



56 Queen Street
Port Hope, ON L1A 3Z9
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admin@porthope.ca
www.porthope.ca

MEMORANDUM

To: Sagar Babbar

From: Matthew Belton

Re: Osaca Hillstreet Subdivision, Technical Circulation for Comments_5868
County Rd 65 (Rezoning Comments)

Date: 10th May 2023

Thank you for the opportunity to comment on the rezoning of the lands known as 5868 County Road 65.

Works and Engineering does not support the rezoning of this property for the following reasons.

Submitted by the applicant was the Hydrogeological Study, by D.M. Wills Associates Limited, dated December 2022. In this report on page 12 the following was noted.

“The Groundwater Impact Assessment concludes that a groundwater nitrate concentration of 10.7 mg/L will be achieved at the property boundary, which exceeds the ODWS and does not satisfy the requirements of *D-5-4*. The following mitigation options are provided:

o If the number of lots is maintained at 59, Each proposed sewage disposal system would require advanced treatment to ensure that effluent leaving the system does not contain more than 37 mg/L nitrogen.

o Alternatively, If the number of lots is reduced to 53, conventional sewage disposal systems (nitrate loading of 40 mg/L) without advanced treatment would result in acceptable nitrate concentrations at the property boundaries.”

The following was noted from the Environmental Impact Study, dated December 2022 by D,M Wills Associates Limited.

Page 5 “**Provincially Significant Wetlands**

No Provincially Significant Wetlands (PSW) were identified on the Subject Property



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based on background review. However, the Osaca PSW has been found to be situated approximately 35 m to the northeast of the Subject Property.”

Page 45 “A large portion of woodlands within Southern Ontario have been impacted by high densities of invasive tree and plant species. The woodland complex on the Subject Property contains a high diversity of native tree species such as Sugar Maple, Eastern Hemlock, Eastern White Cedar, Yellow Birch, and White Birch. As development is anticipated to result in the removal of some trees, it is important that this impact is offset by additional plantings and preservation of trees within the 5 m and 15 m buffer areas. As such, the following mitigation measures should be implemented:

- No development is to take place within the FOM3 ecosite as identified in **Figure 5.**”

Of which lots 19,20,21,25,26,27,28,29,30,31,32 have homes or septic beds located in this designated no development boundary.

And finally Figure 5 has a Natural Heritage Buffer zone in which a portion of Lots 33, 34, 35, 36, 37, 47, 48, 51 encroach into.

Based on the declaration made by the council this year regarding the Climate Emergency, the Works and Engineering Department believes that allowing a smaller total lot area to support a higher rural density would be irresponsible. While additional controls can be implemented on septic systems to address some of the concerns, we do not have the necessary tools and enforceable regulations to ensure that future owners maintain these devices properly. Therefore, it is recommended that a lower lot density be observed to protect the provincially significant wetlands located 35 meters away.

Thank You.

Matthew Belton, C.Tech
Project Coordinator.



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MEMORANDUM

To: Sagar babbar
From: Matthew Belton
Re: Technical Circulation for Comments_5868 County Rd 65 (Site Plan)
Date: 19th May 2023

Thank you for the opportunity to review the submission for the Technical Circulation regarding 5868 County Rd 65 (Site Plan).

The Geotech Report lacks comprehensive information on ground water measurements, as it only includes data from a dry season. The dates mentioned in the report for the completion of the work do not align well. In Section 2.1 Field work, it is stated that eleven boreholes were advanced on September 22nd and 23rd, 2022. However, in Section 3.2, Table 5, the Summary of Groundwater Measurements column shows a date of September 14th, 2021, which is 1 year and 9 days prior to the earlier section. The borehole locations are labeled BH101-22 through to BH201-22, and it is assumed that the end number represents the completion year. Therefore, this table has discrepancies. Out of the eleven boreholes, only 3 were selected for well installation, and the water elevation measurements were conducted sometime in October 2022. This implies that there is only one seasonal reading, specifically during the dry season. It is recommended to have at least one more reading during the wet season for comparison purposes.

In Section 4.11.2, regarding the Flexible Pavement Structure, the Municipality requires the use of Granular B, Granular A, HL-8, and HL-3.

