

# Municipality of Port Hope Public Meeting

## 5868 County Road 65

Zoning By-law Amendment (ZB02-2023)

Sagar Babbar, Planner

*July 5, 2023*



MUNICIPALITY OF

**PORT HOPE**

# Surrounding Subdivisions

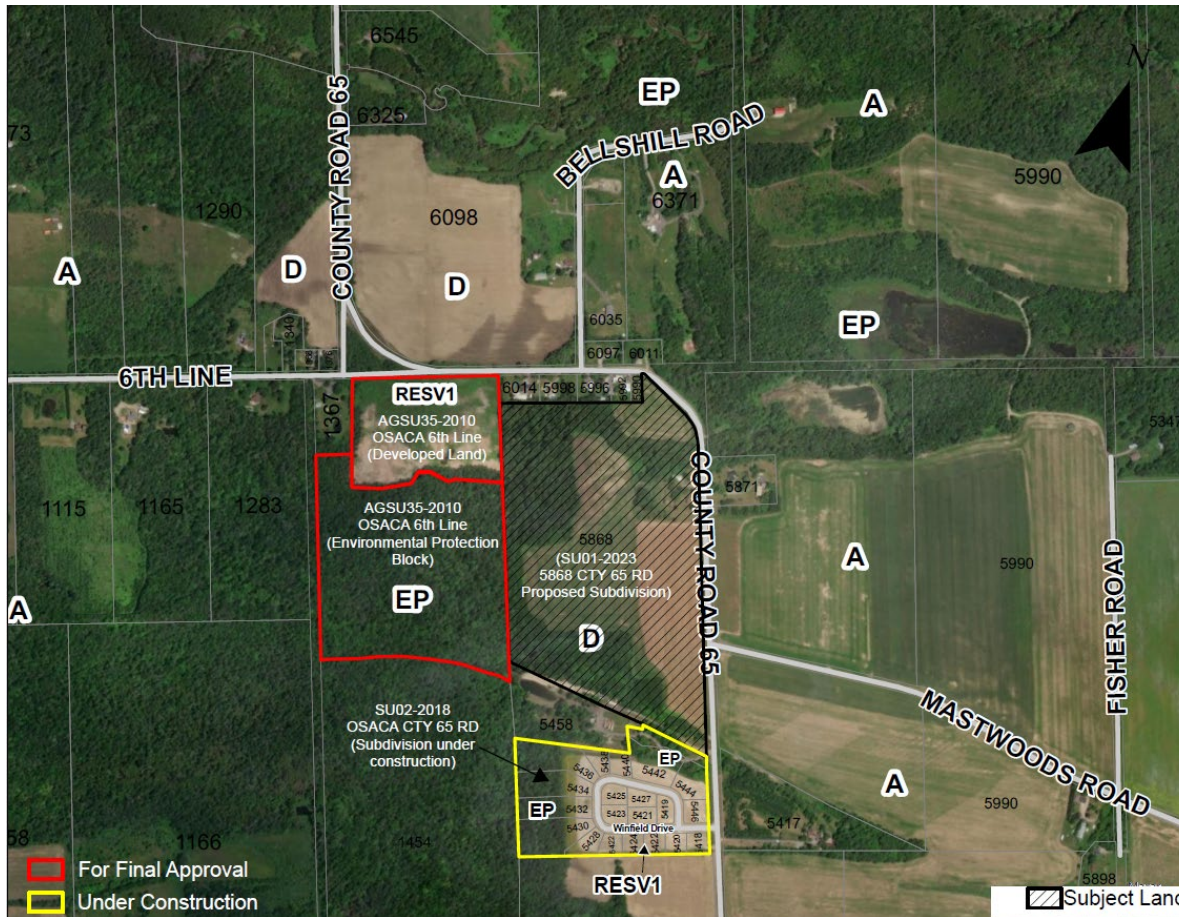
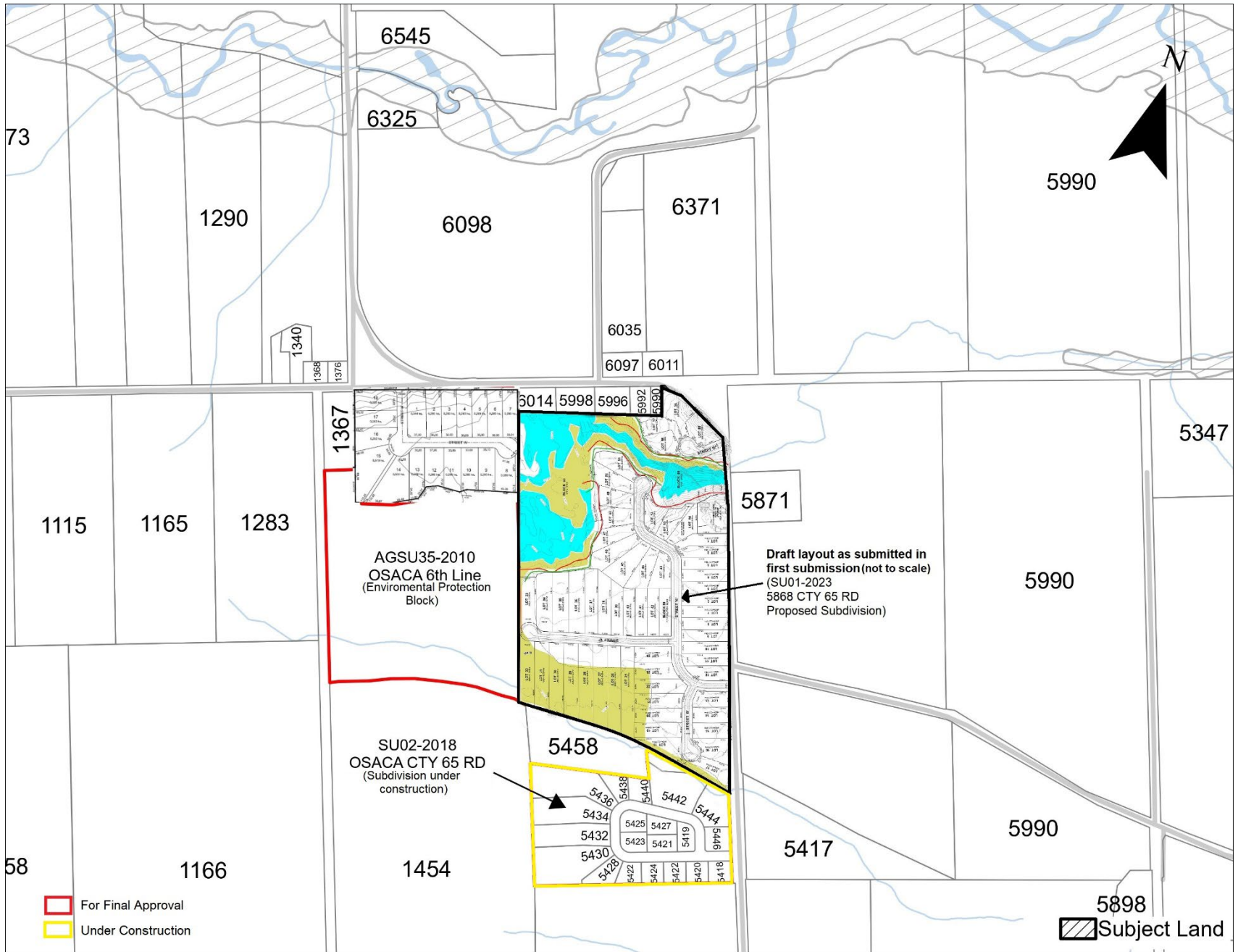


