

# Municipality of Port Hope Public Meeting

## 4839 County Road 2

Zoning By-law Amendment (ZB05-2022)

Vanessa Wismer, Planner

*December 13<sup>th</sup>, 2022*



MUNICIPALITY OF

**PORT HOPE**

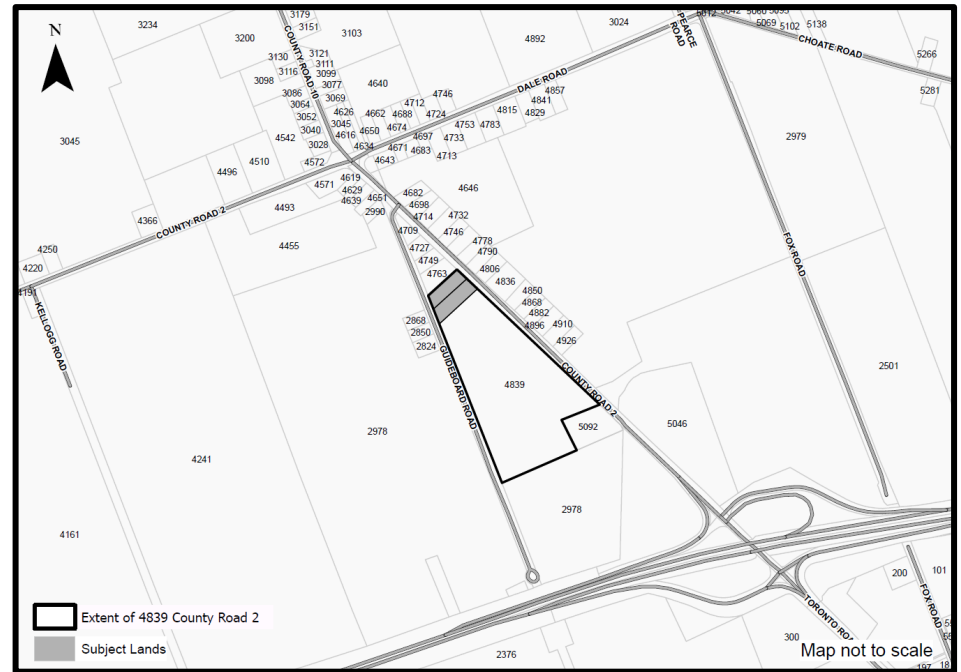


# Overview of Presentation

- Subject Lands
- Surrounding Land Uses
- Current Development Application
  - Zoning By-law Amendment
- Overview
  - Applicable Provincial Policies – High level
  - Applicable County Policies – High Level
  - Applicable Municipal Policies – High Level
- Public Consultation
- Next Steps