Geotechnical review is needed for Lots 18 through 23 and 25 through 33.

Please complete the recommendations in the Archaeological Assessment Stage 1 report and provide us with a copy of the letter of satisfaction. The letter should confirm that the Ministry of Heritage, Sport, Tourism, and Culture Industries has reviewed the report and is satisfied that the fieldwork and reporting for this archaeological assessment adhere to the Ministry's 2011 Standards and Guidelines for Consultant Archaeologists, as well as the terms and conditions for archaeological licenses. Furthermore, kindly request the Ministry to include this report in the Ontario Public Register of Archaeological Reports.



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Please ensure that your ESC Plan incorporates all the recommendations and conclusions derived from the environmental impact study.

Additionally, we need a Cut and Fill plan that accounts for all soil movement both to and from the site, in accordance with the requirements of Ontario Regulation 406/19.

Lastly, we request that streetlights be installed at the entrance intersections of the subdivision to provide illumination.

Thank You.

A handwritten signature in black ink that reads "Matthew Belton".

Matthew Belton, C.Tech
Project Coordinator.

From: [Julia Snoek](#)
To: [Sagar Babbar](#)
Subject: RE: Technical Circulation for Comments_5868 County Rd 65
Date: June 21, 2023 12:57:56 PM

Hi Sagar,

From a PRC perspective, with the implications on parkland allocation resulting from Bill 23, we would recommend cash in lieu for this application.

Julia Snoek
Director, Parks, Recreation and Culture



June 14, 2023

(Sent by Electronic Mail)

Sagar Babbar, MA
Planner
Municipality of Port Hope
Planning and Development Department
5 Mill Street South
Port Hope, ON L1A 2S6

RE: County Review of a Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications – SU01-2023 and ZB02-2023

Applicant: Hillstreet Developments Ltd.
Location: 5868 County Road 65 (Osaca)
(Part of Lot 27, Concession 5)
Municipality: Municipality of Port Hope
County File: D12-PH2301

The County has completed its review of the above-noted Draft Plan of Subdivision and Zoning By-law Amendment (rezoning) applications for 5865 County Road 65 (the “subject property”) in the Municipality of Port Hope. The proponent proposes to rezone the subject property to accommodate a subdivision development consisting of the following land uses over 24.6 hectares (ha) or 60.84 acres (ac):

- 58 rural residential lots for detached dwellings over 15.57 ha (38.47 ac);
- One park block (Block 59) over 0.21 ha (0.52 ac);
- One open space block (Block 60) over 6.67 ha (16.48 ac); and
- Four municipal roads totaling 2.23 ha (5.51 ac), providing connections to County Road 65.

The subject property contains agricultural crop lands with an accessory detached dwelling (intended to be severed from the subdivision development), wooded areas, wetlands, and a tributary of the Ganaraska River. In addition to the above, surrounding land uses also include rural residential within and outside of the Hamlet of Osaca. As such, we offer the following comments on this development proposal.

Provincial and County Official Plan Land Use Policies

Northumberland County Official Plan

The Northumberland County Official Plan (County OP) designates the subject property as “Rural Settlement Areas” (Hamlet of Osaca). Rural Settlement Areas focus on growth (e.g., residential), provided that an appropriate level of infrastructure and public service facilities are or will be available in the immediate future (in accordance with the

Planning Applications: SU01-2023 and ZB02-2023

Municipality of Port Hope's Official Plan) and that such uses are appropriate for rural settlement areas based on the nature of their servicing requirements.

Northumberland County Council adopted Amendment No. 1 to the County's OP – Natural Heritage System policies (County OPA #1), which identifies the following key natural heritage features on the subject property: Significant Woodlands; a Watercourse and related buffers as well as Enhancement Areas. The Ministry of Municipal Affairs and Housing is currently reviewing County OPA #1. The amendment will not come into effect until the Ministry approves the OPA.

It is our understanding that the proponents Environmental Impact Study (EIS) is currently under review by the Municipality of Port Hope's Ecological peer review consultant for natural heritage as well as the Ganaraska Region Conservation Authority (GRCA) for wetland and hazard lands. The results of the review should be provided to County Planning for information.