Figure 2: Other subdivisions in Osaca

- The subdivision to the south has received final approval for 20 single detached dwellings and is under construction.
- The subdivision to the west of subject land, highlighted in red, is in the process of obtaining final approval for 18 single detached dwellings.



N



AGSU35-2010  
OSACA 6th Line  
(Environmental Protection  
Block)

SU02-2018  
OSACA CTY 65 RD  
(Subdivision under  
construction)

Draft layout as submitted in  
first submission (not to scale)  
(SU01-2023  
5868 CTY 65 RD  
Proposed Subdivision)

- For Final Approval
- Under Construction

Subject Land

# Public Consultation

- **Planning Act Tools:**
  - Resident Mail outs
  - On-site Posting
  - Newspaper Notices
  
- **Other forms of communication**
  - Municipal Website
  - Social Media Posts
  
- **Notice of Complete Application:** May 17, 2023
- **Newspaper Notice of Complete Application:** May 18, 2023
- **Site Sign Posted:** June 2, 2023
- **Open House Hosted by Proponent:** May 30, 2023
- **Public Meeting Notice:** June 8, 2023
- **Newspaper Notice of Public Meeting:** June 8, 2023

# Agency Comments

Dept. or Agency	Summary of Comments
Works and Engineering	Does not support rezoning and recommends that lower lot density be observed
Parks, Recreation and Culture	Parkland cash-in-lieu
County of Northumberland – Planning	<ul style="list-style-type: none"> <li>• Final copy of Environmental Site Assessment is required</li> <li>• Considering rezoning Ecosite FOM3 to an appropriate environmental protection zone.</li> </ul>
County of Northumberland – Public Works	<ul style="list-style-type: none"> <li>• Entrance on north-end of the property will not be permitted.</li> <li>• Traffic study should include traffic growth resultant from other developments approved in Osaca.</li> <li>• Entrance and Setback permit required</li> </ul>
County of Northumberland – Septic	Sewage system permit will be required
Ganaraska Region Conservation Authority ('GRCA')	Updating the submitted studies to reflect various comments received regarding natural hazards, stormwater management and wetlands
EIS Peer Review	<ul style="list-style-type: none"> <li>• Lack of survey and assessment,</li> <li>• need to consider adjacent lands,</li> <li>• under-representation of natural heritage features and their ecological functions.</li> </ul>
Hydrogeology Study Peer Review	<ul style="list-style-type: none"> <li>• Proposed 58 lots would result in unacceptable nitrate concentrations, thus requiring advanced nitrate treatment.</li> <li>• Potential well interference between wells on the site as wells as adjacent private wells must be evaluated.</li> </ul>



# Next Steps

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

- Applicant to address comments and outstanding information;
- Planning Recommendation Report to Committee of the Whole;
- Council Decision; and,
- Notice of Decision.