



MUNICIPALITY OF

# PORT HOPE

56 Queen Street Port Hope, ON L1A 3Z9 | t: 905-885-4544 | f: 905-885-7698

## Plan of Subdivision or Condominium Description

For additional details on the application process please contact:

Planning Division

Tel. 905-885-2431

Email: [planning@porthope.ca](mailto:planning@porthope.ca)

5 Mill Street South

Port Hope, ON L1A 2S6

**[Office Use Only] File  
No.:**

**[Office Use Only]  
Date Received:**

**[Office Use Only]  
Deemed Complete:**

**[Office Use Only] Fee  
Paid:**

**[Office Use Only] Received by:**

# General Information

## Application Fees

The application fees can be found on the Fees and Charges page either in the '**Plan of Subdivision Fees**' table.

Note: Any further costs and expenses which may be incurred by the Municipality of Port Hope in the processing of a Zoning By-law or Official Plan Amendment application, as determined by Municipal Council, may be charged to the applicant.

**Indicate which type of application you are applying for.**

- 20 lots/units or less, Extension of Draft, and Amendment to Draft Approval
- 21 lots/units or more, Extension of Draft and Amendment to Draft Approval
- Request for Final Approval
- Subdivision Agreement where not part of a subdivision application

# Owner/Applicant/Agent Information

**Owner(s) of Subject Lands:**

Glenn Rankin and Debbie Smithson

**Mailing Address:**

5868 County Rd 65

**Telephone number**

**Fax:**

**Owner's Email:**

debandglen12@gmail.com

**Applicant:**

Check if different than owner

**Applicant name:**

Larry Macdonell

**Mailing Address:**

2015 Altona Rd, Pickering

**Telephone:**

647-535-7783

**Fax:**

**Applicant's Email:**

lmacdonell@rogers.com

**Agent:**

Check only if applicable

**Agent name:**

D.G. Biddle & Associates

**Mailing Address:**

96 King St. E. Oshawa.

**Telephone:**

905-576-8500

**Fax:**

**Agent's Email:**

michael.fry@dgbiddle.com.

**Who would you like the communications to be sent to? (Check all that apply)**

Owner

Applicant

Agent

# Description of the Subject Land

## Location of the Subject Lands

Urban (Roll # starts with 1423-125)

Rural (Roll # starts with 1423-223)

Municipal Number:

5868

Street Name:

County Road 65

Lot Number(s):

Part of Lot 27

Concession:

5

Lot(s)/Block(s):

Registered Plan No:

Part Number(s):

1

Reference Plan No:

39R-8831

Length of Ownership:

17 Years

Are there any encumbrances affecting the subject lands? (i.e. Existing Mortgages, Easements, Right-of-Ways, Restrictive Covenants, Site Plan Agreements)

If yes, please describe:

Yes

No

# Description of Subject Lands

Provide all measurements in metric units.

**Frontage:**

832.6m

**Area:**

24.6ha

**Average Width:**

611.59m

**Average Depth:**

399m

**Existing Use(s):**

Farm/Agricultural Land/Residential

**Abutting land uses (surrounding properties that share a common boundary with the subject land)**

North - Rural Residential  
South & East - Agricultural  
West - Wood lands

**Official Plan Designation**

Hamlet

**Zoning By-law Designation**

Development (D) Zone

## Existing Building(s) of Structure(s)

If there are any existing buildings or structures, please complete the details below. If there are no existing buildings or structures, please continue to the next section 'Proposed Uses, Building(s) or Structure(s)'.

**1. Type of building or structure**

Frame Shed

**Date constructed**

unknown.

