structures within the municipality or any defined area or areas thereof for dumping or disposing of garbage, refuse or domestic or industrial waste of any kind;

Ministry of Transportation

Corridor Management Section
1355 John Counter Boulevard
Postal Bag 4000
Kingston, Ontario K7L 5A3
Tel.: 613 544-2220 ext. 4119
Fax: 613-540-5106

Ministère des Transports

Section de gestion des couloirs routiers
1355, boulevard John Counter
CP/Service de sacs 4000
Kingston (Ontario) K7L 5A3
Tél.: 613 544-2220 ext. 4119
Télééc. 613 540-5106



September 29, 2022

Sagar Babbar, MA
Planner
Planning & Development Department
Municipality of Port Hope

Via email: sbabbar@porthope.ca

Dear Mr. Babbar,

**Re: Preliminary Comments on Official Plan Amendment and Zoning By-Law
Amendment Application
Location: 60 Henderson Street, Municipality of Port Hope, Highway 401**

Thank you for circulating to the Ministry of Transportation (MTO) Official Plan Amendment and Zoning By-Law Amendment Application regarding 60 Henderson Street. The MTO understands that the proposal is to re-designate the subject lands from General Commercial to General Commercial with Holding One Provision 'COM2(H1)'. Additionally, we understand that the proposal is to facilitate a development of 4-storey seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands. The MTO has reviewed the Zoning and Official Plan Amendments application and is providing comments in accordance with the *Public Transportation and Highway Improvement Act (PTHIA)* and Highway Access Management Guideline.

MTO offers the following comments on the submitted Storm Water Management Plan.

Storm Water Management:

- Please provide a drawing showing post development catchment areas, as well as identify what areas the dry pond and underground storage are capturing. The drawings provided are unclear to us, and it appears that the Storm Water onsite is being conveyed mainly via a storm sewer network.
- Additionally, please provide a cross section detail of the dry pond which includes further details and/or calculations to show how the required volume of the pond was determined.

- It was stated that Visual OTTHYMO output results are in the appendix, however, it was not found in the report that was submitted. Please provide the analysis results for all design storms in report.

If you have any further questions concerning this matter, please feel free to contact me at CorridorEast@ontario.ca

Sincerely,

Fiona Parfitt

Planning Intern
Corridor Management Section | East Operations
Ministry of Transportation
1355 John Counter Blvd
Kingston, ON K7K 0E5
CorridorEast@ontario.ca
Fiona.Parfitt@ontario.ca



CANADA POST
Delivery Planning
1860 Midland Ave, 2nd Fl
Scarborough Ont. M1P 5A1

POSTES CANADA
Delivery Planning
1860 Midland Ave, 2nd Fl
Scarborough Ont. M1P 5A1

September 6, 2022

PLANNING AND DEVELOPMENT
5 Mill Street South
Port Hope, ON L1A 2S6

Reference: Official Plan Amendment (OP02-2022) and
Zoning By-law Amendment Application (ZB04-2022)
60 Henderson Street, Municipality of Port Hope
APPLICANT: Nautical Lands Group on behalf of Choice Property Limited
Partnership

Dear Victoria,

Thank you for the opportunity to comment on the above noted project. Canada Post has no objections for the proposed development.

Service type and location

1. Canada Post will provide mail delivery service to this development through centralized mailroom (Lockbox Assemblies) and Community Mailboxes.
2. **Detached and Townhouses dwellings:** Will be serviced through Community Mailbox. The location of these sites are determined between my department (Canada Post Delivery Planning) and the Developers appointed Architect and/or Engineering firm.
3. **Apartment Building(s):** If this project has plans for buildings with more than two adjoining units, sharing a common indoor entrance, the developer/owner must supply, install and maintain a centralized mail room facility to Canada Post's specifications. Buildings with more than 99 self-contained units require rear loading lockboxes. Assisted Living units (if any) will require further review to determine appropriate delivery mode.
4. **Retail/Office/Commercial:** If this project has plans for commercial space consisting of more than two adjoining units, sharing a common indoor entrance, the developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications, in a separate location away from the residential units. Should the commercial space consist of no common indoor entrance the location of Community Mailbox sites is to be determined between my department (Canada Post Delivery Planning) and the Developers appointed Architect and/or Engineering firm.
5. If this development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada

Post's specifications. Please see attached linked for delivery standards:
http://www.canadapost.ca/cpo/mr/assets/pdf/business/standardsmanual_en.pdf

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline, obligations and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin.
2. If applicable please ensure that any street facing installs have a depressed curb or curb cut. Contact Canada Post Corporation – Delivery Planning for further details.
3. If applicable please ensure that any condominiums apartments with more than 99 units, incorporates a mailroom with rear loading lock box assemblies (mailboxes).
4. Finally, please provide the expected first occupancy date and ensure the future site is accessible to Canada Post 24 hours a day.