Provincial Policies

Provincial Policy Statement (PPS)

The PPS indicates that rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. The scale of development and the provision of appropriate service levels shall consider surrounding rural characteristics.

The PPS also prohibits development and site alteration within significant wetlands and woodlands.

As noted above, a review of the proponent's EIS is underway.

Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan indicates that new multiple lots or units for residential development will be directed to (rural) settlement areas.

As such, the proposed development conforms to the Growth Plan since it is located within a rural settlement area and will assist the County in meeting its housing and population forecasts prescribed for the Municipality of Port Hope.

County and Provincial Interests

These applications have been screened in accordance with the responsibility under the *Planning Act* to have regard for matters of Provincial interest. The applicable matters of Provincial interest noted above are discussed in detail below.

Environmental Site Assessment

Cambium Inc. has prepared the following reports:

- Phase One Environmental Site Assessment (ESA) dated September 28, 2022; and
- Phase Two ESA dated October 21, 2022.

Planning Applications: SU01-2023 and ZB02-2023

Cambium's Phase One findings revealed three potentially contaminating activities (PCAs) (one on the subject property, and two off-site). Two of the PCAs resulted into areas of potential environmental concern (APECs), which lead to the completion of a Phase Two ESA to confirm if soil exceedances exist on the subject property.

Cambium's Phase Two findings revealed that most of the soil concentrations met the Ministry of the Environment, Conservation and Parks' (MECP) Table 8 Site Condition Standards (SCS), with one exception.

The County Planning has reviewed Cambium's findings and notes the following:

- The ESA reports were submitted in draft. A copy of the final report is required;
- Assuming that the findings and conclusion of the ESA are the same in the final report, since APEC 2 is located on the north portion of the subject property within 30 metres from the creek, Cambium/the proponent should coordinate with the Municipality of Port Hope and GRCA to confirm which SCS should apply (i.e., Table 1 or Table 8). If the creek proposes to be filled and converted into a stormwater management pond, Table 8 SCS may be considered for this APEC, whereas if the creek will remain in its natural state, Table 1 SCS (the more stringent standard) should apply; and
- Where exceedances are discovered, the proponent shall remediate the contaminated soil and retest it to ensure no exceedances remain in accordance with the appropriate Site Condition Standards. The proponent also has the option of submitting a Record of Site Condition to the MECP and ensure that the ESA reports are considered and filed in the Ministry's Environmental Site Registry.

The first two items above should be addressed prior to consideration of draft approval.

Archaeological Site Assessment

Earthworks Archaeological Services Inc. (Earthworks) prepared the following reports:

- Stage 1 Archaeological Assessment dated December 5, 2022; and
- Stage 1 & 2 Archaeological Assessment dated April 18, 2023.

The findings of the Stage 1 background investigation report established potential for archaeological resources on or adjacent to the subject property due to the following:

- County Road 65 (a historically travelled route), which fronts the property;
- A tributary of the Ganaraska River; and
- A homestead.

The subsequent Stage 1 & 2 report consisted of a series of five-metre test pit surveys throughout the subject property. The findings of the Stage 2 report did not reveal/observe any cultural material of archaeological significance during the survey testing. As such, Earthworks recommended no further archaeological work for the subdivision lands.

County Planning generally has no concerns with Earthworks' findings and recommendations; however, it is unclear why two separate archaeological reports illustrating different study/lot areas were submitted. As such the County Planning

Planning Applications: SU01-2023 and ZB02-2023

requests that the proponent clarifies these differences. Once addressed, the proponent should submit to the Municipality and County Planning a copy of the Ministry of Tourism, Culture and Sport (MTCS) letter acknowledging that the reports were prepared in accordance with the *Ontario Heritage Act* and added to its registry.

Natural Heritage

As noted above, County OPA #1 identifies various natural heritage features on the subject property. D.M. Wills Associates Limited (Wills) prepared an Environmental Impact Study (EIS) dated December 2022.

The findings of Wills' EIS established development limits for the subdivision and established mitigation measures to minimize any potential adverse impacts to natural heritage and hydrologic features on or adjacent to the subject property.

As such, County Planning notes that the proponent's proposed zoning provisions appear to permit development within a woodland area known as the "No Development Boundary Zone" (generally identified as Ecosite FOM3), located on the south side of the subdivision. The Municipality should consider rezoning this area (including any required buffers/vegetation protection zones) to an appropriate environmental protection zone to discourage any potential ecological disturbance within the woodland area.