**Front lot line setback**

44.8m

**Rear lot line setback**

210.21m

**Side lot line setback**

354.82m

**Other side lot line setback**

172.69m

**Height of building**

4m

**Dimensions**

3.3m W x 9.8m L

**Floor area**

32.34m<sup>2</sup>

**2. Type of building or structure**

**Date constructed**

**Front lot line setback**

**Rear lot line setback**

**Side lot line setback**

**Other side lot line setback**

**Height of building**

**Dimensions**

**Floor area**

**3. Type of building or structure**

**Date constructed**

**Front lot line setback**

**Rear lot line setback**

**Side lot line setback**

**Other side lot line setback**

**Height of building**

**Dimensions**

**Floor area**

# Proposed Changes to Existing Uses, Building(s) or Structure(s)

Complete the section below if there are any proposed changes to the existing uses, building(s) or structure(s) on the subject land.

**1. Type of building or structure**

**Front lot line setback**

**Rear lot line setback**

**Side lot line setback**

**Other side lot line setback**

**Height of building**

**Dimensions**

**Floor area**

**2. Type of building or structure**

**Front lot line setback**

**Rear lot line setback**

**Side lot line setback**

**Other side lot line setback**

**Height of building**

**Dimensions**

**Floor area**

**3. Type of building or structure**

**Front lot line setback**

**Rear lot line setback**

**Side lot line setback**

**Other side lot line setback**

**Height of building**

**Dimensions**

**Floor area**

**Proposed Land Use**

Please complete the table below.

| Proposed Land Use        | No. of Units or Dwellings | Number of Lots and/or Blocks on the Draft Plan | Area (ha.) | Density (units/dwellings per ha.) | Number of Parking Spaces <sup>1</sup> |
|--------------------------|---------------------------|--|------------|-----------------------------------|---------------------------------------|
| Residential              |                           |  |            |                                   |                                       |
| - Single-detached        | 58                        | 60   | 24.623     | 3.74                              |                                       |
| - Semi-detached          |                           |  |            |                                   |                                       |
| - Row, multiple attached |                           |  |            |                                   |                                       |
| - Apartment < 2 bedrooms |                           |  |            |                                   |                                       |
| - Apartment > 2 bedrooms |                           |  |            |                                   |                                       |
| - Other (specify)        |                           |  |            |                                   |                                       |
| Commercial               |                           |  |            |                                   |                                       |
| - Neighbour-hood         |                           |  |            |                                   |                                       |
| - Other Commercial       |                           |  |            |                                   |                                       |
| Industrial               |                           |  |            |                                   |                                       |
| Park Land Dedication     | Nil                       |  |            | Nil                               | Nil                                   |
| Open Space               | Nil                       |  |            | Nil                               | Nil                                   |
| Institutional (specify)  |                           |  |            |                                   |                                       |
| Roads                    | Nil                       |  |            | Nil                               | Nil                                   |
| Other (specify)          |                           |  |            |                                   |                                       |

<sup>1</sup> Complete only if for approval of a condominium description



# Access and Services

What form(s) of access are available to the subject land? Select all that apply.

- Unopened road allowance
- Open municipal road/street
- County road
- Provincial highway
- Other public road/street
- Existing right-of-way
- No access

Specify location:

County Road 65

# Water and Wastewater/Sewage Disposal Services

Indicate which water supply service is currently available on the subject land. Select all that apply.

- Municipal Water System
- Well-Privately owner and operator, individual or communal
- Other
- No water supply service currently available

If you selected 'other', provide details. If you selected 'no water supply service currently available', indicate the proposed service type and approximate date of installation.

**Indicate which wastewater/sewage disposal service is currently available on the subject land. Select all that apply.**

- Municipal sanitary sewage system
- Septic system: privately owned and operated
- Privy
- Other
- No wastewater/sewage disposal service currently available

**If you selected 'other', provide details. If you selected 'no wastewater/sewage disposal service currently available', indicate the proposed service type and approximate date of installation.**

**Indicate which storm drainage service is currently available on the subject land. Select all that apply.**

- Sewers
- Ditches
- Swales
- Other
- No storm drainage service currently available

**If you selected 'other', provide details. If you selected 'no storm drainage service currently available', indicate the proposed service type and approximate date of installation.**

# Status of other Planning Applications

Is the subject land currently the subject of a Plan of Subdivision application?

