



The Corporation of the Municipality of Port Hope

Public Meeting Agenda

Tuesday, February 10, 2026, 5:00 p.m.

Council Chambers, Town Hall, 56 Queen Street, Port Hope, Ontario

This meeting will also be livestreamed via the [Municipality's YouTube Channel](#).

Please visit our website for more information or contact clerk@porthope.ca

1. Call to Order

1.1 Moment of Silent Reflection

1.2 Land Acknowledgement

Deputy Mayor Pearson will read the Land Acknowledgement.

2. Disclosure of Pecuniary Interest

3. Explanation of Public Meeting Format

4. Public Meeting #1

The proposed Zoning By-law Amendment application is being requested to consider an application to amend Zoning By-law 20/2010 under Section 34(10.4) of the Planning Act, submitted by Martindale Planning Services on behalf of the owner 2640573 Ontario Corp. for lands municipally known as 39 Pine Street North within the Urban Area of the Municipality of Port Hope - (File: ZB02-2024).

The proposed Zoning By-law Amendment application is to permit a 28-room, 5-storey dormitory or residence adjacent to the Globe Cambridge High School. The purpose of this dormitory is to accommodate 80 international students attending the existing private high school on the subject property.

The subject property is designated 'Major Institutional – School' in the Port Hope Official Plan and zoned 'IU' according to Schedule 'A' – Sheet 7 of Zoning By-law 20/2010, as

amended, which permits public and private schools. As a dormitory is not defined within the Zoning By-law, a ZBA is required for a site-specific exception along with any variance to the zoning standards.

- 4.1 Presentation by Applicant
- 4.2 Presentation by Staff and Staff Report
- 4.3 Submission from Members of the Public

5. Public Meeting #2

The proposed Zoning By-law Amendment application is being requested to consider an application to amend Zoning By-law 20/2010 under Section 34(10.4) of the Planning Act, submitted by Clark Consulting Services on behalf of the owner Scott and Krystal Longyear for lands municipally known as 7773 Longyear Lane within the Urban Area of the Municipality of Port Hope - (File: ZB05-2025).

The applicant is seeking to recognize the existing condition of their property that currently contains two separate dwellings: the original dwelling for the property, and a newly constructed detached dwelling unit. The applicant has requested to partially rezone the subject property from Agricultural Zone 'A' to Site-Specific Agricultural Zone 'A(159)' to recognize the newly constructed dwelling as the primary dwelling unit and to permit the original dwelling to remain as an ARU.

The subject lands are designated 'Agricultural - Prime', 'Agricultural – General' and Natural Environment in the Municipality of Port Hope Official Plan and zoned Agricultural 'A', Rural 'RU' and Environmental Protection Floodplain 'EP-F' overlay within the Municipal Zoning By-law 20/2010, as amended.

- 5.1 Presentation by Applicant
- 5.2 Presentation by Staff and Staff Report
- 5.3 Submission from Members of the Public

6. Adjournment



Proposed Rezoning – Globe Cambridge High School

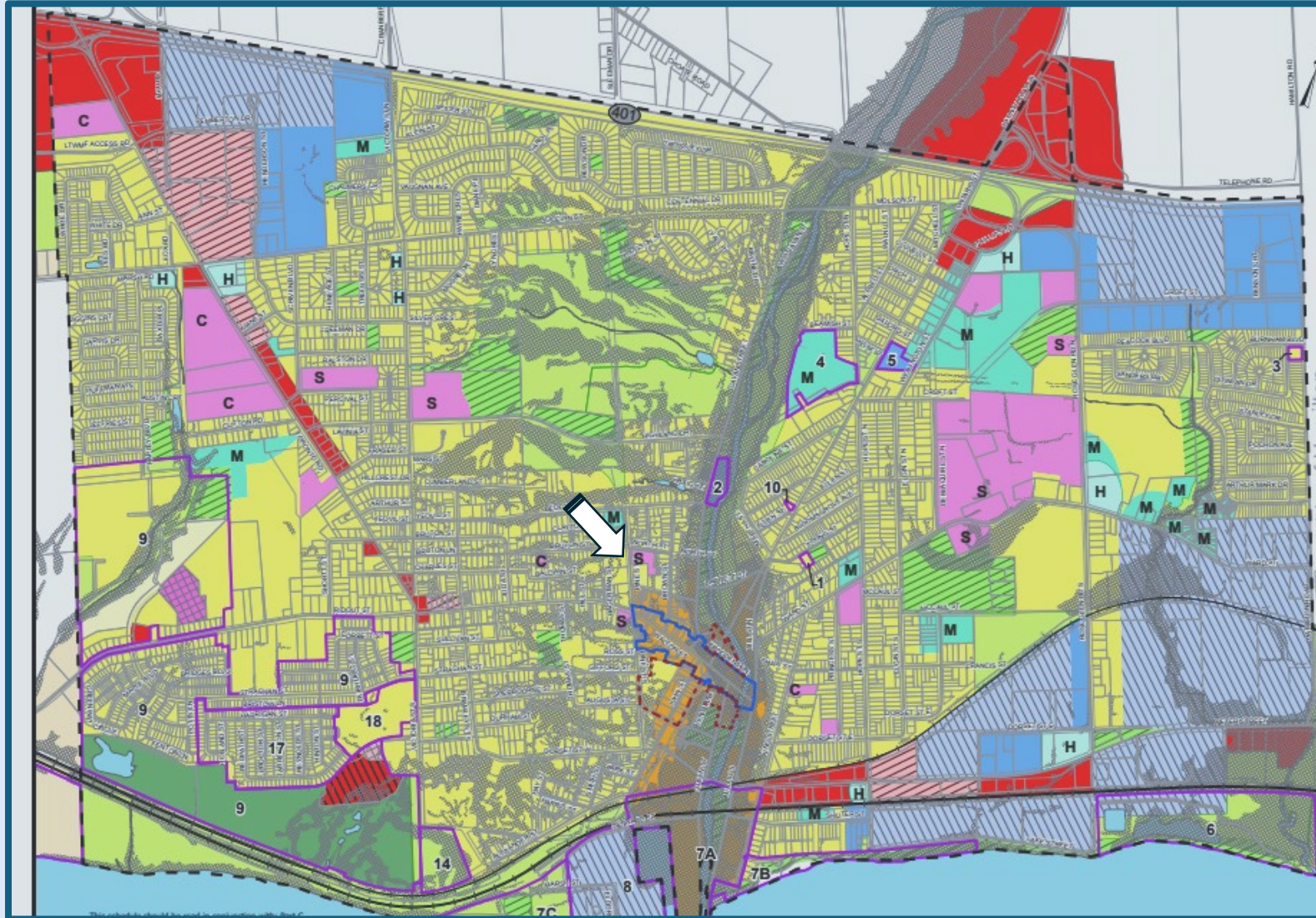
39 Pine Street North, Port Hope

Presenter: Bob Martindale
MCIP, RPP, CAHP

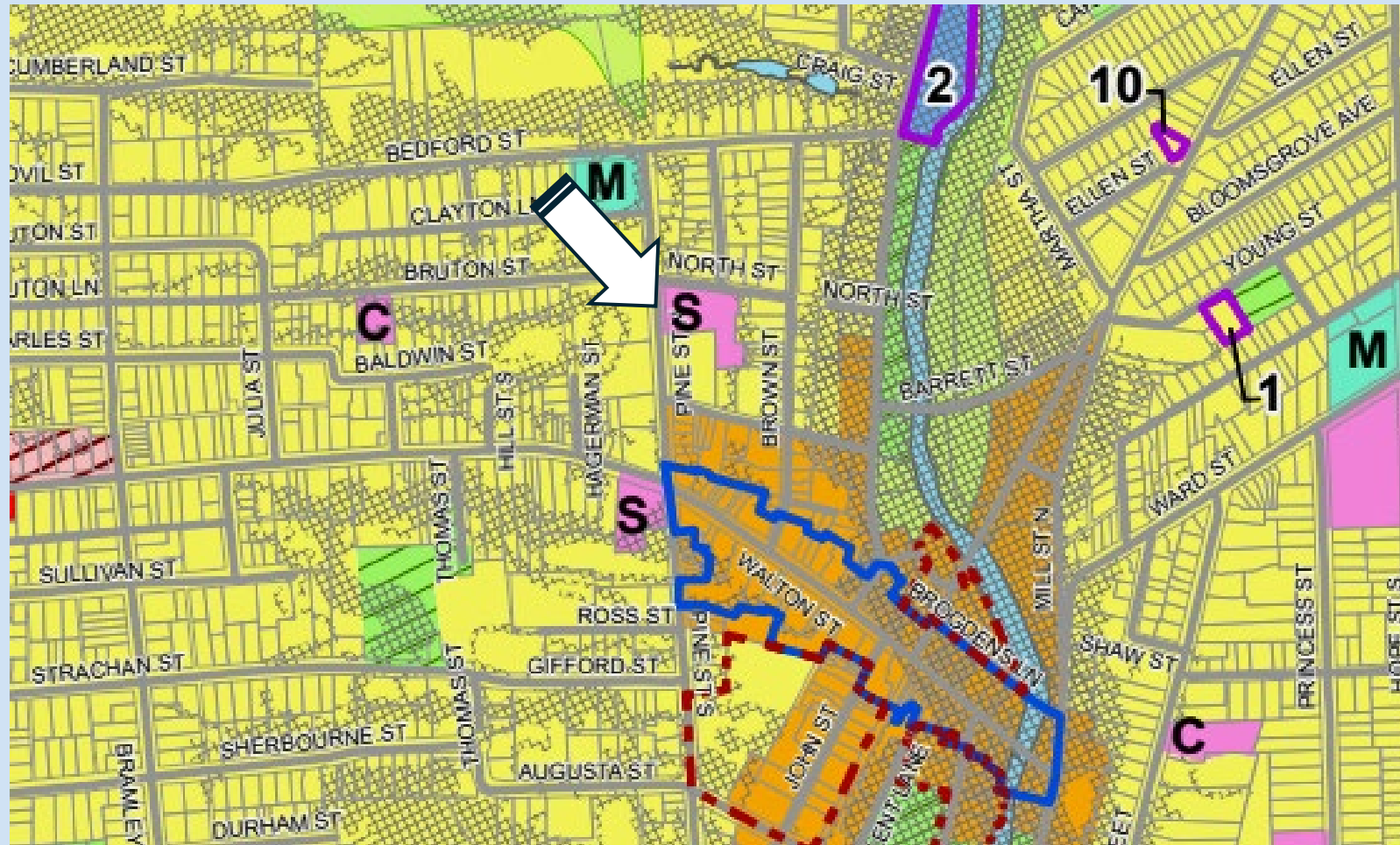
Martindale Planning Services



LOCATION MAP - 39 Pine Street North, Port Hope



LOCATION MAP - 39 Pine Street North, Port Hope



Aerial View



Front Elevation



Front Elevation





Front
Elevation

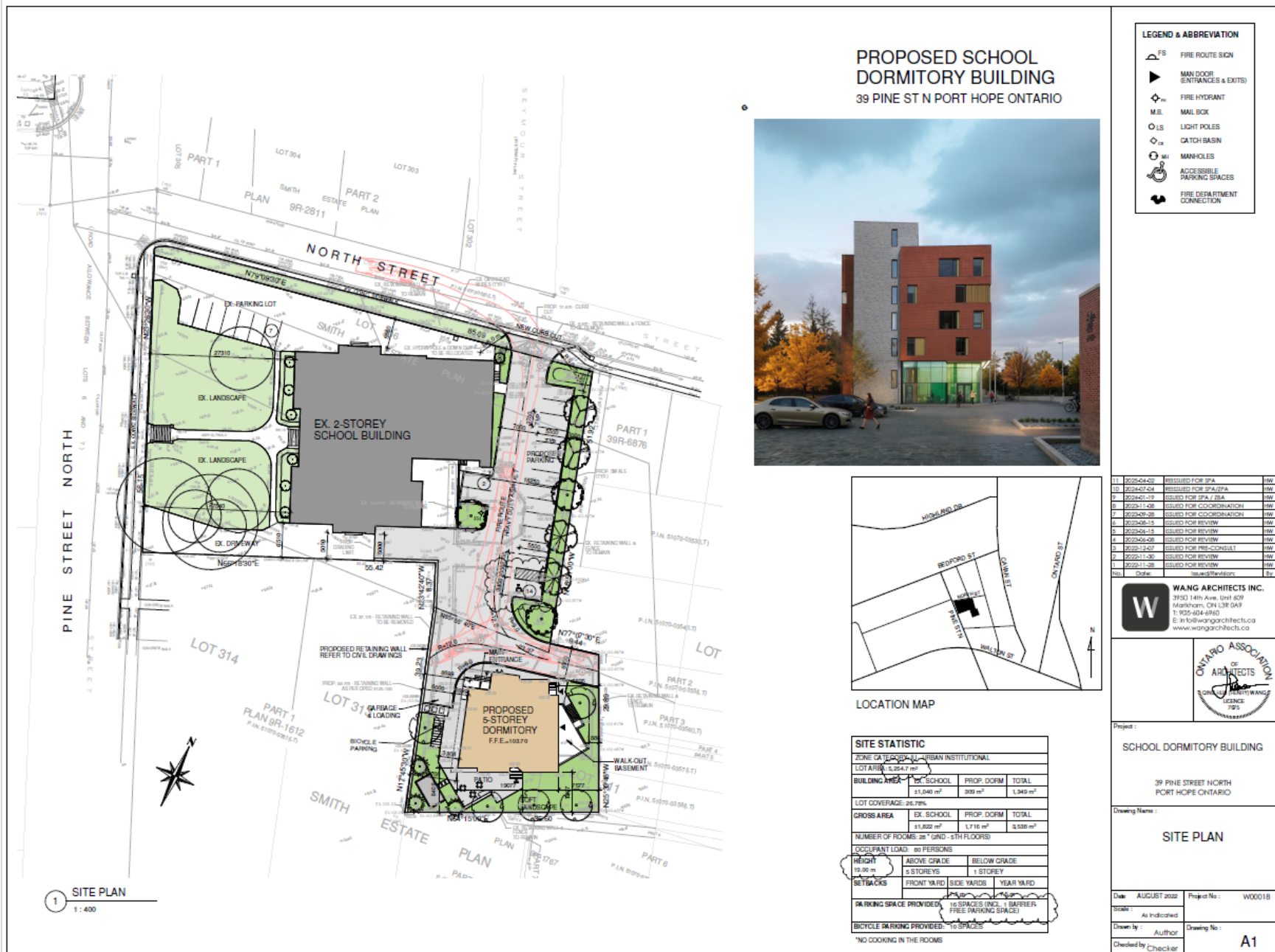


Front Elevation



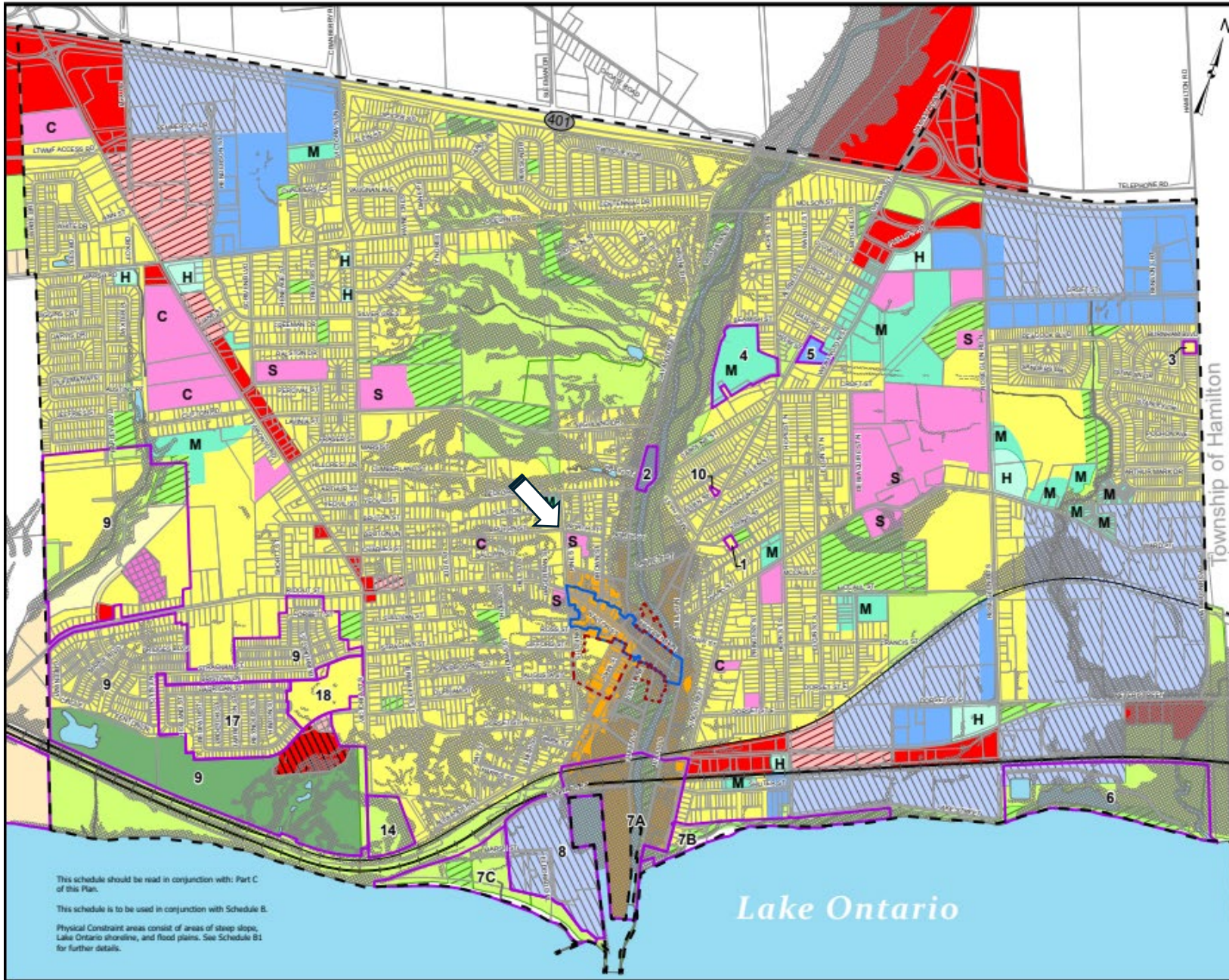
Front Elevation

Site Plan and Rendering





Rendering
(enlarged)



- LAND USE DESIGNATIONS**
- | | |
|----------------------------|-------------------------------|
| RESIDENTIAL - URBAN | COMMERCIAL |
| LOW DENSITY | GENERAL |
| MEDIUM DENSITY | CENTRAL |
| HIGH DENSITY | HIGHWAY |
| EMPLOYMENT | PARKS & OPEN SPACE |
| GENERAL | PARK |
| SERVICE | OPEN SPACE |
- OTHER**
- | | |
|--|------------|
| INSTITUTIONAL - MAJOR | C CEMETERY |
| PHYSICAL CONSTRAINT AREA | S SCHOOL |
| SPECIAL POLICY SITE WITH NUMBER | |
| WALTON STREET HERITAGE CONSERVATION DISTRICT | |
| JOHN, ONTARIO & QUEEN HERITAGE CONSERVATION DISTRICT | |
- SPECIAL POLICY AREA 9**
- | | |
|--------------------|------------------------|
| RESIDENTIAL | COMMERCIAL |
| RESIDENTIAL 1 | LOCAL COMMERCIAL 1 |
| RESIDENTIAL 2 | LOCAL COMMERCIAL 2 |
| RESIDENTIAL 3 | COUNTRY INN COMMERCIAL |
- OTHER**
- | | |
|-------------------------|--|
| INSTITUTIONAL - MAJOR | |
| RECREATIONAL OPEN SPACE | |



THE MUNICIPALITY OF PORT HOPE OFFICIAL PLAN

SCHEDULE C-1

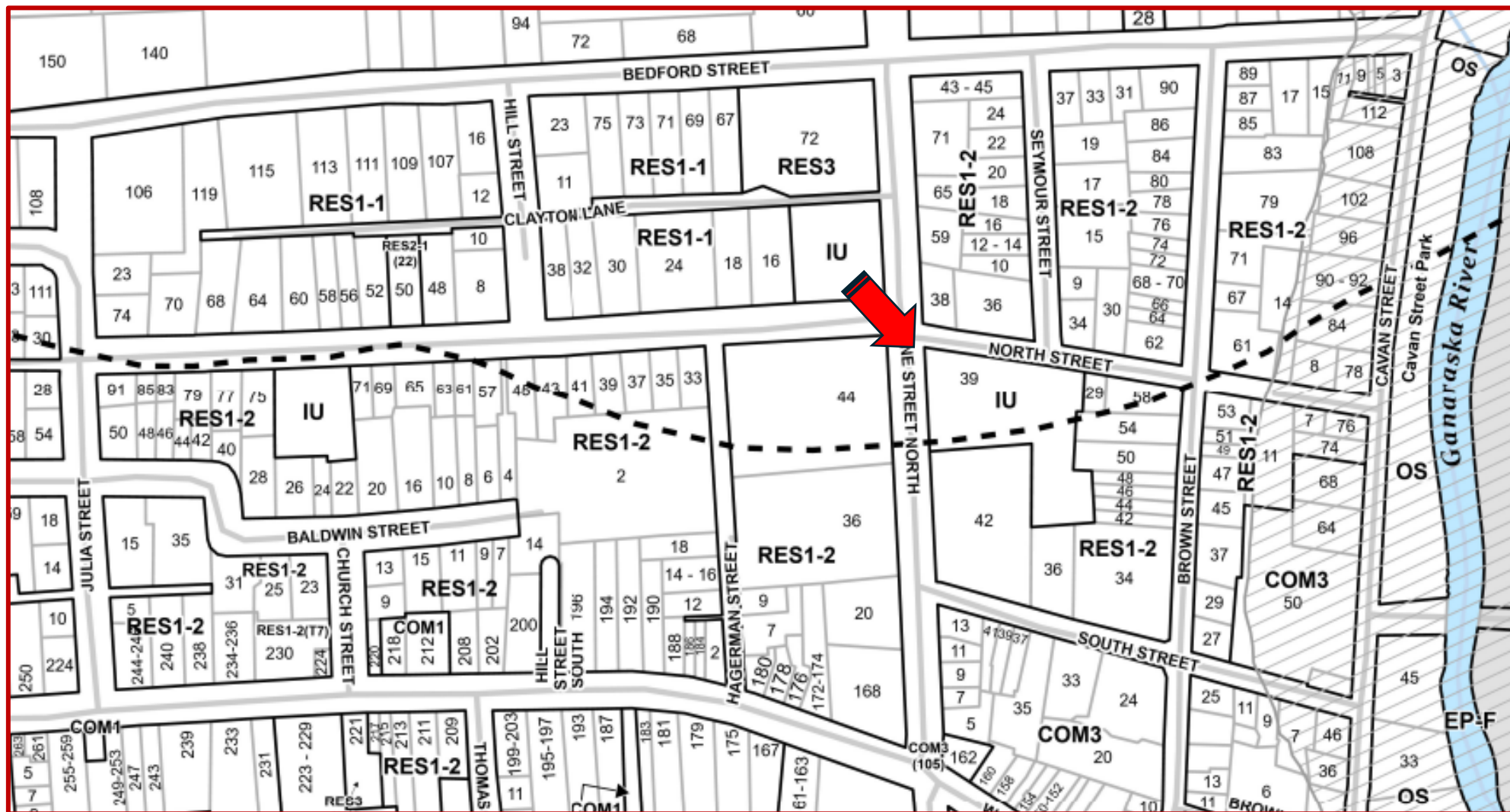
LAND USE - URBAN AREA DETAIL

OCTOBER 11, 2023

0 125 250 375 500 m

Approximate Scale: 1:225,642

Port Hope Official Plan



Port Hope Zoning By-law Schedule

Applicable Planning Policies

Provincial – Provincial Planning Statement (PPS) –
proposal conforms

Northumberland County Official Plan –
proposal conforms – property designated Urban Area

Port Hope Official Plan – proposal conforms –
Property designated Major Institutional - School

Zoning Compliance

Proposal complies with all applicable zoning requirements, except minimum parking requirements

Zoning by-law requires 17 parking spaces

Site plan shows 16 parking spaces

Relief has been requested through this zoning amendment application

List of Supporting Studies and Plans

Architectural drawings (site plan, elevations, rendering)

Soil, Groundwater and Methane Investigation

Scoped Environmental Impact Assessment

Arborist Report and Tree Protection Plan

Cultural Heritage Impact Assessment

List of Supporting Studies and Plans (cont'd)

Stage 1 Archaeological Investigation

Servicing and Grading Plan

Geotechnical Investigation

School building floor Plan

Hydrogeological Study

Shadow Study

Justification

- Proposed dormitory is essential to the viability of the school
- Will accommodate out-of-town and international students
- Is designed to be a separate and distinct architectural form from the school
- Situated well below the grade of the school and not directly behind it
- Will not compete with or detract from the heritage attributes of the school or the neighborhood

Planning Opinion

In my opinion as a professional planner the application for rezoning:

- Conforms with the Official Plan
- Generally is in accordance with the applicable zoning provisions, other than those noted in the proposed by-law amendment
- Represents good planning

QUESTIONS



Municipality of Port Hope Public Meeting

39 Pine Street North

Zoning By-law Amendment (ZB02-24)

Amer Salahuddin, BA (Hons.)

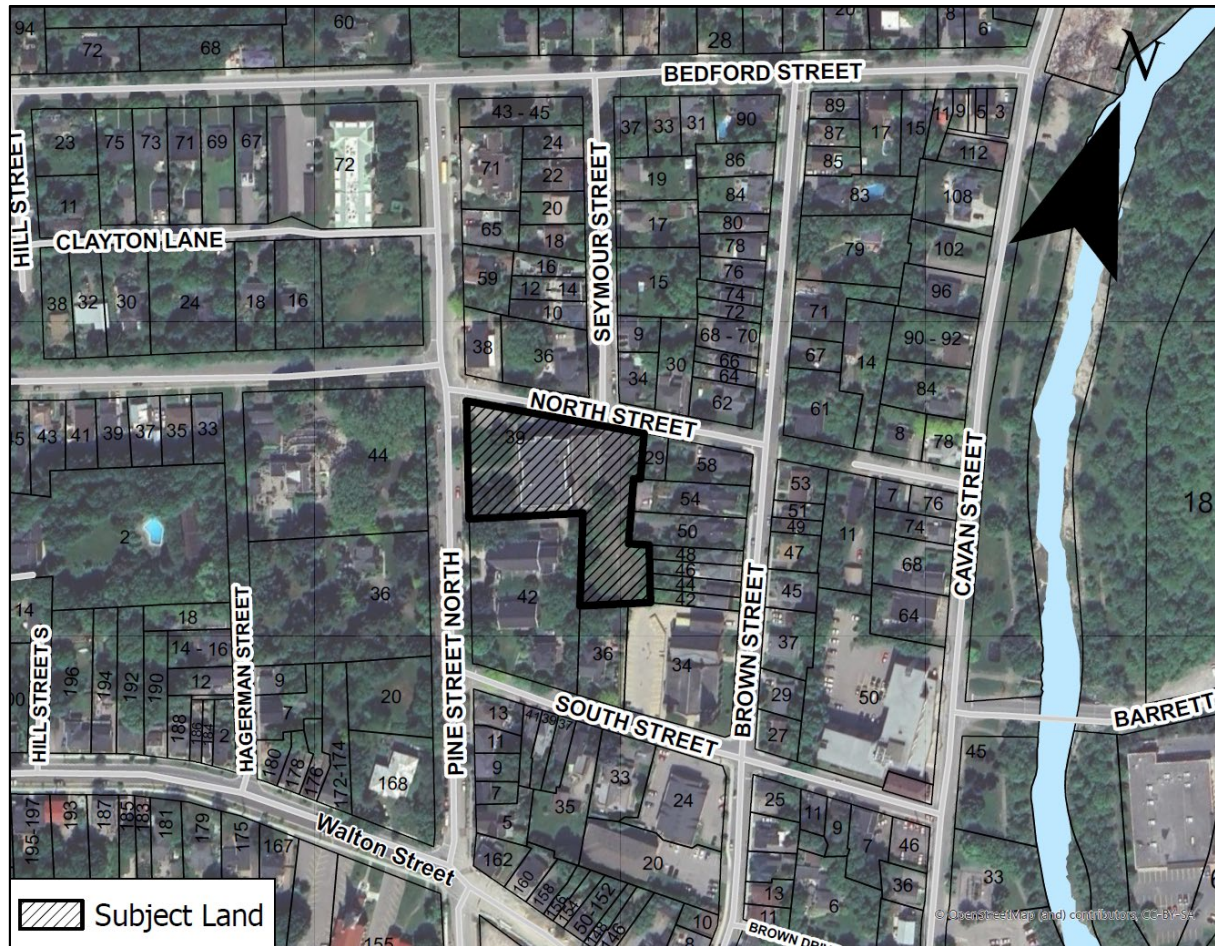
February 10, 2026



MUNICIPALITY OF

PORT HOPE

Subject Area



- **North:** Low-density residential neighbourhoods;
- **East:** Low-density residential neighbourhoods; and one 6-storey apartment further east;
- **South:** St. John's Anglican Church, Port Hope United Church, low-density residential neighbourhoods; and two 3-storey apartments further south;
- **West:** Low-density residential neighbourhoods.

Public Consultation

- Planning Act Tools
 - Resident Mail outs
 - On-site Public Notice sign
- Non-Statutory Tools
 - Notice on Municipal Website
- Notice of Complete Application and Public meeting: January 14th, 2026
- Site Sign Posted: January 15th, 2026

Technical Circulation (Page 1)

Staff / Agency Comments	Comments
MPH Planning	• The proposal is short by 3 required short-term bicycle parking spaces, and this deficiency must be corrected in the draft zoning by-law. • The applicant needs to provide a revised draft by-law to correct a few minor errors that staff has identified. • The existing school is deemed legal non-complying. The draft by-law may include the legal non-complying provisions. Thereby bringing the property into compliance with the Zoning By-law.
MPH Building Division	• No building matrix provided which limits Building Services ability to comment on OBC site requirements • Building height is 19 m creating a potential for this building meet the requirements of high buildings • A compliant fire route must be within 15 m of at least 25% of the building's perimeter and provide a minimum turning radius of 12 m (measured to the centerline). • The water table appears to be only 1.6 m below the proposed footing, which the structural engineer must consider in their foundation design. • The existing geotechnical report references the 2012 OBC and must be updated to comply with the 2024 OBC (January 16, 2026)

Technical Circulation (Page 2)

Staff / Agency Comments	Comments
GRCA	- The site is not regulated by the GRCA. - GRCA undertakes review of stormwater management. The Preliminary FSSM Report is generally acceptable. At Site Plan stage, some modifications/additional details to the Report must be addressed (January 14, 2026).
MPH Works and Engineering	- The proposed driveway onto North Street requires reconstruction of the sidewalk. A Traffic Brief/Study is required. - For Sanitary and Stormwater connections please ensure conformity to the "Design Criteria for Sanitary Sewers, Storm Sewers, and Force mains for Alterations Authorized under an Environmental Compliance Approval." (February 2, 2026)
Alderville First Nation	Consultation process requested in accordance with the First Nation's Consultation Protocol (January 14, 2026).
Canadian Nuclear Laboratories (CNL)	No Objection (January 14, 2025)
Elexicon Energy	Consultation process requested (January 12, 2026)
MPH Environmental Services	- Given the building's size and the amenities intended to serve approximately eighty occupants, the existing six-inch sanitary lateral may be undersized. An eight-inch lateral may be more appropriate to accommodate the expected flows. - A more detailed flow study would provide a clearer assessment of the development's impact on the existing sanitary system. (January 23, 2026)

Technical Circulation (Page 3)

Staff / Agency Comments	Comments
Fire and Emergency Services	• The proposed nineteen-meter building height is classified as a high building and triggers the additional fire protection requirements • At this stage, the available municipal water supply must be evaluated. The building requires a water supply capable of supporting simultaneous operation of both the sprinkler and standpipe systems. (January 23, 2026)
County of Northumberland	• County and provincial policies allow diverse land uses in urban areas like Port Hope, as long as cultural and natural heritage is protected. • Increasing housing density is encouraged, provided adequate servicing (water, sewer, etc.) is available. • The Municipality must obtain confirmation from the Ministry of Citizenship and Multiculturalism that the site's Archaeological Assessment has been added to the provincial registry. • Municipal waste collection is not permitted for this proposal under Waste By-law 08-2023, so private waste services are required. • With these considerations addressed, County Planning has no objection to the zoning by-law amendment.
Port Hope Police; Bell Canada; Legal and Legislative Services; Parks, Rec. & Culture; Environmental Remediation; Cogeco Cable; Union Gas; KPRD School Board; PVNCCD School Board; CSD Catholique Centre	No comments received to date.

Peer Reviews

Document peer-reviewed	Comments
Environmental Impact Assessment (EIS) (Peer-review by North-South Environmental, Feb 28, 2025)	A revised EIS will be required to address the potential for individual trees to serve as roosting habitat for Species at Risk (SAR) bats identified through screening.
Cultural Heritage Impact Assessment (CHIA) (Peer-review by LHC, Jan 14, 2026)	The CHIA is missing several key components required to demonstrate that the current development proposal meets PPS 2024 policies 4.6.1 and 4.6.3. A revised CHIA is therefore required.
Arborist Report & Tree Protection Plan (Peer-review by CIMA+, Jan 30, 2026)	No Objection - Arborist Report & Tree Protection Plan be accepted without revisions.
Landscape Plan (Peer-review by CIMA+, Jan 30, 2026)	A revised Landscape Plan is required to address several comments and to ensure coordination with the site plan, grading plan, and the servicing plans.
Geotechnical Investigation (Peer-review by Redstone Engineering Inc., Jan 30, 2026)	• Several key structural and grading design details were not available at the time of the original investigation. A revised Geotechnical Investigation is required to address this new information. • Groundwater elevations presented in the report appear to be incorrect. • The revised report should include recommendations for the installation of utility services.

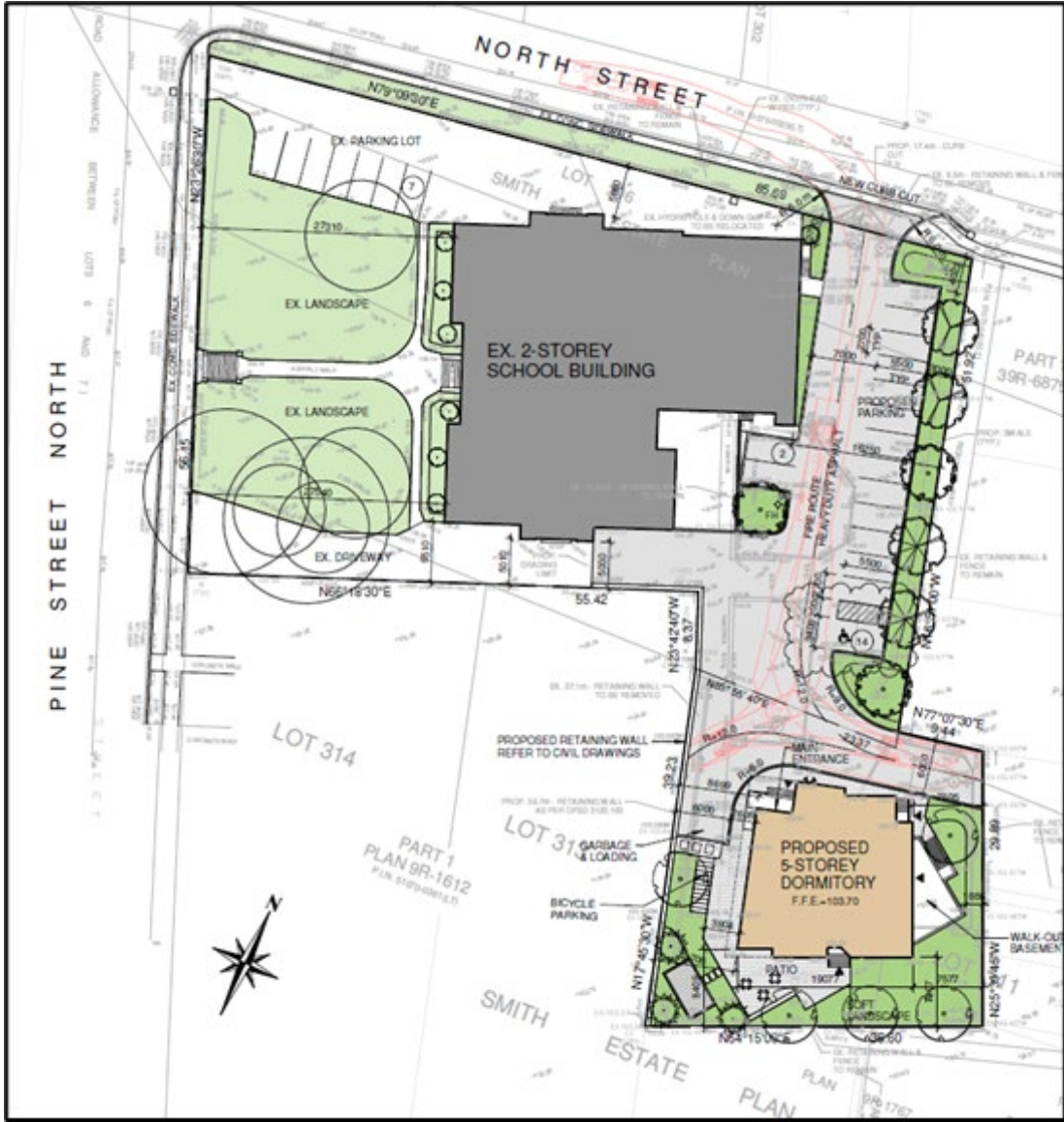
Next Steps

- Applicant addresses public and agency circulation comments.
- Staff prepares Recommendation Report based on policy consistency / conformity and considers all comments received from public.
- Recommendation Report reviewed at the Committee of the Whole meeting to decide if the application should proceed to Council meeting for final decision.
- Council Meeting for decision. If approved, Notice of Decision given starting appeal period of 20 days.