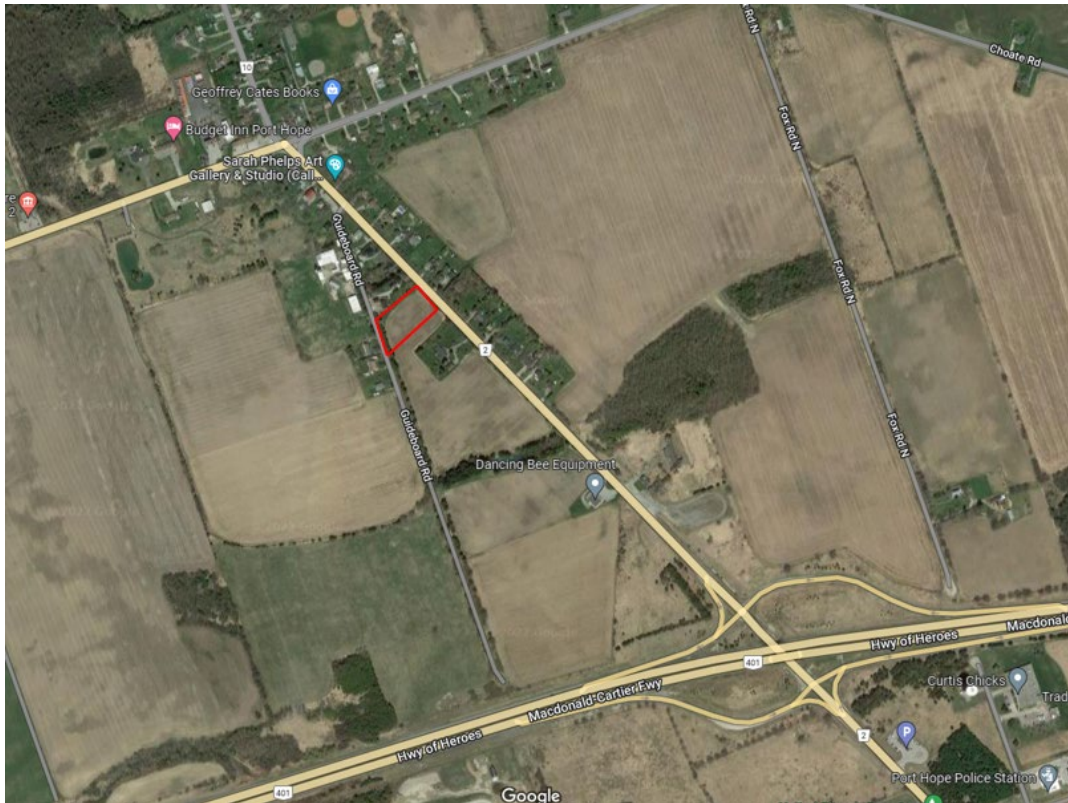
# Subject Lands

- Encompasses two lots conditionally approved for consent (B05-22 and B06-22).
- A total area of 0.60 ha (1.5 ac):
  - 1<sup>st</sup> lot - 0.28 ha (0.70 ac)
  - 2<sup>nd</sup> lot - 0.32 ha (0.80 ac)
- 66 metres of frontage on Guideboard Road;
- Primarily vacant;
- Will be connected to the municipal water;
- Would be developed on private sewage services.



**Figure 1: Subject Lands Map**

# Surrounding Land Uses



**Figure 2:** Subject Lands Image from Google Earth

The subject lands are surrounded by:

- Rural Residential, Development, Rural Commercial uses to the north;
- Rural Residential and Agricultural uses to the west;
- Rural Commercial and Agricultural Uses to the south; and
- Rural Residential and Agricultural uses to the east.

# Development Application

## Zoning By-law Amendment

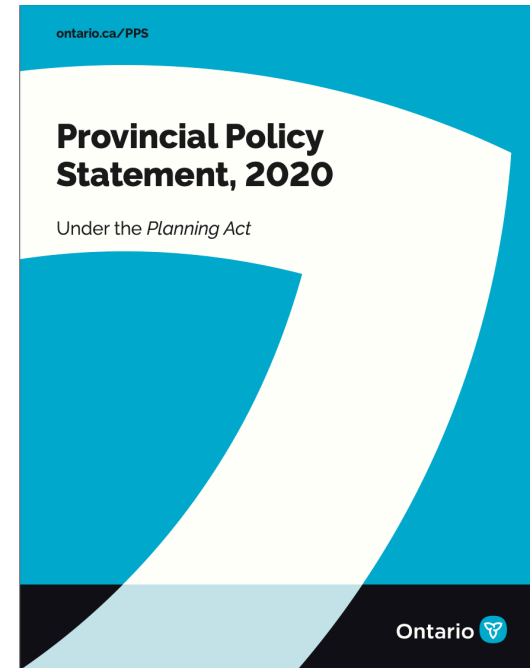
- The Applicant has submitted an application for a **Zoning By-law Amendment** to:
  - Rezone the subject lands from Development 'D' to Hamlet Residential One 'RESV1' to accommodate future residential development on each lot.
  - The remainder of the property will remain in Development 'D' and Agricultural 'A' zones and is **not** subject to the rezoning application.
  - Rezoning a condition of the provisional granting of the consent applications (B05-22 and B06-22).

# Supporting Documents

- The Applicant has submitted the following in support of the proposed **Zoning By-law Amendment**:
  - Application Form;
  - Concept Plan and Relevant Drawings

# Provincial Policy Statement (2020)

- The PPS sets out the Provincial land-use policy direction that guides Municipal decision making through Official Plans, Zoning By-laws, and other planning decisions.
- The PPS required that decisions on land use planning matters to be consistent with PPS policies.
- The PPS categorizes the subject lands as a Rural Settlement Area (Welcome Hamlet).
- Settlement Areas are to be the focus of growth, development, and intensification.