Yes

No

If yes, please indicate the file number(s).

Is the subject land currently the subject of a Consent application?

Yes

No

If yes, please indicate the file number(s).

Is the subject land currently the subject of a Minor Variance application?

Yes

No

If yes, please indicate the file number(s).

Is the subject land currently the subject of a Site Plan application?

Yes

No

If yes, please indicate the file number(s).

Apart from this current application, have you applied for an Official Plan, Zoning By-law amendment, Plan of Subdivision, Consent, Minor Variance or Site Plan for any land that is located within 120 metres of the subject land?

Yes

No

If yes, please indicate the file number(s).

# Condominium Applications

Is the plan of subdivision application also subject to a condominium application?

Yes

No

Has a Site Plan for the proposed condominium been approved?

Yes

No

Has a Site Plan Agreement been entered into?

Yes

No

Has a building permit for the proposed condominium been issued?

Yes

No

Has the construction of the development started?

Yes

No

If construction is completed, indicate date of completion. If construction is not complete, indicate proposed date of completion.

# Provincial Policy

Please identify the features or development circumstances of interest to the Municipality by answering the questions below. Each question will note the 'potential information needs'.

**Class 1 Industry: small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

## Potential Information Needs

Assess development for residential and other sensitive uses within 70 metres.

**If a feature, specify the distance in metres.**

**Class 2 Industry: medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

## Potential Information Needs

Assess development for residential and other sensitive uses within 300 metres.

**If a feature, specify the distance in metres.**

**Class 3 Industry within 1000 metres: processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

## Potential Information Needs

Assess development for residential and other sensitive uses within 1000 metres.

**If a feature, specify the distance in metres.**

**Landfill site**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Sewage treatment plant**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Waste stabilization pond**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Active railway lines**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Controlled access highways or freeways, including designated future ones.**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Address possible leachate, odour, vermin, and other impacts.

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Address the need for a feasibility study for residential and other sensitive uses.

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Assess the need for a feasibility study for residential and other sensitive uses.

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Evaluate impacts within 100 metres.

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Evaluate impacts within 100 metres.

**If a feature, specify the distance in metres.**

**Operating mine site**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Non-operating mine site within 1000 metres**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Electric transformer stations**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**High voltage electric transmission lines**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Transportation and infrastructure corridors**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Will development hinder continuation or expansion of operations?

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Determine possible impacts within 200 metres.

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Consult the appropriate electrical power service.

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Will the corridor be protected?

**If a feature, specify the distance in metres.**

**Prime agricultural land**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Agricultural operations**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Mineral Aggregate resource areas**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Mineral Aggregate operations**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Existing pits and quarries**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated.

**If a feature, specify the distance in metres.**

20m

**Potential Information Needs**

Development to comply with the Minimum Distance Separation Formulae.

**If a feature, specify the distance in metres.**

20m

**Potential Information Needs**

Will development hinder access to the resource or the establishment of new resource operations?

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Will development hinder continuation of extraction?

**If a feature, specify the distance in metres.**

**Potential Information Needs**

Will development hinder continued operation or expansion?

**If a feature, specify the distance in metres.**



**Significant wetlands**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Demonstrate no negative impacts.

**If a feature, specify the distance in metres.**

35m.

**Significant portions of habitat of endangered and threatened species**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Demonstrates no negative impacts.

**If a feature, specify the distance in metres.**

**Significant: fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat.**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Demonstrate no negative impacts.

**If a feature, specify the distance in metres.**

**Sensitive groundwater recharge area, headwaters, and aquifers**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Demonstrate the groundwater recharge areas, headwaters and aquifers will be protected.

**If a feature, specify the distance in metres.**

**Significant built heritage resources and cultural heritage landscapes**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Development should conserve significant built heritage resources and cultural heritage landscapes.