Third Party Appeals

- Residents appeal rights for ZBA applications have been removed by the Province through Bill 23.
- More Homes Built Faster Act, 2022
- Only prescribed “Specified Persons” and “Specified Bodies” as defined under the *Planning Act* have appeal rights for ZBA applications in Ontario.

Site Plan





Municipality of Port Hope

Staff Report

porthope.ca/agendas-and-minutes

Report Title: Statutory Public Meeting Report – Zoning By-law Amendment – 39 Pine Street North

Report to: Statutory Public Meeting

Date of meeting: February 10, 2026

Report Author:

Amer Salahuddin, BA (Hons.), Planner I

Department responsible:

Development Services

Report Number: DS-02-26

Planning Report DS-02-26 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13. No recommendations are made for decision making purposes within this report.

The applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Municipality of Port Hope to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Port Hope to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Highlights:

- A Zoning By-law amendment application has been received to allow for the development of one (1) five-storey student dormitory building containing a total of twenty-eight (28) rooms on the southern portion of the subject lands.
- The existing institutional use (private high school) is proposed to be maintained.
- A second vehicular access is proposed from North Street (across Seymour Road), while the existing access on Pine Street North will be maintained.

Report No.: DS-02-26

Report to: Statutory Public Meeting

- The property currently contains seven (7) parking spaces, and the proposal includes an additional sixteen (16) spaces, one (1) of which will be barrier-free.
- The purpose of the rezoning application is to rezone the subject lands from Urban Institutional 'IU' Zone to Site Specific Urban Institutional 'IU(156)' Zone to facilitate the construction of the proposed student dormitory building.
- This report prepared for the Statutory Public Meeting provides an overview of the subject lands, describes the proposed development application, includes a high-level analysis of the current planning policy framework, and comments received to date

Background:

On January 6th, 2026 Martindale Planning Services on behalf of the owner 2640573 Ontario Corp. submitted a Zoning By-law Amendment ("ZBA") application (File # ZB02-24) for the property municipally known as 39 Pine Street North. The application proposes 'IU(156)' zone that will permit a proposed five storey student dormitory use for the existing private school, subject to site specific provisions.

This report provides an overview of the subject lands, describes the proposed development application, and includes an analysis of the current planning policy framework. The report also includes all the comments submitted to date from agencies, staff and the public.

Subject Lands

The subject lands are located on the intersection of Pine Street North and North Street, as shown in **Figure 1**. The subject lands are municipality addressed 39 Pine Street North, legally described as Plan Stewart Part Town Plot Lot 70 and 73 and Plan 314 Part Lot 306 Part Lots 311 and 312 and RP 39R13477 part 2.

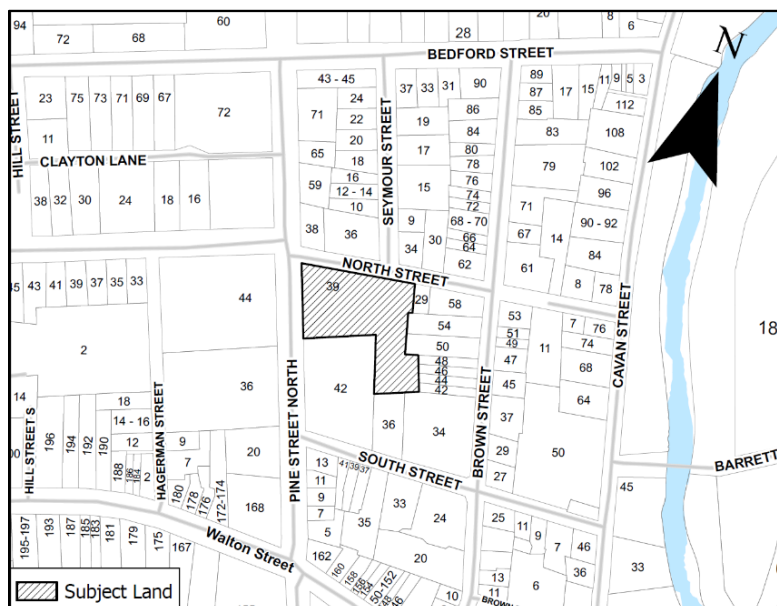


Figure 1 – Subject lands

The subject lands are approximately 5,254 m² in area with 56.15 metres of frontage along Pine Street North and 85.69 meters on North Street. A two-storey structure currently known as Globe Cambridge High School (Private School) exists on the property, with a building footprint of approximately 1,040 m².

In 2025, Globe Cambridge High School temporarily closed its Port Hope campus and relocated operations to its Toronto campus due to inadequate student housing at the Port Hope location. To address this deficiency, and support the potential reopening of the private school, a student dormitory is proposed on the subject lands.

The property is designated under Section 29, Part IV of the *Ontario Heritage Act* on May 16, 2017. By-law 34/2017 outlines the Statement of Cultural Heritage Value and its heritage attributes, which are present in the two-storey Classical Revival school building constructed in 1912.

The land uses surrounding the subject lands, as shown on **Figure 2**, are as follows:

North: Low-density residential neighbourhoods;

East: Low-density residential neighbourhoods; and one 6-storey apartment further east;

South: St. John's Anglican Church, Port Hope United Church, low-density residential neighbourhoods; and two 3-storey apartments further south;

West: Low-density residential neighbourhoods.

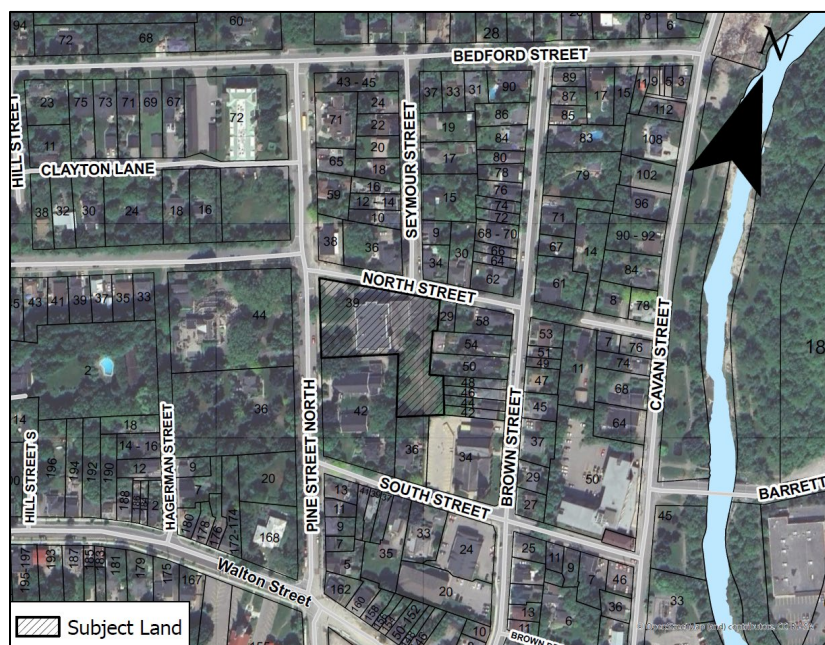


Figure 2 - Satellite Imagery Mapping

Heritage Permit Application History

A Heritage Permit application was submitted under the *Ontario Heritage Act* on December 18, 2025 (a Notice of Complete Application for the Heritage Permit application was issued on December 22, 2025).

A peer-review of the submitted Cultural Heritage Impact Assessment (CHIA) has been conducted by a qualified third-party heritage planner (see below discussion on the submitted CHIA).

A Heritage Permit is required as the subject property is designated under Part IV of the *Ontario Heritage Act* on June 22, 2017 through By-law 34/2017. The purpose of the Heritage Permit is to ensure that any changes to a designated property do not alter the property in such a way that the reasons for designation are diminished, through a process legislated through the *Ontario Heritage Act*.

On January 19, 2026, the applicant approached the Heritage Port Hope Advisory Committee to provide an overview of the Heritage Permit application. During that meeting, Heritage Port Hope Advisory Committee considered the application and the peer review comments, and carried the following motion:

That the Heritage Port Hope Advisory Committee receive Heritage Application 2026-01, 39 Pine Street North for information; and

That formal consideration of the heritage application be deferred until the February 23, 2026 meeting.

Once a revised CHIA is received and peer reviewed, the Heritage Permit application will be brought back to the Heritage Port Hope Advisory Committee with a staff report. A recommendation made by the Committee would be considered by Council for final decision making on the Heritage Permit application. This process would occur once the rezoning application is approved by Council.

Documents Submitted

The proponent has submitted the following technical reports in support of the proposed ZBA:

- Planning Justification Report prepared by Martindale Planning Services, dated March 2025;
- Arborist report prepared by Cohen & Master, dated July 2, 2024;
- Landscape Plan prepared by Marton Smith Landscape Architects, dated July 16, 2024;
- Stage 1 Archaeological Assessment prepared by WSP, dated May 6, 2024;
- Grading Plan & Site Services prepared by WPE Engineering Ltd, dated April 12, 2024;
- Hydrogeological Investigation prepared by Fisher Engineering, dated February 20, 2024;
- Functional servicing report/stormwater Management Report prepared by WPE Engineering Ltd., dated June 24, 2024;
- Architectural Drawings prepared by Wang Architects Inc, dated May 4, 2024;
- School Building Floor Plans prepared by Andrew Smith Building Design, dated February 19, 2018;
- Title Search prepared by Gerald Bernstein dated June 20, 2023;
- Shadow Study prepared by Wang Architects Inc;
- Cultural Heritage Impact Assessment prepared by Martindale Planning Services, dated September 2024;

- Geotechnical Investigation prepared by Fisher Engineering, dated September 29, 2023;
- Scoped Environmental Impact Assessment prepared by Beacon Environmental Limited, dated January 1, 2025;
- Site Plan Drawing prepared by Wang Architects Inc, dated May 4, 2024;
- Soil, Groundwater and Methane Investigation, dated October 31, 2023;
- Survey Plan 39R 13477 prepared by Elliott and Parr LTD, dated January 16, 2017.

All studies, reports, and drawings can be found on the Municipality's Current Planning applications webpage at: <https://www.porthope.ca/en/business-and-development/current-zoning-by-law-and-official-plan-amendment-applications.aspx>

Staff and commenting agencies have reviewed the submitted studies and their comments have been summarized within this staff report. No further submissions from the proponent have been made as of the date of writing this report. The applicant will be required to address the comments in a future submission and / or through a Site Plan Approval application.

Discussion:

Proposal:

The proposed ZBA would facilitate the construction of one (1) five student dormitory building containing a total of twenty-eight (28) rooms on the southern portion of the subject lands. The purpose of this dormitory is to accommodate 80 international students who will be attending the existing private high school existing on the subject property. The dormitory structure is intended to be registered through a Site Plan agreement. The existing institutional use (private high school) is proposed to be maintained. Moreover, the proposal would be fully serviced through municipal water and wastewater services.

There are 60 trees located on the subject lands, including those situated adjacent to or along the property boundary. In accordance with Port Hope Tree Protection By-law 75/2021, an Arborist report, Landscape Plan, and Environmental Impact Assessment were prepared. Based on these studies, 24 trees are proposed to be removed due to the trees being located within the footprint of proposed excavation area. Additionally, 15 new trees are proposed to be planted on the property.

The proposed site plan is shown on **Figure 3** below. Further, a conceptual rendering is shown on **Figure 4**.



Figure 3 – Site Plan Drawing



Figure 4 - Conceptual Rendering from North Street facing South

Vehicular access would be provided along the existing access at Pine Street North, with new vehicular access proposed along North Street. The proposed parking is to the north of the proposed dormitory and east of the existing private school. A total of sixteen (16) new parking spaces are proposed, including one (1) barrier-free space situated in the northwestern portion of the property, closest to the private school entrance. The site

currently accommodates seven (7) parking spaces; with the proposed parking additions, the property will provide a total of twenty-four (24) parking spaces.

The submitted ZBA application is required to permit the proposed use on the subject lands, subject to site specific provisions for the number of parking spaces and planting strip.

Supporting Material Overview:

Cultural Heritage Impact Assessment

The submitted Cultural Heritage Impact Assessment (CHIA) has reviewed applicable Federal guidelines, Provincial legislation, as well as Local policies / guidelines relevant to heritage considerations. The CHIA has identified no potential negative impacts resulting from the proposed development stating the following:

- The new building will be on a much lower grade than the existing school and its appearance from Pine Street North should therefore not detract from the heritage character of the property. Furthermore, it will be “tucked in” to the southeast corner of the property a substantial distance from both Pine Street North and North Street: Because of the height and bulk of the nearby Port Hope United Church to the south, it will not be highly visible from South Street.
- Due to fact that the historic school is not part of the development project and in light of the spatial relationship between the school and the dormitory, we do not feel it will be necessary to mitigate the impact of the project. The visual impact will be minimized because of the substantial difference in grade between the two buildings.

As discussed above, a third-party peer review has been conducted to provide an opinion on these conclusions (**Attachment 1**).

LHC Heritage Planning & Archaeology Inc. conducted a peer review of the September 2024 CHIA. In their report dated January 14, 2026, it concluded that the CHIA is missing several key components needed to demonstrate that the current development proposal meets PPS 2024 policies 4.6.1 and 4.6.3 and recommended an updated CHIA be submitted. Specifically, the following additional information and analysis is required to be included:

- Additional visual and textual description of the overall property and its surrounding context/streetscape;
- Description of the heritage status, cultural heritage value or interest and heritage attributes, and locations of relevant adjacent and nearby heritage properties;
- Assessment of potential impacts related to alteration of the Property or potential indirect or accidental impacts from construction and staging activities on the Property have been considered;
- Analysis and a clear statement whether the proposed alteration is physically and visually compatible with, subordinate to, and distinguishable from the former Central School building and relevant adjacent heritage properties;

- Assessment of potential impacts on the protected heritage properties at 36 North Street and 36 South Street;
- A bibliography of references cited; and,
- Information on the site visit that was undertaken for the CHIA.

Stage 1 Archeological Assessment

Due to the proximity to the Ganaraska River, a Stage 1 Archaeological Assessment was prepared in support of the proposed development. The assessment involved research on physiographic factors (e.g., proximity to water, landscape features, soil viability, resource availability) and historic research (maps, local histories). The study reviewed previous research, maps, aerial imagery, land records, and included a site inspection.

The following findings were determined:

- **Pre-contact potential:** The study area shows strong potential for pre-contact archaeological resources because it lies within 300 meters of the Ganaraska River. This river would have been a vital source of drinking water and food for Indigenous communities during both pre- and post-contact periods. Such proximity to water is a key indicator of settlement activity in archaeological assessments. Therefore, the area warrants further investigation to confirm the presence of these resources.
- **Euro-Canadian Archaeological Potential:** There is significant potential for Euro-Canadian archaeological remains, particularly from the former Union or Model School (1866–1912). This school was located just west of the current Central School building, and its remains may be buried under demolition debris and landscaping fill. Because these remains could have cultural heritage value, Stage 2 mechanical test trenching is recommended.
- **Eastern Portion Privies:** The eastern section of the study area once contained three outbuildings, including two possible privies and a drive shed. The privies, associated with boys' and girls' sections of the school, may have deep stone shafts up to 3.7 meters, making them likely to survive grading and paving. Although the area has been disturbed by parking lot construction, deeply buried features could remain intact. Stage 2 mechanical excavation is required to target these locations, as they may contain significant archaeological deposits.
- **Drive Shed Area:** The southeast portion of the site, where the drive shed was located, has low archaeological potential. The structure was likely simple and lacked substantial foundations, making survival of features unlikely after extensive grading for the parking lot. Historical evidence suggests the drive shed was associated with the Methodist Church, now Port Hope United Church. Given its limited cultural heritage value and the degree of disturbance, no further archaeological work is recommended for this area.

Additionally, the report provided the following recommendations:

- Archaeological resources from the 1866–1912 Union/Model School and its associated privies are expected to survive in the western and eastern portions of the study area. A Stage 2 archaeological assessment is required before any ground disturbance or construction takes place.

- Areas that were heavily altered during the construction of the Central School (1912) and its parking lots have likely lost any archaeological integrity. These disturbed zones are exempt from Stage 2 archaeological assessment.
- Should the project extend beyond the study area defined, additional archaeological assessment may be required.

Scoped Environmental Impact Assessment

In accordance with Port Hope Tree Protection By-law 75/2021, a Scoped Environmental Impact Study (EIS) was required to support the proposed development. The scoped EIS included a review of relevant policy documents, such as the Provincial Planning Statement (2024), Endangered Species Act, Port Hope Official Plan, and regulations and policies of the Ganaraska Region Conservation Authority. In addition, the following background resources and guidance materials were reviewed during the on-site investigation and assessment:

- Municipality of Port Hope Tree Protection By-law 75/2021 (2021);
- Ministry of Natural Resources, Natural Heritage Information Center;
- Geospatial Ontario.

Potential impacts of the proposed development are anticipated including:

- Removal of habitat for local urban adapted wildlife related to tree and vegetation removal (24 trees); (Cohen and Master Tree and Shrub Services 2024);
- Removal of Butternut and/or its habitat;
- Increase in impervious services;
- Mobilization of soil and sediment during construction.

The EIS recommends the following mitigation measures:

- 1) Timing of Vegetation Removal: No tree removal, vegetation clearing, or disturbance to nesting habitat should occur during the peak bird nesting period (mid-May to mid-July).
- 2) Erosion and Sediment Control: Grading and site alteration activities should remain within the established development limits. Protective fencing at these limits must be regularly inspected and maintained throughout construction and removed only after exposed soils have been stabilized.
- 3) Butternut: Three Butternut trees are present, one on the subject property (Tree 3) and two on adjacent lands (Trees 1 and 2). Tree 1 is assumed to be pure Butternut, while Trees 2 and 3 are undergoing genetic testing to confirm purity or hybrid status. If confirmed as hybrids, the Endangered Species Act does not apply. For any tree confirmed as pure Butternut, a Butternut Health Assessment will be completed by a qualified expert in accordance with Ontario Regulation 830/21.

In summary, the EIS confirms that there are no recognized natural heritage features on the subject property, and any potential impacts associated with the proposed development have been addressed through the recommended mitigation measures. The EIS concluded that the proposed development is consistent with the Provincial Planning Statement and the Port Hope Official Plan.

A third-party peer review has been conducted to provide an opinion on these conclusions above (**Attachment 2**). The peer-review prepared by North-South Environmental, dated February 28, 2025 concluded that the EIS correctly identifies that there are no significant natural features on the subject property, however a revised EIS will be required to address the potential for individual trees to serve as roosting habitat for Species at Risk (SAR) bats identified through screening. Since the proposed development involves tree removal, these trees should be assessed for roosting characteristics. Furthermore, if any trees are determined to have potential as bat roosts, it is recommended that the Ministry of Environment, Conservation and Parks (MECP) be consulted through the submission of an Information Gathering Form.

Arborist Report & Tree Protection Plan

An Arborist Report and Tree Protection Plan were prepared to support the proposed development. The purpose of the report was to document the species, size, and condition of trees located on the subject site and adjacent areas that could be affected by the proposed work. It also provided prescriptions for protecting trees during construction and identified those proposed for removal. The Tree Protection Plan illustrated the location of tree protection measures and included protection notes based on the project design.

The report identified 24 trees for removal because they were located within the footprint of the proposed excavation, where root system damage would have compromised their stability and long-term survival. Recommended measures included root-sensitive excavation, arborist supervision, installation of tree protection barriers, and assessment of root pruning.

A third-party peer review has been conducted to provide an opinion on these conclusions above (**Attachment 3**). The peer review, prepared by CIMA+ and dated January 30, 2026, concluded that the Arborist Report & Tree Protection Plan be accepted without revisions. If development plans are altered significantly or it is found that tree conditions have changed significantly when development proceeds, the information should be updated.

Hydrogeological Investigation

The purpose of the Hydrogeological Investigation was to evaluate groundwater conditions in relation to the site's redevelopment. The review was prepared in compliance with the Ontario Water Resources Act, Ontario Regulation 387/04, and the Port Hope sanitary and storm sewer discharge by laws. The report was intended for solely for the proposed development, addressing hydrogeological considerations for both design and construction phases.

The scope of the Hydrogeological Investigation works included:

- 1) Establish groundwater conditions for the design of dewatering works, if required, prior to construction of the proposed building.
- 2) Determine the need for construction and permanent drainage
- 3) Conduct calculations/analyses of the groundwater quantity and quality to be used for the necessary application for permits prior to proceeding with construction dewatering and design of permanent drainage, if necessary.

The report concluded that groundwater testing indicates the site soils allow a moderate flow of water. Estimated dewatering needs are approximately 13.7 m³/day during construction and 4.2 m³/day for long-term drainage, with an additional 3.2 m³/day expected from rainfall during construction. These water-taking amounts fall below provincial thresholds, so no permit or registration is required. Groundwater quality testing shows the water meets storm and sanitary sewer discharge standards and can be released without treatment; however, rainwater collected after heavy storms would require a discharge permit and testing to comply with Port Hope's sewer by-laws. The estimated rates may be refined once final building and foundation details are confirmed.

Preliminary Functional Servicing and Stormwater Management Report

The Functional Servicing Report and Stormwater management report (FSR report) examined the potential impacts of the proposed dormitory building on water quality, quantity, and water balance, and outlined mitigation measures in accordance with municipal, regional, and provincial design standards. It included preliminary designs for stormwater management measures, reviewed water supply, storm, and sanitary servicing requirements, and proposed a preliminary site servicing plan. Additionally, the report assessed the capacity of existing sanitary sewers, storm sewers, and water supply infrastructure.

The site is not within the Ganaraska Region Conservation Authority (GRCA) regulated area and therefore does not require a permit from the Conservation Authority for the proposed works. The GRCA has reviewed the FSR report on behalf of the municipality and finds it generally acceptable. However, during the Site Plan stage some modifications/additional details to the FSR report must be addressed. Overall, the GRCA has no objection to the approval of the rezoning.

Grading Plan & Site Services

The submitted Grading plan and the site servicing plan shows that servicing infrastructure is existing along Pine Street North and North Street. The submitted servicing drawing shows the connections to the existing water and wastewater infrastructure that are proposed. The Municipality's Works and Engineering Department has confirmed they will further review at the Site Plan Approval stage.

Landscape Plan

A landscaping plan was submitted providing a detailed design layout of plants, trees, shrubs, hardscape features like concrete, brick paving, and sod. The plan also illustrated the seating areas and picnic tables.

A third-party peer review has been conducted to provide an opinion on the landscape plan (**Attachment 4**). The peer review, prepared by CIMA+ and dated January 30, 2026 recommended that the Landscape Plan be revised and resubmitted in order to address a number of comments and to ensure coordination with other components of the Site Plan Application, particularly the site plan, grading and servicing plans.

Shadow Study

A Shadow Study was completed to evaluate how the proposed 5-storey student dormitory building cast shadows on surrounding properties throughout the day and

across different seasons. The study included diagrams illustrating shadow patterns during key dates, such as the spring and fall equinoxes and the summer and winter solstices. The analysis indicates that the resulting shadows are limited in extent and duration and therefore have no meaningful or adverse impact on neighbouring properties.

Geotechnical Investigation

A geotechnical subsurface investigation by Fisher Engineering for the proposed dormitory building was conducted. The investigation determined the general subsurface conditions at the proposed building location and provided geotechnical recommendations for the design of the multi-storey structure based on six boreholes, soil sampling, and visual evaluation. The report presented the results of tests performed which were specifically prepared for the proposed building to address geotechnical aspects of design and construction.

A third-party peer review was completed by Redstone Engineering Inc. to provide an independent assessment of the submitted Geotechnical Investigation (**Attachment 5**). The following are the major comments provided from a geotechnical perspective:

- Several key structural and grading design details were not available at the time of the original investigation. It is recommended that Fisher review the updated Building Section, Grading Plan, and any other relevant design documents, and revise the Geotechnical Report based on this new information.
- Groundwater elevations presented in the report appear to be incorrect. Fisher should review the data and update the groundwater table to reflect accurate values.
- Based on the information shown on the Servicing Plan and Servicing Profile drawings, it appears that utility services will be installed as part of this project. It is recommended that Fisher update the Geotechnical Report to include recommendations for the installation of these services.

Soil, Groundwater and Methane Investigation

A comprehensive soil, groundwater, and methane investigation was conducted to address potential environmental impacts from the now closed Highland Landfill, located approximately 500 m north of the site. The assessment included methane screening in monitoring wells and dedicated probes, as well as sampling and testing of soil leachate and groundwater for relevant parameters. Based on the results of the methane field screening and subsurface investigation, no impacts to soil, groundwater, or soil vapour were identified. It was concluded that the closed Highland Street Landfill had not affected on-site conditions within the scope of work completed, and no further environmental investigation was required at this time.

Policy Review

This section provides a high-level analysis of relevant provincial and municipal land-use and development policies that are applicable to the proposed development.

Planning Act

All land use planning decisions in the Province of Ontario must be consistent with Part 1(2) of the Planning Act, which broadly sets out the matters of Provincial interest.

Section 34 (Zoning By-law Laws) outlines the legislative requirements municipal governments must abide by specific to zoning. This includes Zoning By-law creation, amendments, the criteria for a complete application, and the associated timelines, among other provisions.

Provincial Planning Statement

The Provincial Planning Statement (PPS), 2024 is a province-wide land use planning policy framework that has replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS came into effect October 20, 2024, and identifies all lands within the Municipality's Urban Area as a "Settlement Area", in which the subject property is located.

The PPS (2024) has updated the definition of "Housing Options" to explicitly include student housing, recognizing it as a form of accommodation associated with educational institutions uses.

The relevant policies of the PPS are as follows:

Section 2.2.1 (Housing) outlines that *"planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:*
 - 1. all **housing options** required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and.*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3*
 - 3. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation"*

Section 2.2.1.b.1) emphasize the need for municipalities to accommodate a wide range of housing types that respond to diverse community needs. Student housing associated with an educational institution fits within this policy direction.

Additionally, Section 2.3.1.1 (General Policies for Settlement Areas) states that *“Settlement areas shall be the focus of growth and development”*. Furthermore, Section 2.3.1.3 of the PSS outlines that *“Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”*

Section 2.9.1.a) (Energy Conservation, Air Quality, and Climate Change) requires that *“planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that support the achievement of compact, transit-supportive, and complete communities”*.

Section 4.6.1 of the PSS outlines that *“protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved”*. Further, Section 4.6.2 states that *“planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.”*

Northumberland County Official Plan

The Northumberland County Official Plan (NCOP) designates the subject lands as “Urban Area”. A full range of land uses are permitted within the designation in accordance with the Municipality of Port Hope Official Plan.

Section A2 (Guiding Principles) outlines that *“the County's long-term prosperity, environmental health and social well - being depends on wisely managing change and promoting efficient land use and development patterns”*. The following are the applicable guiding principles:

1. *To direct most forms of development to urban areas where full services are available and to support the efficient use of land and infrastructure to meet the needs of present and future residents and businesses and ensure that an adequate supply of land and housing choices are available for present and future residents.*
2. *To protect and enhance the character of existing urban areas and rural settlement areas, and to maintain them as diverse, livable, safe, thriving and attractive communities.*
3. *To ensure that housing is available to all ages, abilities, incomes and household sizes, and is located in areas near public transportation, jobs, and essential goods and services.*

Section D3.5 outlines the policies related to heritage resources:

- a) *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- b) *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

- c) The County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.
- d) A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.
- g) Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Municipality of Port Hope Official Plan

The subject property is located in the Urban Area and is designated “Major Institutional – School” with a “Physical Constraint” overlay affecting a small southern portion of the subject property, as shown on Schedule C-1 of the Municipality of Port Hope’s Official Plan (PHOP) (see **Figure 4**).

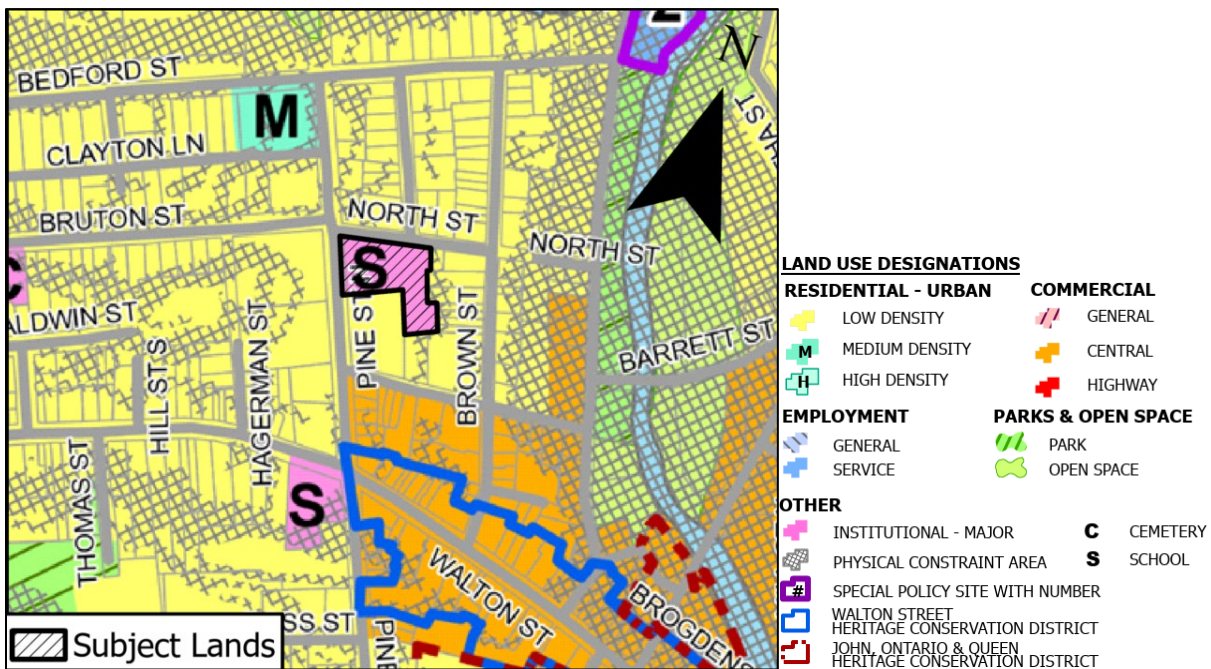


Figure 4 – Land Use Designation Mapping

Section D5.1 (General Policies of the Major Institutional Designation) of the Official Plan states:

Institutional land uses are considered to be supportive of and complementary to other uses within the Municipality. Institutional uses are classified into two functional categories - Major Institutional and Minor Institutional - based on potential land use impacts and potential conflicts with residential and other land uses. Minor Institutional land uses are permitted as-of-right on land designated for residential uses, subject to certain conditions set out in this Plan and subject to an amendment to the comprehensive Zoning By-law.

Further, Section D5.2 (Permitted Uses of the Major Institutional Designation) of the PHOP states:

The primary uses permitted in the areas designated Major Institutional on Schedules C and C1 are cultural, educational, health, welfare, religious and government activities and related uses. Residential uses in the form of nursing homes, retirement homes, homes for the aged, senior citizen apartments or similar institutional facilities shall also be permitted.

Section D5.3 (Policies of the of the Major Institutional Designation) outlines that:

Major institutional uses such as clinics, nursing and rest homes, homes for the aged, funeral homes, community centres, arenas, religious institutions with a site area of 1.0 ha. or greater, large-scale cemeteries, private schools, secondary schools and civic buildings can, by reason of their size and scale, the nature of activities or parking requirements constitute major centres of activity. The nature of these uses is such that sensitive integration of new or expanded uses is required to minimize potential effects of Major Institutional uses on adjacent land uses.

The southeastern portion of the subject property is affected by a “Steep Slope” as shown on Schedule B-1 (see **Figure 5**). This overlay aligns with the “Physical Constraint” overlay on the land-use designation mapping shown on Figure 4.

Section C5.1.2 (Steep Slopes) defines steep slopes as: “slopes with horizontal to vertical gradients steeper than 3:1 and with a height greater than 3.0 meters”.

Section C5.1.2 continues to state that “development within or adjacent to Steep Slopes is expected to conserve, where feasible, the natural elements, which assist in maintaining slope stability, soil conditions, and surface drainage. Accordingly, development shall be carried out in such a manner as to prevent slope instability, erosion, and disruption of the existing drainage patterns. All applications for development on lands of which any portion(s) includes Steep Slopes may be required to submit a steep slope analysis in keeping with the Implementation section of this Plan, to indicate how development may be appropriately designed and located. This requirement shall be met prior to any approval, or as a condition of any such approval.

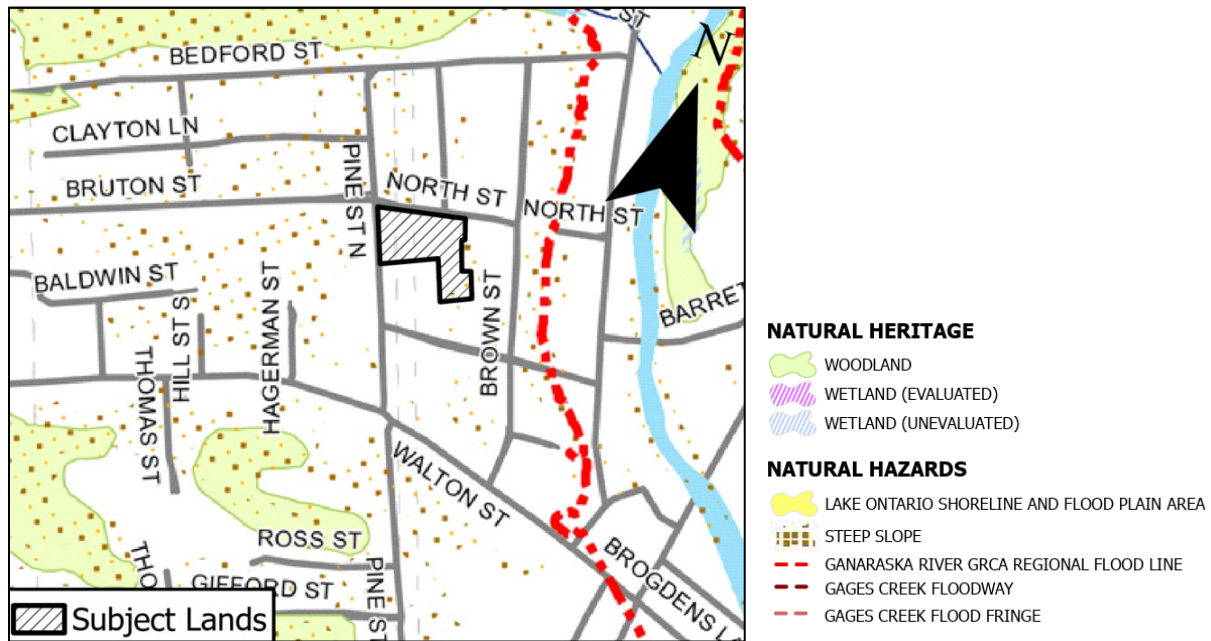


Figure 5 – Development Constraints

Development in accordance with the land use designations on Schedules C or C1, or any other land use schedule forming part of this Plan, shall be prohibited if the land has been identified through a steep slope analysis as having physical conditions which cannot be overcome through appropriate mitigating measures”.

Preliminary Geotechnical Investigation to support the proposed development has been prepared; however, as discussed above, the investigation would need to be revised according to the comments provided by the third-party peer reviewer. This can be addressed during the site plan stage.

Further, the subject property fronts onto an “Bicycle Route” (along Pine Street North), as shown on Figure D-1 (see **Figure 6**).

Section C13.1 states the *Council shall encourage the provision of bicycle parking facilities where development generates the demand for such facilities*. A total of 10 bicycle parking spaces are proposed which will be discussed below.

