



THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE PUBLIC MEETING MINUTES

December 13, 2022, 6:30 p.m.

Present:

Mayor Olena Hankivsky
Councillor Les Andrews
Councillor Todd Attridge, Chair
Councillor Chris Collins
Councillor Claire Holloway Wadhwanı
Councillor Vicki Mink
Councillor Adam Pearson

Staff:

David Smith, Chief Administrative Officer
Todd Davis, Director, Planning and Development
Brian Gilmer, Director, Corporate Services/Clerk
Theodhora Merepeza, Manager, Planning
Vanessa Wismer, Planner
Shrishma Davé, Manager, Legislative Services/Deputy Clerk

Minutes of the Statutory Public Meeting of the Corporation of the Municipality of Port Hope were held at Council Chambers, 56 Queen Street, Port Hope, Ontario

1. Call to Order

Public Meeting was called to order at 6:34 p.m.

- 1.1 Moment of Silent Reflection
- 1.2 Land Acknowledgement

Chair, Councillor Attridge acknowledged that this meeting was being held on the traditional territory of the Mississauga Nations.

2. Introduction

Chair, Councillor Attridge advised that the purpose of the public meeting is for the Planning and Development Committee to inform the public of proposed planning applications on two properties within the Municipality:

OP02-2022 and ZB04-2022 re 60 Henderson Street

Application to amend Municipal Official Plan (File No. OP02-2022) and an application to amend Zoning By-law 20/2010 (File # ZB04-2022), both submitted by Nautical Lands Group on behalf of Choice Property Limited Partnership (owner) and Wellings 2019 Inc. (Developers) for lands municipally known as 60 Henderson Street.

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands to facilitate the development of 4 storey seniors independent living residential mid-rise building and 36 bungalow townhouse units. The proposed apartment building will consist of 74 independent living suites, a restaurant/dining area, bar, personal service area and fitness area for the residents. All the apartment and townhouse units will be rented out to the residents.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from 'COM2(H1)' to site specific 'RES4(139)' Zone in order to permit the proposed residential land uses.

ZB05-2022 re 4839 County Rd 2

Application to amend Zoning By-law 20/2010 under Section 34 of the Planning Act, submitted by Michael and Amanda Stewart for part of the lands municipally known as 4839 County Road 2 in the rural area of the Municipality of Port Hope.

The purpose of the Zoning By-law Amendment application is to facilitate future residential development on two new building lots by rezoning the subject lands from Development 'D' to Hamlet Residential One 'RESV1' Zone.

3. Declaration of Pecuniary Interest and the Nature Thereof

None declared.

4. Explanation of the Statutory Notice Procedure

Brian Gilmer, Clerk advised that the statutory public procedure confirming that the plan to communicate the public meeting for OP02-2022 and ZB04-2022 - 60 Henderson Street included advertisement in the newspaper and on the municipal website, updated social media content, one voluntary Open House was conducted by the proponent on November 10, 2022. The Proponent also posted one site sign on the property. Notification details are contained within Report PD-36-22 and within File No. OP-02-2022 and ZB04-2022.

The Clerk confirmed that the plan to communicate the public meeting for ZB05-2022 - 4839 County Road 2 included advertisement in the newspaper and on the municipal website, updated social media content as well as the proponent also posted one site sign on the property. Notification details are contained within Report PD-37-2022 and within File No. ZB05-2022.

5. PUBLIC MEETING #1

- 5.1 Staff Report PD-36-22 and Presentation - OP02-2022 and ZB04-2022 re 60 Henderson Street

Theodhora Merepeza, Manager, Planning provided a presentation outlining the content of the staff report.

6. Correspondence

- 6.1 Letters and/or Comments from the Public

Brian Gilmer, Clerk advised that at the time of posting of the agenda on December 8, 2022, the Planning Department was in receipt of two comments to date.

- 6.2 Written Submissions Received After the Printing of the Agenda

Brian Gilmer, Clerk advised that there were subsequent comments received from Barb Jackson and Curtis Chicks (Maple Lodge Hatcheries) expressing opposition to the application received post printing of the agenda.

- 6.3 Agencies, Municipal Departments and Ministries

Brian Gilmer, Clerk advised that notification was given in accordance with the provisions of the Planning Act, as outlined in the circulation schedule of the Planner's Report.

On August 23, 2022 the Official Plan Amendment and Zoning By-law Amendment application submissions was circulated to applicable internal and external agencies.

A Notice of Complete Application for the Official Plan Amendment and Zoning By-law Amendment applications were given to all assessed persons with 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.

As well 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.