It is recommended that the owners contact Canada Post as completion draws near so as to finalize the location and compartment they will be assigned to.

Should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.



Chris Wilson
Delivery Services Officer | Delivery Planning
(416) 262-7408
Chris.wilson@canadapost.ca

Please include Appendix A & B along with the developer timeline, obligations and installation within the subdivision agreement for this application. This particular development is subject to the Canada Post clearance letter for approval.

Appendix A

1. Choice Property Limited Partnership covenants and agrees to provide the Municipality of Port Hope with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Lockbox

Assemblies as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan, at the time of sidewalk and/or curb installation. Choice Property Limited Partnership further covenants and agrees to provide notice to prospective purchasers of the locations of Lockbox Assemblies and that home/business mail delivery will be provided via Lockbox Assemblies or Mailroom.

Appendix B

Additional Developer Requirements:

1. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes or Lock box Assemblies (Mail Room). The developer will then indicate these locations on the appropriate servicing plans.
2. The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, as approved by Canada Post.
3. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
4. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
5. The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Boxes or Lock Box Assemblies (Mail Room). The developer also agrees to note the locations of all Community Mail Boxes or Lock Box Assemblies (Mail Room)., within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Boxes or Lock Box Assemblies (Mail Room).
6. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
7. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings
8. The developer agrees to provide the following for each Community Mail Boxes or Lock Box Assemblies, and to include these requirements on the appropriate servicing plans: (if applicable)
 - Any required walkway across the boulevard, per municipal standards

- If applicable, any required curb depression for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)



The Municipality of Port Hope
5 Mill Street South
Port Hope, ON
L1A 2S6

DS-22-237
2022 September 9

167 Henderson Street, Port Hope, Ontario Site Plan Application

Canadian Nuclear Laboratories (CNL) submits the following comments on the above noted site plan application referred to in your letter of 2022 August 23.

It is recommended that excavated soil and non-granular material be monitored for above background levels of gamma radiation if excavation activities or landscaping activities are being conducted that will involve the movement of material on or off the property. In association with the Construction Monitoring Program (CMP), CNL may be contacted for radiological monitoring services at (905) 885-0291. These services, which include storage of low-level radioactive material, are provided by CNL at no cost to the property owner.

CNL recommends the builder follow Ontario Building Code Section 9.13.4.1 (Soil Gas Control), with the rough-in for a subfloor depressurization system installed according to MMAH Supplementary Standard SB-9, "Requirements for Soil Gas Control".

It is also recommended that CNL be advised of any fill soil brought to the property, so that radiological monitoring of this material may be performed. This does not apply to granular material.

If you have any questions regarding the above comments or require additional information, please contact CNL at (905) 885-0291.

Sincerely,

Donald Scharfe, P. Eng.

Donald Scharfe, P.Eng.

Senior Project Specialist, Small-Scale Sites
Historic Waste Program Management Office
Canadian Nuclear Laboratories

/kb

Attach. Construction Monitoring Program Fact Sheet



Municipality of Port Hope
5 Mill Street South
Port Hope, ON
L1A 2S6

Date: 2022-09-01

Attn.: Sagar Babbar, Planner

RE: Official Plan Amendment (OP02-2022) and
Zoning By-law Amendment Application (ZB04-2022)
Nautical Lands Group / CP REIT Ontario Properties Limited
60 Henderson St.
EE ref.: 2022DA090101

Further to the referenced File #OP02-2022 Elexicon Energy Inc. has no objection to the proposed Site Plan Application to permit/construct the development of 4 storey seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands.

The applicant or its authorized representative shall consult with Elexicon Energy Inc. concerning the availability of supply voltage, service location, metering, costs and any other details. These requirements are separate from and in addition to those of the ESA. Elexicon Energy Inc. will confirm the characteristics of the available electrical supply and will designate the location of the supply point to the applicant. Elexicon Energy Inc. will also identify the costs that the applicant will be responsible for.

The applicant or its authorized representative shall apply for new or upgraded electric services and temporary power service in writing. The applicant is required to provide Elexicon Energy Inc. with sufficient lead-time in order to ensure:

- a) The timely provision of supply to new and upgraded premises; and/or
- b) The availability of adequate capacity for additional loads to be connected in the existing premises

Please ensure that Elexicon's approved standards and clearances are followed, for all structures, equipment, and people.

For all future applications and related correspondences kindly forward digital copies to:
DevelopmentApplications@elexiconenergy.com

Yours truly,
Elexicon Energy Inc.

A handwritten signature in black ink, appearing to read "Boudhar", is written above the printed name.

Hocine Boudhar,
Planning & Standards

elexiconenergy.com

Office T (905) 427-9870 T 1 (888) 445-2881 F (905) 619-0210

Customer Care T (905) 420-8440 T 1 (888) 420-0070 F (905) 837-7861

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