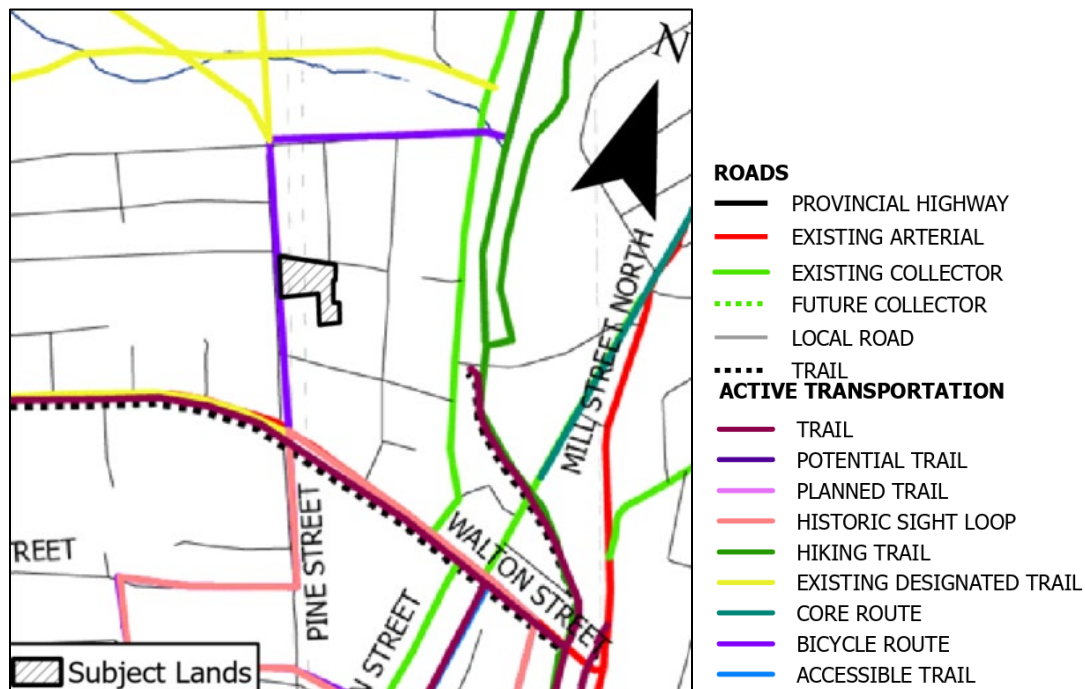


Figure 6 – Transportation System

Section B4 (Growth Concept) outlines the recommendations of the Growth Management Strategy. The applicable growth policies of Section B4 are as follows:

- *The Municipality of Port Hope shall accommodate new growth through practical and efficient land use management strategies that promote a more compact pattern of development within the existing Urban Area and Hamlet boundaries.*
- *Compatible residential, commercial and employment-generating uses shall be directed to appropriate locations within existing and planned neighbourhoods to minimize municipal costs and enhance the character of the existing urban area.*

Section C.9.1.2.3 (Housing Intensification) outlines the policies of where and when housing development should occur, stating that:

“the intensification of residential development reduces the need to use vacant designated land on the periphery of the Urban Area. It also reduces the need for urban expansions into the rural area. Residential intensification of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the Municipality’s housing needs.

The following shall be the policy of Council:

- Housing shall, in part, be provided through residential intensification, which shall include but not be limited to any of the following:*
 - infilling development and residential development of vacant land or underutilized land in existing neighbourhoods; or*
- The Municipality shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the*

following criteria:

- i) the development proposal is within the Urban Area;
- ii) the existing water and sanitary sewer services can accommodate the additional development;
- iii) the road network can accommodate the traffic generated;
- iv) the height and density of development is appropriate and compatible with the scale of adjacent development, and the character of the neighbourhood; and,
- v) the development proposal will not have a negative impact on cultural heritage resources or natural heritage features in the area.

Zoning By-law 20/2010

The subject property is zoned Urban Institutional 'IU' under Zoning By-law 20/2010, as amended (see **Figure 7**). According to Table 10.1, the permitted uses within the 'IU' Zone include a public school, private school, place of worship, hospital, and various other institutional uses.

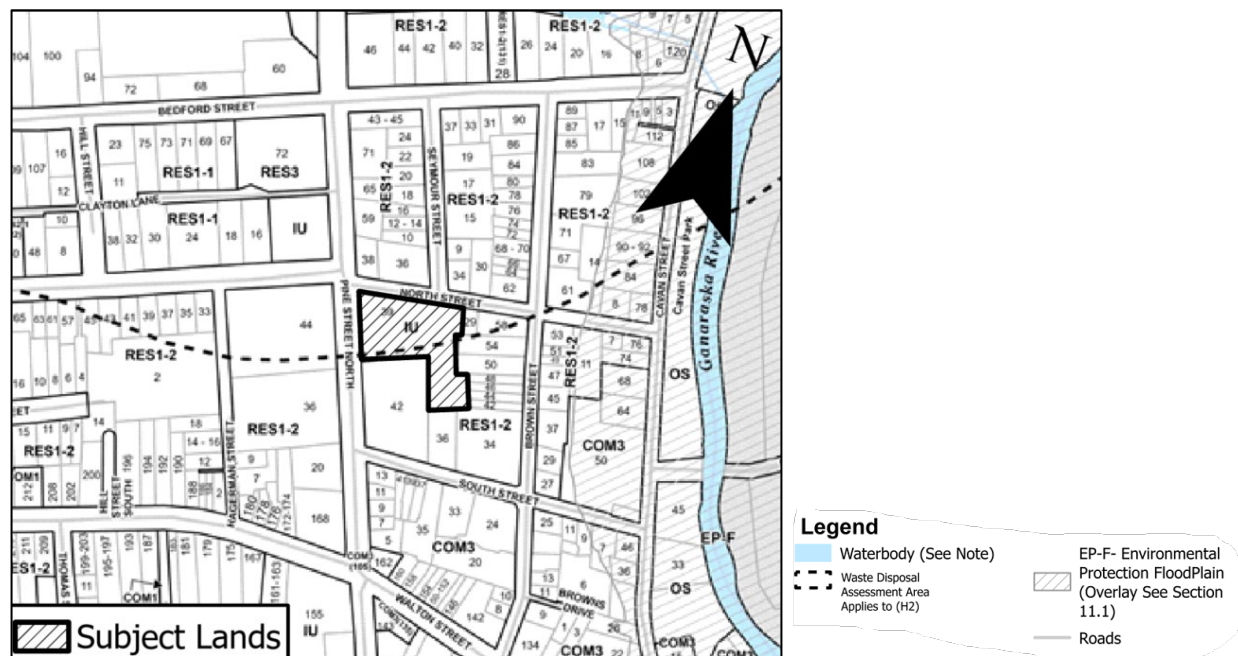


Figure 7 – Zoning Mapping

Private schools are permitted within the 'IU' Zone, with student dormitories permitted as-of-right if they are considered accessory use to the primary use. According to the Zoning By-law an accessory use is defined as: *a use, which is subordinate to; incidental to; and exclusively devoted to the principal use and located on the same lot.* In this case, the proposed student dormitory has a floor area and height comparable to the principal building and therefore does not satisfy the first two components of the test for an accessory use. Given the scale of the building and its proximity to the rear yards of adjacent residential properties, it was the staff's opinion that the proposal does not meet the zoning definition of an accessory use. As such, a Zoning By-law Amendment was required for the Student Dormitory proposal.

Table 1 provides a review of the provisions required for the IU zone, standards for the existing school and the standards for the proposed dormitory. For clarity, the areas of non-compliance are bolded and underlined.

Table 1: Zoning Review			
Provision	IU Standards	Existing School	Development Proposed
Permitted Uses	Student Dormitory not permitted in the IU zone	Permitted Use	<u>Student Dormitory</u> defined as housing for students attending Globe Cambridge High School in the form of an apartment building comprising 28 rooms, each accommodating two to four students with shared washroom facilities and where meals are provided in a central dining area
Min. Lot Area	None	5,254m ²	5,254m ² (no change)
Min. Lot Frontage	None	56.15m	56.15m (no change)
Min. Front Yard Setback	6.0m	55.0m	55.0m (no change)
Min. Required Rear Yard	7.5m	7.5m	7.5m (no change)
Min. Required Interior Side Yard	6.0m	<u>5.0m</u>	8.7m (West) 7.5m (South)
Min. Exterior Side Yard Setback	6.0m	<u>5.5m</u>	N/A
Max. Lot Coverage	None	19.79%	26.78%
Max. Height	19.0m	<u>19.8m</u>	19.0m
Min. Number of parking spaces	School: 36 Student Dormitory: 30 Total: 66	<u>7</u> <u>No barrier free</u>	<u>16 new parking spaces.</u> (inclusive of 1 Barrier free parking space) <u>For a total of 23 parking on lot.</u>
Min. Planting Strip	A 3.0 metre-wide planting strip abutting the full	<u>Planting strip adjacent to a</u>	

	length of the lot line shall be required where any institutional zone abuts an interior side or rear lot line of a lot in any Residential Zone	<u>street line less than 3.0m</u>	<u>Minimum planting strip adjacent to a street line - 2.79 m</u>
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Parking

The following are the parking requirements for the existing / proposed land uses on the subject lands, as outlined in Table 5.1 and Table 5.2 of the Zoning By-law, and outlined on **Table 2** below:

Table 2: Parking Review			
Existing/Proposed Use	Parking Rate	Required	Existing/Proposed
School (9 classrooms)	4/classroom	36	Existing: 7
Dormitory (704m ² NFA)	1/30 m ² net floor area	30	Proposed: 16
		TOTAL: 66	TOTAL: 23

The subject property currently contains 7 parking spaces for the existing school with no barrier-free parking spaces.

Based on the current parking requirements, the required parking supply for the school is 36 spaces. The existing number of parking spaces is therefore considered legally non-compliant with the in-effect parking standards. However, since the applicant is applying for a ZBA, it is generally best practice to address any zoning deficiencies through the amendment process. As such, the resulting parking deficiency should be addressed as part of the ZBA application.

The proposed student dormitory will require an additional 30 parking spaces, in addition to the 36 parking spaces required for the school. A total of 23 parking spaces has been proposed, resulting in a total deficiency of 43 parking spaces.

The Planning Justification Report submitted by the proponent states that six (6) staff members will require parking and no students are expected to drive to the site because they will reside in the dormitory. The applicant concludes the provision of 23 parking spaces is sufficient to meet the operational needs of the private high school.

Section 5.9.2 outlines the minimum required bicycle parking spaces. Based on these standards, 7 long-term and 6 short-term bicycle parking spaces are required. The proposal includes a total of 10 bicycle parking spaces. As a result, the proposal is deficient by 3 short-term bicycle parking spaces. This deficiency will need to be addressed through revised plans or through the requested Zoning By-law Amendment.

Consultation with Other Departments / Agencies

On January 8, 2026, the complete Zoning By-law amendment application, along with the supporting studies, were circulated to applicable internal departments and external agencies. Comments relating to the subject applications are summarized in **Table 3**, and all comments are attached to this report (**Attachment 6**).

Table 4: Summary of Comments	
Dept. or Agency	Summary of Comments
MPH Planning	• The proposal is short by 3 required short-term bicycle parking spaces, and this deficiency must be identified in the draft zoning by-law. • A revised draft by-law is required to correct a few minor errors identified by staff. • The existing school building is deemed legal non-complying structure. The draft by-law may include the legal non-complying provisions, thereby bringing the whole property into compliance with the Zoning By-law.
MPH Building Division	• No building matrix provided which limits Building Services ability to comment on OBC site requirements • Building height is stated as 19 m creating a potential for this building meet the requirements of high buildings • A compliant fire route must be within 15 m of at least 25% of the building's perimeter and provide a minimum turning radius of 12 m (measured to the centerline). • The water table appears to be only 1.6 m below the proposed footing, which the structural engineer must consider in their foundation design. • The existing geotechnical report references the 2012 OBC and must be updated to comply with the 2024 OBC (January 16, 2026)
GRCA	• The site is not regulated by the GRCA. • GRCA undertakes review of stormwater management. The Preliminary FSSM Report is generally acceptable. At Site Plan stage, some modifications/additional details to the Report must be addressed (January 14, 2026).
Works & Engineering	• The proposed driveway onto North Street requires reconstruction of the sidewalk. A Traffic Brief/Study is required. • For Stormwater connections please ensure conformity to the "Design Criteria for Sanitary Sewers, Storm Sewers, and Force mains for Alterations Authorized under an Environmental Compliance Approval."

Alderville First Nation	Consultation process requested in accordance with the First Nation's Consultation Protocol (January 14, 2026).
Canadian Nuclear Laboratories (CNL)	No Objection (January 14, 2025)
Elexicon Energy	Consultation process requested (January 12, 2026)
MPH Environmental Services	- Given the building's size and the amenities intended to serve approximately eighty occupants, the existing six-inch sanitary lateral may be undersized. An eight-inch lateral may be more appropriate to accommodate the expected flows. - A more detailed flow study would provide a clearer assessment of the development's impact on the existing sanitary system. (January 23, 2026)
Fire and Emergency Services	- The proposed nineteen-meter building height is classified as a high building and triggers the additional fire protection requirements - At this stage, the available municipal water supply must be evaluated. The building requires a water supply capable of supporting simultaneous operation of both the sprinkler and standpipe systems. (January 23, 2026)
County of Northumberland	- County and provincial policies allow diverse land uses in urban areas like Port Hope, as long as cultural and natural heritage is protected. - Increasing housing density is encouraged, provided adequate servicing (water, sewer, etc.) is available. - The Municipality must obtain confirmation from the Ministry of Citizenship and Multiculturalism that the site's Archaeological Assessment has been added to the provincial registry. - Municipal waste collection is not permitted for this proposal under Waste By-law 08-2023, so private waste services are required. - With these considerations addressed, County Planning has no objection to the zoning by-law amendment.
Port Hope Police; Bell Canada; Legal and Legislative Services; Parks, Rec. & Culture; Environmental Remediation; Cogeco Cable; Union Gas; KPRD School Board; PVNCCD School Board; CSD Catholique Centre	No comments received to date.

Financial Considerations:

There are no noted financial considerations for this report. The applicant has paid the required fees.

Communication and Public Engagement:

The Municipality has undertaken public consultation, using means consistent with the Planning Act, including mail to residents, on-site sign posting, and updates through the Municipal Development Application website, and a Notice of Complete Application and Public Meeting on the Municipal website.

In accordance with the *Planning Act*, the combined Notice and Complete Application and Public Meeting for the ZBA application was given to all assessed persons living within 120 metres of the subject lands. The Notice was mailed to the residents on January 14, 2026. The proponent has also posted one notice sign on the subject property along Pine Street North.

The current planning applications page on the Municipality's website contains links to all the materials submitted by the Proponent, as well as allows for feedback to be submitted by residents during the review process. The page is updated periodically.

As of the writing on this report, planning staff are in receipt of written correspondence from two (2) residents regarding the subject application. The overarching themes of concern expressed by residents include: building height; heritage impacts; traffic flow issues; sidewalk/pedestrian safety; noise/vibration affecting adjacent properties; exterior lighting concerns; and garbage collection. All correspondence received is attached to this report (**Attachment 7**). The public can continue to provide comments until a Council decision is made.

Conclusion:

The proposed ZBA, if approved, would allow for the development of one (1) five-storey student dormitory building containing a total of twenty-eight (28) rooms on the southern portion of the subject lands. The existing institutional use (private high school) will be maintained.

The purpose of the rezoning application is to rezone the subject lands from 'IU' Zone to Site Specific Urban Institutional 'IU(156)' Zone to permit the proposed dormitory use and specific provisions to permit reduced number of parking spaces and, width of the planting strip.

Next Steps

The purpose of the Public Meeting is to consider the Staff report and provide a public forum for questions and feedback on the merits of the application. At this time, staff are not providing a recommendation. There are outstanding information and responses from the proponent to the agencies and departments comments. Staff will prepare a Planning Recommendation report after the Public Meeting, that will be presented to a Committee of the Whole meeting, prior to Council rendering a decision.

Attachments:

Attachment 1: CHIA Peer-review

Attachment 2: EIS Peer-review

Attachment 3: Arborist Report & Tree Protection Plan Peer-review

Attachment 4: Landscape Plan Peer-review

Attachment 5: Geotechnical Investigation Peer-review

Attachment 6: Agency Comments

Attachment 7: Public Comments

PEER REVIEW

Cultural Heritage Impact Assessment (Revised), 126, 39 Pine Street North, Municipality of Port Hope, Ontario



FINAL REPORT

Date: 14 January 2026

Project #: LHC0561

LHC Heritage Planning & Archaeology Inc.

300-837 Princess Street
Kingston, Ontario K7L 1G8

Phone: (613)507-7817

Toll Free: 1-833-210-7817

Email: info@lhcheritage.com

Web: www.lhcheritage.com



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Report prepared for: Amer Salahuddin
Planner I
Municipality of Port Hope
5 Mill Street,
Port Hope, Ontario
L1A 2S6

Report prepared by: Christienne Uchiyama, MA CAHP

Reviewed by: Lisa Coles, MPL RPP MCIP CAHP
Benjamin Holthof, MPL MMA RPP MCIP CAHP

RIGHT OF USE

The information, recommendations, and opinions expressed in this report are for the sole benefit of the Municipality of Port Hope (the Municipality). Any other use of this report by others without permission is prohibited and is without responsibility to LHC. The report, all plans, data, drawings, and other documents as well as all electronic media prepared by LHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Municipality and approved users (including review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations, and opinions given in this report are intended only for the guidance of the Municipality and approved users.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A.

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in December 2025 by the Municipality of Port Hope (the Municipality) to review a Cultural Heritage Impact Assessment for 39 Pine Street North, Port Hope. The report titled *Cultural Heritage Impact Assessment (Revised), 39 Pine Street North, Port Hope* (the CHIA) was prepared by Martindale Planning Services in September 2024.

The CHIA assesses the Globe Cambridge School proposal to construct a five-storey dormitory southeast of the two-storey school building, in the southwest corner of the property. The CHIA found that:

...the new building will be on a much lower grade than the existing school and its appearance from Pine St. should therefore not detract from the heritage character of the property. Furthermore, it will be “tucked in” to the southeast corner of the property a substantial distance from both Pine St. and North St. Because of the height and bulk of the nearby Port Hope United Church to the south, it will not be highly visible from South St.

Due to fact [sic] that the historic school is not part of the development project and in light of the spatial relationship between the school and the dormitory, we do not feel it will be necessary to mitigate the impact of the project. The visual impact will be minimized because of the substantial difference in grade between the two buildings.¹

The purpose of this Peer Review is to provide a careful examination of the CHIA, determine if it considered all applicable provincial and municipal requirements, and assess the proposed activities from a heritage planning framework in compliance with the Municipality’s Official Plan and guidance from the *Ontario Heritage Tool Kit*. The Peer Review also reviewed the CHIA for the efficacy of its argument. The Peer Review includes:

- A review of the CHIA against the guidance for CHIAs provided in the *Ontario Heritage Tool Kit*; and,
- An assessment of the efficacy of the CHIA.

¹ Martindale Planning Services, *Cultural Heritage Impact Assessment (Revised), 39 Pine Street North, Port Hope*. Report dated September 2024: 14.

It is clear that the CHIA has been prepared by a qualified Heritage Professional and it is LHC's professional opinion–based on the review of the materials submitted, LHC's site visit, and supplementary review – that the dormitory can be constructed in a manner that conserves the cultural heritage value or interest and heritage attributes of the Property and adjacent protected heritage properties.

However, it is also LHC's professional opinion that the September 2024 CHIA is missing several key components needed to demonstrate that the development meets PPS 2024 policies 4.6.1 and 4.6.3.

It is recommended that an updated CHIA be submitted that addresses these omissions. Specifically, the following additional information and analysis is required to be included:

- Additional visual and textual description of the overall property and its surrounding context/streetscape;
- Description of the heritage status, cultural heritage value or interest and heritage attributes, and locations of relevant adjacent and nearby heritage properties;
- Assessment of potential impacts related to alteration of the Property or potential indirect or accidental impacts from construction and staging activities on the Property have been considered;
- Analysis and a clear statement whether the proposed alteration is physically and visually compatible with, subordinate to, and distinguishable from the former Central School building and relevant adjacent heritage properties;
- Assessment of potential impacts on the protected heritage properties at 36 North Street and 36 South Street;
- A bibliography of references cited; and,
- Information on the site visit that was undertaken for the CHIA.

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1 INTRODUCTION

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in December 2025 by the Municipality of Port Hope (the Municipality) to review a *Cultural Heritage Impact Assessment (Revised)*, 39 Pine Street North, Port Hope (the CHIA). The CHIA was prepared by Martindale Planning Services in September 2024.

39 Pine Street North (the Property) was designated under Section 29, Part IV of the *Ontario Heritage Act* (OHA) on 16 May 2017. Schedule B to By-Law 34/2017 outlines the Statement of Cultural Heritage Value or Interest for the designated property and clearly articulates its heritage attributes, which are contained within the two-storey Classical Revival school constructed in 1912.

The CHIA assesses the Globe Cambridge School proposal to construct a five-storey dormitory southeast of the two-storey school building, in the southwest corner of the property.

The Municipality does not have a Terms of Reference document for CHIAs. As such, the CHIA follows guidance outlined in the Municipality's *Official Plan* (2017), the *Ontario Heritage Tool Kit*, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

The purpose of this Peer Review is to provide a careful examination of the CHIA, determine if it has considered all applicable provincial and municipal requirements, and assess the proposed activities from a heritage planning framework in compliance with the Municipality's *Official Plan* and guidance from the *Ontario Heritage Tool Kit*. This Peer Review will also review the CHIA for the efficacy of its argument.

This Peer Review includes:

- A review of the CHIA against the guidance for CHIAs provided in the *Ontario Heritage Tool Kit*; and,
- An assessment of the efficacy of the Scoped CHIA.



Legend

Property

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

Land Information Ontario. 2025. Geospatial Ontario Imagery Data Services(Geo Imagery Data Service 2023 to 2027). "Ontario GeoHub". Raster dataset via WMS Server Connection. Accessed 9 June, 2025. <https://geohub.lio.gov.on.ca/maps/lio::geospatial-ontario-imagery-data-services/about>

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TITLE

Current Conditions of the Property

CLIENT

Municipality of Port Hope

PROJECT

Peer Review of Cultural Heritage Impact Assessment (Revised),
39 Pine Street North, Port Hope

PROJECT NO. LHC0561



YYYY-MM-DD

FIGURE #

1/7/2026

2 PEER REVIEW APPROACH

This Peer Review analysis is two-fold:

1. The CHIA is reviewed for compliance with the Municipality's heritage policy frameworks (gap analysis). This Peer Review draws guidance from the *Ontario Heritage Tool Kit – Heritage Resources in the Land Use Planning Process* to inform our analysis of the CHIA for completeness; and,
2. The CHIA is reviewed for the efficacy of its argument, discussing whether it reflects heritage conservation best practice including the conservation of the identified heritage values and heritage attributes of a subject property. To assess efficacy, the Peer Review examines the proposed project against relevant local guidance and widely recognized cultural heritage guidance documents.

The objective of a CHIA is to provide a critical and objective review of the proposed activity from a heritage planning perspective. A CHIA is a comprehensive document designed to clearly articulate the cultural heritage values of a property, respond to a proposed intervention, outline steps to mitigate impact (including do nothing if appropriate), and provide recommendations to conserve the identified heritage value and attributes of the property and/or any adjacent properties. It should consider a project not only in terms of its heritage conservation principles and how to guide a cultural heritage resource through the process of change but also should examine it from a planning and regulatory perspective. Its purpose is not to justify a course of action. Instead, its purpose is to evaluate its appropriateness and compliance. As applied to a site-specific development application:

...a CHIA enables planners and decision-makers to determine with objectivity whether it is in the public interest for a proposed development to proceed. If it does proceed, then the CHIA determines how best to mitigate any adverse impacts that might ensue. If, however, effective mitigation is not feasible, then the CHIA provides a rationale and framework to make major revisions to the proposal or to abort it entirely.²

This Peer Review will assess if/how well the CHIA meets this objective. The analysis in this document was based on three main heritage planning questions:

- Were there any relevant omissions, substantive, or procedural issues with the CHIA?
- Has the CHIA sufficiently demonstrated that the heritage attributes of the Property will

² Harold Kalman and Marcus R. Létourneau, *Heritage Planning: Principles and Practice* 2nd ed. (New York: Routledge, 2020), 387.

be conserved?

- Has the CHIA sufficiently demonstrated that the heritage attributes of adjacent protected heritage properties will be conserved.

2.1 ASSESSMENT FOR COMPLETENESS (GAP ANALYSIS)

The Municipality does not have a Terms of Reference document for CHIAs. As such, the CHIA follows guidance outlined in the Municipality's *Official Plan* (2017), the *Ontario Heritage Tool Kit*, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

2.2 EFFICACY ASSESSMENT

This Peer Review will assess the CHIA for efficacy by examining how it addresses relevant cultural heritage policies from the Municipality and how the CHIA addresses the proposed project based on heritage conservation guidance from widely used guidance documents.

2.3 LEGISLATION, POLICY, AND DOCUMENT REVIEW

LHC has included a review of relevant sections from the *OHA*, Regional, and Local cultural heritage policies to inform an understanding of the proposed project within its policy context.

The following were reviewed as part of the development of this peer review:

- The *Planning Act*, R.S.O. 1990, c. P.13;
- The *Ontario Heritage Act*, R.S.O. 1990, c. O.18;
- The *Provincial Planning Statement* (2024)³;
- *County of Northumberland Official Plan* (2016);
- *Municipality of Port Hope Official Plan* (2017 Office Consolidation);
- By-laws 03/82-83, 49/87, 57/90, 30/91, 05/2006, and 34-2017; and,
- The Staff Report to the Planning Committee on *Designation of 39 Pine Street North under Part IV of the Ontario Heritage Act* dated 15 February 2017 including the *Designation Report* prepared by Heritage Port Hope.

LHC was provided with a .docx version of the CHIA which was submitted to the Municipality without attachments. As such, LHC was unable to review Figures 1 through 9 which are referenced in the CHIA Table of Contents and include:

- Figure 1 – Location Map

³ The CHIA was prepared prior to PPS 2024 and the CHIA's application of PPS 2020 has been taken into consideration in this Peer Review.

- Figure 2 – Legal Survey
- Figure 3 – Historical Photographs
- Figure 4 – Photos of Heritage Resource (exterior)
- Figure 5 – Photos of Heritage Resource (interior)
- Figure 6 – Photos of Surrounding Properties
- Figure 7 – Site Plan and Rendering of proposed Dormitory
- Figure 8 – Floor Plans of Dormitory
- Figure 9 – Elevations of Dormitory

The drawing package (site plan, rendering, and elevations) were submitted to the Municipality along with the legal survey. A Stage 1 Archaeological Assessment, submitted as part of the application package, was also reviewed to inform understanding of the existing conditions and topography of the Property.

2.4 SITE VISIT

On 8 January 2026, LHC Principal Christienne Uchiyama visited the Property. This visit supplemented LHC's understanding of the local context, views, and general condition of the Property. It informed an understanding of the Property topography and the site visit enabled understanding of the area, which informs comments on the efficacy of the CHIA.

3 ASSESSMENT –CHIA COMPLETENESS

Table 1 is a review of the CHIA for completeness per the *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process, Info Sheet #5 Heritage Impact Assessments and Conservation Plans*.

Table 1. Evaluation of the CHIA for Completeness following the *Ontario Heritage Toolkit*

HIA Requirement	Completeness	Comments
Historical Research, Site Analysis and Evaluation	Partially Complete	Historical Research is complete. - The Property was designated in 2017 and prior to designation was subject to research, review, and evaluation by Heritage Port Hope and Municipal staff. - Additional background information and documentation are included in the CHIA. Section 2.0 provides a history of previous owners for the Property and a history of education in Port Hope. The CHIA references the designation by-law –and Statement of Cultural Heritage Value or Interest –for the Property. Site Analysis is partially complete. - Site analysis is addressed briefly in Section 1.2 Description of Property and in more detail in Section 2.3 Condition of the Heritage Resource. The description in Section 2.3 focuses on the structure and there is very limited discussion in Section 1.2 of the overall property or its surrounding context/streetscape. Without access to the CHIA figures, the text does not provide the reader with sufficient information to understand the Property and its surrounding context. The CHIA Table of Contents references for figures 4 and 5 suggest that the photographs focus on the interior and exterior of the school building and it is unclear if the overall Property, adjacent and nearby heritage properties, and the surrounding streetscape

HIA Requirement	Completeness	Comments
		are also depicted in the photographs or Figure 1 - Location Map. - Given the number of heritage properties in the immediate vicinity, which might be affected by the proposed alteration, a figure showing their locations in relation to the Property would be helpful to supplement the text in Section 1.5.2. Evaluation is complete. - An evaluation is not included in the CHIA; however, it is not necessary as the Property was previously evaluated and found to meet seven <i>O. Reg 9/06</i> criteria prior to its designation in 2017.⁴ The designation by-law clearly articulates the cultural heritage value or interest of the Property and its heritage attributes.
Identification of the Significance and Heritage Attributes of the Cultural Heritage Resources	Partially Complete	Section 3.0 Statement of Significance references Schedule B of By-law No. 34/2017, indicating it is attached as Appendix B. As previously discussed, the designation by-law clearly articulates the cultural heritage value or interest of the Property and its heritage attributes. Appendix B was not attached to the CHIA that was provided for review. Not addressed in Section 3.0 are the heritage properties identified in Section 1.5.2 Adjacent Heritage Properties. The heritage status of each, and, therefore, identification of the significance and heritage attributes of adjacent cultural heritage resources is not clearly defined. The cultural heritage value or interest and heritage attributes of these properties is not described in a manner that would allow

⁴ Municipality of Port Hope, Staff Report to the Planning Committee *Designation of 39 Pine Street North under Part IV of the Ontario Heritage Act*, 17 February 2017: p. 4.

HIA Requirement	Completeness	Comments
		for the assessment of potential adverse impacts nor is their location in relation to the proposed dormitory illustrated.
Description of the Proposed Development or Site Alteration	Complete	Proposed alterations are described in Section 4.0. Drawings to support the text were not cross-referenced in Section 4.0 or included in the .docx version of the CHIA submitted to the Municipality; however, a drawing package was submitted as part of the application. The submitted drawing package provides sufficient graphic information to support the text provided in Section 4.0.
Assessment of Development or Site Alteration Impact	Partially Complete	Section 5.0 Impact of the Development on the Heritage Resources states the following: As stated above, the new building will be on a much lower grade than the existing school and its appearance from Pine St. should therefore not detract from the heritage character of the property. Furthermore, it will be “tucked in” to the southeast corner of the property a substantial distance from both Pine St. and North St. Because of the height and bulk of the nearby Port Hope United Church to the south, it will not be highly visible from South St. Due to fact that the historic school is not part of the development project and in light of the spatial relationship between the school and the dormitory, we do not feel it will be necessary to mitigate the impact of the project. The visual impact will be minimized because of the substantial difference in grade between the two buildings.⁵ Consideration of potential impacts appears to be limited to visual impacts on the

⁵ Martindale Planning Services, Cultural Heritage Impact Assessment (Revised), 39 Pine Street North, Port Hope. Report dated September 2024: 14.

HIA Requirement	Completeness	Comments
		heritage attributes of the Property itself. The assessment concludes that, because of the siting and topography of the dormitory building, it should not detract from the heritage character of the Property. The assessment considers views from Pine Street and South Street. It is understood that no changes are proposed to the heritage attributes of the Property –which are contained within the former school building; however, Section 5.0 does not provide commentary on whether or not the proposed dormitory will result in any of the following negative impacts, which may be relevant: • Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance; • Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden; • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship (e.g., the historic links between the Property and adjacent heritage properties). It is not clear if the design and materiality of the proposed dormitory has been assessed to determine if it is physically and visually compatible with, subordinate to, and distinguishable from the former Central School building –or the adjacent heritage properties. It is unclear if potential indirect or accidental impacts from construction and staging activities on the Property have been considered. No assessment of potential impacts on adjacent protected heritage properties is

HIA Requirement	Completeness	Comments
		provided.
Consideration of Alternatives, Mitigation and Conservation Methods	Not provided	The CHIA concludes that the proposed dormitory will not have negative impacts on the heritage attributes of the Property and therefore provides no alternatives or mitigation measures. No mitigation measures have been provided to address potential indirect or accidental impacts from construction and staging activities on the Property or narrowly set back from adjacent protected heritage properties, if applicable. Where no adverse impacts are identified, this is an appropriate approach.
Implementation and Monitoring	Not provided	The CHIA concludes that the proposed dormitory will not have negative impacts on the heritage attributes of the Property and, therefore, provides no implementation and monitoring recommendations. Where no adverse impacts are identified, this is an appropriate approach.
Summary Statement and Conservation Recommendations	Complete	Section 6.0 of the CHIA provides the following summary statement, “We have carefully reviewed the plans for the proposed dormitory and its visual impact on the adjacent heritage resource, and have concluded that it will have no adverse effect on the heritage attributes of the former Central Public School.”⁶

⁶ Martindale Planning Services, Cultural Heritage Impact Assessment (Revised), 39 Pine Street North, Port Hope. Report dated September 2024: 15.

3.1 SUMMARY OF ASSESSMENT – CHIA COMPLETENESS

LHC finds that the CHIA is partially complete with respect to the relevant information recommended in the *Ontario Heritage Tool Kit*. It should be stressed that the version of the CHIA provided for review was a .docx document lacking figures and attachments and some of the missing information may be included graphically in these materials to supplement the text.

Based on LHC's review of submitted materials, the CHIA lacked detail in the following areas:

- The description in Section 2.3 focuses on the former school building and there is very limited discussion in Section 1.2 of the overall property and its surrounding context/streetscape.
- Section 1.5.2 Adjacent Heritage Properties provides a high-level introduction to a number of adjacent and nearby protected heritage properties and properties without formal heritage status. The heritage status of each is not clearly defined and the cultural heritage value or interest and heritage attributes of these properties is not articulated in a manner that would allow for the assessment of potential adverse impacts. Given the number of heritage properties in the immediate vicinity which might be affected by the proposed alteration, a figure showing their locations in relation to the Property would be a helpful supplement to the text in Section 1.5.2 and would assist the reader in understanding the relationship between the adjacent/nearby heritage properties and the proposed dormitory.
- Consideration of potential impacts is largely limited to visual impacts on the heritage attributes of the Property itself and does not address potential impacts related to alteration, shadows, isolation, or potential indirect/accidental impacts from construction and staging activities.
- It is not clear if the design and materiality of the proposed dormitory have been assessed to determine if it is physically and visually compatible with, subordinate to, and distinguishable from the former Central School building –or the adjacent heritage properties.
- No assessment of potential impacts on adjacent protected heritage properties is provided.
- The CHIA does not reference a site visit.
- The CHIA does not include references.

4 ASSESSMENT – CHIA EFFICACY

Assessment of efficacy focuses on the two heritage planning questions:

- Has the CHIA sufficiently demonstrated that the heritage attributes of the Property will be conserved?
- Has the CHIA sufficiently demonstrated that the heritage attributes of adjacent protected heritage properties will be conserved.

This assessment is guided by relevant policies outlined in PPS 2024 4.6 Cultural Heritage and Archaeology. Primarily:

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.⁷

Sections 4.1 and 4.2, below, will address whether the CHIA demonstrates compliance with PPS 2024 policies 4.6.1 and 4.6.3, respectively.

4.1 39 PINE STREET NORTH

39 Pine Street North (the Property) was designated under Section 29, Part IV of the *Ontario Heritage Act* (OHA) on 16 May 2017. It is a protected heritage property, as defined by PPS 2024.

Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.⁸

The following analysis is guided by the Statement of Cultural Heritage Value or Interest comprising Schedule B to By-Law 34/2017, as follows:

⁷ Ministry of Municipal Affairs and Housing, 2024, “Provincial Planning Statement, 2024,” accessed 7 January 2026, <https://www.ontario.ca/page/provincial-planning-statement-2024>, 28.

⁸ Ministry of Municipal Affairs and Housing, “Provincial Planning Statement, 2024,” 50.

Designation Statement

Central School is an early 20th century two-storey red brick school building with a full basement partially above grade dating from 1912. The school which is numbered 39 Pine Street North is situated on the corner of Pine Street North and North Street in Port Hope, Ontario. This site has been the location of a school since 1867.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of Central School is evident in its design, historical associations and contextual value. Central School is a landmark in the neighbourhood and an important heritage asset in the town of Port Hope. The building has associative values as a former public school in use from 1912-2009. The property has been the location of a school since 1867 when the former Union School was located on the lot. Designed in a Classical Revival style, Central School is an excellent example of scholastic architecture constructed in Ontario in the early 20th century that displays a high degree of artistic merit and craftsmanship. Central School was designed by prominent architects, James Augustus Ellis and William Connery in 1911-12. The building design demonstrates the ideas of an established architect who had designed numerous schools during the previous twenty years including the Port Hope High School in 1896 located at the corner of Pine and Bedford Streets. The school building has contextual value and contributes to the character of the area. Additionally, it is historically linked to the surrounding neighbourhood of which there are a number of historically and architecturally significant buildings designed by some of the most highly regarded architects of the late 19th century. The building remained unaltered until 1967, when a gymnasium addition was added to the north elevation.

Description of Heritage Attributes

Key exterior attributes that exemplify the heritage value of Central School as a unique architectural former school landmark in Port Hope include:

- Designed in the Classical Revival style popular in the early 20th century for scholastic architecture
- Distinctive plan, two storey in height with a full basement partially above grade with symmetrical bays on either side of an indented central bay on the front façade
- Classically detailed front entrance in the central bay with portico supported on decorative brackets with a stone entablature above
- The front entrance configuration with large double doors with 6-over-6 transoms above each door

- Large brick pilasters with stylized capitals that support a frieze band located on either side of the side bays that protrude outward
- Large projecting cornice with dentil detailing
- Parapet with a slightly peaked profile
- The continuous concrete band on the 2nd floor that provides a window heading
- The concrete lintels on the first floor and the concrete sills on all the windows
- Decorative concrete motifs set into the brick and concrete voussoirs above windows at the front entrance
- All fenestration

4.2 REVIEW OF CHIA ANALYSIS AND FINDINGS

In its assessment of potential impacts of the proposal to construct a five-storey dormitory southeast of the two-storey school building, in the southwest corner of the property, the CHIA found that:

...the new building will be on a much lower grade than the existing school and its appearance from Pine St. should therefore not detract from the heritage character of the property. Furthermore, it will be “tucked in” to the southeast corner of the property a substantial distance from both Pine St. and North St. Because of the height and bulk of the nearby Port Hope United Church to the south, it will not be highly visible from South St.