7. Applicant/Agent to Respond

Angela Mariani, Planner, representing the applicant was in attendance and provided a presentation and advised that she was present to respond to any questions.

8. Question Period

8.1 Questions by Council

A question and answer period ensued with respect to:

- Whether the applicant would consider building higher than 4 stories, and the reasoning as to why or why not.
- Locations of other sites within Canada and the United States that were located in industrial areas.
- Ensuring affordable housing units are incorporated in the design.
- Potential for employment at the proposed building.
- Information on the parking model and the number of parking spaces provided to residents and staff.
- Concerns regarding noise levels from machinery or neighbouring sites, and whether that was taken into account.

- Consideration of garage allowance.
- Clarity regarding installation of sidewalks and traffic safety mitigation.

8.2 Submissions from Members of the Public

The Chair provided information regarding the appeal process and invited oral submissions from the public.

There were approximately 12 members of the public in attendance.

Wilfred Day, 2504-300 Croft St, stated that losing the potential of commercial development required careful consideration. He requested Council to avoid residential growth that strips commercial investment. He noted that he had provided written comments regarding his concerns, which included the lack of enrollment in our schools, lack of housing options for families, and lost income from commercial investment. He further inquired about how many full time jobs would be generated from this development. He further inquired about other potential sites where the developer could build a similar development.

Ed White, 51 Mill St South, stated that it was the responsibility of Council to represent the residents of Port Hope, and he was unclear as to how the model that the proponent was suggesting would work for the residents of the community. He requested further clarity regarding consideration of affordable housing units integrated into the development so that all seniors would have an opportunity to have safe, secure housing.

John Bickle, 4709 County Road 2, stated that there were other sites that the proponent could build that were not zoned as industrial land. He further raised concerns regarding traffic, and the lack of sidewalks in the area.

Louise Ferrie-Blecher, 4773 Lakeshore Road, inquired about whether third parties would be allowed to appeal the notice of decision following recent provincial legislation changes. She advised that she agreed with the comments regarding mixed use of housing and commercial zones. She further raised concerns regarding the amount of truck traffic in the area, and the importance of addressing appropriate zoning. She also raised concerns with respect to the lack of sidewalks in the area, and traffic safety.

9. Recommended Action

Moved by Councillor Mink

Seconded by Councillor Pearson

That Committee receive this report for information and direct staff to prepare a follow up report once all outstanding matters, including any items brought forward at the Public Meeting held on December 13, 2022 regarding draft Official Plan Amendment (OP02-2022) and draft Zoning By-law Amendment (ZB04-2022), 60 Henderson Street are addressed.

CARRIED

10. PUBLIC MEETING #2

- 10.1 Staff Report PD-37-22 and Presentation - ZB05-2022 re 4839 County Road 2

Vanessa Wismer, Planner, provided a presentation outlining the content of the staff report.

11. Correspondence

- 11.1 Letters and/or Comments from the Public

Brian Gilmer, Clerk advised that the Planning Division is in receipt of no comments.

- 11.2 Written Submissions Received After the Printing of the Agenda

Brian Gilmer, Clerk advised that no comments were received post printing of the agenda.

- 11.3 Agencies, Municipal Departments and Ministries

Brian Gilmer, Clerk advised that notification was given in accordance with the provisions of the Planning Act, as outlined in the circulation schedule of the Planner's Report.

On October 25, 2022 the Zoning By-law Amendment application submission was circulated to applicable internal and external agencies.

A combined 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.

12. Applicant/Agent to Respond

Mike Stewart, Owner, advised that they were present to respond to any questions.

13. Question Period

13.1 Questions By Council

A question and answer period ensued with respect to:

- Costs associated with lots being hooked to Town water, and options for other residents on the street to also hook up to Town water,
- Anticipated size of the house(s).

13.2 Submissions from Members of the Public

The Chair provided information regarding the appeal process and invited oral submissions from the public.

There were approximately 5 members of the public in attendance.

John Bickle, 4709 County Road, stated that he had concerns with respect to the houses being hooked to municipal water lines, and any potential leakage or seepage that could impact adjacent properties. He further inquired how the increased water usage would impact neighbouring properties. He raised concerns regarding traffic from the proposed development.

14. Recommended Action

Moved by Mayor Hankivsky
Seconded by Councillor Mink

That Committee receive this report for information and direct staff to prepare a follow up report once all outstanding matters, including any items brought forward at the Public Meeting held on December 13, 2022 regarding draft Zoning By-law Amendment (ZB05-2022), 4839 County Road 2 are addressed.

CARRIED

15. Adjournment

Public Meeting adjourned at 8:16 p.m.

Todd Attridge, Chair

Brian Gilmer, Clerk