The Municipality of Port Hope has advised that it has retained an Ecological peer review consultant to review the EIS. The results of the review should be provided to County Planning for information.

County Inspection Services and Public Works

The County Inspection Services Division has reviewed these applications and notes that a sewage system permit must be obtained prior to issuance of any building permit within this subdivision. The following comments were also provided, for inclusion into engineering detailed design plans:

- Locate the approximate location of all wells on the properties and indicate the 15 metre (m) clearance circle to new and existing sewage system piping;
- Show the clearance distances from the new sewage system piping to all water features on and off the property;
- Proposed private septic systems setbacks and dimensions should have regard for Lots 1, 11, 12, 23, 24, 25, 42, 51, 54, 56 to 58 as well as the retained lot (not part of the draft plan) containing the existing dwelling.

County Public Works

The County Public Works Department has reviewed these applications and has provided the following comments. Please note that all roads intended to accommodate waste collection must be built in accordance with the specifications of the County's Waste Management By-law (By-law 08-2023, see Attachment #1):

Planning Applications: SU01-2023 and ZB02-2023

- The proposed cul-de-sacs and turning radius dimensions must comply with the County's Waste By Law (By-law 08- 2023) or the County will require indemnification.
- Local roads must be designed with a heavy-duty pavement structure as per our By-Law.
- Each dwelling must accommodate frontage onto an opened and maintained municipal road or the County will require indemnification.
- Since the subdivision is located within Rural Port Hope (Ward 2), private waste collection would be required.

Additional infrastructure comments from Public Works regarding any requirements for County Road 65 such as, but not limited to: road widening; sight lines (e.g., between Street 'D' and County Road 65 intersection); sight triangles; stormwater management; and permits (entrances and setbacks) will be provided under separate cover.

Summary

- County and provincial policies encourage residential development within rural settlement areas (such as Osaca) if the lots are appropriately sized, capable of accommodating private services and is sufficiently setback from adjacent natural heritage features.
- Prior to the Municipality considering draft approval, County Planning suggests that the proponent addresses the following to the satisfaction of the Municipality of Port Hope and the Ganaraska Region Conservation Authority's (GRCA, where applicable):
 - Ensure that the Qualified Person (QP) finalizes the Environmental Site Assessment (ESA) reports prepared for the subject property;
 - Determine which Site Condition Standard should apply depending on the future of the tributary leading to the Ganaraska River;
 - Update the Environmental Impact Statement (EIS) including but not limited to prohibiting development within the "No Development Boundary Zone".
- Once the Municipality and GRCA considers the above-noted points satisfactory, the proponent should also consider completing the following:
 - Based on the findings of the draft Phase Two ESA, coordinate with the QP to replace and retest the soil as well as document the findings within an updated Phase Two ESA report to ensure no exceedances remain on the subject property or submit a Record of Site Condition to the Ministry of the Environment, Conservation and Parks;
 - Submit a Ministry of Tourism, Culture and Sport (MTCS) acknowledgement letter to the Municipality and County;
 - Update any detailed design drawings to illustrate location, and setback distances of all proposed wells and private septic systems; and
 - Ensure that the proposed roads are designed to accommodate waste collection vehicles in accordance with the County's Waste By-Law.

June 14, 2023

Planning Applications: SU01-2023 and ZB02-2023

- Additional comments from the County's Public Works Department will be provided under separate cover to address matters concerning County Road 65.

Once the requested EIS and ESA updated reports are provided in a second submission, the County will review the documents and may provide its conditions of draft approval for Port Hope's consideration.

We also request that the proponent provides the County's review fee for this development proposal totaling \$12,500.00 (\$11,250.00 for County Inspection Services + \$1,250.00 for County Planning).

Please feel free to contact me should you have any questions related to this matter.