Due to fact [sic] that the historic school is not part of the development project and in light of the spatial relationship between the school and the dormitory, we do not feel it will be necessary to mitigate the impact of the project. The visual impact will be minimized because of the substantial difference in grade between the two buildings.⁹

4.2.1 DIRECT IMPACTS

The heritage attributes of the Property are limited to the former school building and –based on review of the drawing set dated 2 April 2025 - no changes to the school building are proposed. Although direct impacts to the Property’s heritage attributes are not explicitly addressed in the CHIA, it is LHC’s opinion that direct impacts are unlikely and this is not a substantive omission.

⁹ Martindale Planning Services, Cultural Heritage Impact Assessment (Revised), 39 Pine Street North, Port Hope. Report dated September 2024: 14.

However, LHC notes that grading for the proposed access, parking, and fire route will occur immediately adjacent to the former school building and that it is likely that construction activities, laydown, and access/machinery will be in close proximity to the school and its heritage attributes. Section 2.3 of the CHIA describes the structural condition of the building as excellent and based on this description and LHC's site visit, construction vibrations are not likely to be a concern. To avoid accidental impacts, a concise Temporary Protection Plan would be prudent to ensure that workers on site are aware of the heritage status of the Property and to identify any necessary buffers/fencing to ensure laydown areas and machinery are kept at a safe distance from heritage attributes.

4.2.2 VISUAL IMPACTS

The CHIA addresses visual impacts in the following sections:

- Section 1.2 Description of Property: the CHIA describes the topography of the Property, stating, "The property slopes dramatically down from Pine St., creating a lower level in the area allocated for a new dormitory for students of the private school."¹⁰
- Section 4.0 Description of the Proposed Development: when describing the proposed five-storey dormitory building, the CHIA states, "Because of the pronounced slope of the property from west to east, the perceived height of the dormitory from Pine St. and North St. will be significantly reduced."¹¹; and,
- Section 5.0 Impact of the Development on the Heritage Resource: the CHIA indicates that the "new building will be on a much lower grade than the existing school and its appearance from Pine St. should therefore not detract from the heritage character of the property."¹² In addition, because of the location of the proposed five-storey dormitory in the southeast corner of the lot and the size of the Port Hope United Church along South Street, "it will not be highly visible from South St."¹³ The CHIA further notes in this section that, "The visual impact will be minimized because of the substantial difference in grade between the two buildings."¹⁴

As previously discussed, LHC undertook supplementary review and a site visit in order to better understand the topography of the Property and what effect that topography has on views of the proposed five-storey dormitory building. As noted in the CHIA and depicted on

¹⁰ Ibid: 2.

¹¹ Ibid: 14.

¹² Ibid: 14.

¹³ Ibid: 14.

¹⁴ Ibid: 14.

Figure 2, the topography of the Property and its surroundings is complex and there is an approximately 10 m change in grade from the west side of Pine Street North to the eastern boundary of the Property. This change in grade is further evidenced by the stairs leading from the sidewalk to the front lawn of the school and the extensive use of retaining walls on and around the Property and ramps and stairs leading to the rear of the school building. Towards the southeast corner of the Property –where the dormitory building is proposed to be located –the grade is lower than that of the former Central School building.

LHC also notes that –although the school building is described as two-storeys –the full basement as described in the by-law is partially above grade and the parapet also adds to its height.

Based on the foregoing, it is LHC’s opinion that the visual impact of the proposed dormitory in terms of its scale and height will likely be mitigated by the existing conditions of the Property and its surroundings.

However, the CHIA does not include written or visual analysis addressing if the design and materiality of the proposed dormitory is physically and visually compatible with, subordinate to, and distinguishable from the former Central School building.

4.3 ADJACENT AND NEARBY PROPERTIES

Relevant to the consideration of adjacent heritage properties is Section C11.2.3 of the Municipality of Port Hope’s *Official Plan*. Specifically:

Council shall ensure that Cultural Heritage Resources are identified, protected and managed in a manner that maintains their cultural heritage value and interest and benefit to the community. In order to achieve this goal, Council will:

- b) Encourage development adjacent to significant Cultural Heritage Resources to be of an appropriate scale and character;
- c) Require the preparation, by a qualified heritage consultant, of a Cultural Heritage Impact Assessment to evaluate proposed development and site alteration and to demonstrate that the cultural heritage value or interest of cultural heritage resources will be conserved;
- g) Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage

property affected by the adjacent development or site alteration;¹⁵

The Municipality does not have a definition of *adjacent*, so this Peer Review applies the *PPS 2024* definition for *adjacent*.

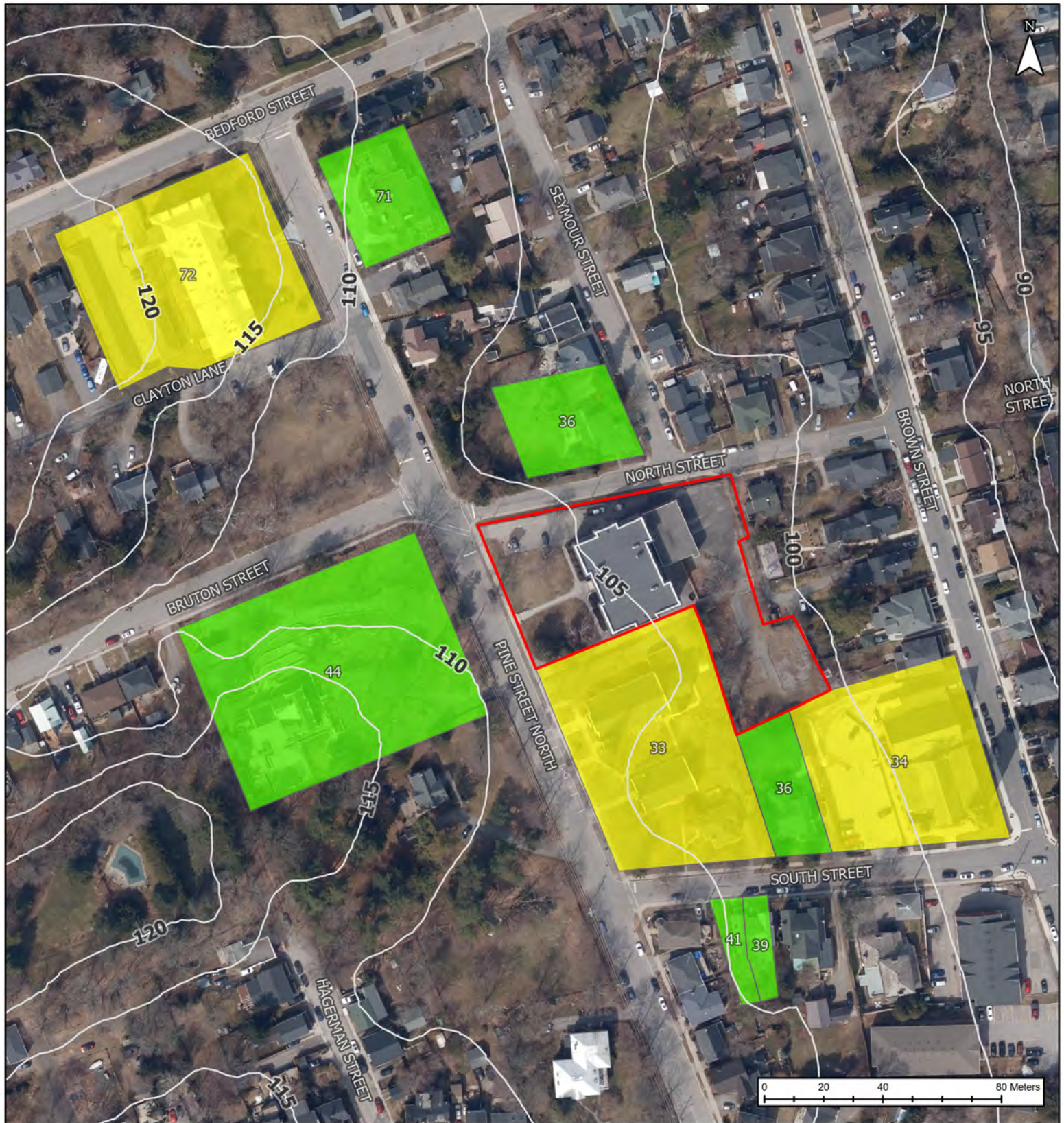
Adjacent lands: means for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.¹⁶

As discussed in Section 3 of this Peer Review, the CHIA does not include clarity regarding the known or likely heritage attributes of the adjacent and nearby heritage properties introduced in Section 1.5.2. Furthermore, although direct impacts are not anticipated for any of the nearby and adjacent heritage properties, the CHIA does not include an explicit assessment of potential indirect impacts on adjacent protected properties.

Table 2 provides an overview and comments on each of the nearby and adjacent heritage properties listed in Section 1.5.2 of the CHIA. Figure 2 has been prepared by LHC to assist in understanding the spatial relationships between adjacent and nearby heritage properties and to support the assessment of whether or not potential indirect impacts on adjacent and nearby heritage properties warrant additional review. As outlined in the table, this is not a substantive omission in most cases. However, in the cases of 36 North Street and 36 South Street, additional assessment is warranted for these two protected heritage properties. It is recommended that the CHIA be revised to include an explicit assessment of potential impacts on these two protected heritage properties.

¹⁵ Municipality of Port Hope, 2017, “Official Plan,” accessed 7 January 2026, https://www.porthope.ca/en/business-and-development/resources/Official%20Plan/Revised_Official%20Plan%202023.pdf, 56.

¹⁶ Ministry of Municipal Affairs and Housing, “Provincial Planning Statement, 2024,” 38.



Legend

- Property
- Part IV
- Identified in CHIA (no formal heritage status)
- Ontario Provincial Mapping Contour

NOTE(S) 1. All locations are approximate.
 REFERENCE(S) Land Information Ontario. 2025. Geospatial Ontario Imagery Data Services(Geo Imagery Data Service 2023 to 2027). "Ontario GeoHub". Raster dataset via WMS Server Connection. Accessed 9 June, 2025. <https://geohub.lio.gov.on.ca/maps/lio:geospatial-ontario-imagery-data-services/about>
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TITLE

Heritage Properties Surrounding the Property

CLIENT

Municipality of Port Hope

PROJECT

Peer Review of Cultural Heritage Impact Assessment (Revised),
 39 Pine Street North, Port Hope

PROJECT NO. LHC0561



YYYY-MM-DD

FIGURE #

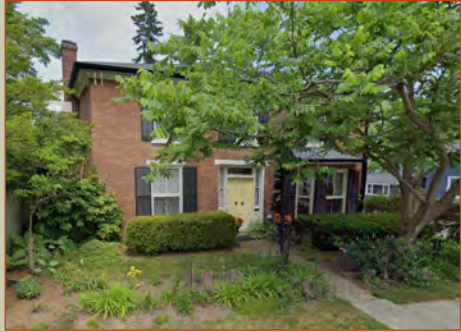
1/12/2026

Table 2. Adjacent and Nearby Heritage Properties

Municipal Address	Name	Status	Comments	Image
33 Pine Street North (42 South Street)	St. John's Anglican Church and Sunday School	none	• Complex of structures comprising the church, Sunday school and Manse. • Not currently on the Municipal Heritage Register. • 2017 Designation Report and Staff Report identify historical links between the Property and this property. • The dormitory is proposed to be constructed to the rear of the church and upper portions of the building may be visible from Pine Street North; however, a combination of the surrounding topography, scale and set back of structures on 33 Pine Street North, and mature vegetation are anticipated to be sufficient to mitigate any visual impacts.	

Municipal Address	Name	Status	Comments	Image
44 Pine Street North	Pinehurst	Part IV By-law 03/82-83	- This is a protected heritage property. - The Reasons for Designation set out in Schedule B-1 to By-law 03/82-83 describe the grounds and house. - Situated at a higher grade than the school building on the west side of Pine Street West. - No direct or indirect adverse impacts are likely given the location of the proposed dormitory at the southeast corner of the Property.	
71 Pine Street North	Benjamin Seymour House	Part IV By-law 30/91	- This is a protected heritage property. - The Architectural Description and Reason for Designation set out in Schedule B-2 to By-law 30/91 describe the house. - Located approximately 100 m	 (Inventory form, Port Hope)

Municipal Address	Name	Status	Comments	Image
			north of the Property. No direct or indirect adverse impacts are likely given the distance from the Property.	
72 Pine Street North	High School/ The Pines Condominium	none	- Not currently on the Municipal Heritage Register. 2017 Designation Report and Staff Report identify historical links between the Property and this property. - Located approximately 100 m northwest of the Property. - No direct or indirect adverse impacts are likely given the distance from the Property.	 (Google Streetview, 2024)

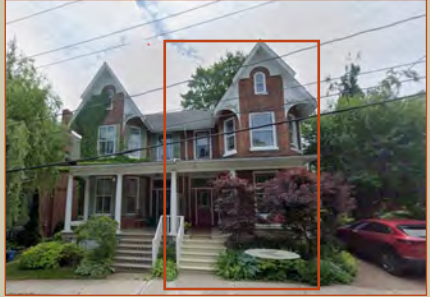
Municipal Address	Name	Status	Comments	Image
36 North Street	Bennett Jane House	Part IV By-law 05/2006	- This is a protected heritage property. - The Reasons for Designation set out in Schedule B-1 to By-law 05/2006 describe the grounds and house. - Located on the north side of North Street, opposite the 1967 gym addition at the rear of the school building. - No direct adverse impacts are likely given the location of the proposed dormitory at the southeast corner of the Property. Given the location of the proposed new access of North Street, the potential for indirect or accidental impacts should be assessed.	 (Google Streetview, 2024)

Municipal Address	Name	Status	Comments	Image
34 South Street	Port Hope United Church	none	- Not currently on the Municipal Heritage Register. 2017 Designation Report and Staff Report identify historical links between the Property and this property. - The dormitory is proposed to be constructed to the rear of the church. The CHIA notes, "Because of the height and bulk of the nearby Port Hope United Church to the south, it will not be highly visible from South St."¹⁷ Where the upper portions of the dormitory are visible from South Street (likely along the parking lot west of the church), the dormitory should not detract from the heritage character of the church given its imposing	

¹⁷ Ibid: 14.

Municipal Address	Name	Status	Comments	Image
			scale.	
36 South Street	Methodist Manse	Part IV By-law 49/87	- This is a protected heritage property. - Concise Historical Data and Reason for Designation are set out in Schedule B-6 to By-law 49/87. It can be extrapolated from Schedule B-6 that the cultural heritage value or interest of the Property lies in the physical or design value of the late Victorian red brick house and its historical association with the Methodist Church. It can also be inferred that the Property has contextual value for its historic links with the adjacent church property and –more broadly – the surrounding church properties. - Located on the north side of South Street, just south of the	

Municipal Address	Name	Status	Comments	Image
			proposed location of the dormitory, there is a potential for the five-storey structure to have indirect (visual) or accidental project-related impacts. Additional assessment of potential impacts on this property is warranted.	
39 South Street		Part IV By-law 57/90	- This is a protected heritage property. - An Architectural Description, Historical Data and Reason for Designation are set out in Schedule B-2 to By-law 57/90. It can be extrapolated from Schedule B-2 that the cultural heritage value or interest of the Property lies in its physical or design value as a good example of urban-style housing from the Victorian era and its contextual value as an important	 (Google Streetview, 2024)

Municipal Address	Name	Status	Comments	Image
			contributor to the streetscape. Located on the south side of South Street, adverse impacts are unlikely.	
41 South Street		Part IV By-law 57/90	- This is a protected heritage property. - An Architectural Description, Historical Data and Reason for Designation are set out in Schedule B-3 to By-law 57/90. It can be extrapolated from Schedule B-3 that the cultural heritage value or interest of the Property lies in its physical or design value as a good example of urban-style housing from the Victorian era and its contextual value as an important contributor to the streetscape. - Located on the south side of South Street, adverse impacts are unlikely.	 (Google Streetview, 2024)

5 CONCLUSIONS

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in December 2025 by the Municipality of Port Hope (the Municipality) to review a Cultural Heritage Impact Assessment for 39 Pine Street North, Port Hope. The report titled *Cultural Heritage Impact Assessment (Revised), 39 Pine Street North, Port Hope* (the CHIA) was prepared by Martindale Planning Services in September 2024.

The CHIA assesses the Globe Cambridge School proposal to construct a five-storey dormitory southeast of the two-storey school building, in the southeast corner of the property.

The purpose of this Peer Review is to provide a careful examination of the CHIA, determine if it considered all applicable provincial and municipal requirements, and assess the proposed activities from a heritage planning framework in compliance with the Municipality's Official Plan and guidance from the *Ontario Heritage Tool Kit*. The Peer Review also reviewed the CHIA for the efficacy of its argument. The Peer Review includes:

- A review of the CHIA against the guidance for CHIAs provided in the *Ontario Heritage Tool Kit*; and,
- An assessment of the efficacy of the CHIA.

It is clear that the CHIA has been prepared by a qualified Heritage Professional and – as outlined in Section 4 of this Peer Review –it is LHC's professional opinion that the dormitory can be constructed in a manner that conserves the cultural heritage value or interest and heritage attributes of the Property and adjacent protected heritage properties.

However, it is also LHC's professional opinion that the September 2024 CHIA is missing several key components needed to demonstrate that the current development proposal meets *PPS 2024* policies 4.6.1 and 4.6.3.

To address the gaps and omissions described in Sections 3 and 4 of this Peer Review, it is recommended that an updated CHIA be submitted. Specifically, the following additional information and analysis is required to be included:

- Additional visual and textual description of the overall property and its surrounding context/streetscape;
- Description of the heritage status, cultural heritage value or interest and heritage attributes, and locations of relevant adjacent and nearby heritage properties;
- Assessment of potential impacts related to alteration of the Property or potential indirect or accidental impacts from construction and staging activities on the Property have been considered;

- Analysis and a clear statement whether the proposed alteration is physically and visually compatible with, subordinate to, and distinguishable from the former Central School building and relevant adjacent heritage properties;
- Assessment of potential impacts on the protected heritage properties at 36 North Street and 36 South Street;
- A bibliography of references cited; and,
- Information on the site visit that was undertaken for the CHIA.

6 CLOSURE

If you have questions or concerns about this Peer Review, please contact the undersigned.



Christienne Uchiyama, MA CAHP
Principal
LHC Heritage Planning & Archaeology Inc.



Lisa Coles, MPI RPP MCIP CAHP
Intermediate Heritage Planner
LHC Heritage Planning & Archaeology Inc.

7 REFERENCE CITED

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- , 1990. By-law No. 57/90 *A By-law to Designate Certain Properties in the Town of Port Hope as Being of Historic Value or Interest*.
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APPENDIX A Author Qualifications

Lisa Coles, MPI RPP MCIP CAHP – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

Lisa is experienced in museum and archive policy development, exhibit development, interpretation, and public programming. She has written museum policy, public programs, and interpretive plans. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

Christienne Uchiyama, MA CAHP - Principal LHC

Christienne Uchiyama MA CAHP is Principal and Manager of Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. She received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of

government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, MPI MMA RPP MCIP CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

APPENDIX B

Designation By-laws

Where by-laws reference properties not being addressed in this peer review, only relevant schedules are included in Appendix B. Please refer to the original by-laws for information on those other properties.

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 34/2017

Being a By-law to Designate 39 Pine Street North in the Municipality of Port Hope as being of Cultural Heritage Value or Interest

WHEREAS the Ontario Heritage Act, R.S.O. 1990, ch. O.18, s. 29 authorizes the council of the municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Municipality of Port Hope deems it desirable to designate:

39 PINE STREET NORTH

and has caused to be served on the owners of the respective lands and premises, and upon the Ontario Heritage Trust, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having a general circulation in the municipality, namely the "Northumberland News" and "Northumberland Today";

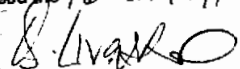
AND WHEREAS the land of the subject property is more particularly described in Schedule "A" attached hereto and the statement of significance for the respective property is set out in Schedule "B" attached hereto;

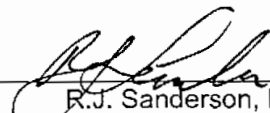
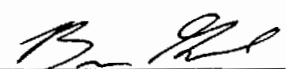
AND WHEREAS no notifications of objection to the proposed designation have been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE ENACTS AS FOLLOWS:

1. That the property municipally addressed as 39 Pine Street North, known as Central School, as set out in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest in accordance with Part IV of the Ontario Heritage Act, R.S.O. 1990 ch. O.18, s. 29, for the reasons set out in the designation statement and Statement of Cultural Heritage Value or Interest set out in Schedule "B", attached hereto and forming part of this By-law.
2. The Clerk and the Solicitor of the Municipality of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with the Ontario Heritage Act, R.S.O. 1990 ch. O.18, s. 29.
3. That the By-law shall come into force and effect on the final passage thereof.

READ a FIRST, SECOND AND THIRD time and finally passed in Open Council this 16th day of May, 2017.

I, Daphne Livingstone of the Municipality of Port Hope, certify this to be a true copy of a By-law / Resolution.
Passed the 16th of May, 2017.

Daphne Livingstone, Deputy Clerk


R.J. Sanderson, Mayor

Brian Gilmer, Clerk

SCHEDULE "A"
TO BY-LAW NO. 34/2017

LEGAL DESCRIPTION:

39 Pine Street North: PORT HOPE PT TOWN PLOT LOT 70 AND 73 AND
PLAN 314 PT LOT 306

SCHEDULE "B"
TO BY-LAW NO. 34/2017

Designation Statement

Central School is an early 20th century two-storey red brick school building with a full basement partially above grade dating from 1912. The school which is numbered 39 Pine Street North is situated on the corner of Pine Street North and North Street in Port Hope, Ontario. This site has been the location of a school since 1867.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of Central School is evident in its design, historical associations and contextual value. Central School is a landmark in the neighbourhood and an important heritage asset in the town of Port Hope. The building has associative values as a former public school in use from 1912-2009. The property has been the location of a school since 1867 when the former Union School was located on the lot. Designed in a Classical Revival style, Central School is an excellent example of scholastic architecture constructed in Ontario in the early 20th century that displays a high degree of artistic merit and craftsmanship. Central School was designed by prominent architects, James Augustus Ellis and William Connery in 1911-12. The building design demonstrates the ideas of an established architect who had designed numerous schools during the previous twenty years including the Port Hope High School in 1896 located at the corner of Pine and Bedford Streets. The school building has contextual value and contributes to the character of the area. Additionally, it is historically linked to the surrounding neighbourhood of which there are a number of historically and architecturally significant buildings designed by some of the most highly regarded architects of the late 19th century. The building remained unaltered until 1967, when a gymnasium addition was added to the north elevation.

Description of Heritage Attributes

Key exterior attributes that exemplify the heritage value of Central School as a unique architectural former school landmark in Port Hope include:

- Designed in the Classical Revival style popular in the early 20th century for scholastic architecture
- Distinctive plan, two storey in height with a full basement partially above grade with symmetrical bays on either side of an indented central bay on the front facade
- Classically detailed front entrance in the central bay with portico supported on decorative brackets with a stone entablature above
- The front entrance configuration with large double doors with 6-over-6 transoms above each door
- Large brick pilasters with stylized capitals that support a frieze band located on either side of the side bays that protrude outward
- Large projecting cornice with dentil detailing
- Parapet with a slightly peaked profile
- The continuous concrete band on the 2nd floor that provides a window heading
- The concrete lintels on the first floor and the concrete sills on all the windows
- Decorative concrete motifs set into the brick and concrete voussoirs above windows at the front entrance
- All fenestration

CORPORATION OF THE MUNICIPALITY OF PORT HOPE
BY-LAW NO. 05/2006

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE MUNICIPALITY OF PORT HOPE AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS the Ontario Heritage Act, R.S.O. 1990 authorizes the Council of the municipality to enact by-laws to designate property to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Municipality of Port Hope deems it desirable to designate

36 North Street, Ward 1

and has caused to be served on the owners of the respective lands and premises, and upon the Ontario Heritage Foundation, Notice of Intention to designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having a general circulation in the municipality, namely the "Northumberland News" and "Port Hope Evening Guide";

AND WHEREAS the land of the subject property is more particularly described in Schedule "A-1" attached hereto and the reasons for designating the respective property is set out in Schedule "B-1" attached hereto;

AND WHEREAS no notification of objections to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE ENACTS AS FOLLOWS:

1. That there is designated as being of historic and/or architectural value or interest in the following real property as an important component of the Municipality of Port Hope:

"36 North Street" being more particularly described in Schedule "A-1" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.

2. The Clerk and the Solicitor of the Municipality of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with the Ontario Heritage Act, R.S.O. 1990.

READ a FIRST, SECOND AND THIRD time and finally passed in Open Council this 14th day of February, 2006.

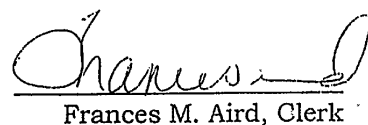
I, Frances M. Aird, Clerk of the Municipality of Port Hope do hereby certify that this photocopy conforms to the original document which has not been altered in any way.



Frances M. Aird, Clerk
Date: February 16, 2006



Rick Austin, Mayor



Frances M. Aird, Clerk

SCHEDULE "A-1"
TO BY-LAW NO. 05/2006

LEGAL DESCRIPTION:

36 North Street: Part of Lots 302, 303, 304 and 305, Smith Estate Plan, Municipality of Port Hope, formerly the Town of Port Hope, in the County of Northumberland, being more particularly described as Parts 1 and 2, Plan 9R-2811. As in Deed Number 227820.

SCHEDULE "B-1"
TO BY-LAW NO. 05/2006

REASONS FOR DESIGNATION:

This property is being designated because of its historical and architectural significance. It is an excellent example of the skills of the builders, Bennett Jane and his son, John H. Jane, who were primarily responsible for the residential development of the Seymour Street area. This house demonstrates most eloquently the transition in style from the plain Georgian of the 1850s to the ebullient Italianate of the 1870s. The designation includes the original Georgian features c.1856 as well as the Italianate wing and embellishments added c.1873.

HISTORY

Bennett Jane was born in Cornwall, England in 1809. By 1852 he, with his wife, Sophia Tallach Porter, and their sons, Bennett Robert (b.1832) and John Henry (b.1846), and daughter, Sophia (b.1840), had emigrated to Port Hope.

In 1855 Bennett Jane is registered as paying James Smith £200 for a one-quarter acre part of Lot 73 (later Lots 301 to 305) with Smith taking back a mortgage. A year later Jane bought another part of Lot 73 from Smith for £250.

The house at the corner of Pine and North Streets is depicted on the 1853 map indicating that it had been built before the land purchase was registered. Either there was a delay in registration, a common practice in those days, or Smith and Jane had a private unrecorded arrangement.

The 1863 will of Bennett Jane transferred the properties to his wife, sons and daughters. The 1871 Directory indicates that both Bennett Robert Jane and John H. Jane and their families lived on North Street, the latter at No.36. In 1873 the quarter acre on which it stood was deeded to John H. Jane for £1000. (The other property went out of the family in 1882)

It is surmised, on becoming sole owner of No.36, that John H. Jane, a successful well-to-do contractor, added the Italianate wing and modified the original house with Italianate elements including the bay window, the paired brackets with acorn drops, and the coloured glass transom light. Reglazing the windows in the original house from small paned to two over two probably took place at the same time.

By the end of the century the Jane family had left Port Hope.

A famous owner in the 1920s was Thomas Leonard Hunt, tight rope walker, inventor, and circus impresario known world wide as 'The Great Farini'. As a youth, he lived in Port Hope and returned in 1922 when he was in his eighties. He had become a serious painter. 36 North Street became his studio as well as his residence.

In 1994 the house was bought by Robert and Maureen (Bonnie) Harrison where, for ten years, they operated a popular Bed and Breakfast known as The Butternut Inn

ARCHITECTURAL DESCRIPTION

The original house built c.1856 faces North Street and is sited, like its neighbour at the corner of Pine Street, to give a clear view to the south towards the lake. It is Georgian vernacular, two-storeys, three bays, with a low pitched hipped roof on a rubble stone foundation. The footprint is a trapezoid with the east and west sides being parallel. The southwest corner is obtuse and the southeast is acute. Brick veneer in stretcher bond to match the 1870s addition now covers the original wood of ashlar design.

The Italianate wing on the north is red brick with a hipped roof. This wing changed the footprint to an L. A large solarium, added in the 1970s, is on the west elevation. A small one-storey gabled brick extension, also added in the 1970s, partly encloses the Italianate north elevation. It has two doors, one on the west and another on the north. The latter is the back entrance to the house.

With three exceptions the windows are two over two with cast iron lugsills and flat wooden lintels. Except for the two upper on the rear elevation, the windows have wooden shutters painted black. The upper windows on the original house are slightly smaller than the lower with their lintels adorned with projecting wedge shaped centrepieces. Important exterior elements are the projecting eaves, the cornice, and the paired brackets with acorn drops.

The Facade

Three bays wide, the façade was originally symmetrical with a central doorway. The slightly recessed panelled door has a short transom light double-paned half side lights and an eared lintel. To the east of the doorway, there is now a three sided bay with hipped roof and projecting eaves. The shuttered windows are topped in red brick laid in a soldier course.

East Elevation

The front part of the east elevation has three windows, two on the upper storey and a one on the ground floor under the upper north.

On the Italianate wing there is one centrally placed window in the ground floor and two in the second storey. The southern window is in the corner of the L. It is six over six with a segmented fanlight and, due to its proximity to the chimney, has only one shutter. There is a small window in the 1970s extension.

North Elevation

At ground level the rubble foundation can be seen clearly.

On the ground floor of the Italianate wing there is a centrally placed four over four window. Above it is a narrow one over one with the upper sash in stained glass. To its west there is a two over two. Neither of the upper windows are shuttered.

There is a back entrance in the gable end of the 1970s one storey extension.

West Elevation

The 1970s extension has altered the ground floor of this west elevation. Of the original house, the two upper windows are visible above the sloped solarium roof.

CORPORATION OF THE TOWN OF PORT HOPE
BY-LAW NO. 30/91

A BY-LAW TO DESIGNATE CERTAIN PROPERTY IN THE TOWN OF PORT HOPE AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS the Ontario Heritage Act, 1980 authorizes the Council of the municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest:

AND WHEREAS the Council of the Corporation of the Town of Port Hope deems it desirable to designate the following property:

1. 64 Walton Street
2. 71 Pine Street N.
3. 184 Walton Street
4. 44 Bloomsgrove Avenue
5. 200 Walton Street

and has caused to be served on the owners of the respective lands and premises, and upon the Ontario Heritage Foundation, Notices of Intention to designate the aforesaid real property and has caused such Notices of Intention to be published in a newspaper having a general circulation in the municipality once a week for each of three consecutive weeks, namely the "Port Hope Evening Guide";

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-5" attached hereto and the reasons for designating the respective properties are set out in Schedule "B-1" to "B-5" attached hereto;

AND WHEREAS no notification of objections to any of the proposed designations has been served on the Clerk of the Municipality;

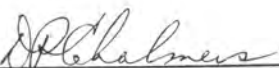
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

1. There is designated as being of historic and/or architectural value or interest the following real properties as important components of the Town of Port Hope:
 - (1) **"64 Walton Street"** being more particularly described in Schedule "A-1" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.
 - (2) **"71 Pine Street North"** being more particularly described in Schedule "A-2" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-2" attached hereto and forming part of this By-law.
 - (3) **"184 Walton Street"** being more particularly described in Schedule "A-3" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-3" attached hereto and forming part of this By-law.
 - (4) **"44 Bloomsgrove Avenue"** being more particularly described in Schedule "A-4" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-4" attached hereto and forming part of this By-law.
 - (5) **"200 Walton Street"** being more particularly described in Schedule "A-5" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-5" attached hereto and forming part of this By-law.

continued page 2...

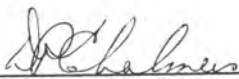
2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with the Ontario Heritage Act, 1980.

READ a **FIRST** and **SECOND** time this 2nd day of April, 1990.


MAYOR


CLERK

READ a **THIRD** time and finally passed in Open Council this 2nd day of April, 1991.


MAYOR


CLERK

By-Law No. 30/91

Schedule A-2

71 Pine Street North

Parts of Lot 24, 25, 26 and 27, Registered Plan 18, in the Town of Port Hope, in the County of Northumberland (formerly Durham), being more particularly designated as Part 1, Plan 9R-1073.

Instrument Number 82933.

Schedule B-2

71 Pine Street North

ARCHITECTURAL DESCRIPTION:

This is a commodious 2-storey painted-brick structure with a hip roof. It comprises a central block of 3 bays with a symmetrically placed front door. Centre bay projects noticeably from the facade and is topped by a gable; the gable rises higher than the ridge of the main roof. To the rear is a 2-storey wing of lesser importance.

The house has endured any number of changes; today it presents an eclectic mix of styles. It continues to be altered (notably the windows). None the less, there are enough historic features, not to mention the basic silhouette, which make the structure worthy of designation:

- Chimneys: triple-flue design with projecting sill and panelled base. In line with the windows below, these appear to "float" over the windows in an unusual manner.
- Each corner of the facade has Ionic pilasters that stretch the full height of the house. The pilaster at left is missing.
- Front door (glazing is new) and pilastered doorcase fit within a fanlight opening. Fanlight glazing is of note.
- Windows and balcony door are outlined with elaborate mouldings; glazing, while perhaps energy efficient, is glaringly new.
- Portico over front door boasts 6 turned posts (of Doric derivation) and 2 pilasters. Railing on 2nd-storey balcony is plainly appointed.
- Gable window trim with disproportionate cornice, thin pilasters and heavy spandrel panel perhaps best expresses the building's inherent eclecticism.
- Fire escape lean-to at left of main block should not be considered part of this designation, nor should lean-to addition in front of the back wing; merits of frame addition to south are debatable.

REASON FOR DESIGNATION:

This house, once home to the influential Seymour family, is an eclectic mix of various periods, but much of the historic fabric stands intact. It is worthy of designation as one of Port Hope's grand old homes, and as a complement to the streetscape.

JAN 22 2018

TOWN OF PORT HOPE
BY-LAW NO. 57/90

RECEIVED

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE TOWN OF PORT HOPE AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS the Ontario Heritage Act, 1980 authorizes the Council of the municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest:

AND WHEREAS the Council of the Corporation of the Town of Port Hope deems it desirable to designate the following properties:

1. 64 Augusta Street -
2. 39 South Street
3. 41 South Street
4. 41 Mill Street, North -
5. 33 South Street

and has caused to be served on the owners of the respective lands and premises, and upon the Ontario Heritage Foundation, Notices of Intention to designate the aforesaid real properties and has caused such Notices of Intention to be published in a newspaper having a general circulation in the municipality once a week for each of three consecutive weeks, namely the "Port Hope Evening Guide";

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-5" attached hereto and the reasons for designating the respective properties are set out in Schedule "B-1" to "B-5" attached hereto;

AND WHEREAS no notification of objections to any of the proposed designations has been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

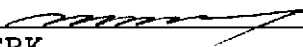
1. There is designated as being of historic and/or architectural value or interest the following real properties as important components of the Town of Port Hope:
 - (1) **"64 Augusta Street"** being more particularly described in Schedule "A-1" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.
 - (2) **"39 South Street"** being more particularly described in Schedule "A-2" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-2" attached hereto and forming part of this By-law.
 - (3) **"41 South Street"** being more particularly described in Schedule "A-3" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-3" attached hereto and forming part of this By-law.
 - (4) **"41 Mill Street North"** being more particularly described in Schedule "A-4" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-4" attached hereto and forming part of this By-law.
 - (5) **"33 South Street"** being more particularly described in Schedule "A-5" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-5" attached hereto and forming part of this By-law.

continued page 2...

2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with the Ontario Heritage Act, 1980.

READ a **FIRST, SECOND** and **THIRD** time and finally passed in Open Council this 9th day of July, 1990.


MAYOR


CLERK

SCHEDULE "A-2"
TO BY-LAW NO. 57/90

39 South Street:

Those lands and premises located in the following municipality, namely, in the Town of Port Hope, in the County of Northumberland (formerly County of Durham) and Province of Ontario and being composed of part of Town Plot Lot 70, Stewart Plan designated as Part 1 on deposited Plan 9R1233 for the Town of Port Hope.

Instrument No. 67088

SCHEDULE "B-2"
TO BY-LAW NO. 57/90

39 South Street:

ARCHITECTURAL DESCRIPTION:

This is the east (left) half of a 2 1/2 storey semi-detached brick house (in running bond), a mirror image of its neighbour. It is dominated by a wide 2-storey bay window with gable peak. The apex of the gable is trimmed with patterned 'siding'; the lower reaches of the gable is accented by similar trim. Trefoil ornament and arched form on this trim is of note.

At attic level is a narrow round-arched window. The rest of the windows are flat-arched and distinguished by perimeter panes in stained glass, not unlike those observed in other contemporary buildings in the neighbourhood. The transom and sidelights that surround the panelled front door are glazed in a similar pattern.

The verandah is of note with simple turned posts supporting a wood floor. Steps and lattice work complete the composition. This house retains its original shutters.

A tall end chimney is found on the east elevation.

HISTORICAL DATA:

Little is known of the history of this house. It and its neighbours were likely built as a speculative venture in the 1880s.