# Growth Plan (2020)

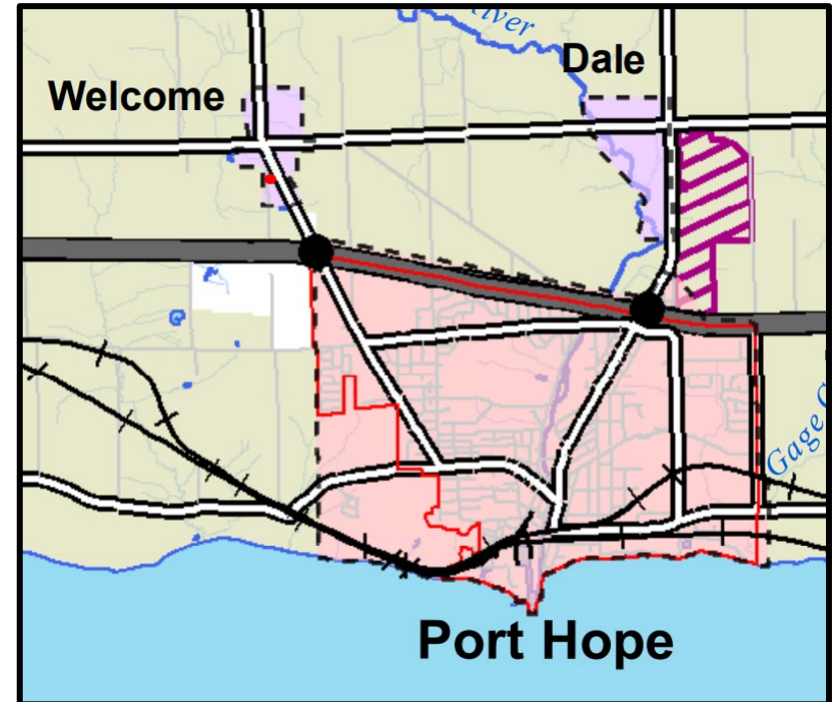
- The Growth Plan informs growth management and environmental protection in the Greater Golden Horseshoe.
- Forecasted growth is directed to Settlement Areas, municipal services, and must support the achievement of complete communities.
- A diverse mix and range of housing options and densities is supported, in addition to additional residential units.



# Northumberland County Official Plan ('NCOP')

- Designated 'Rural Settlement Area' as per the NCOP.
- These areas are designated for future growth and intensification where an appropriate level of infrastructure and servicing is available.

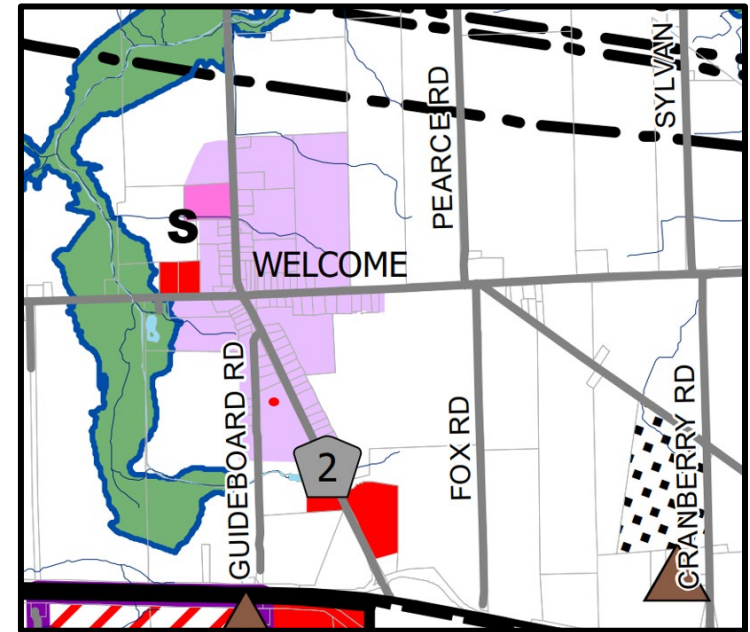
County Official Plan Excerpt






- Rural Settlement Area
- Urban Area
- Agricultural Area
- Rural Area

# Port Hope Official Plan ('PHOP')

- The subject lands are designated **Hamlet** in the PHOP.
- Municipal water and private septic services required, unless specifically designated for Municipal and sewer and water systems;
- In-depth, compatible development and limited growth in the form of:
  - Infilling;
  - Minor extensions to existing development in Hamlet boundary;
- Mix of uses permitted that are consistent with existing environmental, physical, and socio-economic conditions;
- Predominant land use is single detached dwellings.