Sincerely,



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

Attachment: 1) County Waste Management By-law

Copy: Ken Thajer, Ganaraska Region Conservation Authority

Dwayne Campbell, Manager Planning and Community Development/Chief Planner

Scott Reynolds, Traffic and Right-of-Way Management Supervisor, Public Works

David Metcalfe, Supervisor, Waste Operations, Public Works



June 22, 2023

Municipality of Port Hope
56 Queen Street,
Port Hope, Ontario
L1A 2S6

Attention: Sagar Babbar, Planner

**Re: 5868 County Road 65 Estate Residential Subdivision (Osaca)
Zoning By-Law Amendment Application (ZB02-2023)
Draft Plan of Subdivision Application (SU01-2023)
First Submission Comments**

The County is in receipt of the First Submission of the Zoning By-law Amendment and Draft Plan of Subdivision Application circulated on May 4, 2023 for development of a 65 lot estate residential subdivision on the 25 ha property at 5868 County Road 65, which is located on the west side of County Road 65 in Osaca. The following comments are provided based on the County's review of the studies and drawings.

Traffic Impact Study:

1. As provided in the pre-consultation meeting and in a follow-up letter on May 27, 2022, given the sightline limitations on County Road 65 in the vicinity of the two horizontal curves at the north-end of the property (where lots 60-64 are shown) an entrance to County Road 65 will not be permitted between or adjacent to the curves. All entrances shall be situated to provide adequate sight distances relative to the current TAC Geometric Design Guidelines. Lowering of the posted speed limit on County Road 65 to 40km/h is not an acceptable measure to accommodate a new road for the development of four lots, and as noted in the report, still does not meet the required sight distance to fulfill the TAC requirements. The proponent should consider other options for crossing the watercourse to connect proposed Street 'A' to Street 'D', which also then provides redundant access to the development for emergencies in the event Street 'A' at County Road 65 is blocked.
2. Please confirm the traffic study includes the traffic generated by the proposed development and traffic growth resultant from other approved, but not yet occupied, developments in Osaca as well as background traffic growth. It appears only the 2% annual growth rate was applied to the 2018 AADT, without accounting for the additional traffic for these specific developments.

Functional Servicing Report:



3. In review of the Grading and Servicing Plan, the ditches on County Road 65 are proposed to be regraded at 0.5%. The minimum requirement is 1% preferably 2% to ensure adequate fall and prevent standing water in the ditches.
4. Based on the calculations for both the southern and northern creek outlets, post development flows are not equal to or less than pre-development flows for all storm events. Please review and update to ensure post development flows do not exceed pre-development flows for all storm events.
5. There are a number of infiltration galleries proposed on the site as a measure to mitigate post development flows, however, over time, these can become less effective if not properly maintained. What is the proposed maintenance plan and who will be responsible for this maintenance. What monitoring will be done to ensure they are functioning as intended and infiltrating the amount of water as per the design and not increasing off-site runoff?
6. In review of the Hydrogeological Report, there is a layer of poorly graded sands, gravelly sand, as well as a layer of silty-sand, sand-silt mixture, as well as relatively high groundwater levels. The report indicates that the infiltration/permeability in the area of the silty sand/sand-silt soils is medium to low (TP22-08, TP22-10, and TP22-11), however, there are proposed infiltration galleries on the site in the vicinity of these test pits (between lots 27 and 28, adjacent to lot 51, and along the cul-de-sac adjacent to Block 60). Please confirm that the soil type, permeability, and static groundwater levels have been taken into account in the design of the infiltration galleries.
7. Has a review been completed with respect to the condition and capacity of the existing cross-culverts under County Road 65 and any necessary improvements to mitigate erosion impacts?

General:

8. Has an illumination study been completed for the proposed subdivision and what is proposed for lighting within and at the intersection of Street 'A', County Road 65 and Mastwood Road?
9. After approval of the ZBA and Plan of Subdivision, the proponent would be required to obtain an Entrance and Setback Permit from the County of Northumberland Public Works Department, as well as any other required permits to complete any work within the County ROW.
10. What is proposed for providing other site services such as hydro, fibre, etc. to the development? Will there be additional or upgraded servicing required on County Road 65 to bring these services to the Site (i.e., new hydro poles or underground fibre, etc.).
11. Please confirm that the proponent is aware of the Excess Soils Legislation and will undertake all required sampling, testing, handling and disposal of materials in accordance with the legislation during the design and construction stage. Permits may also be required from other agencies (Municipality of Port Hope, GRCA, etc.) with respect to the movement of soils on or off-site.