REASON FOR DESIGNATION:

As a good example of urban-style housing from the Victorian era, this semi-detached dwelling is worthy of designation. It is an important aspect of the nearby streetscape which also includes the Anglican and United Churches and the Grange.

SCHEDULE "A-3"
TO BY-LAW NO. 57/90

41 South Street:

DESCRIPTION:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Port Hope, in the County of Northumberland (formerly County of Durham), and being composed of Part of Lot Seventy, in the Town Plot of Port Hope, designated as Parts 1 and 2 on a Reference Plan deposited in the Registry Office for the Registry Division of Port Hope (No. 9) as Plan 9R-1109;

TOGETHER WITH:

FIRSTLY:

The right of support on Part 3 on the said Reference Plan;

SECONDLY:

The right to the use of any and all underground drains or sewers that may exist upon the lands lying to the East of the premises hereinbefore described and the right to enter upon such lands for the purpose of doing necessary repairs to the said drains and sewers doing no unnecessary harm and replacing the soil as theretofore.

SUBJECT TO the right of support on Part 2 of the said Reference Plan in favour of the owners from time to time of the lands lying to the East of the premises herein conveyed namely that part of Town Plot lot 70, Stewart Plan, designated as Part 1, Plan 9R1233.

INSTRUMENT NO. 94506.

SCHEDULE "B-3"
TO BY-LAW NO. 57/90

41 South Street:

ARCHITECTURAL DESCRIPTION:

This is the west (right) half of a 2 1/2 storey semi-detached brick house (in running bond), a mirror image of its neighbour. It is dominated by a wide 2-storey bay window with gable peak. The apex of the gable is trimmed with patterned 'siding'; the lower reaches of the gable is accented by similar trim. Trefoil ornament and arched form on this trim is of note.

At attic level is a narrow round-arched window. The rest of the windows are flat-arched and distinguished by perimeter panes in stained glass, not unlike those observed in other contemporary buildings in the neighbourhood. The transom and sidelights that surround the panelled front door are glazed in a similar pattern.

The verandah is of note with simple turned posts supporting a wood floor. Steps and lattice work complete the composition. This house retains its original shutters.

A tall end chimney is found on the side elevation.

HISTORICAL DATA:

Little is known of the history of this house. It and its neighbours were likely built as a speculative venture in the 1880s.

REASON FOR DESIGNATION:

As a good example of urban-style housing from the Victorian era, this semi-detached dwelling is worthy of designation. It is an important aspect of the nearby streetscape which also includes the Anglican and United Churches and the Grange.

TOWN OF PORT HOPE
BY-LAW NO. 49/87

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE TOWN OF
PORT HOPE AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS The Ontario Heritage Act, 1980 authorizes the Council of
the Municipality to enact by-laws to designate real property,
including all the buildings and structures thereon, to be of historic
or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Port Hope
deems it desirable to designate the following properties:

1. 82 Augusta Street
2. 46 Molson Street
3. 150 Dorset Street, West
4. 150-152 Walton Street
5. 138 Dorset Street, West
6. 36 South Street

and has caused to be served on the owners of the respective lands and
premises, and upon The Ontario Heritage Foundation, Notices of Intention
to designate the aforesaid real properties and has caused such Notices
of Intention to be published in a newspaper having a general circulation
in the municipality once a week for each of three consecutive weeks,
namely the "Port Hope Independent";

AND WHEREAS the lands of the subject properties are more particularly
described in Schedule "A-1" to "A-6" attached hereto and the reasons
for designating the respective properties are set out in "B-1" to
"B-6" attached hereto;

AND WHEREAS no notification of objections to any of the proposed
designations has been served on the Clerk of the Municipality;

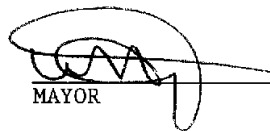
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT
HOPE ENACTS AS FOLLOWS:

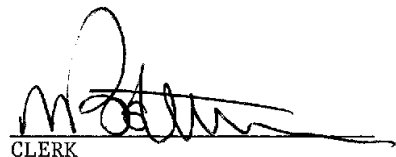
1. There is designated as being of historic and/or architectural
value or interest the following real properties as important
components of the Town of Port Hope:
 - (1) "82 Augusta Street" being more particularly described in
Schedule "A-1" attached hereto and forming part of the
By-law. The reasons for the designation of this property
are set out in Schedule "B-1" attached hereto and forming
part of this By-law.
 - (2) "46 Molson Street" being more particularly described in
Schedule "A-2" attached hereto and forming part of this
By-law. The reasons for the designation of this property
are set out in Schedule "B-2" attached hereto and forming
part of this By-law.
 - (3) "150 Dorset Street, West" being more particularly described
in Schedule "A-3" attached hereto and forming part of the
By-law. The reasons for the designation of this property
are set out in Schedule "B-3" attached hereto and forming
part of this By-law.
 - (4) "150-152 Walton Street" being more particularly described
in Schedule "A-4" attached hereto and forming part of
the By-law. The reasons for the designation of this property
are set out in Schedule "B-4" attached hereto and forming
part of the By-law.
 - (5) "138 Dorset Street, West" being more particularly described
in Schedule "A-5" attached hereto and forming part of the
By-law. The reasons for the designation of this property
are set out in Schedule "B-5" attached hereto and forming
part of the By-law.

/continued on page 2....

1. (6) "36 South Street" being more particularly described in Schedule "A-6" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-6" attached hereto and forming part of the By-law.
2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with The Ontario Heritage Act, 1980.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council this 20th day of July, 1987.


MAYOR


CLERK

Schedule A-6

36 South Street

Lot 311 and 312, Smith Estate
Plan 9R1767

Instrument No. 80601

Schedule B-6

36 South Street

Historical Data:

This house was built by the Methodist Church for use as a Manse. It remained the manse when the Church changed to United. After 1986 it was privately owned.

Reason for Designation:

This is a good example of a late Victorian red brick house, 2 and one-half storeys.

TOWN OF PORT HOPE
BY-LAW NUMBER 03/82-83

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE
TOWN OF PORT HOPE AS BEING OF HISTORIC VALUE OR
INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of the Municipality to enact by-laws to designate real property, including all of the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Port Hope deems it desirable to designate the following properties:

1. 44 Pine Street, North, "Pinehurst"
2. 254 Ridout Street, "The Trick House"
3. 48 Walton Street
4. 117 King Street, "The Mini Bluestone"
5. 26 Barrett's Terrace
6. 86 Augusta Street

and has caused to be served on the owners of the respective lands and premises, and upon The Ontario Heritage Foundation, Notices of Intention to designate the aforesaid real properties and has caused such Notices of Intention to be published in newspapers having a general circulation in the municipality once a week for each of three consecutive weeks, namely in "The Port Hope Evening Guide" and the "Port Hope Independent".

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-6" attached hereto and the reasons for designating the respective properties are set out in "B-1" to "B-6" attached hereto;

AND WHEREAS no notification of objections to any of the proposed designations has been served on the Clerk of the Municipality;
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

1. There is designated as being of historic and/or architectural value or interest the following real properties as important components of the Town of Port Hope.
 - (1) "44 Pine Street, North, known as Pinehurst" being more particularly described in Schedule "A-1" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.
 - (2) "254 Ridout Street, known as The Trick House" being more particularly described in Schedule "A-2" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-2" attached hereto and forming part of this By-law.

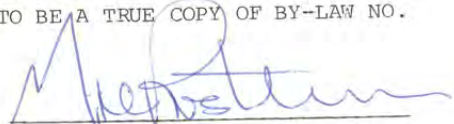
- (3) "48 Walton Street" being more particularly described in Schedule "A-3" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-3" attached hereto and forming part of this By-law.
 - (4) "117 King Street known as The Mini Bluestone" being more particularly described in Schedule "A-4" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-4" attached hereto and forming part of this By-law.
 - (5) "26 Barrett's Terrace" being more particularly described in Schedule "A-5" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-5" attached hereto and forming part of this By-law.
 - (6) "86 Augusta Street" being more particularly described in Schedule "A-6" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-6" attached hereto and forming part of this By-law.
2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with The Ontario Heritage Act, 1974.

READ A FIRST, SECOND and THIRD time and finally passed in Open Council this
6th day of December, 1982.


MAYOR


CLERK

I, M. ROSTETTER, DEPUTY CLERK-ADMINISTRATOR OF THE CORPORATION OF THE TOWN OF PORT HOPE, DO HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF BY-LAW NO. 03/82-83 FOR THE TOWN OF PORT HOPE.


M. ROSTETTER
DEPUTY CLERK-ADMINISTRATOR
TOWN OF PORT HOPE

SCHEDULE "A-1"

44 Pine Street, North

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Port Hope, formerly in the County of Durham and the Province of Ontario, and being composed of all of Lot 521 on the West Side of Pine Street according to the Smith Estate Plan and part of Town Plot Lot 90, Town of Port Hope, the boundaries of the said parcel being described as follows:

Bearings herein are astronomic and are referred to the south-westerly angle of Lot 8, Concession 1, Township of Hope;

COMMENCING at an iron bar planted at the north-easterly angle of said Lot 521 which angle is also the point of intersection of the southerly limit of Bruton Street and the westerly limit of Pine Street;

THENCE south 21 degrees 43 minutes 40 seconds east along the westerly limit of Pine Street a distance of 220.14 feet to an iron bar, said iron bar being distant northerly in the westerly limit of Pine Street 200.0 feet from the south-easterly angle of the lands described in Instrument Number C7213 for the Town of Port Hope.

THENCE south 68 degrees 51 minutes 30 seconds west along a line parallel with the southerly limit of the lands in said Instrument Number C7213 a distance of 280.12 feet to a point in the easterly limit of Hagerman Street;

THENCE north 21 degrees 50 minutes 20 seconds west in and along the easterly limit of Hagerman Street a distance of 220.16 feet to an iron bar planted at the point of intersection of the easterly limit of Hagerman Street and the southerly limit of Bruton Street, said point of intersection being the north-westerly angle of said Lot 521;

THENCE north 68 degrees 51 minutes 40 seconds east along the southerly limit of Bruton Street a distance of 280.55 feet more or less to the point of commencement.

THE HEREINABOVE described lands containing by admeasurement 1.417 acres be the said more or less and being all the lands intended to be described in Instrument Number 277 for the Town of Port Hope.

SCHEDULE "B-1"

Reasons for the Designation of 44 Pine Street, North "Pinehurst"

Historical Significance:

The house was built in 1846 by Nesbitt Kirchoffer, a prominent lawyer, and later mayor of Port Hope, (1872), and derived its name from the tall pines which surrounded the property. In 1890 Seth Soper Smith, also a mayor of Port Hope (1887), and son of Elias P. Smith, manager of the Bank of Upper Canada, purchased the house for a sum of \$5,000.

Architectural Significance:

The two storey brick house sits majestically on 1.417 acres of land, is rectangular in plan and measures approximately 47' x 37'. The pattern of brick is Flemish bond, the roof is a steeply pitched gable, and has two offset brick chimneys.

Although the house has gothic characteristics it is not typical of the Gothic Revival style in Upper Canada. Rather it imitates the early Tudor Manor house which was popular in the British Isles during the 30's and 40's with the use of the decorative flying buttresses, the stepped gables containing thickly moulded windows, and the enclosed brick porch. The flying buttresses and the brick wall terrace in front of the house enhance its scale and its sense of dignity and importance.

Gothic overtones are derived from the 4-centre arched openings, from the gothic tracery in the windows, and at one time from the several finials which once adorned the gable peaks.

The front facade is divided into three bays, with a slightly projecting frontispiece in front of which is the enclosed brick porch. In each of the side bays on the ground floor is a double casement sash with gothic tracery and a quatrafoil pattern in the top two panes. On the second storey, each of the side bays contains double casement sash under the stepped gables. On the frontispiece above the brick porch is a gothic arched double casement sash. The brick porch is reinforced at the corners by attached pillars which are surmounted by finials, and is crowned by a heavy wood balustrade with gothic arched openings. On either side of the porch is a tall arched sash with brick voussoirs. The lovely front entrance contains a single-leaf, 4-panel, 4-centre arched door with thick, 4-centre arched, moulded, label surrounds. Within the vestibule is a set of panelled double doors rising to a 4-centre arch.

The south wall of the house has three double casement sash, and a bay window containing five 4-pane, gothic arched windows with two small panes above each window.

The north wall has three double casement sash, one with gothic tracery and a quatrafoil design in the upper panes.

On the rear (west) wall there are 7 double casement sash, and two entrances one with a flat head and the other with a 4-centre arch.

The principal fenestration on the front and side facades has moulded label surrounds and moulded wooden sills.

On the grounds at the rear of the house is a brick shed in the same style as the house, with a gable roof and three 4-centre point arches on the side (east) wall.

The interior of the house is notable for its many 4-centre pointed gothic arched openings, including the arch which introduces the bay window in the living room. The moulded surrounds of the bay area form attached pillars at the sides like those on the front porch. The two principal rooms of the ground floor are enhanced by deep cornices, and the panelled doors have moulded surrounds. The floors are hardwood.

The front hall is enriched by dark wood panelling and by the massive pine and oak staircase with heavy turned balusters, square-edged panelled newels topped by small gloves, and the delicate carved design along the sides of the steps.

The house has four fireplaces, two upstairs, one in the living room and a particularly fine one in the dining room.

February 28, 2025

Amer Salahuddin

Planner

Municipality of Port Hope

RE: Peer Review on Environmental Impact Study for 39 Pine Street, Port Hope

Dear Amer,

Thank you for providing NSE with an opportunity to assist the Municipality with a technical review of the Environmental Impact Study (EIS) submitted by Beacon Environmental Ltd, dated 7th January 2025, in support of a Zoning Bylaw Amendment (ZBA) for the proposed construction of a student residential dwelling. The EIS was triggered by the Municipal Tree Protection By-Law 75/2021.

To inform my review of the TOR, I have referenced the following resources:

- County of Northumberland Official Plan (November 2016)
- Municipality of Port Hope Official Plan (February 2017)
- Current and historic aerial imagery
- Provincial mapping (Land Information Ontario natural heritage mapping, aquatic resource line segment mapping, source protection mapping)
- Natural Heritage Information Centre (NHIC) species records
- Municipality of Port Hope Tree Protection By-Law 75/2021
- Ganaraska Region Conservation Authority regulated area mapping

Comments

1. The EIS has correctly noted that there are no naturel features of significance of the subject property. However, the EIS has not acknowledged that individual trees could provide roosting habitat for SAR bats, which have been identified through the SAR screening. Since the proposed development will result in the removal of trees, it is appropriate to assess these trees to determine if they have characteristics of potential roost trees. If any trees proposed for removal are identified as potential roost trees for bats, NSE recommends that the MECP be consulted through the submission of an Information Gathering Form.

NSE has recently contacted a Senior Manager of the Species at Risk (SAR) branch at the Ministry of Environment, Conservation and Parks (MECP) regarding requirements to correspond with the MECP when there are matters pertaining to SAR. In summary, here is what the Senior Manager relayed (we are working on getting written confirmation of this):

1. If there is SAR habitat that could be impacted (e.g., removal of trees where SAR bats may be roosting), the proponent (by way of their environmental consultant) needs to submit an Information Gathering Form (IGF) with all of the pertinent information for the MECP to decide if impacts can be avoided, or if an overall benefit is required under the ESA. The MECP commits to responding to the IGF with one of the following:
 - A Letter of Assurance providing direction regarding avoidance and mitigation that must be followed to avoid contravention of the ESA
 - Direction for submitting an Overall Benefit Application, in order to obtain a permit under the ESA to undertake the activity (i.e., development)
2. We also specifically asked about SAR bats, which is relevant to this application since the proposed development will require the removal of trees which may provide habitat for SAR bats. It is important to note that 3 additional species of bats were listed as endangered in Ontario as of January 27th. The MECP has stated that there is no minimum number of trees proposed for removal before which correspondence through the submission of an IGF is not required. The proponent's environmental consultant should submit an IGF when there is going to be an impact (no matter the size or number of trees) to SAR bat habitat. Of course, the MECP will take into consideration the number of trees relative to the numbers of trees and/or suitable habitat in the surrounding area to determine if they think there will be an adverse impact, and if a permit under the ESA is required. Either way, an IGF will need to be submitted to the MECP, and they will respond with either a Letter of Assurance or a requirement that an Overall Benefit Permit be obtained before the development can proceed.

It is recommended that the applicant, by way of their consultant, provide correspondence with the MECP as noted above, and that this be made a condition of site plan approval.

Please contact the undersigned if you have any questions.

Sincerely,



Sal Spitale

Principal/ Senior Ecologist
North-South Environmental Inc.

REVIEW OF ARBORIST REPORT & TREE PROTECTION PLAN

Presented to: Amer Salahuddin, Municipality of Port Hope

Project: 39 Pine St. N. – Review of Arborist Report (dated July 2, 2024) prepared by Cohen and Master Tree and Shrub Services Ltd.

Date: January 30, 2026

CIMA+ Ref.: Z0030369

1. Introduction

The Municipality of Port Hope requested that CIMA+ provide a review of the Arborist Report completed for 39 Pine St. N. in Port Hope.

The Report was reviewed by CIMA+ Staff Certified Arborists, including the report text, photographs, Tree Inventory Charts and Tree Protection Plan (TPP-1). The Report includes assessment of existing trees within and adjacent to the site. Comments from the report review are listed below.

2. Comments

1. The report is dated July 2, 2024. Note that weather events including the March 2025 ice storm may have affected the condition of some trees since the time of assessment. Tree condition should be confirmed when development proceeds.
2. The botanical name of butternut was noted as *Juglans nigra* in the Tree Regulations section of the report discussing Tree 51 and 59. The correct botanical name, *Juglans cinerea*, is noted in the tree inventory table. The report acknowledges that Provincial regulations applicable to Butternut must be followed. It is recommended that the current regulations be revisited when development plans move forward.
3. The Report was found to be comprehensive. It provides information relevant for protecting trees to be retained and making tree compensation decisions. The report clearly indicates that a Certificate of Compliance will be required from the Municipality for tree removal and injury prior to proceeding, as per By-law No., 75/2021.

3. Recommendations

It is recommended that the Arborist Report & Tree Protection Plan be accepted without revisions. If development plans are altered significantly or it is found that tree condition has changed significantly when development proceeds, the information should be updated.

Prepared and reviewed by:

Shan Tennyson, OALA, ISA Certified Arborist ON-0969A

Lisa Cullen, OALA, ISA Certified Arborist ON-0741A

REVIEW OF LANDSCAPE PLAN AND DETAILS

Presented to: Amer Salahuddin, Planner, Municipality of Port Hope

Project: 39 Pine St. N. – Review of Landscape Plan and Details (Issued for SPA #1 dated 7/16/24) prepared by MSLA (Marton Smith Landscape Architects)

Date: January 29, 2026

CIMA+ Ref.: Z0030369

1. Introduction

The Municipality of Port Hope requested that CIMA+ provide a review of the Landscape Plan and Details completed for 39 Pine St. N. in Port Hope.

Three drawings were reviewed by CIMA+ Staff certified Landscape Architect and Arborist, including sheets titled L1-01, LD-01 and LD-02 for the proposed new landscape at the site. Comments from the drawing review are listed below.

2. Comments

General Comments:

1. Coordinate with all other disciplines and clearly show proposed servicing, lighting, etc. on the landscape plan.
2. When the drawings are accepted by the municipality, add signature and date to OALA stamp.

Drawing L1-01 (Landscape Plan):

1. Show existing trees and Tree Protection Fencing around trees to be retained per the Arborist Report & Tree Protection Plan (TPP-1).
2. Add connecting lines between trees that share the same plant key.
3. Ensure the landscape plan is coordinated with the latest site plan to indicate accessible routes and access points for walkways, building entry, and the amenity area, show accessible parking spots per AODA requirements.
4. The new site design impacts and changes the existing pedestrian and traffic circulation patterns. Consider reviewing and adjusting the pedestrian circulation to ensure safety and efficiency for the entire site including around the existing school building for future use. In

particular, consider creating walkways and connections inside the site and to the sidewalk at the north and south sides of the existing school building, where driveways and parking areas are retained. Where pedestrian crossing is anticipated from the parking lot to the buildings, show a pedestrian crossing and indicate material for marking the crossing.

5. There will be a desire line from the existing asphalt parking lot to the north-east side of the existing school building through the proposed garden bed beside the new driveway entrance. Consider including a concrete walkway from the existing parking lot to the northeast side of the existing school building. Motorists and pedestrians should have visibility for vehicles using the driveway. Ensure planting at the driveway entrance bed at this corner is under 1m height, delete the AML large shrub.
6. Screen the area for waste bins from adjacent residences and from the new property with privacy fencing.
7. The proposed new green space and amenity sitting area is somewhat secluded, located behind a proposed five story building and surrounded by fencing, existing trees on adjacent properties, and proposed coniferous trees. Ensure the amenity area will have adequate visibility and consider adding lighting to address CPTED (Crime Prevention Through Environmental Design) guidelines.
8. Identify the fence material at the perimeters of the site, including whether it is existing to be retained or to be removed and replaced. Fence material should consider adequate screening for adjacent residential yards.
9. Include a reference to the drawings that indicate information for the height, width, material, and details for the proposed retaining walls and guard rail. Ensure guard rails are proposed for new retaining walls that are over 0.6m in height adjacent to walking surfaces, per the Ontario Building Code.
10. Add a note on the drawing to indicate the surface material (concrete) that the shade structure will be sitting on. For structural safety, indicate if a building permit is required for this structure and provide a specific detail for the concrete below the structure, including depth, as well as proposed slope direction (no more than 1-1.5% for seating and tables) and control joints.
11. Indicate materials to be used on the pergola detail.
12. Review and coordinate the landscape design with other disciplines. Proposed planting is in conflict with swale and catch basin locations shown on the Servicing Plan, and the proposed pergola appears to be in conflict with a proposed CBMH. Clearly label all servicing on the landscape plan.
13. Substitute the proposed Sugar Maple trees at the east property line with a smaller species. There are existing trees in adjacent residential yards, so a large canopy tree may not be appropriate for this location as they are proposed to be planted close to the residential yards. Check the Tree Protection Plan (TPP-1) from the Arborist Report and review locations of

existing adjacent trees for positioning new tree planting on the site. Ensure that proposed planting will not interfere with site drainage.

14. Substitute the Oak trees for another genus, as Oak Wilt disease is becoming more prevalent in Ontario, and new Oak tree planting is not a current recommended practice.
15. Substitute the Red Osier Dogwood planting for another species or perennials/grasses. The dogwood is a suckering species and may encroach on adjacent structures and compete with trees. Keeping a low plant profile here will also allow visibility into the site.
16. The small grass strip around the proposed parking median at the south-east corner of the existing building may not thrive due to drought and winter salt. It is recommended to remove the strip of grass and replace it with another surfacing material such as mulch or hardy dwarf daylily.
17. Show proposed lighting poles on the plan to allow coordination of tree planting locations with the proposed fixture locations. Consider including bollard lighting in the amenity area and along walking paths for safety.
18. A hose bib should be considered at several locations on site near gardens to enable watering access.

Drawing LD-01 (Landscape Details):

1. Detail 6; change the wording on note 5 to say 'control joint' instead of 'contraction joint' to match the text on the other part of the detail.
2. Detail 6, 7; the cross-slope notes 2% minimum on Detail 6, and on Detail 7 the cross-slope notes 2-4% minimum. Per AODA standards the cross-slope on a walkway should not exceed 5%, and this maximum slope should be indicated on the details. Grading should be reviewed to confirm that acceptable slopes can be achieved.
3. Plant Material Installation notes; the warranty is noted to be a one year period from acceptance. It is recommended that the warranty period be changed to two years from acceptance.
4. Detail 3; delete the reference to rodent control. It is generally not required for shrubs, and best to not add more chemicals or material to the environment than necessary. The mulch will assist with deterring rodents. Delete the reference to adding fertilizer.
5. Detail 4; delete the reference to wrapping the trunk, it is not a recommended practice and trunk wrap should only be used for protection during transport. Delete the reference to pruning 1/3 of the tree. Pruning is to be done only as required to remove dead or broken branches. Indicate material and installation method for wire mesh around the trunk for rodent protection, or consider a plastic rodent guard instead that can be easily removed when the tree is established. Add a note to indicate that mulch must be kept away from tree trunk by 50 to 100mm. Add a note for minimum width to dig the tree pit outside of tree root ball

diameter. Delete the reference to adding fertilizer, fertilizer is not required as a standard practice for newly planted trees; unless an issue has been identified by soil testing, the planting mix will provide the nutrients needed while the tree is establishing. Show the root ball on the detail as higher, it should be just below the mulch, the current detail shows an incorrect height of top of root ball in relation to ground surface. Recommend changing the staking method to be more environmentally friendly - use wood stakes and Arbor tie cloth which can decompose if not removed in a timely manner, or equivalent, instead of metal stakes and wire wrap.

6. Detail 5; Add a note to indicate that mulch must be kept away from tree trunk by 50 to 100mm. Add a note for minimum width to dig the tree pit outside of tree root ball diameter. Delete the reference to adding fertilizer, fertilizer is not required as a standard practice for newly planted trees; unless an issue has been identified by soil testing, the planting mix will provide the nutrients needed while the tree is establishing. Show the root ball on the detail as higher, it should be just below the mulch, the current detail shows incorrect height of the top of the root ball in relation to ground surface. Recommend changing the staking method to be more environmentally friendly - use wood stakes and Arbor tie cloth which can decompose if not removed in a timely manner, or equivalent, instead of metal stakes and wire wrap.

Drawing LD-02 (Landscape Details):

1. Detail 9; include a course of granular material below the full length of concrete material for the Seat Wall so the concrete is not in direct contact with the soil to avoid moisture-related damage and assist in drainage away from the structure.
2. Provide a detail for the Tree Protection Fence or refer to the detail provided on the Tree Protection Plan.

3. Recommendations

It is recommended that the Landscape Plan and Details be revised and resubmitted, to address the enclosed comments and to ensure coordination with other components of the Site Plan Application, particularly the site plan, grading and servicing plans.

Prepared and Reviewed by:

Shan Tennyson, OALA, ISA Certified Arborist

Lisa Cullen, OALA, ISA Certified Arborist

Peter Brocks, M.L.Arch

Municipality of Port Hope
5 Mill Street South
Port Hope, Ontario L1A 2S6

January 21, 2026

Project #26R100

Attn: Amer Salahuddin, Planner I, Development Services (asalahuddin@porthope.ca)

Re: Geotechnical Peer Review of Fisher Engineering Limited Report
Proposed Dormitory Building
39 Pine Street North, Municipality of Port Hope, Ontario

Introduction

Redstone Engineering Inc (Redstone) is pleased to present this letter to the Municipality of Port Hope (MPH, the Client) as per Redstone's proposal P1449 dated January 8 2026. As requested this letter summarizes the results of Redstone's geotechnical peer review of a report prepared by Fisher Engineering Limited (Fisher), titled "*Geotechnical Investigation – Proposed Dormitory Building – 39 Pine Street North, Port Hope, Ontario*", addressed to 2640573 Ontario Corp., dated September 29 2023, and referring to Fisher's Project No. FG 23-13246 (this report is herein referred to as the **Geotech Report**). The **Geotech Report** is focused on Fisher's geotechnical results, commentary and recommendations for the proposed site development, and also refers to a hydrogeological investigation performed by Fisher in conjunction with their geotechnical investigation (see further details below regarding Fisher's hydrogeological report).

By way of email dated January 8 2026, MPH provided Redstone a link to documents that included the following:

- a set of drawings (6 pages) by Wang Architects Inc (Wang) with main header "School Dormitory Building – 39 Pine Street North, Port Hope, Ontario", dated August 2022 with most-recent "Reissued for SPA" date of 2025-04-02, and including the following sheets:
 - o "Floor Plans", Drawing No. A2;
 - o "Elevations", Drawing No. A3;
 - o "Building Section", Drawing No. A4 (herein referred to as the **Building Section**); and
 - o "3D Views", Drawings No. A5, A6, A7.
- Fisher's **Geotech Report** (dated September 29 2023);
- a set of drawings (5 pages) by WPE Engineering Limited (WPE) with main header "Proposed School Dormitory Building – 39 Pine St N Port Hope, ON L1A 3G5", dated 2023-10-04 or 2023-10-06, and including the following sheets:
 - o "Grading Plan", Drawing No. C-01, "Issued for SPA" dated 2024-04-12 (herein referred to as the **Grading Plan**);
 - o "Servicing Plan", Drawing No. C-02, "Issued for SPA" dated 2024-04-12 (herein referred to as the **Servicing Plan**);
 - o "Standard Drawing & Details", Drawings No. C-03 and C-04, "Issued for SPA" dated 2024-04-12; and
 - o "San & Stm Profile & Standard Details", Drawing No. C-05, "Updated As Per Site Plan" dated 2024-04-12 (herein referred to as the **Servicing Profile**).
- a Fisher report titled "Hydrogeological Investigation – Proposed Dormitory Building – 39 Pine Street North, Port Hope, Ontario, L1A 3G5", addressed to 2640573 Ontario Corp., dated February 10 2024, and referring to Fisher's Project No. FH23-13247_V1 (herein referred to as the **Hydrogeo Report**); and
- Martindale Planning Services (MPS) letter titled "Rezoning Application – Globe Cambridge High School – 39 Pine St N., Port Hope", dated January 6 2026 (herein referred to as the **Cover Letter**).

Drawing on the above-noted information, this peer review has been conducted on the **Geotech Report**, also considering supporting information of relevance available in the **Hydrogeo Report**.

The **Geotech Report** provides Fisher's understanding of the project (5-storey building with basement area and associated paved driveway/parking areas) and geotechnical summary of the ground conditions encountered in their boreholes and monitoring wells, with a corresponding discussion and provides geotechnical recommendations in support of the design and construction of various elements of the proposed dormitory building and associated aspects including:

- general site preparation, frost penetration, excavating, backfill and compaction;
- through reference to their **Hydrogeo Report**; construction dewatering and long-term drainage of the proposed building;
- earthquake design considerations;
- foundations and floor slabs for the proposed building;
- lateral earth pressures for basement walls;
- sulphate testing; and
- design and construction of pavement areas.

It is noted that Section 2 of the **Geotech Report** states that "design details such as type of structure, anticipated footing type/depths, finished ground/basement floor levels, finished grades etc. were not available at the time of the investigation." A similar statement is in the **Geotech Report's** Section 7.1.

Comments

The **Geotech Report** summarizes field and lab programs that have been performed in general accordance with geotechnical industry practice, and contains a thorough discussion of the site's geotechnical conditions. The **Geotech Report** makes reference to the **Hydrogeo Report** which contains more detailed groundwater data and recommendations regarding construction dewatering, permanent dewatering, dewatering influence zone, and hydrogeological impact with commentary regarding "groundwater induced settlement".

Based on Redstone's peer review of the **Geotech Report** (and considering the other documents noted), the following comments are provided from a geotechnical perspective.

1. Section 2.0 (Site and Project Description):
 - a. this section (as well as Section 7.1) states that "design details such as type of structure, anticipated footing type/depths, finished ground/basement floor levels, finished grades etc. were not available at the time of the investigation." Redstone notes that such information appears to now be available including by way of the **Building Section** and **Grading Plan**. It is recommended that Fisher be asked to review these and any/all further design documents available, and update their **Geotech Report** based on such information.
2. Section 6, Table 2 (Groundwater Depths and Elevations):
 - a. the groundwater elevations shown in the far-right column (under "22-Sep-23") appear to be miscalculated. It is recommended that Fisher review these values and update this Table as needed. (Note that correct values appear in Table 2 of the **Hydrogeo Report**).
3. Additional considerations:
 - a. based on details available in the **Servicing Plan** and **Servicing Profile** drawings, it appears that utility services will be installed as part of this project. It is recommended that Fisher's **Geotech Report** be updated to include recommendations for installation of these services (bedding and backfill) considering their proposed grades;
 - b. while the **Geotech Report** is silent on proposed grades, it is noted that the **Hydrogeo Report** references a Finished Floor Elevation (FFE) of 103.70m elev, and a top of basement slab (TOS) depth of 3.05m below the FFE (corresponding to 100.65m elev). However, based on the **Building Section** drawing, it appears there may be a smaller basement level with a TOS that is deeper (possibly at or near 99.25m elev). Noting the **Hydrogeo Report's**

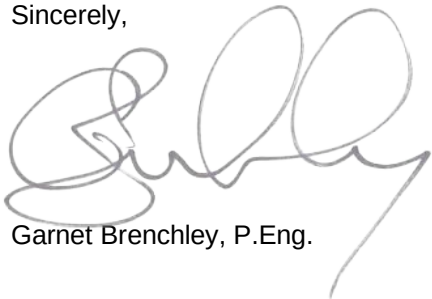
- assumption that footings would be located at depths of 1.2m below basement TOS, these footings would therefore be at $99.25\text{m} - 1.20\text{m} = 98.05\text{m}$ elev. It is recommended Fisher confirm these details, and if necessary, update their recommendations including construction dewatering model, its associated rates, and resulting commentary.
- c. groundwater monitoring wells were installed by Fisher as part of their fieldwork. It is recommended that Fisher's **Geotech Report** (and/or **Hydrogeo Report**) be updated to include recommendations regarding decommissioning of these monitoring wells.

Closure

It is a condition of this letter that Redstone's performance of its professional services is subject to the attached Statement of Limitations and Conditions.

I trust that the information and commentary in this Peer Review letter is complete and adequate for your consideration. Should questions arise regarding any aspect of this letter, please contact Redstone's office.

Sincerely,



Garnet Brenchley, P.Eng.

Encl: Statement of Limitations and Conditions (1pg)

STATEMENT OF LIMITATIONS AND CONDITIONS

1. STANDARD OF CARE: This Report has been prepared in accordance with generally accepted engineering or environmental consulting practices in the applicable jurisdiction. No other warranty, expressed or implied, is intended or made.

2. COMPLETE REPORT: All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report, which is of a summary nature and is not intended to stand alone without reference to the instructions given to Redstone by the Client, communications between Redstone and the Client, and any other reports, proposals or documents prepared by Redstone for the Client relative to the specific site described herein, all of which together constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. REDSTONE IS NOT RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF REPORT: The Report has been prepared for the specific site, development, design objectives and purposes that were described to Redstone by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the Report, subject to the limitations provided herein, are only valid to the extent that the Report expressly addresses proposed development, design objectives and purposes, and then only to the extent that there has been no material alteration to or variation from any of the said descriptions provided to Redstone, unless Redstone is specifically requested by the Client to review and revise the Report in light of such alteration or variation. This Peer Review report only address geotechnical components of the reviewed Geotechnical Report. It does not address other project aspects including (but not limited to) hydrogeological and/or environmental. Fisher Engineering Limited is the proponent's geotechnical engineering consultant of record for this project. This peer review does not change that, and Redstone does not become part of the design or study team as a result of this Peer Review. Redstone will not be liable for any aspects related to peer reviewing the Geotechnical Report – the proponent's geotechnical engineering consultant of record will maintain full responsibility and liability for all geotechnical aspects of this project.

4. USE OF THE REPORT: The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT REDSTONE'S WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS REDSTONE MAY EXPRESSLY APPROVE. Ownership in and copyright for the contents of the Report belong to Redstone. Any use which a third party makes of the Report, is the sole responsibility of such third party. Redstone accepts no responsibility whatsoever for damages suffered by any third party resulting from use of the Report without Redstone's express written permission.

5. INTERPRETATION OF THE REPORT:

a) Nature and Exactness of Soil and Contaminant Description: Classification and identification of soils, rocks, geological units, contaminant materials and quantities have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature. Comprehensive sampling and testing programs implemented with the appropriate equipment by experienced personnel may fail to locate some conditions. All investigations utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarizing such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and the Client and all other persons making use of such documents or records with our express written consent should be aware of this risk and the Report is delivered subject to the express condition that such risk is accepted by the Client and such other persons. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. If special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

b) Reliance on Provided Information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to Redstone. Redstone has relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, Redstone does not accept responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of the Client or other persons providing information relied on by Redstone. Redstone is entitled to rely on such representations, information and instructions and is not required to carry out investigations to determine the truth or accuracy of such representations, information and instructions.

c) Design Services: this letter summarizes Redstone's peer review. The project's proponent must rely on their geotechnical engineer of record for all geotechnical design considerations. Redstone is not responsible for, or in any way liable for, design services related to this project.

d) Construction Services: this letter summarizes Redstone's peer review. The project's proponent must rely on their geotechnical engineer of record for all geotechnical field reviews during construction. Redstone is not responsible for or in any way liable for field reviews during this project's construction.

6. RELEASE OF POLLUTANTS OR HAZARDOUS SUBSTANCES: Geotechnical engineering and environmental consulting projects often have the potential to encounter pollutants or hazardous substances and the potential to cause the escape, release or dispersal of those substances. Redstone shall have no liability to the Client under any circumstances, for the escape, release or dispersal of pollutants or hazardous substances, unless such pollutants or hazardous substances have been specifically and accurately identified to Redstone by the Client prior to the commencement of Redstone's professional services.

7. INDEPENDENT JUDGEMENTS OF CLIENT: The information, interpretations and conclusions in the Report are based on Redstone's interpretation of conditions revealed through limited investigation conducted within a defined scope of services. Redstone does not accept responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report. This restriction of liability includes but is not limited to decisions made to develop, purchase or sell land.