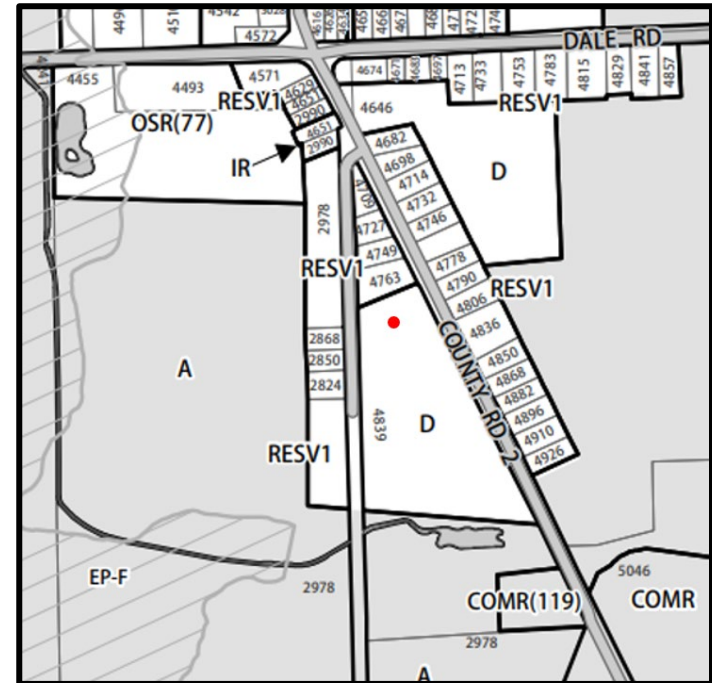


Port Hope Official Plan Excerpt

-  HAMLET
-  AGRICULTURAL - PRIME
-  HIGHWAY COMMERCIAL

# Port Hope Zoning By-law

- Current Zoning:  
**Development 'D'**
- The owner would like to rezone the subject lands from **Development 'D'** to **Hamlet Residential One 'RESV1'**;
- The subject lands are in compliance with zone standards.



Port Hope Zoning By-law Excerpt

**Table 1: Standards for Hamlet Residential ‘RESV1’ Zone**

	<b>RESV1</b>	<b>Proposed Severed Lot 1</b>	<b>Proposed Severed Lot 2</b>
<b>Min. Lot Area</b>	2,800.0 m <sup>2</sup>	2,843 m <sup>2</sup>	3,259 m <sup>2</sup>
<b>Min. Lot Frontage</b>	30.0 m	30.0 m – County Road 2 33.0 m Guideboard Road	30.0 m – County Road 2 33.0 m Guideboard Road
<b>Min. Required Front Yard</b>	10.0 m	TBD	TBD
<b>Min. Required Exterior Side Yard</b>	10.0 m	TBD	TBD
<b>Min. Required Interior Side Yard</b>	3.0 m	TBD	TBD
<b>Min. Required Rear Yard</b>	10.0 m	TBD	TBD
<b>Max. Lot Coverage</b>	30%	TBD	TBD
<b>Min. Landscaped Open Space</b>	30%	TBD	TBD
<b>Max. Height</b>	11.0 m	TBD	TBD

# Public Consultation

- **Planning Act Tools:**
  - Resident Mail outs
  - On-site Posting
  - Newspaper Notice
- **Other forms of communication**
  - Municipal Website
  - Social Media Posts
- **Notice of Complete Application and Public Meeting:** November 17, 2022
- **Newspaper Notice:** November 17, 2022
- **Site Signs Posted:** December 5, 2022

# Next Steps

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

- Address comments received during Public Meeting;
  - Planning Recommendation Report to Committee of the Whole;
  - Council Decision; and,
  - Notice of Decision.
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- Applicant to fulfill the remaining conditions of Committee of Adjustment (COA) approval.