



THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE PUBLIC MEETING MINUTES

December 14, 2022, 6:30 p.m.

Present: Mayor Olena Hankivsky
Councillor Todd Attridge, Chair
Councillor Chris Collins
Councillor Claire Holloway Wadhwani
Councillor Vicki Mink
Councillor Adam Pearson

Members Absent: Councillor Les Andrews

Staff: David Smith, Chief Administrative Officer
Todd Davis, Director, Planning and Development
Brian Gilmer, Director, Corporate Services/Clerk
Theodhora Merepeza, Manager, Planning
Vanessa Vismer, 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 6:30 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 to inform the public of the proposed planning applications on two properties within the Municipality:

ZB03-2022 re 3402 Ganaraska Road

Zoning By-law amendment application is to amend Zoning By-law 20/2010 (File # ZB03-2022), submitted by Jamie and Kristin Ferguson for lands municipally known as 3402 Ganaraska Road in the Rural Area of the Municipality of Port Hope.

The applicant is proposing to rezone the subject lands from 'IR(2)' Zone to a site specific Development 'D' zone to permit a year-round farm market store, café/bakery with commercial kitchen and recognition of the current legal non-conforming agriculture activities (excluding livestock facilities). The applicant is also proposing to permit other potential future uses including a single detached dwelling, accessory farm employee accommodation, accessory buildings or structures, a home occupation, farm-related tourism establishment, and community garden.

ZB07-2022 re 6983 7th Line

Zoning By-law amendment application is to rezone the subject lands for lands municipally known as 6983 7th Line, in the Rural Area of the Municipality of Port Hope from Rural 'RU' to site-specific 'RU(140)' zone in order to permit a small-scale cabinet manufacturing workshop as a home industry with the following special provisions:

- a. Maximum permitted gross floor area for home industry: 557.4m²
- b. Maximum number of employees permitted for a home industry: 12
- c. Parking for the exclusive use of the employees is permitted
- d. Maximum distance from home industry to primary residential dwelling: 70m

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 meetings included advertisements in the newspaper and on the municipal website, updated social media content as well as the proponents also posted signage their respective properties. Notification details are contained within Report PD-38-22 and within File No. ZB03-2022 and Report PD-39-22 and within File No. ZB07-2022.

5. PUBLIC MEETING #1

5.1 Staff Report PD-38-22 and Presentation - ZB03-2022 re 3402 Ganaraska Rd. Review of the application by the Planner including description of the proposed development application, analysis of the current planning policy framework and the comments received

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

A question and answer period ensued with respect to:

- options on different types of zoning allowed on the subject property and anticipated timelines;
- timelines for approvals of permits for building, septic, hydro, etc for the existing building;
- what would happen to the building that is current on the subject property, should Council not approve the application;
- reasoning for not issuing stop-work orders on the building as it was being built;
- timelines for the expiration of the temporary access permit; and
- details and timelines of the process that the applicant had undergone with respect to his application.

6. Correspondence

6.1 Letters and/or Comments from the Public

Brian Gilmer, Clerk advised that the Planning Department is in receipt of a number of comments received from local residents regarding the subject application.

The planning staff has received to date 160 items of written correspondence from the public, 157 supporting the proposal and 3 others requesting further information on the proposed potential future uses.

6.2 Written Submissions Received After the Printing of the Agenda

Brian Gilmer, Clerk advised that no comments have been 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.

A separate Notice of Complete Application and Public Meeting for the Zoning By-law Amendment application was given to all assessed persons within 120 metres of the subject lands. The notice of complete application was mailed on September 29, 2022 and was published in the local newspaper (Northumberland News) on October 6, 2022. Similarly, the notice of public meeting was mailed on November 16, 2022 and was published in the local newspaper (Northumberland News) on November 17, 2022. The Proponent also posted a sign on the property.

7. **Applicant/Agent to Respond**

Jamie and Kristin Ferguson, Owners, 7994 Mill Street, provided comments and advised that they were available to respond to questions.

A question and answer period ensued with respect to:

- details on the application regarding future zoning uses;
- limitations and challenges with the timing of submission of the application; and
- whether a simplified process could be implemented with respect to the existing building, and the request for rezoning.

8. **Question Period**

8.1 Questions by Council

None received.

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.

Laura McLean, 54 Young St, stated that she was in support of the application, and she had reviewed all documentation with respect to the application. She wanted the business to move forward and provide employment opportunities.

Glen Deeth, 3985 Frost Avenue, requested information regarding the proposed future uses, and the implementation timelines. He further requested details of the proposed future uses, include the size of housing units for migrants, and other housing units under the proposed application. He raised potential concerns regarding the impact of future uses on stormwater management, implications on the water table, and other environmental concerns.

9. Recommended Action

Moved by Councillor Pearson

Seconded by Councillor Collins

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 14, 2022 regarding draft Zoning By-law Amendment (ZB03-2022), 3402 Ganaraska Road are addressed.

CARRIED

10. PUBLIC MEETING #2

10.1 Staff Report PD-39-22 and Presentation - ZB07-2022 re 6983 7th Line. Review of the application by the Planner including description of the proposed development application, analysis of the current planning policy framework and the comments received

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 at time of the posting of the agenda on December 8, 2022, the Planning Department was in receipt of no comments.

11.2 Written Submissions Received After the Printing of the Agenda

Brian Gilmer, Clerk advised that comments were received from Darryl and Sarah Held, 6914 7th Line objecting to the Zoning By-law Amendment 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 given to all assessed persons within 120 metres of the subject lands and was mailed on November 17, 2022 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

Amanda Timmermans, DM Wills, representing the owner, provided an overview of the application and 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 the implications of the proposal on traffic in the area, as well as the hours of operation.

13.2 Submissions by Members of the Public

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

There were approximately 6 members of the public in attendance.

No submissions were made.

14. Recommended Action

Moved by Councillor Pearson

Seconded by Councillor Holloway Wadhwani

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 14, 2022 regarding draft Zoning By-law Amendment (ZB07-2022), 6983 7th Line are addressed.

CARRIED

15. Adjournment

Public Meeting adjourned at 8:17 p.m.

Todd Attridge, Chair

Brian Gilmer, Clerk