Should you require additional information, please contact the undersigned.

Sincerely,

Denise Marshall

Denise Marshall, P.Eng.
Director of Public Works

cc Ashley Yearwood – Senior Planner – Land Use Planning

Dwayne Campbell – Land Use Planning & Inspection Services Manager

Subdivision/ Condominium applications with individual On-site Sewage Systems

Reference #: SU01-2023
Roll Number: 142322307000500
Address: 5868 COUNTY RD 65
Port Hope

Created by: Kirk Johnstone
Created: 23-May-31 02:57:15 PM
Saved: 23-May-31 03:10:55 PM

Building Type: Standard

NEWS FLASH: We are pleased to announce that we have a new online portal for sewage system applications. Please visit <https://www.northumberland.ca/en/living-here/plumbing-and-septic-systems.aspx#How-do-I-apply-for-a-septic-system-permit> to set up your account.

We would like to know how we did for you today, please complete our survey <https://www.surveymonkey.com/r/XDGZ38X>

The overall review for the on-site sewage system(s) is acceptable. If rejected, please see below for infractions

Rejected



Please see comments below

Review fee of \$300 per lot (lots 1 to 10) paid and for each lot after 10 \$150.00 per lot has been paid.

Rejected



Please provide \$11,250.00

On site review photos and inspector notes

Rejected



1. Please locate approximate location of all wells on the properties and indicate the 15 m clearance circle to new and existing sewage system piping.
2. Show clearance distances from the new sewage system piping to all water features on and off the property.
3. Take special care on dimensions for lots 23, 24, 25, 42, Block 59, 11, 12, 1 and existing adjacent house, 54, 58, 57, 56 and 51

NOTE: Please make the applicant aware that Northumberland County, being the Authority having Jurisdiction, requires that a sewage system permit be obtained prior to any building permit being issued.

Comments:

From: [Ken Thajer](#)
To: [Sagar Babbar](#); [Theodhora Merepeza](#)
Cc: [Joanne May](#); [Leslie Benson](#); [Lindsay Champagne](#)
Subject: Whitepine Subdivision - 5868 County Road 65
Date: May 31, 2023 4:01:29 PM
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: Whitepine Subdivision
Zoning By-law Amendment Application (ZB02-2023)
Draft Plan of Subdivision (SU01-2023)
5868 County Road 65
Municipality of Port Hope (Osaca)

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a Zoning By-law Amendment and a draft plan of subdivision for a 58 lot rural estate subdivision in the hamlet of Osaca. 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). The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies.

Information Reviewed

- Functional Servicing and Stormwater Management Report (D.G. Biddle- February 2023)
- Conceptual Grading and Servicing Plan (D.G. Biddle- January 2023)
- Pre-development Storm Drainage Plan (D.G. Biddle- January 2023)
- Post-development Storm Drainage Plan (D.G. Biddle- January 2023)
- Environmental Impact Study (D.M Wills - December 2022)
- Landscape Plan (D.G. Biddle, January 2023)
- Draft Plan of Subdivision (D.G. Biddle, February 21, 2023)

Comments

1. The consultant proposes to implement only LIDS measures to achieve quantity and quality control targets. GRCA does not accept LIDS measures as the sole stormwater management method, particularly on private property since maintenance cannot be guaranteed. GRCA has concerns that property owners may inadvertently eliminate these features over time. On this basis, appropriate stormwater management must be proposed.
2. The stormwater management plan must be consistent with the GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions. Please see GRCA's website for the technical guidelines.
3. The hazard limits associated with the valley slope have not been established. GRCA requires that the top of bank is identified on site and that all development (including infrastructure, filling and grading) is appropriately setback from the top of bank or long term stable slope line (whichever is greater). In this instance, a minimum 6m setback is requested. Please revise the plan accordingly. It is

recommended that a site visit be undertaken with GRCA staff to identify the top of bank.