From: [David Abramczuk](#)
To: [Amer Salahuddin](#); [Mike van den Broek](#); [Jason Williams](#); [Ken Thajer](#); [Joanne May](#); [lbenson@grca.on.ca](#); [North County Planning](#); [erin.bone@cnl.ca](#); [php-mph@cnl.ca](#); [tfarquharson@phps.on.ca](#); [Bell](#); [circulations@wsp.com](#); [Chris.Wilson@canadapost.ca](#); [Shrishma Davé](#); [Lee Parkin](#); [Julia Snoek](#); [Lauren Wingham-Smith](#); [Adam Taggart](#); [Development Applications](#); [Dave Watson](#); [Ryan Furniss](#); ["ONTUGLLandsINQ@uniongas.com"](#); [jeannette_thompson@kprdsb.ca](#); [kevhickey@pvnccdsb.on.ca](#); [planification@cscmonavenir.ca](#); [executivevp.lawanddevelopment@opg.com](#); [Julie Kapyrka](#)
Cc: [Theodhora Merepeza](#)
Subject: Re: Circulation - ZB02-24 -39 Pine Street North
Date: Friday, January 16, 2026 11:53:03 AM
Attachments: [Outlook-Municipali](#)

Hi Amer,

Please note the following:

- no building matrix provided at this point which limits Building Services ability to comment on OBC site requirements,
- building height is stated as 19 m creating a potential for this building meet the requirements of high buildings[2024 OBC 3.2.6.],
- fire access route required to be located within 15 m of not less than 25% of building perimeter [2024 OBC 3.2.2.10.], and have a minimum turning radius of 12 m measured to the centerline [2024 OBC 3.2.5.6.],
- water table appears to be within 1.6 m of the proposed u/s of footing, this should be noted by the structural engineer in there design,
- the existing geological report quotes the 2012 Code and is required to be revisited to for compliance with the 2024 Code.

Kind regards,

David Abramczuk

Chief Building Official

Municipality of Port Hope

Development Services

Development Team Office

5 Mill St S, Port Hope, ON, L1A 2S6

t. 905-885-2431 x.2508

e. dabramczuk@porthope.ca | porthope.ca



From: [Ken Thajer](#)
To: [Amer Salahuddin](#)
Cc: [Joanne May](#); [Mike van den Broek](#); [Mandy Kort](#)
Subject: Circulation - ZB02-24 -39 Pine Street North
Date: Wednesday, January 14, 2026 10:29:55 AM
Attachments: [image002.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: ZB02-24
39 Pine St
Municipality of Port Hope

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a rezoning application proposing a five storey student residence and associated parking on the school property at 39 Pine St. GRCA has reviewed a Preliminary Functional Servicing and Stormwater Management Report (WPE Engineering – 24/06/24). Based on the information provided, GRCA offers the following comments.

GRCA has no objection to the approval of the rezoning. However, some items should be addressed at the Site Plan stage. These items are included below:

-

1. The site is not regulated by the GRCA. No permit will be required from the Authority to undertake work on this site.
2. GRCA undertakes review of stormwater management. The Preliminary FSSM Report is generally acceptable. At Site Plan stage, some modifications/additional details to the Report must be addressed, specifically:
 - Sect. 1.4- first and second bullets should be “water quantity”, not “water quality”.
 - Appendix A- permeable pavers must have a runoff coefficient of 0.9 since they are rarely maintained and clog very quickly, especially with winter sand.
 - Page A-03- the Allowable Release Rate is the 5 year event, not the 2 year.
 - 100 year ponding at the catch basins must be shown, particularly where the CB is close to a property line. No ponding will be permitted on adjacent property.
3. Sect. 4.2- the runoff from the site will be controlled and outleted to the North St. storm sewer at a maximum of 86.35 l/sec which is 8.43% of full capacity. This does not necessarily mean that the storm sewer currently has that capacity. However, in the absence of known flows in the storm sewer, GRCA can be satisfied in allowing the controlled five year flows provided that this is acceptable to the Municipality.

Should you have any questions, please contact me.

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



MUNICIPALITY OF

PORT HOPE

WORKS & ENGINEERING

To: Amer Salahuddin

Topic: 39 Pine Street North

From: Matthew Belton

Date: 2nd Feb 2026

Road Allowance

The proposed driveway onto North Street requires reconstruction of the sidewalk. This sidewalk must be designed as a reinforced sidewalk/driveway to accommodate the heavy movements of garbage trucks. The sidewalk surface needs to be 1.8 meters wide to comply with AODA requirements. Additionally, note that the proposed truck movements on North Street occur in a one-way street area. Please consider that entry and exit cannot occur in the same direction, in this regard please complete a Traffic Brief/Study.

Sanitary

Please ensure that any connections to municipal property conform to the “Design Criteria for Sanitary Sewers, Storm Sewers, and Force mains for Alterations Authorized under an Environmental Compliance Approval.” The latest version can be found on the Ontario website.

Storm Water

Ensure that any connections to municipal property conform to the “Design Criteria for Sanitary Sewers, Storm Sewers, and Force mains for Alterations Authorized under an Environmental Compliance Approval.” The latest version is available on the Ontario website. Additionally, a maintenance hole is required for the connection to the municipal storm main.

ALDERVILLE FIRST NATION



11696 Second Line Road
Roseneath, Ontario K0K 2X0
Phone: (905) 352-2011
Fax: (905) 352-3242
www.alderville.ca

Chief: Taynar Simpson
Councillor: Lisa McDonald
Councillor: Jason Marsden
Councillor: Amber Crowe
Councillor: Kassie McKeown
Councillor: Joanne Smoke

VIA E-MAIL

January 14, 2026

Amer Salahuddin
Planner I
Municipality of Port Hope
56 Queen Street
Port Hope, On. L1A 3Z9
asalahuddin@porthope.ca
905-885-2431 ext. 2515

Dear Amer Salahuddin,

RE: Zoning By-law Amendment Application (ZB02-2024) 39 Pine Street North, Municipality of Port Hope

I would like to acknowledge receipt of your correspondence, which was received January 8th, 2025, regarding the above noted project.

As you may be aware, the area in which this project is proposed is situated within the Traditional and Treaty Territory of Alderville First Nation. Our First Nation's Territory is incorporated within the Williams Treaties Territory and was the subject of a claim under Canada's Specific Claims Policy, which has now been settled. All 7 First Nations within the Williams Treaties have had their harvesting rights legally re-affirmed and recognized through this settlement (2018).

In addition to Aboriginal title, Alderville First Nation rights in its Reserve and Traditional Territory and/or Treaty Territory include rights to hunt, fish and trap, to harvest plants for food and medicine, to protect and honour burial sites and other significant sites, to sustain and strengthen its spiritual and cultural connection to the land, to protect the Environment that supports its survival, to govern itself, sustain itself and prosper including deriving revenues from its lands and resources, and to participate in all governance and operational decisions about how the land and resources will be managed, used and protected.

Alderville First Nation is requiring a File Fee for this project in the amount of \$300.00. This Fee includes administration, an initial meeting, project updates as well as review of standard material and project overviews. Depending on the number of documents to be reviewed by the Consultation Department, additional fees may apply. **Please make this payment to Alderville First Nation and please indicate the project name on the cheque.**

Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.

If you do not have a copy of Alderville First Nation's Consultation Protocol, it is available at: alderville.ca/wp-content/uploads/2017/02/AFNProtocol2.pdf. Please note that the mapping in this document needs updating to reflect the Williams Treaties First Nations Settlement Agreement 2018.

In order to assist us in providing you with timely input, please provide us with a Notice of Request to Consult containing relevant information and material facts in sufficient form and detail to assist Alderville First Nation to understand the matter in order to prepare a meaningful response. Guidance for giving notice can be found on pages 11-12 of our Consultation Protocol. Based on the information that you have provided us with respect to the notice of **Zoning By-law Amendment Application (ZB02-2024)**

39 Pine Street North, Municipality of Port Hope, Alderville First Nation may require a mutual agreement to establish a special consultation process for this project. After the information is reviewed it is expected that you or a representative will be in contact to discuss this matter in more detail and possibly set up a date and time to meet with Alderville First Nation in person or virtually.

Although we have not conducted exhaustive research nor do we have the resources to do so, there may be the presence of burial or archaeological sites in your proposed project area. Please note, that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains, or other such evidence of a native burial site or any other archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately.

Furthermore, Alderville First Nation also has available, trained Archaeological Liaisons who can actively participate in the archaeological assessment process as a member of a field crew, the cost of which shall be borne by the proponent. Alderville First Nation expects engagement at Stage 1 of an archaeological assessment, so that we may include Indigenous Knowledge of the land in the process. We insist that at least one of our Archaeological Liaisons be involved in any Stage 2-4 assessments, including test pitting, and/or pedestrian surveys, to full excavation.

Although we may not always have representation at all stakeholders' and rights holders' meetings, it is our wish to be kept apprised throughout all phases of this project.

Should you have further questions or if you wish to hire a Liaison for a project, please feel free to contact Julie Kapyrka, Consultation Manager, at 905-352-2662 or via email at jkapyrka@alderville.ca.

Yours sincerely,



Chief Taynar Simpson
Alderville First Nation

Proudly working together to build a prosperous and healthy environment that promotes independence, honours and respects our values, and enhances our way of life.



Canadian Nuclear Laboratories | Laboratoires Nucléaires Canadiens

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2185.P10.7

The Municipality of Port Hope
5 Mill Street South
Port Hope, ON
L1A 2S6

KS-26-008
2026-01-14

39 Pine Street North, Port Hope, Ontario Zoning By-Law Amendment Application

Canadian Nuclear Laboratories (CNL) submits the following response to the above noted application submitted to CNL for comment on 2026 January 8.

It is recommended that excavated soil and non-granular material be monitored for above background levels of gamma radiation if demolition, construction or excavation activities or landscaping activities are being conducted that will involve the movement of material on or off the property because low-level radioactive waste has been identified on the site. In association with the Construction Monitoring Program (CMP), CNL may be contacted for radiological monitoring services at (905) 885-0291. These services, which include storage of low-level radioactive material, are provided by CNL at no cost to the property owner.

It is also recommended that CNL be advised of any fill soil brought to the property, so that radiological monitoring of this material may be performed. This does not apply to granular material.

If you have any questions regarding the above comments or require additional information, please contact CNL at (905) 885-0291.

Sincerely,

Kayla Shefer, Characterization Oversight
Historic Waste Program Management Office
Canadian Nuclear Laboratories

Attach. Construction Monitoring Program Fact Sheet

Historic Waste Program
Management Office
25 Henderson Street
Port Hope, Ontario
Canada L1A 0C6
Tel. (905) 885-0291
Fax (905) 885-9344



Construction Monitoring Program

What is the Construction Monitoring Program?

Canadian Nuclear Laboratories (CNL) is responsible for providing Construction Monitoring Program (CMP) services in Port Hope, Ontario.

Through the CMP, which has been in effect since the 1980s, CNL technical staff from the Historic Waste Program Management Office in Port Hope monitor excavations that are part of industrial, commercial or residential projects for the presence of historic low-level radioactive waste (LLRW).

If material contaminated with historic LLRW is detected in the area of development, CNL will remove it safely and quickly by collecting, transporting and storing the contaminated soil or building materials at no cost to the property owner.



Who should use CMP?

Anyone undertaking a construction project - large or small, public or private - in urban Port Hope may use and benefit from the CMP. Individuals, builders, developers, utility companies and the Municipality of Port Hope have access to CMP services.



Projects requiring a building permit are automatically referred by the Municipality of Port Hope's Planning and Development Services office to CNL for CMP services. Those undertaking work that does not require a building permit may also access CMP services directly.

Example of projects that have used CMP services include:

- Excavations for garages, outbuildings, additions, decks, foundation repair
- Utility (gas, water, sanitary, or power) installation or repair
- Installation of swimming pools and driveways, and other landscaping projects

CMP services are required for demolition work and may also be required for renovations where waste building materials are generated.

If you're unsure if your project will require CMP services, contact CNL and staff will advise you.

What are the steps involved in the CMP process?

Step 1 – An applicant initiates a CMP site investigation by either applying for a municipal construction permit or contacting CNL directly.



Step 2 – CNL conducts a site investigation and preliminary radiological monitoring to determine if additional monitoring of the excavation, demolition or development is required.



Step 3 – CNL advises the applicant or the municipal building office if additional monitoring is required.



Step 4 – CNL provides additional monitoring services, if required, for the applicant's project and safely removes any material contaminated with historic LLRW and transport it to a licensed storage facility.

Who benefits from CMP?

Everyone – property owners, residents, the community.

By notifying CNL of any construction or excavation projects, you help prevent the spread of contaminated materials.

For more information about the Construction Monitoring Program, please CNL at:

Historic Waste Program Management Office

25 Henderson Street, Port Hope, ON L1A 0C6 • 905.885.0291 • nationalprograms@cnl.ca

Visit our website at www.phai.ca/phai/national-programs/



Canadian Nuclear
Laboratories

Laboratoires Nucléaires
Canadiens



Municipality of Port Hope
5 Mill Street South
Port Hope, ON
L1A 2S6

Date: 2026-01-12

Attn.: Amer Salahuddin, Planner I

RE: Site/Development Application File # ZB02-24
Martindale Planning Services obo 2640573 Ontario Corp.
39 Pine Street North, Port Hope

EE ref.: 2026DA011202

Further to the referenced File # ZB02-24, subject to the caveats set out in this letter, Elexicon Energy Inc. has no objection to the proposed Site Plan Application to permit one (1) five-storey student dormitory building containing a total of twenty-eight (28) rooms on the southern portion of the subject lands.

For a high-level overview of capacity availability within the respective area, we strongly recommend that the applicant or its authorized representative refer to the following link :

<https://elexiconenergy.com/contractors-developers/resources/distribution-system-capacity-map#>

The applicant or its authorized representative shall consult with Elexicon Energy Inc. concerning the availability of supply voltage, service location, metering, costs and any other details. These requirements are separate from and in addition to those of the ESA. Elexicon Energy Inc. will confirm the characteristics of the available electrical supply and will designate the location of the supply point to the applicant. Elexicon Energy Inc. will also identify the costs that the applicant will be responsible for.

In some cases, an expansion of Elexicon's distribution system (as such term is defined in the Distribution System Code issued by the Ontario Energy Board) will be required in order to be able to connect the customer to Elexicon's distribution system. When an expansion is necessary, the Distribution System Code requires that a distributor perform an economic evaluation to determine if the future revenue from the customer(s) will pay for the capital cost and on-going maintenance costs of the expansion project. If a shortfall between the present value of the projected costs and revenues is calculated, the distributor may propose to collect all or a portion of that amount from the customer(s). The evaluation is basically a discounted cash flow calculation that brings all costs and revenues to their net present values. This model, in general, follows the methodology, the set of common elements and related assumptions provided in Appendix B of the Distribution System Code. Elexicon will provide an Offer to Connect once an official request for electric services is received.

The applicant or its authorized representative shall apply for new or upgraded electric services and temporary power service in writing. The applicant is required to provide Elexicon Energy Inc. with sufficient lead-time in order to ensure:

elexiconenergy.com

Office T (905) 427-9870 T 1 (888) 445-2881 F (905) 619-0210

Customer Care T (905) 420-8440 T 1 (888) 420-0070 F (905) 837-7861

55 Taunton Rd. E.

Ajax, ON L1T 3V3
Page 148 of 228



- a) The timely provision of supply to new and upgraded premises; and/or
- b) The availability of adequate capacity for additional loads to be connected in the existing premises

For all future applications and related correspondences kindly forward digital copies to:
DevelopmentApplications@elexiconenergy.com

Please note that the conditions and statements set out in this letter are subject to change at Elexicon's sole and absolute discretion based on future demand, supply availability, and other relevant factors existing at the time of a customer's application.

Yours truly,
Elexicon Energy Inc.

Usman Khan P.Eng., M.Eng.
Supervisor, Load Forecasting & Stations Planning

From: [Peter Downs](#)
To: [Amer Salahuddin](#)
Cc: [Adam Taggart](#)
Subject: RE: Circulation - ZB02-24 -39 Pine Street North
Date: Friday, January 23, 2026 1:48:46 PM
Attachments: [image002.png](#)

Hi Amer,

Please note the following:

- The proposal states that the sewer lateral from the new building is to be 6 inch in diameter and will tie into a newly proposed Maintenance Hole (MH) structure that is part of the sanitary system with a main that is 10 inches. However, the lateral appears to be tied into a newly proposed MH that appears by the drawings to be tied into the main downstream (or east) of existing MH #21 (SMH0021) (asset ID 11510). The sanitary system in this area, according to our records, appears to be only have a main size of 8 inches, not 10 inches. Also, the use of a 6-inch lateral also might need to be revisited, and an 8-inch lateral might be more suited for this building considering the amenities it will have including a kitchen, cafeteria, laundry room, showers etc.) all servicing 80 people.
- The flow from a new building that will accommodate 80 people (with a kitchen, cafeteria, and laundry room, showers etc.) is significant especially if it ties into a main that is only 8 inches in size and already has multiple feeder mains that tie into it. Pine street North, Bruton street, Bruton Lane, Brown Street, and Seymour Street all feed to the North Street main which feeds Cavan street. The flow on Cavan Street is substantial, in part because of the flow that enters it from the North street main (which has the multiple mains mentioned feeding into it). The Proposal cites the use of the Harmon Equation to estimate the added flow to the system, which is the standard approach, however, in the field ,the North street main already has significant flow and that flow then feeds the Cavan street main which definitely has a substantial amount of flow already. A more in-depth flow study may be helpful in determining the future impact of this proposed building on the existing infrastructure.

●
Peter Downs, B.Sc.
Supervisor, Wastewater
Municipality of Port Hope

Environmental Services, Wastewater Division
Office Location Name: Wastewater Treatment Plant, 100 Lake St.

From: [Kris Gillis](#)
To: [Amer Salahuddin](#); [Mike van den Broek](#); [Jason Williams](#); [tfarquharson@phps.on.ca](#); [Bell](#); [circulations@wsp.com](#); [Shrishma Dave](#); [Lee Parkin](#); [Julia Snoek](#); [Lauren Wingham-Smith](#); [Adam Taggart](#); [Dave Watson](#); [Ryan Furniss](#); ["ONTUGLLandsINQ@uniongas.com"](#); [jeannette_thompson@kprdsb.ca](#); [kevhickey@pvnccdsb.on.ca](#); [planification@cscmonavenir.ca](#); [executivevp.lawanddevelopment@opg.com](#); [Julie Kapvrka](#)
Cc: [Theodhora Merepeza](#)
Subject: Re: Circulation - ZB02-24 -39 Pine Street North
Date: Friday, January 23, 2026 3:13:06 PM
Attachments: [Outlook-huxz105k.png](#)

Hi Amer,

Thanks for the information - Just one comment to consider as Dave Abramczuk has addressed a majority of my concerns.

Please See below notes:

Building Height - Fire Protection System Water Supply

The submitted plans indicate that the proposed building has a building height exceeding 18 m (approximately 19 m). As a result, the building meets the criteria of a high building and triggers the additional fire protection requirements of 3.2.6 of the Ontario Building Code.

At this stage of the development review, the available use of the municipal water supply should be considered. Under OBC 3.2.6, a high building is required to have a water supply capable of supporting simultaneous operation of the automatic sprinkler system and the standpipe system. While the Building Code does not prescribe a single fixed fire flow rate, the available water supply should be capable of supporting an additional fire protection demand in the order of approximately 2,000–2,200 L/min, to accommodate combined firefighting (standpipe) and sprinkler system requirements.

Thanks,



Kris Gillis
Chief Fire Prevention Officer
Municipality of Port Hope
FIRE AND EMERGENCY SERVICES
245 Ontario Street, Port Hope ON, L1A 2V9
T: 905-885-3627 C: 289-215-2148
kgillis@porthope.ca | porthopefire.ca | porthope.ca

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From: Amer Salahuddin <ASalahuddin@porthope.ca>
Sent: Friday, January 23, 2026 10:18 AM



January 23, 2026

(Sent by Electronic Mail)

Amer Salahuddin
Planner I
Municipality of Port Hope
56 Queen Street
Port Hope, ON L1A 3Z9

RE: County Review of Zoning By-law Amendment Application Z02-2024

Applicant: 2640573 Ontario Inc. c/o Martindale Planning Services

Location: 39 Pine Street North
(Part of Lot 6, Concession 1)

Municipality: Municipality of Port Hope

This letter is in response to a request for comments on the circulation of the above-noted zoning by-law amendment application at 39 Pine Street North in urban Port Hope. We have completed our review and offer the following comments with respect to the applicable County and Provincial land use policies, other Provincial and County interests, and County services.

Purpose

The purpose of the zoning by-law amendment application is to facilitate the construction of a 5-storey, 28-room dormitory to accommodate 80 international students at the private high school on the subject property, Globe Cambridge High School.

The subject lands are proposed to be rezoned from the Urban Institutional (IU) Zone to a Site Specific Urban Institutional (IU-156) Zone to permit the proposed dormitory.

County and Provincial Land Use Policies

Northumberland County Official Plan

The Northumberland County Official Plan (County OP) designates the subject lands as "Urban Area" within the built boundary of Port Hope.

The general land use objectives for residential uses within "Urban Areas" encourage municipalities to provide a range of housing types to accommodate diverse needs, and various social and economic backgrounds. The County OP also encourages residential intensification in existing neighbourhoods to maximize the use of infrastructure and minimize the amount of land required for new development. A high standard of urban design is also encouraged.

Zoning By-law Amendment Application – Z02-2024

Policy C1.7 of the County OP states that the scale and location of new development in the downtown or main street areas identified in local Official Plans should maintain and/or enhance the existing character of these areas. This will be accomplished by encouraging the development of diverse, compatible land uses in close proximity to each other and the preservation and enhancement of the cultural heritage resources that exist in these areas.

Furthermore, Policy D3.5 states that the County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands. Development and site alteration shall not be permitted on adjacent lands to protected heritage properties except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.

The proposed development will provide a specialized housing typology to support international students and promotes intensification of existing properties within Port Hope's urban boundary, which utilizes existing infrastructure and minimizes the amount of land required for new development.

As such, the proposed development generally appears to conform to the County OP, provided that it does not create adverse impacts on the designated built heritage feature on site (i.e., the existing high school).

Provincial Policy Statement (PPS)

The PPS focuses growth and development to settlement areas and states that healthy, livable and safe communities are sustained by promoting efficient and orderly development patterns. Efficient land use patterns support the financial well-being of municipalities over the long term by optimizing existing infrastructure. The PPS states that a range and mix of various residential housing options and densities should be provided for to meet the long-term needs of a growing population.

The PPS also states that planning authorities shall not permit development and site alteration on adjacent lands to a protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

The development proposes to accommodate up to 80 international students on a developed property within Port Hope's urban area, which has municipal sewage and water services. If the development can proceed without negatively impacting the protected heritage property on site, it appears that this application is consistent with the PPS.

Zoning By-law Amendment Application – Z02-2024**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. Applicable matters of Provincial and County interest are identified and discussed in detail below.

Archaeological Site Assessment

The results of the background study for the Stage 1 Archaeological Assessment prepared by WSP Group, dated May 6, 2024, found that potential existed for pre-contact and Euro-Canadian archaeological resources on site. The area east and west of the high school is believed to contain remnants of the historical Union School and associated privies. As such these areas are recommended to undergo Stage 2 mechanical test trenching.

County Planning has no concerns with the Stage 1 findings and recommendations. The Municipality should satisfy itself with the conclusions of the Stage 2 report. We recommend that the Municipality obtain an acknowledgement letter from the Ministry of Citizenship and Multiculturalism (MCM) indicating that the archeological report was completed, filed, and added to its registry in accordance with the *Ontario Heritage Act*.

Environmental Site Assessment

The author of the Soil, Groundwater and Methane Investigation prepared by Fisher Engineering, dated October 31, 2023, states that the report is a Phase 2 Environmental Site Assessment (ESA). The Municipality requested that this investigation be completed due to the proximity of the Highland Drive Landfill, which is within 500 metres of the subject property. The report concludes that no soil, groundwater or methane exceedances were discovered on the subject lands. The Municipality should satisfy itself with the findings of this report and ensure that the report was prepared in accordance with Ontario Regulation 153/04 (O. Reg. 153/04).

It should be noted that, in accordance with O. Reg. 153/04, an ESA report(s) stale dates after 18 months. Prior to final approval of this development, the Qualified Professional (QP) should prepare an update to the report to ensure that there have not been any changes to site conditions.

Environmental Impact Study

The scoped Environmental Impact Study (EIS) prepared by Beacon Environmental, dated January 7, 2025, concludes that there are no natural heritages or areas on the subject property, with the exception of one (1) butternut tree, which currently experiences protection as an endangered and threatened species in Ontario. As the butternut tree is proposed to be removed to facilitate the proposed development, and the *Endangered Species Act* and associated regulations are in the process of being repealed, the Municipality should satisfy itself that the appropriate permits and/or registrations have been obtained for the tree's removal in accordance with the transitional *Endangered Species Act* and/or *Species Conservation Act* and its associated regulations.

Zoning By-law Amendment Application – Z02-2024

Cultural Heritage Impact Assessment

A Cultural Heritage Impact Assessment was prepared by Martindale Planning Services, dated September 2024. The report states that the proposed development will feature a brick and aluminum façade in a contemporary design, which is consistent with the architectural drawings and renderings prepared by Wang Architects, dated August 2022. The Municipality should satisfy itself with the report's conclusion that the proposed building will not have any adverse impacts on the protected heritage resource on site.

The subject property is also adjacent to the Walton Street Heritage Conservation District. The Municipality may choose to have regard for the policies within the Walton Street Heritage Conservation District Plan (Peter John Stokes Consulting Restoration Architect, July 1995) and consider the impacts of this development on the heritage conservation district.

County Services

County Inspection Services

- The site servicing will be reviewed at the site plan control and/or building permit stage for compliance with Section 7 of the Ontario Building Code.

County Public Works – Infrastructure & Right-of-way Corridor Management

- No concerns as the property is not adjacent to a County road or infrastructure.

County Public Works – Waste Management

- The proposed development does not qualify for waste collection services as per [Waste By-Law 08-2023](#). The Owner/Developer must seek private waste collections services.

Summary

- County and provincial planning policies encourage a wide variety of land uses and built forms within urban areas such as Port Hope, subject to the protection of cultural and natural heritage features, including threatened and endangered species.
- Residential intensification is encouraged in accordance with County and Provincial land use policies, subject to the availability of servicing.
- In accordance with the County's regard for matters of Provincial Interest, the Municipality should obtain and provide the following:
 - A letter from the Ministry of Citizenship and Multiculturalism acknowledging that the Archaeological Assessment(s) for the subject property was added to its registry.
- Municipal waste collection cannot be considered for this development in accordance with [Waste By-law 08-2023](#). Private waste collection services will be required.

January 23, 2026

Zoning By-law Amendment Application – Z02-2024

Recommendation

Based on the foregoing, County Planning has no objection to the proposed zoning by-law amendment application. When the Municipality makes a decision on this application, please provide a copy of such to my attention.

Please feel free to contact me at anastasioa@northumberland.ca or by phone at (905) 372-3329 ext. 6296 should you have any questions related to this matter.

Sincerely,



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

Copy: Ken Thajer, Ganaraska Region Conservation Authority
Ashley Yearwood, Manager of Planning, Land Use Planning
David Metcalfe, Manager of Waste Operations, Public Works
Peter Deshane, Manager of Infrastructure, Public Works
Preston Parkinson, Development & Infrastructure Project Manager, Public Works
Katie Bruinsma, Traffic & Right-of-Way Management Supervisor, Public Works
Adam Naylor, Plumbing and On-Site Sewage Inspector, Inspection Services

From: [Andra Zondervan](#)
To: [Amer Salahuddin](#)
Subject: Fwd: 39 Pine Street Proposed Development
Date: Thursday, January 22, 2026 12:16:14 PM

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----- Forwarded message -----

From: Andra Zondervan [REDACTED]
Date: Thu, Jan 15, 2026, 4:24 PM
Subject: 39 Pine Street Proposed Development
To: <planning@porthope.ca>

Hello Amer Salahuddin

[REDACTED]

I am aware of the proposed development for 39 Pine Street and have reviewed the documents regarding the planned dormitory.

Given my location I have a vested interest in learning more. And have concerns which I will address at or before the February 10th meeting.

In the interim can you please provide me with the following information.

Specifically:

1. Where are exterior lighting placement and fixtures?

Does not appear on landscape plans. White noise/nuisance lighting for parking and dorm a concern given residential property.

2. Will one way street on North change?

3. Snow removal already an issue with Seymour St. Overflow banked where new cut out entrance is being proposed. What provisions are in place?

4. What are project timelines pending approval of development?

Start and length of timing for potential construction? Major issue given proximity to my home and those properties from Brown Street.

5. Process timeline/outline commencing February 10th.

Communication to neighboring residents/community?

I look forward to hearing from you in advance of Feb. 10th.

Kind regards,

Andra Zondervan



January 22, 2026

Attention: Amer Salahuddin

RE: Proposed Zoning By-Law Amendment ZB02-2024

We are writing to share our concerns regarding the proposed Zoning By-Law Amendment for 39 Pine Street North. While we appreciate the importance of thoughtful intensification and adaptive reuse, the proposal as currently presented raises a number of planning, infrastructure, and neighbourhood compatibility issues that concern us.

The proposed five-storey building represents a substantial increase in height and massing compared to the surrounding low-rise residential area. This scale creates privacy concerns due to overlook into neighbouring rear yards and does not appear to align well with the existing character of the neighbourhood or the reasonable expectations of nearby homeowners.

The proposed cutaway access off North Street is also concerning. It is likely to affect traffic flow and safety, particularly given the already limited street capacity. We understand that no traffic study has been completed, which makes it difficult to assess the impacts of additional vehicle movements, turning activity, and pedestrian safety. Today, Seymour Street which flows onto North Street at the proposed cutaway does not have continuous sidewalks on either side, forcing pedestrians to the street. We have enclosed photographs of Seymour Street and Brown Street. You will note on-street parking is also challenging to motorists, and increasingly so as residents return at the end of the day. Snow removal difficulties further illustrate the strain on existing neighbourhood infrastructure. We address traffic from lived experience having noticed the increased noise and reduced safety for families with young children, pedestrians, cyclists and dog walkers on Bedford Street, which has become a bypass for Cavan and Highland Street construction projects. Vehicular traffic includes heavy construction vehicles as well as motorists.

Parking for 16 vehicles will require exterior lighting, raising concerns about light spill and light pollution. This would affect not only adjacent properties but also residents along Brown, North, South and Seymour Streets. The cumulative impact of parking-area lighting on the neighbourhood has not been clearly addressed.

The proposed dormitory-style use also raises operational concerns. The building operation will generate service and delivery activity beyond what is typical for a residential area, including larger and more frequent service vehicles. Potential impacts related to noise, traffic frequency, and access have not been adequately analyzed.

There are also concerns related to the property's history. The building has been vacant, and the grounds and fencing neglected for an extended period, which has understandably weakened confidence in the owner's long-term stewardship and responsiveness to neighbourhood impacts.

Construction impacts are another significant issue. Many homeowners on Brown Street rely on sump pumps, indicating known groundwater sensitivity in the area. Excavation and construction activities could affect the water table and have consequences for neighbouring properties.

Finally, the neighbourhood consists largely of older homes that have already experienced cumulative stress from recent infrastructure work on Walton, Cavan, and Brown Streets, as well as

the Highland Ravine project. Additional construction activity—particularly deep excavation—raises concerns about potential impacts on foundations and overall structural integrity. A detailed geotechnical and construction impact assessment should be required before moving forward. Homeowners should be offered engineering surveys prior to construction, should things proceed.

In summary, while redevelopment of the site may be appropriate in principle, we believe the current proposal leaves several important issues unresolved, including scale, traffic, lighting, servicing, groundwater, and construction impacts. We respectfully ask that additional studies and design revisions be required before approving a zoning by-law amendment.

Thank you for the opportunity to provide these comments, and for considering them as part of your review.

Sincerely,

Michelle Haney-Kileeg

David Kileeg

[REDACTED]

Cc Mayor Hankivsky

Jeanette Davidson, Director Works Department

Todd Attridge, Councillor



Outlook

39 Pine Street North. Property Standards Report Filing

From Andra Zondervan [REDACTED]**Date** Thu 1/22/2026 6:55 PM**To** bylawenforcement <bylawenforcement@porthope.ca>; Amer Salahuddin <ASalahuddin@porthope.ca>; Jeanette Davidson <JDavidson@porthope.ca>**Cc** Todd Attridge <TAttridge@porthope.ca>

3 attachments (9 MB)

20260121_133331.jpg; 20260121_133205.jpg; 20260121_133225.jpg;

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.

Hi

I filed a Property Standards Report to the By-law office today regarding lack of snow removal on 2 driveways on the closed Global Cambridge High School located on the above property.

Images are attached dated January 21st.

There is no evidence that property management stewardship is in place with the closed facility. Evidence no snow embankments in either driveway and a mass accumulation of snow at their entrance basis Municipal plowing of the street.

Sidewalks are cleared by Municipal services along the property. North Street and Pine.

Chief concerns: NO way fire trucks given current situation can access property given amassing of snow.

For those included this has major implications in my opinion to the Proposed By-Law Zoning Amendment application (File: ZB02-2024) issued to residents and recieved by mail 2026.

Kind regards,

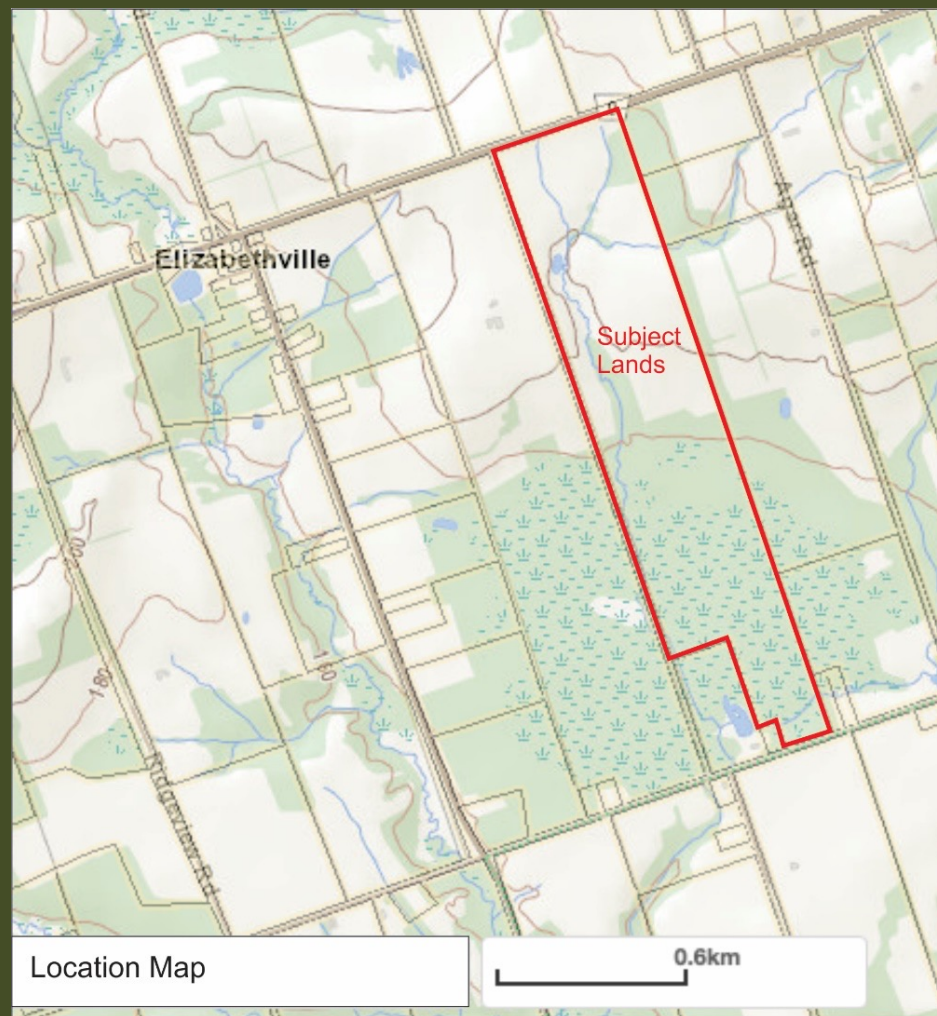
Andra Zondervan
[REDACTED]

Krystal & Scott Longyear Accessory Residential Unit Zoning By-law Amendment Application 7773 Longyear Lane

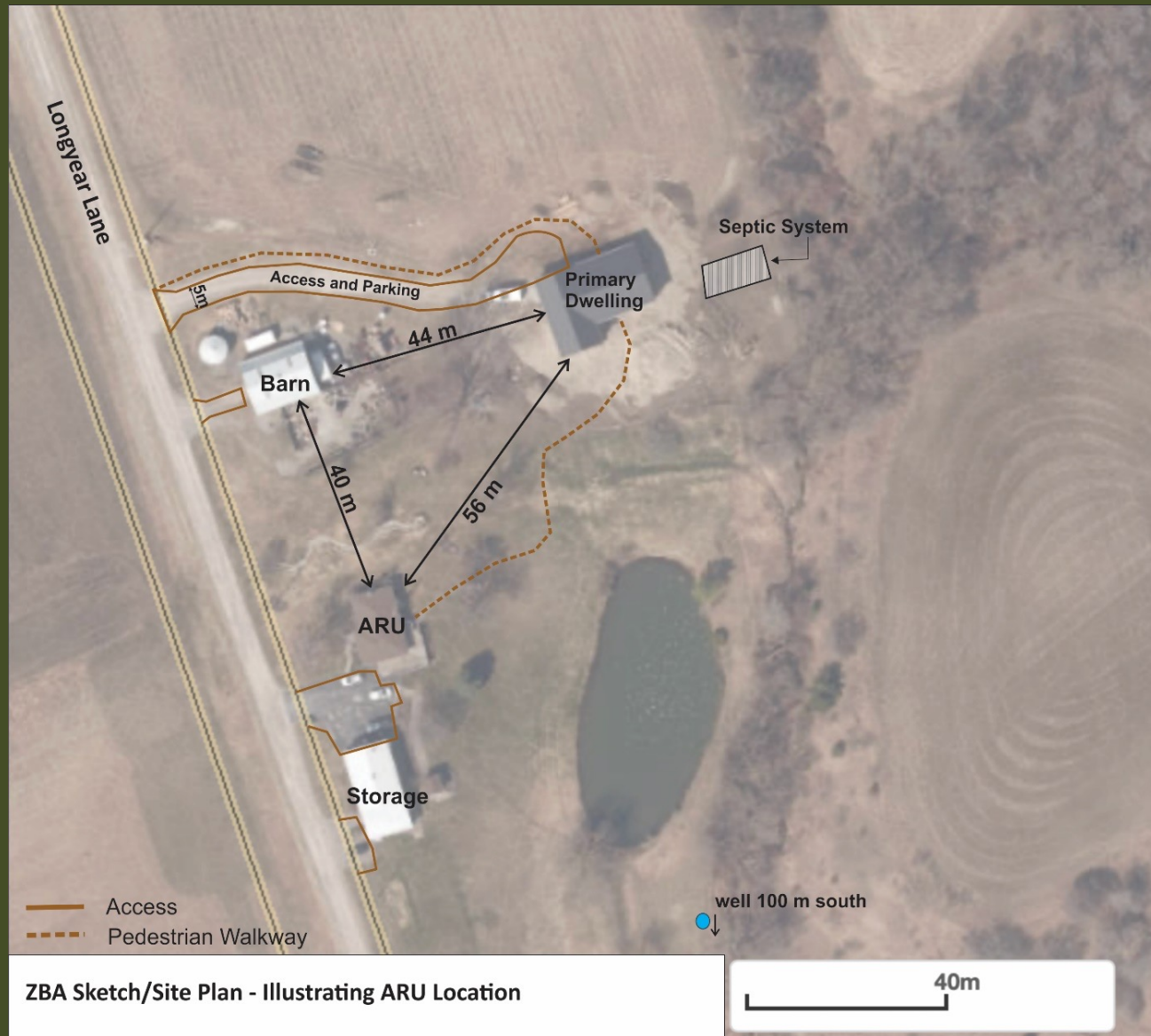


Public Meeting
February 10, 2026

LOCATION



PROPOSAL



PROPOSAL

- ◎ The northern portion of the subject lands are actively farmed.
- ◎ The buildings located adjacent to the pond consist of a garage, an older residence, a barn used for storage and a second residence in the final stages of construction.
- ◎ The proposal is to recognize the second residence.