**If a feature, specify the distance in metres.**

**Significant archaeological resources**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Assess development proposed in areas of medium and high potential for significant archaeological resources. These resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.

**If a feature, specify the distance in metres.**

Entire site.

**Erosion hazards**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Determine feasibility within the 1:100 erosion limits of ravines, river valleys and streams.

**If a feature, specify the distance in metres.**

**Floodplains**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Where two-zone floodplain management is in effect, development is not permitted in the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for SPA.

**If a feature, specify the distance in metres.**

**Contaminated sites**

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

**Potential Information Needs**

Assess an inventory of previous uses in areas of possible soil contamination.

**If a feature, specify the distance in metres.**

**Describe how the application is consistent with the Provincial Policy Statement and any applicable Provincial Plans. Does the proposal conform to or does it conflict with the applicable plans? Explain below or attach separate pages.**

Refer to Appendix "A" within the Planning Justification Report.



## Plan of Subdivision or Condominium Description

### Authorization of Owner for Applicant to Provide Personal Information

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner concerning personal information is set out below.

I, Glenn Rankin & Debbie Smithson, am the owner of the land that is the subject of this application for a Plan of Subdivision or Condominium Description and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize the applicant, Larry MacDonell, to provide any of my personal information that will be included in this application or collected during the processing of this application.

Owner's Signature: *Debbie Smithson / Glenn Rankin*

Date: Dec. 7/2022



## Plan of Subdivision or Condominium Description

### Authorization of Owner for Applicant to Make the Application

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.

I, Glenn Rankin & Debbie Smithson, am the owner of the land that is the subject of this application for a Plan of Subdivision or Condominium Description and I authorize the applicant, Larry Macdonell, to make this application on my behalf.

Owner's Signature:

Debbie Smithson / Glenn Rankin

Date:

Dec. 7 / 2022

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

To Whom It May Concern:

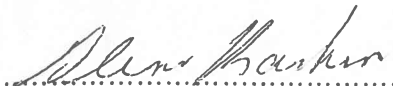
I/We the undersigned, the owner(s) of, 5868 County 65 Rd, Port Hope, ON L1A 3V5

I/We hereby authorize Hillstreet Developments Ltd., or any of it's affiliates, it's planning consultant and any of it's authorized consultants/representatives, to submit any such applications as may be required to permit redevelopment of the property.

Yours truly,

  
.....  
Debbie Smithson

Dated:  ..... 2022

  
.....  
Glenn Rankin

Dated:  ..... 2022

Debbie Smithson,  
Glenn Rankin,  
5868 County 65 Rd,  
Port Hope, ON L1A 3V5



**Affidavit or Sworn Declaration by the Applicant**

I, Larry MacDonell, of the Region  
of Durham, in the city  
of Pickering:

Make oath and say (or solemnly declare) that all the above information and statements contained in this application are true and that the information contained in documents that accompany this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Sworn (or declared) before me at:

The City of Oshawa in  
the Region of Durham  
this 29th day of December, 2022.

Commissioner of Oaths, etc. Signature: WJ Burgess

Applicant's Signature: [Signature]

Commissioner of Oaths Stamp:

WENDY J. BURGESS  
A COMMISSIONER, ETC.,  
PROVINCE OF ONTARIO  
WHILE A LICENSED PARALEGAL  
LSO# P16513

While every attempt will be made to ensure all submission requirements have been relayed to the applicant, the Municipality of Port Hope does not constitute this application to be a "complete application." The Council of the Municipality of Port Hope will notify the applicant that the information and material required has been provided, or has not been provided, as the case may be, and in accordance with the Planning Act.

Personal information is being collected on this form under the authority of the *Municipal Act* and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). Please note that personal information collected will form part of the public record and is public information subject to the MFIPPA regulations and may be published as part of Council agenda and / or public consultation processes. Questions about the collection of personal information may be directed to the Municipal Clerk at 905.885.4544 or [clerk@porthope.ca](mailto:clerk@porthope.ca).