4. GRCA is satisfied with a 15m setback from the bank of the watercourse on either side. No lots can extend into the 15m setback.
5. All setbacks limits (watercourse, 15m setback from watercourse, wetland and top of bank/long term stable slope line) should be depicted on a constraints map. No development shall be located within the natural hazards.
6. The subject property contains an unevaluated wetland. The proponent is proposing a 15m setback from the wetland. In general GRCA requires a minimum 30m setback from wetlands. Justification for the reduced wetland setback should be documented in the EIS.
7. The site is partially regulated by the GRCA. A permit will be required from the GRCA prior to any development within the regulated area.

GRCA notes that initial fees have been paid for the application.

It is recommended that the proponent contact GRCA staff to discuss the above comments.

Regards,

Ken Thajer, MCIP, RPP
Planning & Regulations Coordinator



"Clean Water Healthy Lands for Healthy Communities"

2216 County Road 28
Port Hope, ON L1A 3V8
B: (905) 885-8173 ext. 245
C: (905) 269-9265
kthajer@grca.on.ca / www.grca.on.ca

From: circulations@wsp.com
To: [Sagar Babbar](#)
Subject: ZBLA (ZB02-2023) & Draft Plan of Subdivision (SU01-2023); 5868 County Rd. 65, Port Hope
Date: May 24, 2023 8:09:48 AM

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2023-05-24

Sagar Babbar

Port Hope

, ,

Attention: Sagar Babbar

Re: ZBLA (ZB02-2023) & Draft Plan of Subdivision (SU01-2023); 5868 County Rd. 65, Port Hope; Your File No. ZB02-2023,SU01-2023

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive

circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKl



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

May 16, 2023

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

Reference: Zoning By-law Amendment Application (ZB02-2023)
Draft Plan of Subdivision Application (SU01-2023)
5868 County Road 65
Municipality of Port Hope

Dear Sir/Madame,

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 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. If the 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.
4. Please see attached linked for delivery standards:
http://www.canadapost.ca/cpo/mr/assets/pdf/business/standards_manual_en.pdf

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. Please provide the expected first occupancy date and ensure the future site is accessible to Canada Post 24 hours a day.

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

Yours Truly,

Chris Wilson
Delivery Services Officer | Delivery Planning
1860 Midland Avenue
2nd Floor
Scarborough, ON, M1P 5A1
416-262-7408
Chris.Wilson@canadapost.ca

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)



June 19, 2023

Municipality of Port Hope
56 Queen Street
Port Hope ON L1A 3Z9

**Attention: Sagar Babbar, M.A.
Planning**

**Re: Draft Plan of Subdivision File No.: SU01-2023
Zoning By-law Amendment File No.: ZB02-2023
KPR File No.: POR-29**

Trustees:

*Steve Russell
(Chairperson)*

*Jaine Klassen Jeninga
(Vice-chairperson)*

*Cathy Abraham
Paul Brown
Terry Brown
Sean Conway
Cyndi Dickson
Kathleen Flynn
Rose Kitney
Angela Lloyd
Diane Lloyd*

*Maria Mahfuz
Kelly Mitchell
(Student Trustees)*

Thank you for circulating the notice of draft plan of subdivision and zoning by-law amendment applications related to property municipally known as 5868 County Road 65 in the Hamlet of Osaca, within the Municipality of Port Hope.

Kawartha Pine Ridge District School Board (KPR) has reviewed the development proposal, which includes the development of 58 single detached dwellings. The proposed draft plan also consists of an internal road network and an open space block that will be assumed by the municipality.

It is anticipated that this development will generate approximately 13 public elementary students and 7 public secondary students. These students will be directed to North Hope Central PS (K-6) or Ganaraksa Trail PS (K-5) (French Immersion), Dr. M.S. Hawkins Senior PS (6-8) and Port Hope High School or Cobourg Collegiate Institute (French Immersion). At this time, these schools should have residual capacity to accept these students.

It should also be noted that students would be required to make their way to nearest suitable and safe bus stop location along a publicly maintained road as determined by Student Transportation Services of Central Ontario (STSCO). KPR would ask that a pedestrian network be completed to provide safe access through the site to the nearest public street.