PLANNING ISSUES

- ◎ The new residence is proposed to be the Primary Residence and provide accommodation for Scott and Krystal and their son.
- ◎ Scott's parents live in the older residence. This is proposed to be the Additional Residential Unit (ARU).
- ◎ Concerns were raised about compliance to zoning provisions.

PLANNING REVIEW

- ◎ Provincial Planning Statement
- ◎ County of Northumberland Official Plan
- ◎ Port Hope Official Plan
- ◎ Port Hope Zoning By-law 20/2010

ZONING REVIEW

- ⦿ North portion zoned: Agricultural (A)
- ⦿ Section 4.2 Additional Residential Units
- ⦿ Detached accessory building allowed
- ⦿ Limit of 2 bedrooms – exception for 3rd
- ⦿ Basement is not permitted – exception
- ⦿ Located within 40 metres of primary residence

REGULATIONS for ARU's

- ◎ Max floor area 50% of Primary Dwelling
- ◎ No larger than 80 sq.m. – ARU 108 sq.m.
- ◎ Review of Zone Provisions – compliance
- ◎ No connection with the same septic system
- ◎ Require permission of 4th driveway

SUMMARY

- ◎ Request that residence under construction be the Primary Residence and the existing residence be the ARU.
- ◎ Residence under construction is for a farm family member involved in the farm.
- ◎ No actively used farmland is removed.
- ◎ Residence is part of the existing cluster of structures on the farm.

We welcome
your
comments
and
questions!!

Municipality of Port Hope Public Meeting

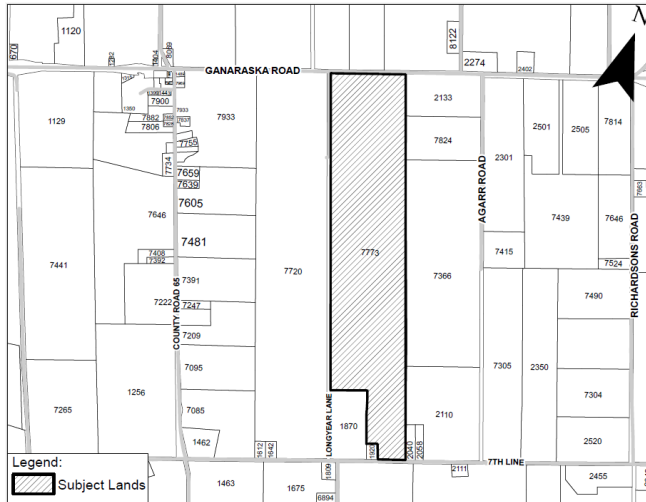
Zoning By-law Amendment
7773 Longyear Lane
File # ZB05-25

Daniel Lawlor, Planner II
February 10, 2026



MUNICIPALITY OF
PORT HOPE

Subject Area



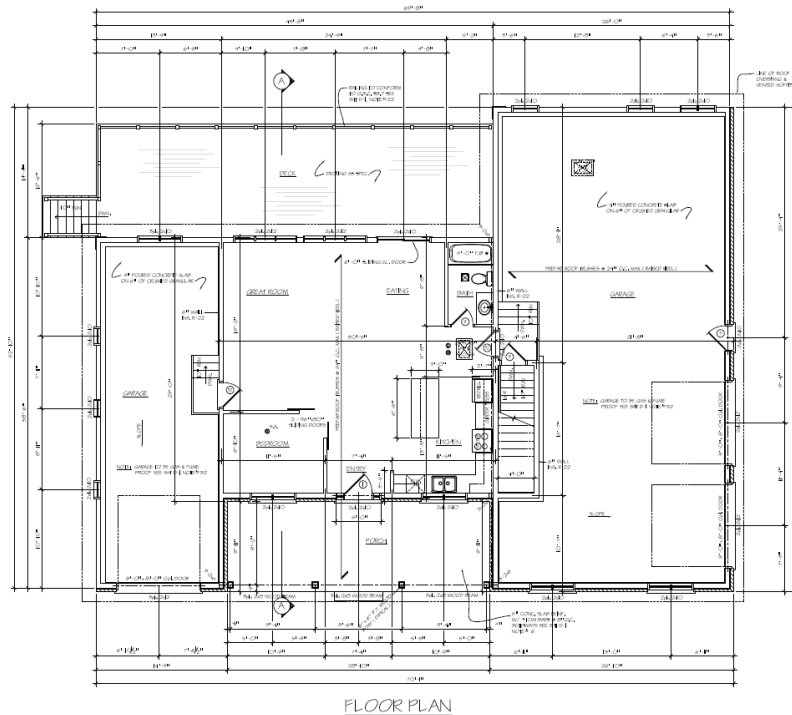
- **North:** Ganaraska Road, partially cleared farmland and associated farm structures.
- **South, East and West:** Partially cleared farmland and associated farm structures.

Proposed Zoning By-Law Amendment – Application History

- **October 12, 2022** - An application building permit application (No. PRM-2022-0275) submitted for a proposed Additional Residential Unit **(ARU)**.
- **October 20, 2022** - Building permit application approved for an internal floor area of **160 m²**.
- **April 2023** – Framing Inspection identified deviations from the approved permit drawings. The resulting built form included a total internal floor area of approx. **305 m²**.
- **April 19, 2023** - An Order to Comply issued by the Building Division.
- **July 28, 2025** - The applicant submitted Zoning By-law Amendment Application (ZB05-25).

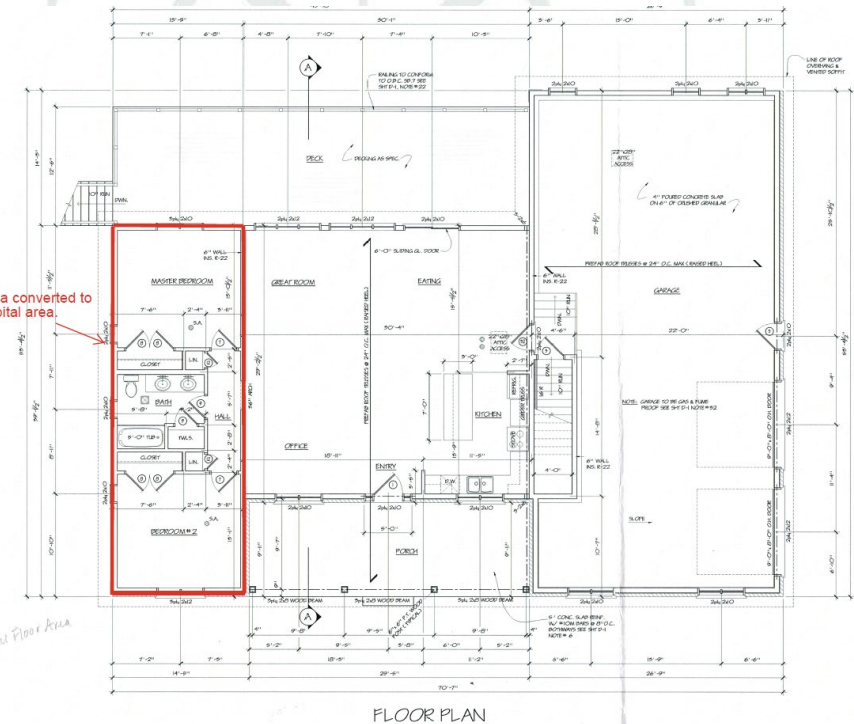
As Approved vs. As Built – Ground Floor

As Approved

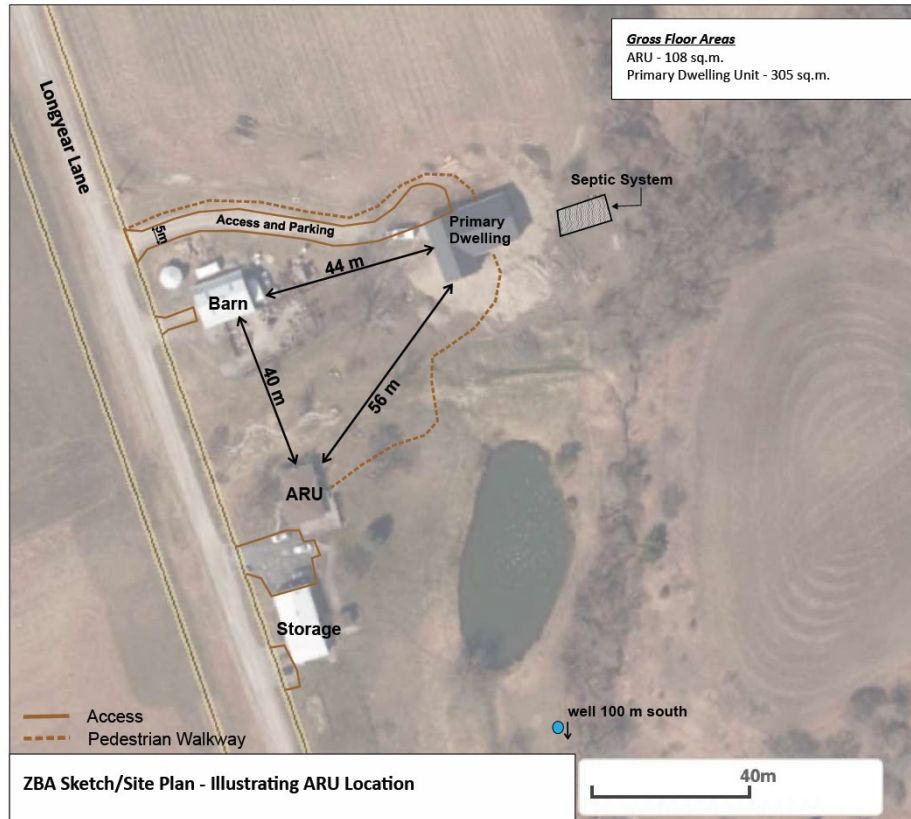


As-Built

Garage area converted to internal habital area.



Zoning By-Law Amendment



Proposal is seeking:

- to recognize the **newly constructed dwelling** on the property as the *primary dwelling unit*; and
- to permit the original dwelling to remain on the property as an additional residential unit (ARU).

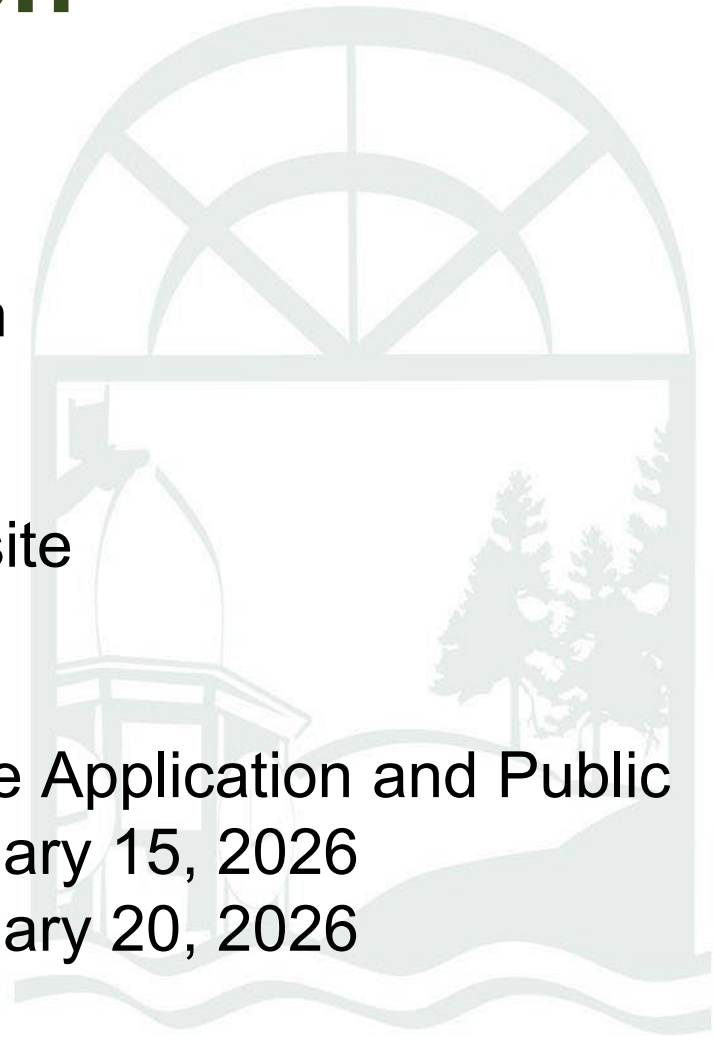
Proposed Amendment – ‘A(159)’ Zone

Site-specific Exception seeks to address multiple deficiencies that require zoning relief including:

- Section 4.2.1.1(f) – permit three (3) bedrooms for the ARU.
- Section 4.2.1.1(l) – permit a basement level for the ARU.
- Section 4.2.1.1(o)(iii) – permit an ARU exceeding 40 metres from the primary dwelling.
- Section 4.2.1.4(b) – permit an ARU exceeding 80 m².
- Section 5.5.2(f) – The proposal seeks to permit a fourth driveway which provides access to the proposed primary dwelling.

Public Consultation

- Planning Act Tools
 - Resident Mail out
 - On-Site Public Notice sign
- Non-Statutory Tools
 - Notice on Municipal Website
- Combined Notice of Complete Application and Public Meeting:
January 15, 2026
- Site Sign Posted:
January 20, 2026

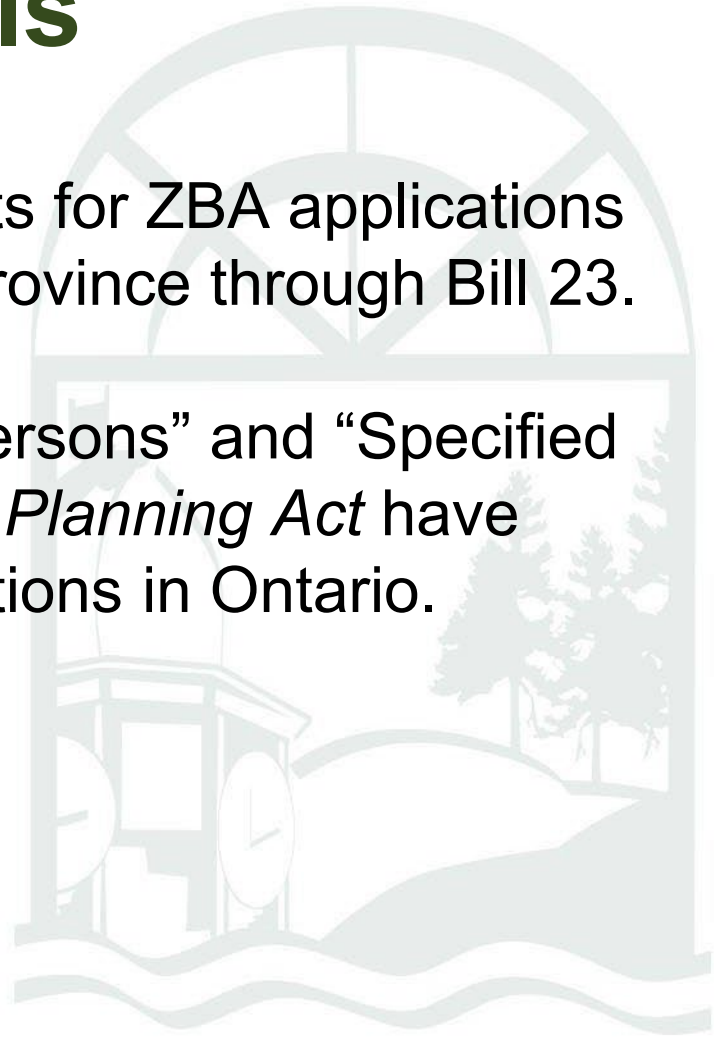


Next Steps

- Applicant addresses public and agency circulation comments.
- Staff prepares Recommendation Report based on policy consistency / conformity and considers all comments received from public.
- Recommendation Report reviewed at a Committee of the Whole meeting to decide if the application should proceed to Council meeting for a final decision.
- Council Meeting for decision. If approved, Notice of Decision given starting appeal period of 20 days.

Third Party Appeals

- Nearby residents appeal rights for ZBA applications have been removed by the Province through Bill 23.
- Only prescribed “Specified Persons” and “Specified Bodies” as defined under the *Planning Act* have appeal rights for ZBA applications in Ontario.



Thank you!

Questions?

Daniel Lawlor, Planner II

dlawlor@porthope.ca

(905) 885-2431 ext. 2502



Municipality of Port Hope

Staff Report

porthope.ca/agendas-and-minutes

Report Title: Statutory Public Meeting Report – Zoning By-law Amendment – 7773 Longyear Lane

Report to: Statutory Public Meeting

Date of meeting: February 10, 2026

Report Author:

Daniel Lawlor, B. URPI (Hons.), Planner II

Department responsible:

Development Services

Report Number: DS-03-26

Planning Report DS-03-26 is presented for information purposes only, in accordance with the statutory public meeting requirements of the Planning Act R.S.O. 1990, c.P.13. No recommendations are made for decision making purposes within this report.

The applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Municipality of Port Hope to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Port Hope to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Highlights:

- A Zoning By-law Amendment (ZBA) application has been received to recognize the existing conditions of the subject property at 7773 Longyear Lane which contains two separate dwellings comprising of the original single detached dwelling and a newly constructed detached dwelling unit.

Report No.: DS-03-26

Report to: Statutory Public Meeting

- The Zoning By-law amendment seeks to rezone the subject property to a site-specific Agricultural Zone 'A(159)' to recognize the newly constructed dwelling as the primary dwelling unit and to permit the original single detached dwelling to remain on the property as an Additional Residential Unit.
- This report prepared for the Statutory Public Meeting provides an overview of the subject lands, describes the proposed development application, includes a high-level analysis of the current planning policy framework, and comments received to date.

Background:

On July 24, 2025, Clark Consulting Services on behalf of the applicants Scott and Krystal Longyear, submitted Zoning By-law Amendment application (File # ZB05-25) for the property known as 7773 Longyear Lane.

The application proposes to recognize existing conditions on the subject lands. In 2022 the subject lands containing a single detached dwelling as well as other outbuildings, was improved with a second, detached dwelling unit that exceeds the floor area of the original dwelling and the maximum permitted floor area for a detached accessory dwelling unit. Although a building permit was issued for the second dwelling as a detached ARU, the second dwelling was not constructed in accordance with the approved permit drawings. A zoning by-law amendment is required if both dwellings are to remain on the subject property, as constructed (see Application History section in this report for more details).

The application proposes to recognize the newly constructed dwelling as the new primary dwelling unit and to permit the original dwelling unit to remain on the property as an Accessory Residential Unit (ARU). This is due to the relative size of the buildings whereby the new detached dwelling unit contains a gross floor area (GFA) of 305 m², making it larger than the original dwelling with a GFA of 108 m². Accordingly, the newly constructed detached dwelling unit is more appropriately identified as the primary dwelling on the property, with the smaller original dwelling identified as an ARU in accordance with the Municipality's Zoning By-Law 31/2023, as amended.

The report provides an overview of the subject lands, describes the proposed development application, and includes an analysis of the current planning policy framework. The report also includes all the comments submitted to date from agencies, staff and the public.

Subject Lands

The subject property is located on the east side of Longyear Lane, situated between County Road 65 (west) and Agar Road (east) and 7th Line (south) and Ganaraska Road (north). The subject lands, as shown on **Figure 1**, are municipally addressed 7773 Longyear Lane and legally described as Pt Lt 26 Con 7 Hope as in PH31526 except Pt 1, 9R2643; PORT HOPE.

The subject property has a lot area of approximately 180 acres (72.6 ha) with a frontage to Ganaraska Road of approximately 420m and exterior side yard frontage to Longyear Lane of approximately 1,780m.

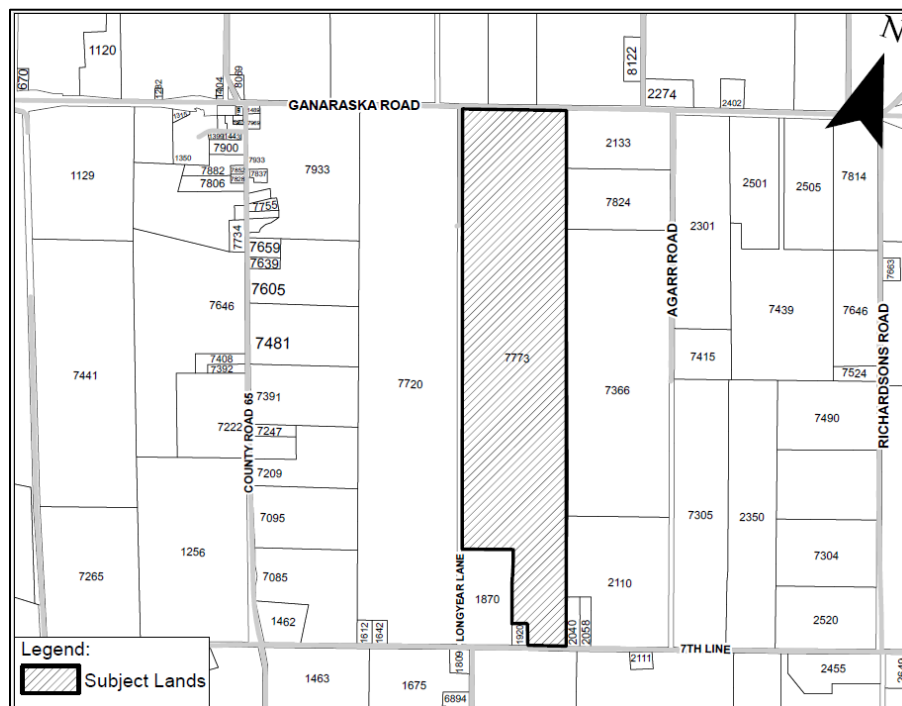


Figure 1 – Subject lands

The northern portion of the property is actively farmed and has an existing primary dwelling (original dwelling unit), accessed via a driveway from Longyear Lane. A second, new dwelling unit was constructed 56 metres north-east of the existing primary dwelling. This dwelling is also accessed via Longyear Lane through a separate driveway. Additional buildings are located on the property including a garage and storage barn. To the rear of the primary dwelling is a pond, which is adjacent to a watercourse that traverses the property (north-south) to the east of the dwelling units. The southern portion of the subject property comprises of dense forest that extends to the southern boundary line abutting 7th Line.

The subject property is designated in the Municipality of Port Hope Official Plan (OP) as 'Agricultural – Prime' on the northern portion of the property and 'Agricultural – General' on the southern portion of the property. The subject lands are also partially designated as 'Natural Environment' and 'Floodplain' that extends north-south through the property.

The subject property is zoned Agricultural 'A' within the northern portion of the property and zoned Rural 'RU' within the southern portion of the property. Consistent with the OP the Environment Protection Flood Plain 'EP-F' Overlay extends through the subject property.

The land uses surrounding the subject lands, as shown on **Figure 2**, are as follows:

North: Ganaraska Road extends east to west. Opposite the road is partially cleared farmland and associated dwellings and farm structures.

South, West and East: Partially cleared farmland and associated dwellings and farm structures.

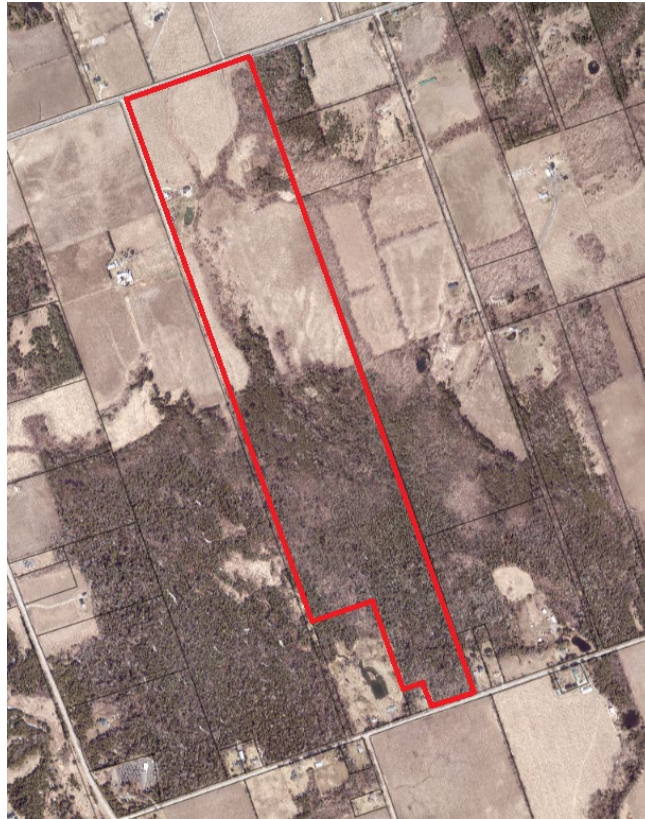


Figure 2 - Satellite Imagery Mapping

Application History

NOTE: Reference to an ARU within the '*Application History*' section of this report is applied to the newly constructed dwelling, which is now proposed as part of the Zoning By-law Amendment application to be recognized as the primary dwelling on the property. The newly constructed dwelling unit was originally proposed through a building permit application as an ARU and the planning approval for the building permit was issued on that basis.

- Building permit application (No. PRM-2022-0275) was submitted on October 12, 2022, for a proposed ARU on the subject property.

Planning Staff reviewed the application on October 12, 2022 and approval was issued based on the drawings which also showed an “unfinished basement” with no excavation to occur beneath the proposed garages to be situated on either side of the building (see **Attachment 1**).

- Building permit application (No. PRM-2022-0275) was approved on October 20, 2022. The total GFA was 160m².
- A framing inspection conducted by the Municipality's Building Official in April 2023, identified deviations from the approved building permit drawings.

Specifically, a garage was excavated and constructed to include a full foundation, with the space converted from a garage use to habitable floor area at ground level, containing two bedrooms and a bathroom. In addition, the excavated portion of the basement was finished and included a laundry area and mechanical services. This resulted in an increase of the internal habitable floor area of the dwelling; total GFA of 305 m². **Attachment 2** shows the As-built drawings provided by the proponent.

- An Order to Comply (the Order) was issued by the Building Division on April 19, 2023 on the basis that the construction of the ARU was not in accordance with the plans on which the permit was issued. The Order instructed the applicant to modify the construction to match the approved permit drawings or take necessary steps to obtain a new permit to permit the as-built conditions. Legal proceedings related to the Order are ongoing.
- A Zoning By-law Amendment application was subsequently submitted in July 2025. The original proposed amendment sought relief from ARU zoning standards as it applied to the newly constructed dwelling unit. However, upon further discussions with Staff, it was agreed to propose to redesignate the newly constructed dwelling unit as the primary dwelling and apply the ARU designation to the original dwelling unit, since the new dwelling unit was larger.

Documents Submitted

The proponent has submitted the following technical reports in support of the proposed ZBA:

- Zoning By-law Amendment Application Form, revised January 15, 2026;
- Planning Justification Report, prepared by Clark Consulting Services, dated September 2025 (Updated December 22, 2025);
- Zoning By-law Amendment Application Sketch, prepared by Clark Consulting Services, dated November 26, 2025;
- Draft Zoning By-law Amendment, revised January 14, 2026;
- Draft Zoning By-law Schedule, prepared by Clark Consulting Services, dated June 2025;

All studies, reports, and drawings can be found on the Municipality's Current Planning applications webpage at: [Current Zoning By-law and Official Plan Amendment Applications - Municipality of Port Hope](#)

Staff and commenting agencies have reviewed the submitted studies and their comments have been summarized within this staff report. No further submissions from

the proponent have been made as of the date of writing this report. The applicant will be required to address any comments in a future submission.

Discussion:

Proposal

The applicant has requested to partially rezone the subject property from Agricultural Zone 'A' to Site-Specific Agricultural Zone 'A(159)' to recognize the newly constructed dwelling as the primary dwelling unit and to permit the original dwelling to remain as an ARU. To permit the ARU, multiple variations to the standards within the Municipality of Port Hope Zoning By-law 20/2010, as amended (Zoning By-law), are also required.

The original dwelling, now proposed as ARU, is a single storey detached dwelling unit with a gross floor area (GFA) of 108 square metres, including a basement level. The proposed ARU is located approximately 56 metres south-west of the newly constructed building to be designated as the primary dwelling (see **Figure 3**).

The proposed ARU is accessed via an existing driveway extending from Longyear Lane. As a result of the newly constructed dwelling, the property now has four driveways that access the property from Longyear Yane.

To permit the ARU on the subject property, multiple variations to standards in the Zoning By-law, as amended, are required. The ZBA seeks to apply a Site-specific Exception to the northern portion of the subject property zoned Agricultural 'A' to address multiple deficiencies that require zoning relief, including:

- Section 4.2.1.1(f) – An ARU can have a maximum of two (2) bedrooms. The proposal seeks to permit three (3) bedrooms.
- Section 4.2.1.1(l) – An ARU in a detached accessory building is not permitted to have a basement or other habitable living space below grade. The proposal seeks to permit a basement level.
- Section 4.2.1.1(o)(iii) – An ARU within a detached accessory building must be located within 40 metres of the building containing the primary dwelling unit. The proposal seeks to permit an ARU exceeding 40 metres from the primary dwelling.
- Section 4.2.1.4(b) – The maximum gross floor area of the ARU within a detached accessory building shall not exceed 50% of the gross floor area of the primary dwelling unit, but in no case can be larger than 80 sqm. The proposal seeks to permit an ARU exceeding 80 sqm.
- Section 5.5.2(f) – A second driveway accessing a lot in the Countryside Zone may be permitted provided the lot has a minimum lot area of 0.4 hectares. The proposal seeks to permit a fourth driveway which provides access to the proposed primary dwelling.

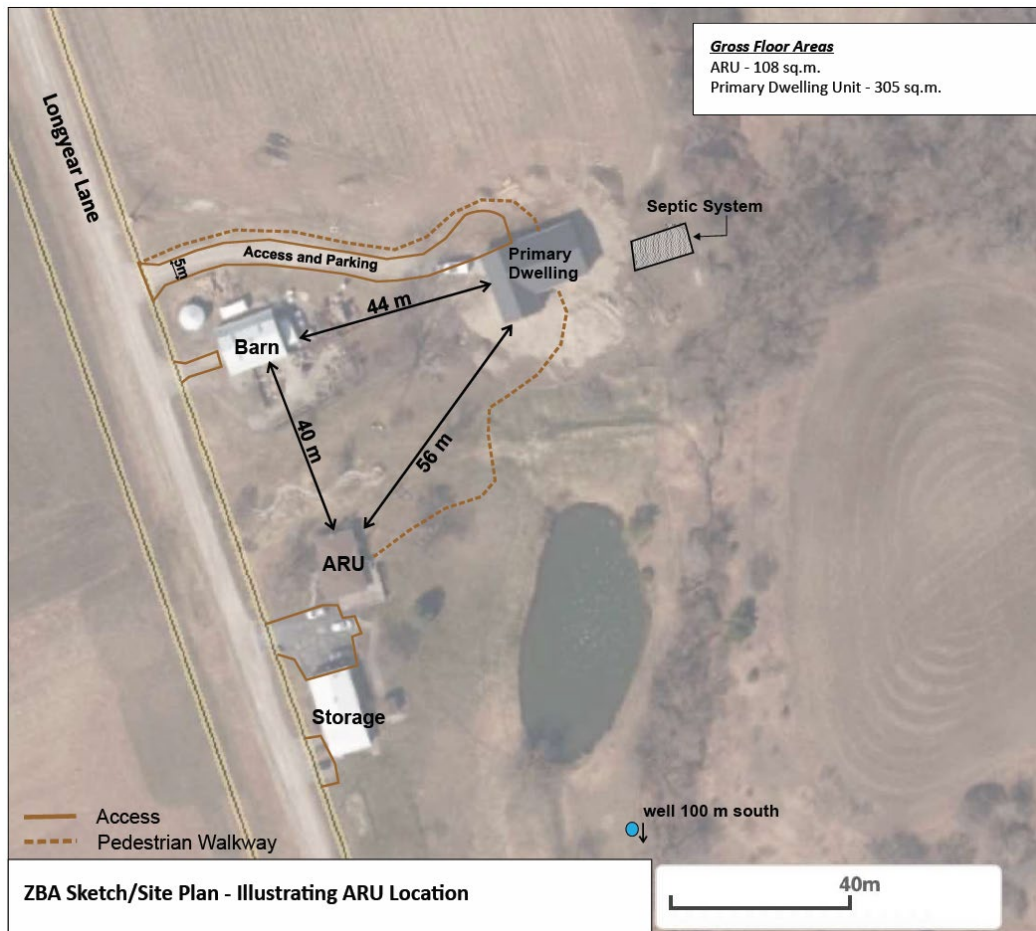


Figure 3 – Site Plan



Figure 4 – Location of Detached ARU and Primary Dwelling Unit on Subject Property

The details of the zoning standards and relief sought are discussed in greater detail within the Zoning By-law Section of this report.

The applicant proposes that the ZBA would apply only to the northern portion of the subject property.

Policy Review

This section provides a high-level analysis of relevant provincial and municipal land-use and development policies that are applicable to the proposed development.

Planning Act

All land use planning decisions in the Province of Ontario must be consistent with Part 1(2) of the Planning Act, which broadly sets out the matters of Provincial interest.

Section 34 (Zoning By-law Laws) outlines the legislative requirements municipal governments must abide by specific to zoning. This includes Zoning By-law creation, amendments, the criteria for a complete application, and the associated timelines, among other provisions.

Provincial Planning Statement

The Provincial Planning Statement (PPS), 2024 is a province-wide land use planning policy framework that has replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS came into effect October 20, 2024.

The relevant policies of the PPS are as follows:

Section 2.2 (Housing) outlines that “*planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3*

Section 2.5.2 (Rural Areas in Municipalities) states that *“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted”*. The subject land is outside of identified rural settlement areas within the Municipality of Port Hope. The definition of ‘Rural Area’ within the PPS *“means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas”*.

Section 3.6.4 (Sewage, Water and Stormwater) states that *“Where municipal sewage services and municipal water services or private communal sewage services or private communal water services are not available, planned or feasible, individual on-site sewage services may be used provided the site conditions are suitable for the long-term provision of such services with no negative impacts”*.

Section 4.3.2.5 (Agriculture) states that *“Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:*

- a) comply with the minimum distance separation formulae;*
- b) are compatible with, and would not hinder, surrounding agricultural operations;*
- c) have appropriate sewage and water services;*
- d) address any public health and safety concerns;*
- e) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and*
- f) minimize land taken out of agricultural production.”*

Additional, Section 4.3.2.6 (Agriculture) states *“For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use”*.

