

**Penryn - Mason Homes**  
**Phase 5 Lakeside Village Community**  
**Public Consultation**

**Backgrounder**

**Introduction**

There has been considerable community interest in a greenfield, residential subdivision development proposed for an urban area in Port Hope. This development is currently going through the Municipality's planning and development review and approval process ( **Figure 1**). The lands which are the subject of these applications have been identified for residential development in Port Hope's Official Plan for over 20 years. Considerable interest has been generated by local citizens and interest groups, who are concerned that this undertaking will impact a 3.15 ha., wooded area, located immediately west of Victoria Street South within the proposed development lands.

A consortium of companies (AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc. and Penryn Mason Homes Inc.), hereinafter referred to as, **Penryn-Mason Homes**, are proposing the development of a subdivision that will include 369 dwelling units comprised of 326 single detached homes and nine townhouse blocks, consisting of 43 townhouse units in freehold tenure on lands shown in (**Figure 2**). This proposed subdivision is referred to as **Phase 5 – Lakeside Village Community** and in general terms the development is located south of Strachan St. and west of Victoria St. South.

The proponent, Penryn – Mason Homes, has submitted to the Municipality of Port Hope applications for a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By- law Amendment to permit the development of this residential area. These applications are currently under review by the Municipality.

On February 4, 2020 Port Hope Municipal Council's Committee of the Whole will receive a report requesting Council's direction to prepare the notification and public meeting requirements in accordance with the *Planning Act*.

**Public Consultation**

The statutory public meeting is a significant component of Port Hope's public consultation effort and integral to the municipal planning application and review process. It provides both the Municipality and the proponent with opportunity to understand what concerns are raised by the proposed development. Staff has recommended that the meeting take place on March 10, 2020 and the proponent will be in attendance. Details on the time location will be provided in the notification, which will be circulated in accordance with the *Planning Act* requirements and advertised through local media and news organizations.

Persons interested in providing information or expressing their interest, comments, support and/or concerns about this subdivision development are encouraged to submit them in writing to this Municipal email address: [masondevelopment@porthope.ca](mailto:masondevelopment@porthope.ca).

Information concerning this [Penryn-Mason Homes](#) development is also available on the Port Hope website at <http://porthope.ca/community-consultation/penryn-mason-homes-phase-5>.

Comments/Feedback can be provided through this website up to and until Council makes its decision, expected by mid-May 2020.

### **QUESTIONS AND ANSWERS:**

Municipal staff is aware of a number of questions, issues and concerns that have arisen, since Municipal Council deemed the Penryn-Mason Homes planning applications complete on November 19, 2019, and as a result of the Open House public consultation held by the proponent Penryn-Mason Homes on December 16, 2019.

#### **Questions:**

**1. Where are we in this planning and development approval process for this development?**

**Answer:** The Application Review and Public Meeting Stage

A staff report is going to Council on February 4, 2020 requesting them to support March 10, 2020 as the date for the public meeting and to direct staff to issue formal notifications, pursuant to the *Planning Act*.

The Planning application and review process for this subdivision agreement has been underway since November 2019. The complete development applications were made available November 29, 2019 and the opportunity for public comment commenced on that date. The application has been circulated for review and comment by internal departments and various external agencies. The applicant, Penryn-Mason Homes, is reviewing the agency comments and public input received to date. This review process is ongoing.

At the March 10, 2020 public meeting (assuming the date is approved by Council) the applicant will make a presentation and hear from the community. Staff will be there to gather information communicated. Municipal staff will not be presenting a recommendation at that time.

This formal public meeting is a vital and necessary means to inform the public and ensure that the community has a full and open opportunity to provide information, submit questions and to express their concerns or support for the application.

**2. Does the public input by email, website or at the public meetings really matter? Is this information considered by Council or Staff?**

**Answer:** Yes.

The information submitted by the public during the consultation process undertaken to date are integral to understanding the public perspective and concerns. Public input and the input provided by staff and external agencies inform the approval process, municipal decision-making and ultimately staff recommendations and Council's decision on the applications. Furthermore, this process of public engagement is mandated by provincial legislation.

- 3. Since the Penryn-Mason Homes has made an application to develop these lands and this is Phase 5 of their ongoing residential development program, isn't this whole process a bureaucratic exercise and it is a forgone conclusion that this application will be approved and proceed as proposed?**

**Answer:** No

No decisions have been made. The planning application and review process - which must include public consultation - are fundamental to determining whether this development proceeds as proposed and whether changes are required. This process provides the basis for staff's recommendation to Council and their eventual decision.

- 4. Is the proponent, Penryn-Mason Homes, going to cut trees down in the subject area before they receive approval to develop the subdivision and are they allowed to do so?**

**Answer:** No to both of these questions.

Penryn-Mason Homes has advised the Director of Community Development that there are no plans to cut any trees down prior to receiving approvals for their subdivision development. They have indicated that, notwithstanding the fact that the lands which include the wooded area have long been approved for residential development, they very much prefer to work with the Municipality to address all comments received.

Earlier last year, AON Inc. had sought permission from the County to remove trees from the property. The County advised AON that it could not proceed with AON's application due to the issues identified by the Municipality and the GRCA.

- 5. There have been suggestions that there is a Conservation Agreement with AON Inc. as well as a Tree Identification and Vegetation Conservation Plan that may limit or control the removal of trees on the subject lands. Is this true?**

**Answer:** The Conservation Agreement dated August 31<sup>st</sup>, 2004 pertains to the Little Creek Valley lands and does not relate to the subject lands for Phase 5 planning applications and as such is not applicable.

The Tree Identification and Vegetation Conservation Plan referenced was prepared as part of a servicing plan to support a residential subdivision development in this area of the Municipality, but the development did not relate to the subject lands. Its purpose was to make recommendations on the protection measures that should be considered when these services were being constructed in support of the Ferguson Farms North subdivision.

Staff and agencies will review these documents for clarity on this matter. However, neither the Conservation Agreement or the Tree Identification and Vegetation Conservation Plan would appear to limit or control the removal of trees on the subject lands, including the wooded area.

Figure 1