KPR Planning staff would like to provide the following comments:

- Planning staff have no objections to the proposed draft Plan of Subdivision and Zoning By-law Amendment.
- KPR Planning staff would like to request the following conditions be included as part of draft plan approval:

“Prior to the final approval of the draft plan, Kawartha Pine Ridge District School Board (KPR) shall be satisfied that appropriate clauses are contained within the Subdivision Agreement as follows:

*Rita Russo
Director of Education*

EDUCATION CENTRE

*1994 Fisher Drive
Peterborough, Ontario
K9J 6X6*

*(705) 742-9773
1 (877) 741-4577
Fax: (705) 742-7801*

Website: www.kprschools.ca

- i. All offers of purchase and sale shall contain a statement advising prospective purchaser(s) that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a “holding school”, or in an alternate school within or outside of the community.
- ii. All offers of purchase and sale shall include a statement advising prospective purchasers that if school buses are required within the development in accordance with Kawartha Pine Ridge District School Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Services of Central Ontario.
- iii. That the Owner(s) shall agree to provide a pedestrian walkway or dedicated pedestrian use only area throughout the subdivision to accommodate and promote safe walking routes to the nearby school property and elsewhere. To clear this condition, KPR staff will require a copy of the proposed plan and details for the pedestrian route prior to entering into the Subdivision Agreement. Any Subdivision Agreement shall reflect these proposed plans and details.”

Please do not hesitate to contact the undersigned by email at jeannette_thompson@kprdsb.ca or by telephone at 705.742.9773 x 2169 or 1.877.741.4577 x 2169 if you have any questions, concerns or require additional information.

Sincerely,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP
Manager, Planning Services

Cc. Ian Dyck, Planning GIS Technician, Planning Services, KPRDSB

From: [ARABIA Gabriel](#)
To: [Sagar Babbar](#)
Subject: Municipality of Port Hope - 5868 County Rd 65 - SU01-2023
Date: May 17, 2023 10:43:12 AM
Attachments: [Image001.png](#)

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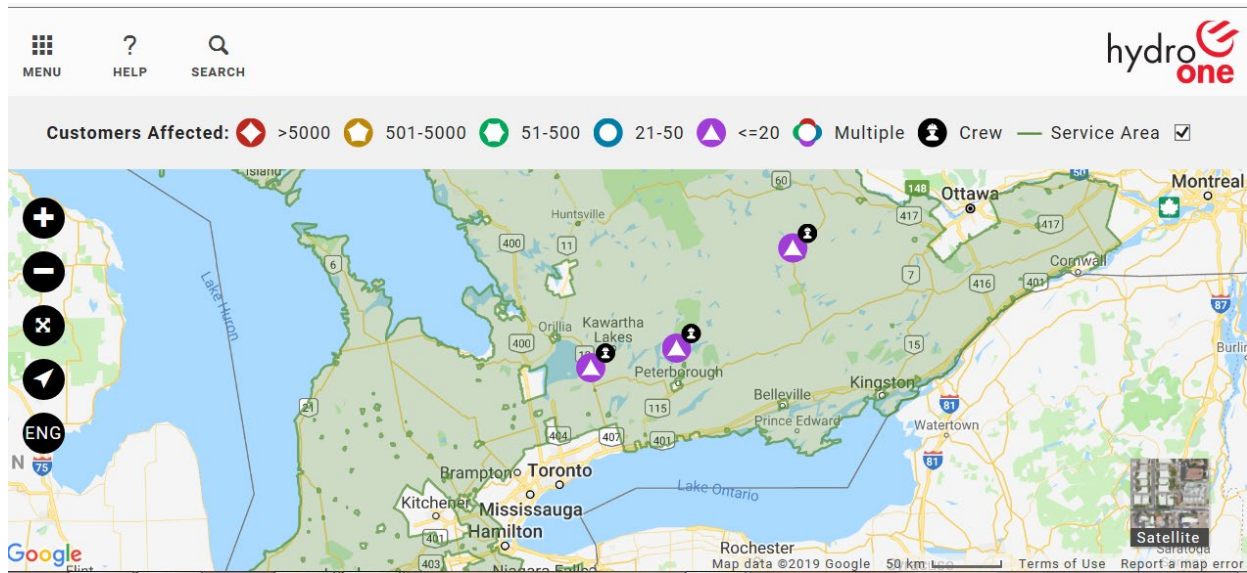
Hello,

We are in receipt of your Plan of Subdivision application, SU01-2023 dated May 4th, 2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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