Northumberland County Official Plan

The Northumberland County Official Plan (NCOP) designates the subject lands as ‘Agricultural Area’, ‘Environment Protection Area’ and ‘Rural Area’. A range of land uses are permitted within the designation in accordance with the Municipality of Port Hope Official Plan.

Section A2 (Guiding Principles) outlines that *“the County's long-term prosperity, environmental health and social well - being depends on wisely managing change and promoting efficient land use and development patterns”*. The following are the applicable guiding principles

- 1. To direct most forms of development to urban areas where full services are available and to support the efficient use of land and infrastructure to meet the needs of present and future residents and businesses and ensure that an adequate supply of land and housing choices are available for present and future residents.*

2. *To protect and enhance the character of existing urban areas and rural settlement areas, and to maintain them as diverse, livable, safe, thriving and attractive communities.*
3. *To ensure that housing is available to all ages, abilities, incomes and household sizes, and is located in areas near public transportation, jobs, and essential goods and services.*

Section B3 (Rural Lands) outlines that rural lands include all land that is not included within an urban area, but do include land within rural settlement areas. Further, it is states that *“A maximum of 20% of future population growth and employment growth in the County is forecasted to rural lands”*. Table C specifies that that rural lands population forecasts for Port Hope are for 1,164 people by 2041, or 23.25% of the Port Hopes share of the rural lands population forecast.

Section C1.5.3 (Secondary Residential Units) states that local municipalities are required to establish local Official Plan policies and Zoning By-law regulations that permit a secondary residential unit within detached, semi-detached and row housing provided that the secondary residential unit is not located in an accessory building on the same lot.

Section C3.8 (Accessory Accommodation of Farm Properties) states *“The establishment of additional accommodation on a farm property for farm labour is permitted, provided it can be demonstrated that the size and nature of the operation requires additional employment and the lands are appropriately zoned and provided the local Official Plan permits this type of use. The future severance of the lands that are the site of the accessory accommodation use is not permitted”*.

Section C4.1.c) (Rural Areas) states it is the objective of rural areas *“To provide for residential uses and land that are not constrained or protected for their resource value”*.

Section C6 (Environment Protection Area) states the intent of the Environment Protection Area is to identify Provincially significant wetlands and Areas of Natural and Scientific Interest (ANSI) with development and site alteration not permitted unless it has been demonstrated that there would be no negative impacts on natural features.

As proposed the ARU would be situated within an existing detached dwelling unit on the property, the Staff are satisfied that an environmental assessment is not required. It is also noted that the proposed ARU is situated outside the identified ANSI that affect the subject property as shown in Schedule B of the Municipality of Port Hope Official Plan.

Municipality of Port Hope Official Plan

The subject property is located in the Countryside Area of the Municipality of Port Hope and is designated ‘Agricultural – Prime’ within the northern portion of the property (subject site) and ‘Agricultural – General’ within the southern portion of the property with an area designated as ‘Natural Environment’ and ‘Floodplain’ extending north-south through the property as per on Schedule C-1 of the Municipality of Port Hope’s Official Plan (PHOP), as shown in **Figure 5**.

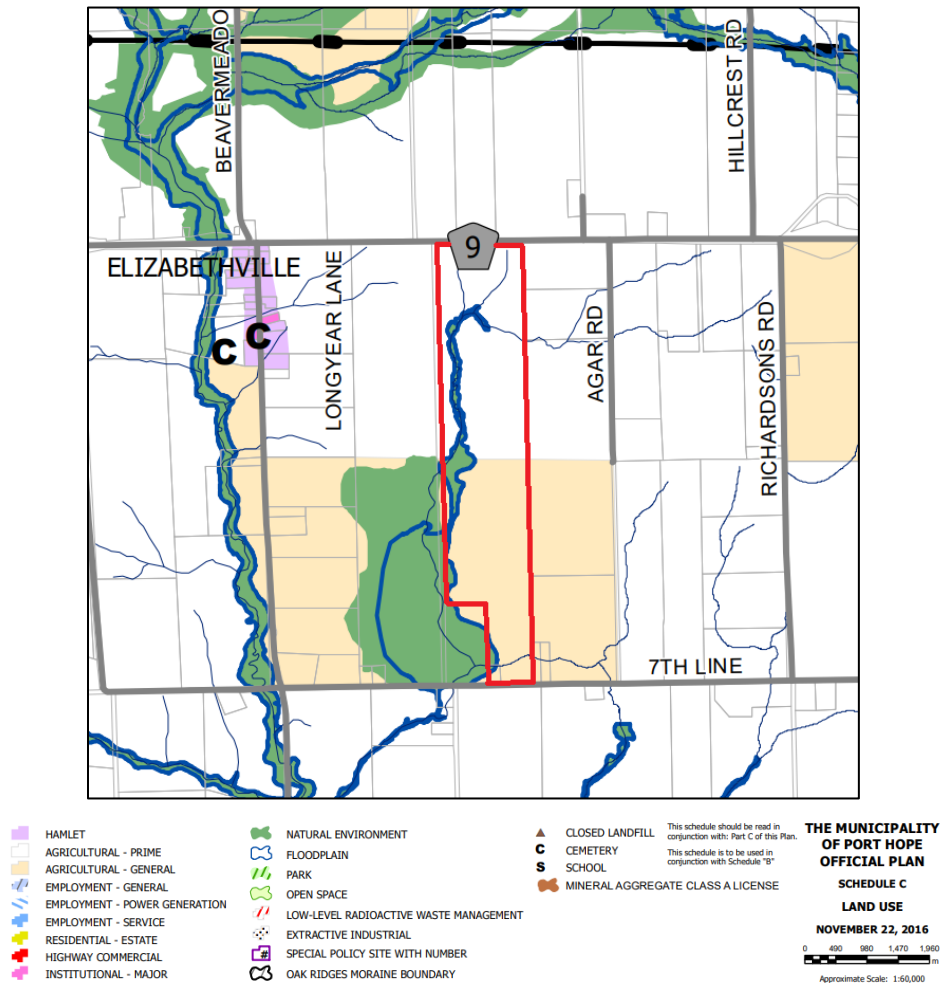


Figure 5 – Land Use Designation Mapping

Section D7.1.2 (Prime Agriculture – Permitted Uses) of the PHOP states that “*The predominant use of land within those areas designated a Prime Agriculture shall be agriculture and agriculture-related uses inclusive of associated dwellings*”. It is also states that “*A maximum of two additional residential dwellings unit on a lot that is the site of a single detached dwelling shall be permitted, subject to the provisions of the implementing Zoning By-law*”.

Additionally, Section D7.1.2 (Prime Agriculture – Second Dwelling) states that “*A bona-fide farmer may be permitted to establish a second dwelling unit on a farm when the size of and nature of the operation requires additional employment, provided that such dwelling unit is to be occupied by persons engaged on a full-time basis on such farm. It shall further be the policy of this Plan that the unit shall be encouraged to locate in the existing residential structure in order to use existing services, e.g. septic tanks. An assessment of the adequacy of services may be required prior to the issuance of a building permit. Alternatively, the second dwelling house may take the form of a mobile home dwelling unit. No land severance shall be granted for such farm-related dwelling*”.

The proposal seeks to designate the original dwelling unit on the subject property as an ARU, with newly constructed dwelling unit being designated as the primary dwelling, in part due to its size. It is also important to clarify that for the purposes of this application and discussions with the applicant, it has been agreed that the application is to permit an ARU and not Farm Employee Accommodation, the latter a separate land use designation and subject to standards at Section 4.3 of the Zoning By-law.

Section B4 (Growth Concept) outlines the recommendations of the Growth Management Strategy and modified, where appropriate, in response to agency and public input over the course of preparing the PHOP. Specifically, policy states *“The Rural Area of the Municipality of Port Hope shall be promoted and protected as the Municipality’s focus for agriculture as well as a natural refuge. Rural land shall be actively protected for agricultural uses. Development that would compromise the ability to farm shall be directed to other locations within the municipality.”*

Section B5 (Environment) outlines the objectives of the Municipality for protecting and enhancing the natural environment in accordance with Local and Provincial policies, and in consultation with the Ministry of Natural Resources and Forestry, and the Ganaraska Region Conservation Authority (GRCA). The GRCA has provided comments which are detailed in Table 3 below.

Additional relevant environmental policy is found at Section C5.2 (Natural Heritage Features Outside of the Oak Ridges Moraine) which specifies policies related to Natural Heritage classifications that are recognized by the Province, GRCA and Council, with the following applicable policies (as relevant to subject property):

- a) *Areas of Natural and Scientific Interest (ANSI) - are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSI’s that have been determined to be both provincially and regionally significant have been specifically identified on Schedules B and B1;*
- b) *Wetlands - are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. Wetlands that have been determined to be significant coastal wetlands as well as others that have not been evaluated have been specifically identified on Schedules B and B1. However, agricultural lands that are periodically soaked or wet and do not exhibit wetland characteristics are not considered to be wetlands for the purposes of this policy;*
- c) *Woodlands - are treed areas that provide environmental and economic benefits to the private landowner and the general public, such as erosion prevention, hydrogeologic and nutrient cycling, provision of clean air and long term storage of carbon, provision of wildlife habitat, outdoor recreation opportunities and the sustainable harvest of woodland products. These areas are specifically identified on Schedule B;*
- d) *Valleylands - are natural areas that occur in valleys or other landform depressions that have water flowing through or standing for some period of the year. These areas have not been specifically identified on Schedule B; however,*

all proposals for development and site alteration will be assessed for these areas and provided with the appropriate protection.

Further policy at Section C5.2.2 states that *“Council shall protect lands classified as Natural Heritage from incompatible development” and “any proponent of development or site alteration within or adjacent to lands classified as Natural Heritage shall demonstrate in accordance with provincial legislation, policies and appropriate guidelines and to the satisfaction of Council that there shall be no negative impacts on the natural feature or the ecological function for which the area has been identified, that cannot be mitigated. Proponents proposing development within or adjacent to natural heritage features as defined in Table 1 shall complete an environmental impact study in accordance with Section C20.3 of this Plan”.*

Additional policy at Section C5.2.4 states that *“The Natural Cover Short and Long Term Target areas identified in Schedule B and B-1 are recognized by the Ganaraska Region Conservation Authority as desirable for the expansion of existing Natural Cover in the Municipality. New development should have regard for these areas, which should be considered when opportunities arise to improve natural areas. Consultation with the GRCA is encouraged early in the development process to minimize impacts which would hinder the ability to complete the target natural heritage system”*

As noted, the proposed ARU is the original dwelling unit on the property, which has been in existence on the property for many years. Staff are satisfied that an environmental impact study is not required in this instance. It is also noted that location of the buildings on the subject property are within any of the key natural heritage features.

Section B6 (Agriculture) of the PHOP seeks to *“Ensure the continuation of a strong agricultural community in the Municipality through sound land use planning policy in such a manner as to minimize the impacts of non-agricultural uses”.*

Within Section B9 (Social and Housing) of the PHOP, the Municipality’s goal and objectives are outlined as it relates to housing and social considerations. The following are applicable policies:

- *To permit additional residential units as a way to achieve housing affordability, compact development, and intensification.*
- *To limit residential development in the form of scattered residential lots in the Rural Area.*

Additionally, Section C9.1.2.1 (Additional Residential Units, Granny Flats and Garden Suites) sets out a range of policy related to the development of ARUs, including (as relevant):

- a) Additional residential units shall be defined as separate and complete dwelling units that are contained within a structure of a single detached, semi-detached, or townhouse dwelling or in a building ancillary to a detached house, semi-detached house or townhouse, if the house, semi-detached house or townhouse contains a single residential unit [...].*

- b) *A maximum of two additional residential dwelling units on a lot that is the site of a single detached, semi-detached or street townhouse dwelling shall be permitted, subject to the provisions of the implementing Zoning By-law.*
- c) *The proposed additional residential units shall have regard to the type of housing found in the surrounding residential area. Standards to ensure compatibility with the surrounding residential area shall be provided in the Zoning By-law.*
- d) *Additional residential units shall be connected to the same servicing system as the main dwelling on the lot. Adequate servicing shall be available to accommodate the additional residential units, including, but not limited to water, waste water and electricity. For lots in the rural area, it shall be demonstrated that sufficient well and septic capacity is available to accommodate the additional residential units. The Municipality may require studies to demonstrate that servicing capacity exists to accommodate additional residential units.*

It is noted that the original dwelling unit that is to become an ARU is already connected to an existing septic system.

Zoning By-law 20/2010

The subject property is partially zoned Agriculture 'A' within the northern portion of property and Rural 'RU' within the southern portion of the site. The property is also traversed by the Environmental Protection – Floodplain Overlay 'EP-F' as shown in Schedule B-20 to the Zoning By-law (see **Figure 6**).

The proposed ARU is situated within the northern portion of the site zoned 'A' and is outside of the area affected by the 'EP-F'.

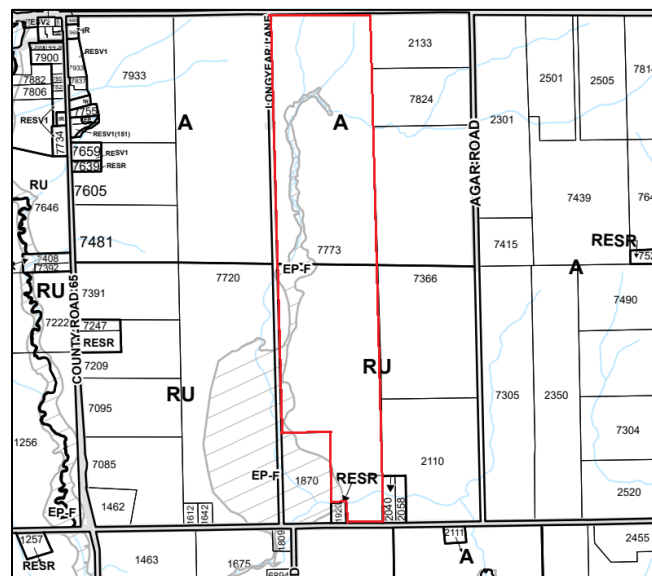


Figure 6 – Zoning Mapping

As highlighted above, the submitted Zoning By-law Amendment application is required to permit the proposed ARU on the property that does not conform with the zoning provisions in the Section 4.2 (Additional Residential Units) of Zoning By-law. Zoning relief is required to address deficiencies relating to the number of proposed bedrooms,

the maximum separation distance from primary dwelling unit, the maximum gross floor area and the inclusion of a basement level. Additionally, the existing conditions of the subject property results in four separate driveways that provide access to the property and associated structures. The Zoning By-law amendment seeks relief from Section 5.5.2(f) (General Parking Provisions for Ground Oriented Residential Dwelling Units, Including Additional Residential Units) of the Zoning By-law to permit more than two driveways accessing the property. The identified areas of non-compliance are proposed to be addressed through a new site-specific Agricultural Zone 'A(159)', as shown on **Figure 7**. The provisions of non-compliance and the requested relief are outlined in **Attachment 3**.

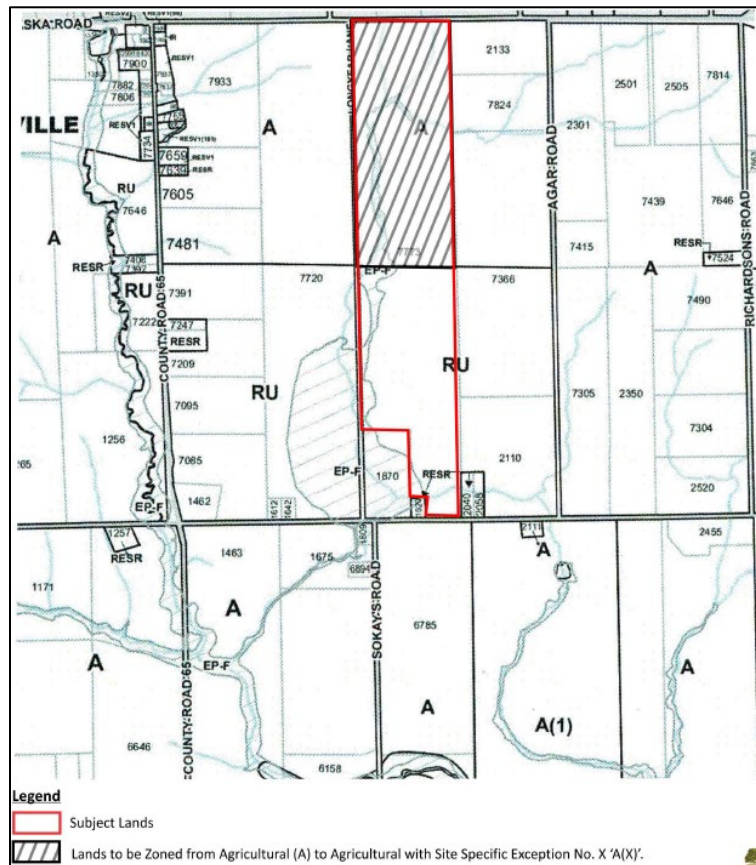


Figure 7 – Proposed Rezoning Schedule by the Proponent

The applicant has submitted a draft Zoning By-law Amendment as part of the supporting documentation. Staff have reviewed and have noted inconsistencies in the draft Zoning By-law Amendment that would need to be revised or corrected.

As currently drafted, the draft of the Zoning By-law Amendment includes references to the newly constructed dwelling that is proposed to become the primary dwelling on the property. However, no zoning changes are needed for that building as part of this application. The only zoning amendments being considered relate to the ARU, which is to be the original detached dwelling on the property.

For clarity, the following table includes the proposed draft special provisions of Zoning By-law Amendment and the potential changes proposed by Staff to correct the discrepancies. These proposed Staff changes should not be taken as an indication of support for the proposal, rather they should be seen providing clarification as to the extent of provision variations required for the proposal as staff understand it.

Col. 1	Column 6 (Applicant)	Column 6 (Staff)
Zone	Special Provisions	Special Provisions
A	For the Lot fronting On Longyear Lane: <i>Notwithstanding Section 4.2.1.1 and 4.2.1.4 within the A(X) Zone a Primary Dwelling shall be permitted:</i> (i) With a Gross Floor Area of 305 sq.m.; (ii) With a walkout basement to the rear yard; (iii) With a building height of 5.6 m. <i>And;</i> <i>The existing residence shall be an Accessory Residential Unit:</i> (i) With more than 40 m from the existing barn; (ii) With a floor area of 108 sq.m.; (iii) With 3 bedrooms and a basement; <i>Notwithstanding Section 5.5.2 f):</i> The existing driveways are recognized and a fourth driveway permitted.	Notwithstanding Section 4.2.1.1 and 4.2.1.4 within the A(X) Zone an Additional Residential Unit shall be permitted: (i) With 3 bedrooms and a basement. (ii) With a separation distance of 56 metres from the primary dwelling; (iii) With a Gross Floor Area of 108 square metres. Notwithstanding Section 5.5.2 e), the existing driveways accessing the property are recognized.

Consultation with Other Departments / Agencies

On January 15, 2026, the complete Zoning By-law amendment application, along with the supporting studies, were circulated to applicable internal departments and external agencies. Comments relating to the subject applications are summarized in **Table 3**, and all comments attached to this report (**Attachment 5**).

Table 3: Summary of Comments	
Dept. or Agency	Summary of Comments
Planning Division	Planning will require changes to the draft Zoning By-law Amendment to correctly reflect the variations to zoning standards related to the proposed ARU.
County of Northumberland	No objections. County recommends: • Circulating this application to the Williams Treaty First Nations for review and comment. • Applicant should complete a Minimum Distance Separation (MDS 1) formulae to ensure that the proposed development will not have any adverse impacts on existing agricultural operations and/or future residential uses. • The Municipality should satisfy itself that the development on the property does not require an Environmental Impact Study (EIS) and that it does not have adverse impacts on the identified natural heritage features or ecological functions on the site. • Existing watercourse that crosses County Road 9 and associated culvert within the County right-of-way shall not be altered. • A Setback Permit application is requested to support the newly constructed dwelling with supporting documentation and the \$250 application fee. • Inspection Services Division has confirmed the individual on-site sewage system was approved in 2023 and has been constructed and designed to service both dwellings. The plumbing permit is still active due to the Order to Comply (associated with Building Permit process). • Approved ARU would allow for one additional residential waste.
MPH Building Division	No objections, however it should be noted and the owners made aware that building services will be requiring all work covered prior to inspections to be uncovered for the purpose of confirming mandatory inspection stages required by the Ontario Building Code.
MPH Works & Engineering	No concerns.
Ganaraska Region Conservation Authority (GRCA)	No objections in principle, however: • The location where the dwelling is being constructed is regulated. A permit was issued for a new house valid from

	September 16, 2022 expiring on September 16, 2024. No authorizations are currently in place for development within GRCA regulated lands on the subject property. A permit will be required from the GRCA and that a permit application be submitted when all Planning Act approvals are in place. GRCA will require a site plan drawing that is to scale and showing the house, septic system and location of all filling and grading.
Canada Post	No comments to provide for mail delivery (January 21, 2026)
KPRD School Board	No concerns of issues raised (January 27, 2026)
- Works & Engineering - Fire & Emergency Services - Bell Canada - Legal and Legislative Services - Parks, Rec. & Culture - Environmental Services - Union Gas - PVNCCD School Board - CSD Catholique Centre - Alderville First Nation	No comments received to date

Financial Considerations:

The required fees for the application have been submitted. The Municipality has incurred legal expenses and staff time related to the ongoing legal proceedings.

The applicant has submitted a request for a fee refund which accompanied the original submission of the application (**Attachment 4**). The applicant requests a full refund of \$5,500. As per Sub-section 69(2) of the *Planning Act*, the Council has the authority to make a decision on the fee waiver request and this will be considered as part of the final recommendation. There is no basis for staff to recommend this fee waiver.

Communication and Public Engagement:

The Municipality has undertaken public consultation, using means consistent with the Planning Act, including mail to residents, on-site sign posting, and updates through the Municipal Development Application website, and a Notice of Public Meeting on the Municipal website.

In accordance with the *Planning Act*, the combined Notice and Complete Application and Public Meeting for the ZBA application was given to all assessed persons living within 120 metres of the subject lands. The Notice was mailed on January 15, 2026. The proponent has also posted one notice sign on the subject property fronting Ganaraska Road.

The current planning applications page on the Municipality's website contains links to all the materials submitted by the Proponent, as well as allows for feedback to be submitted by residents during the review process. The page is updated periodically.

As of the writing on this report, planning staff have not received any written correspondence from residents regarding the subject application. The public can continue to provide comments until a council decision is made.

Conclusion:

The proposed Zoning By-law Amendment, if approved, would recognize the existing conditions on the subject property and allow for the newly constructed dwelling as the primary dwelling unit and to permit the original dwelling to remain on the property as an ARU.

The purpose of the rezoning application is to rezone the subject property from Agricultural Zone 'A' to Site-Specific Agricultural Zone 'A(159)' to recognize the existing conditions. Specifically, the Zoning By-law Amendment would amend the Zoning By-law to permit the proposed deficiencies for the number of proposed bedrooms, the separation distance from primary dwelling unit, the gross floor area and the inclusion of a basement level. Further the Zoning By-law Amendment would recognize the four existing driveways that provide access to the subject property.

Next Steps

The purpose of the Public Meeting is to consider the Staff report and provide a public forum for questions and feedback on the merits of the application. At this time, staff are not providing a recommendation as staff require to consider questions / comments from the Council and/or public at the Public Meeting. Staff will prepare a Planning Recommendation report after the Public Meeting, that will be presented to a Committee of the Whole meeting, prior to Council rendering a decision.

Attachments:

Attachment 1: Original Building Permit Approved Drawings (dated August 26, 2022)

Attachment 2: As Built Drawings – New Dwelling (submitted December 22, 2026)

Attachment 3: Zoning Compliance Review Table

Attachment 4: Request for Fee reduction

Attachment 5: Department and Agency Comments

CONSTRUCTION NOTES

ALL CONSTRUCTION PRACTICES TO COMPLY WITH REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE REGULATIONS

1 ALL FOOTINGS & FOUNDATIONS TO RUN MIN. 4'-0" BELOW FINISHED GRADE & MIN. 2'-6" BELOW EXISTING GRADE & REST ON NATURAL UNDISTURBED SOIL, WITH A COMPRESSIVE STRENGTH OF MIN. 15 MPa. FOOTINGS ARE DESIGNED FOR MIN. SOIL BEARING OF 2000 lbs p.s.f.

2 FOOTING UNDER CONCRETE WALLS TO HAVE MIN. 4" PROJECTION & BE MIN. 6" DEEP. STEPPED FTG'S MIN. RUN 2'-0", MAX RISE 2'-0"

3 FOUNDATION WALLS SUPPORTING FLOOR TO EXTEND MIN. 6" ABOVE FINISHED GRADE & 8" MIN. WHEN SIDING IS USED

4 HABITABLE ROOMS ON CONC. SLAB TO BE DAMP-PROOFED WITH 6 MIL. POLY

5 -GARAGE OR EXTERIOR CONC. SLABS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 32 MPa AFTER 28 DAYS AND SHALL HAVE AIR ENTRAINMENT OF 5 TO 7%
-BASEMENT CONC. SLAB TO HAVE A MIN. COMPRESSIVE STRENGTH OF 20 MPa.

6 PORCH SLAB - WHERE UNEXCAVATED
-MINIMUM 4 1/2" CONCRETE SLAB ON GRADE ON 5" CRUSHED STONE
-REINFORCED WITH 6x6x W.W.
-LOCATED NEAR MID DEPTH OF SLAB
-CONCRETE STRENGTH SHALL BE 32 MPa WITH 5-7% AIR ENTRAINMENT
-ANY FILL PLACED BENEATH THE SLAB OTHER THAN COURSE, CLEAN GRANULAR FILL, SHALL BE COMPACTED

PORCH SLAB - WHERE EXCAVATED
-MAXIMUM CLEAR SPAN OF 25m (8'-2")
-MINIMUM 4 1/2" POURED CONCRETE SLAB
-32 MPa WITH 5-8% AIR ENTRAINMENT
-REINFORCED WITH #10M BARS @ 7 1/4" O.C. EACH WAY & 10M DOWELS 25x1/4" @ 25x1/4" @ 2'-0" O.C. AROUND PERIMETER
-REINFORCING STEEL SHALL CONFORM TO GRADE 400 IN CAN/CSA-G50.18-M "BULLET STEEL BARS FOR CONCRETE REINFORCEMENT"
-X1" COVER FROM THE BOTTOM TO THE FIRST LAYER OF BARS
-MIN. BEARING OF 75mm (3")
-SLOPE SLAB TO EXTERIOR FOR DRAINAGE

7 OPENINGS OVER 3'-11" WIDE IN CONC. BASEMENT WALLS TO BE REINF. WITH 2 #10M RODS BOTH SIDES, 8" UNDER OPENINGS, 2'-0" L.G. EXTENDING 1'-0" BEYOND OPENING. SEE STEEL LINTEL SCHEDULE WHERE BRICK IS USED OVER BASEMENT WINDOWS

8 ALL JOINTS IN MASONRY WALLS TO BE BONDED WITH MORTAR. SOLID BLOCK MEANS CONC. FILLED

9 ALL DIMENSIONS ARE TAKEN FROM FINISHED FACE OF ALL EXTERIOR & MASONRY WALLS, FIN. GRADES, FLOORS, CEILINGS ETC. TO CENTERLINE OF ALL STUPLS, COLUMNS & BEAMS AS SHOWN ON PLAN

10 INTERIOR BEARING STUPL PARTITIONS IN BASEMENT TO BE 2"x4" @16" O.C. FOR ONE STOREY BLDG. & 2"x6" @16" O.C. OR 2"x4" @12" O.C. FOR 2 STOREY BLDG. ON 6 MIL. POLY ON 4" OR 6" CONC. CURB ON 12"x6" CONC. FTG. (ONE STOREY) & 14"x6" CONC. FTG. (2 STOREY) WITH DOUBLE TOP PLATE & SINGLE BOTTOM PLATE ANCHORED TO CURB WITH 1/2" DIA. ANCHOR BOLTS AT 6'-8" O.C. MAX.

11 BEAMS TO HAVE MIN 3/8" BEARING
FLOOR JOISTS TO HAVE MIN. 1 1/2" BEARING

12 PROVIDE STUPL POSTS IN WALLS SUPPORTING GIRDER TRUSS AND ROOF BEAMS (SEE PLAN)

13 NON-BEARING STUPL PARTITIONS & 1ST RISER IN BASEMENT TO BE PLACED ON DAMP-PROOF

14 ALL FRAMING LUMBER SHALL BE EASTERN SPRUCE No 2 GRADE OR BETTER IN CONFORMANCE WITH N.L.G.A. STD. GRADING RULES FOR CANADIAN LUMBER UNLESS NOTED OTHERWISE

15 ALL WOOD LINTELS TO BE PLACED ON EDGE, OVER ALL OPENINGS

16 WOOD ROOF TRUSSES TO BE PREFABRICATED TO C.M.H.C. STANDARDS @ 24" O.C. MAX.

17 FLOOR JOISTS TO BE DOUBLED UNDER ALL PARALLEL NON-BEARING PARTITIONS ABOVE. JOISTS MAY BE BLOCKED APART 4" @ 4'-0" O.C. TO ALLOW THE PASSAGE OF HEATING DUCTS ETC.

18 ALL FLOOR JOISTS TO HAVE MAX. 2'x 2" DIAGONAL BRIDGING MAX. 7'-0" WITH 2" SOLID BLOCKING OVER INTERIOR BEARING WALLS & BEAMS. 1 ROW OF BRIDGING TO BE USED FOR SPANS UP TO 12'-0" & 2 ROWS FOR SPANS OVER 12'-0" WITH A 1" x 4" CONTINUOUS RIBBON IN THE UNDER

19 DOUBLE STUPLS AROUND OPENINGS & TRIPLE STUPLS IN CORNERS IN BEARING STUPL PARTITIONS. ALL WOOD LINTELS BEAMS & DOUBLE MEMBERS TO BE NAIL LAMINATED AT 18" O.C.

20 ALL ARCHES TO BE 6'-8" HIGH & FLAT UNLESS NOTED OTHERWISE ON DRAWINGS

21 STAIRS TO - MIN. 3'-0" WIDTH
HAVE MAX. 7 1/2" RISE
MIN. 10" RUN
MIN. 11" TREAD
MIN. 6'-5" HEADROOM CLEARANCE
THE SURFACE OF STAIRS, LANDINGS AND RAMPS SHALL BE WEAR RESISTANT SLIP RESISTANT, SMOOTH, EVEN, AND FREE FROM OPEN DEFECTS.

22 GUARDRAILS / HANDRAILS

IN DWELLING UNITS WINDOWS THAT EXTEND LESS THAN 900mm (2'-11") ABOVE THE SURFACE TO THE TREAD, RAMP, OR LANDING SHALL BE PROTECTED BY GUARDS OR NON-OPENABLE WINDOWS DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR GUARDS.
PROVIDE MIN. 900mm (2'-11") CLEARANCE BETWEEN A WALL AND RAILING.
FIRST ATTACHMENT POINT FOR HANDRAIL SHALL BE 300mm (11 3/4") FROM EACH END. OTHER ATTACHMENT POINTS SHALL BE 1200mm (3'-11") O.C.
GUARDS REQUIRED ON BOTH SIDES OF UNFINISHED BASEMENT STAIRS. ALL GUARDS WITHIN A DWELLING UNIT SHALL BE MIN. 900mm (2'-11") HIGH GUARDS SHALL BE DESIGNED NOT TO FACILITATE CLIMBING IN ACCORDANCE WITH 9.5.3.6.

ALL GUARDS & RAILINGS TO HAVE MAX. 4" BETWEEN PICKETS FASTENED IN COMPLIANCE WITH O.B.C. 58.7

RAILING AT INTERIOR LANDING 3'-0"
RAILING AT INTERIOR STAIR 2'-10"
RAILING AT EXTERIOR LANDING GREATER THAN 6'-0" ABOVE FIN. GRADE 3'-6"

RAILING AT EXTERIOR LANDING 3'-0"
RAILING AT EXTERIOR STAIR 3'-0"

23 FIRE DOORS TO BE 1 7/8" SOLID CORE WOOD DOORS IN 2"x6" RABBETED WOOD FRAMES WITH APPROVED TYPE SELF CLOSER

24 ALL ELECTRICAL AS SHOWN IS ONLY A SUGGESTED LAYOUT & MAY BE CHANGED BY OWNER PROVIDED APPROVAL IS OBTAINED BEFORE CHANGES ARE MADE

25 PROVIDE FIRE-STOPPING AT ALL OPENINGS WHERE PIPES & DUCTS PASS THROUGH FLOORS

26 RAINWATER LEADERS MUST DISCHARGE MIN. 4'-0" FROM EXTERIOR WALLS & BE MIN. 6" ABOVE GRADE. PROVISION TO BE MADE TO PREVENT SOIL EROSION

27 OTHER WINDOWS MAY BE SUBSTITUTED FOR THOSE SHOWN PROVIDED GLASS & VENTILATING AREAS MEET REQUIREMENTS OF O.B.C. 51DS, & PROVIDED APPROVAL IS OBTAINED BEFORE CHANGES ARE MADE.

28 DESIGN LOADS SHOWN ON STRUCTURAL DRAWINGS SHALL NOT BE EXCEEDED AND ANY DISCREPANCIES REPORTED TO THE DESIGNERS

29 ALL CLOSETS TO BE EQUIPPED WITH ROD & SHELF AS SHOWN ON PLANS
LINEN CLOSETS TO HAVE MIN. 5 SHELVES

30 VENTED AREAS - 1 SQ. FT. / 300 SQ. FT. OF INS. ATTIC AS PER O.B.C. 9.19.1.1-9
1 SQ. FT. / 555 SQ. FT. OF CRAWL SPACE EXCEPT WHEN HEATED

31 SMOKE ALARMS OBC 9.10.19K 5.A.3

-S.A. SHALL CONFORM TO CAN/ULC-5531
-S.A. INSTALLATION SHALL CONFORM TO CAN/ULC-5555
-A.S.A. SHALL BE INSTALLED IN EACH STOREY WITHIN DWELLINGS INCLUDING THE BASEMENT, IN EACH SLEEPING ROOM AND A HALLWAY SERVING A SLEEPING ROOM. ALL S.A. SHALL BE INTERCONNECTED
-S.A. SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER NFPA 72
-S.A. SHALL HAVE A SOUND PATTERN MEETING THE TEMPORAL PATTERN (TP) OF THE ALARM SYSTEM OR A COMBINATION OF TP AND VOICE RELAY
-S.A. ARE REQUIRED TO BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR A LEAST 7 DAYS IN THE NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM

32 THE SEPARATION BETWEEN GARAGE & UNIT SHALL BE CONSTRUCTED AS AN EFFECTIVE BARRIER TO GAS & EXHAUST FUMES USING 1/2" DRYWALL WITH ALL JOINTS TAPED & SEALED

33 EVERY DWELLING UNIT SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM HAVING A CAPACITY TO EXHAUST INSIDE AIR OR TO INTRODUCE OUTSIDE AIR AT THE RATE OF NOT LESS THAN 0.3 AIR CHANGE PER HOUR, AVERAGED OVER ANY 24 HOUR PERIOD. SYSTEM TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE SECTION 9.5.2.3 MECHANICAL VENTILATION

34 BEDROOM WINDOWS - PROVIDE 1 WINDOW ON LEVELS CONTAINING BEDROOMS & NO DIRECT ACCESS TO THE EXTERIOR HAVING A MIN. UNOBSTRUCTED OPEN PORTION OF 35 m (5.3 FT) WITH NO DIMENSION LESS THAN 380mm (15")
SAP WINDOW SHALL HAVE A MAX. SILL HT. OF 1 m (3'-3 1/2").
BEDROOM WINDOWS IN BASEMENT AREA ARE EXEMPT FROM MAX. SILL HT. REQUIREMENT, HOWEVER IT IS RECOMMENDED THAT BUILT IN FURNITURE IS INSTALLED BELOW THE WINDOW TO FACILITATE CLIMBING

35 WINDOWS SHALL CONFORM TO AANA/ WDMA/ CSA IOI/ 15.2/ A440, "NAFS-NORTH AMERICAN FENESTRATION STANDARD" SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS" AS PER O.B.C. 9.7.4.

WINDOW MANUFACTURER TO PROVIDE DATA SHEET TO CONFIRM SPECIFICATIONS

36 TYPICAL STEEL PIPE COLUMN TO BE 3/8" DIA. WITH A WALL THICKNESS OF 3/8" MIN. WITH CLIPS AT TOP. WITH BOTTOM BR'G PLATE (SIZE WILL VARY-SEE PLAN)
PROVIDE 1/4" BR'G PLATE TOP & BOTTOM FOR COLUMNS RESTING ON FOUNDATION WALL

37 BEAM STRAPPING - 1" x 4" BOTH SIDES OF STEEL BEAM
- PROVIDE 2' x 6" BOLTED TO TOP OF FLANGE OF BEAM

38 ATTIC ACCESS - 22" x 28" ATTIC HATCH WEATHER STRIPPED AND BACKED WITH R-40 INSULATION

39 INTERIOR GARAGE DOORS TO BE SOLID CORE, GAS & FLAME PROOFED WITH SELF CLOSER AND WEATHER STRIPPED

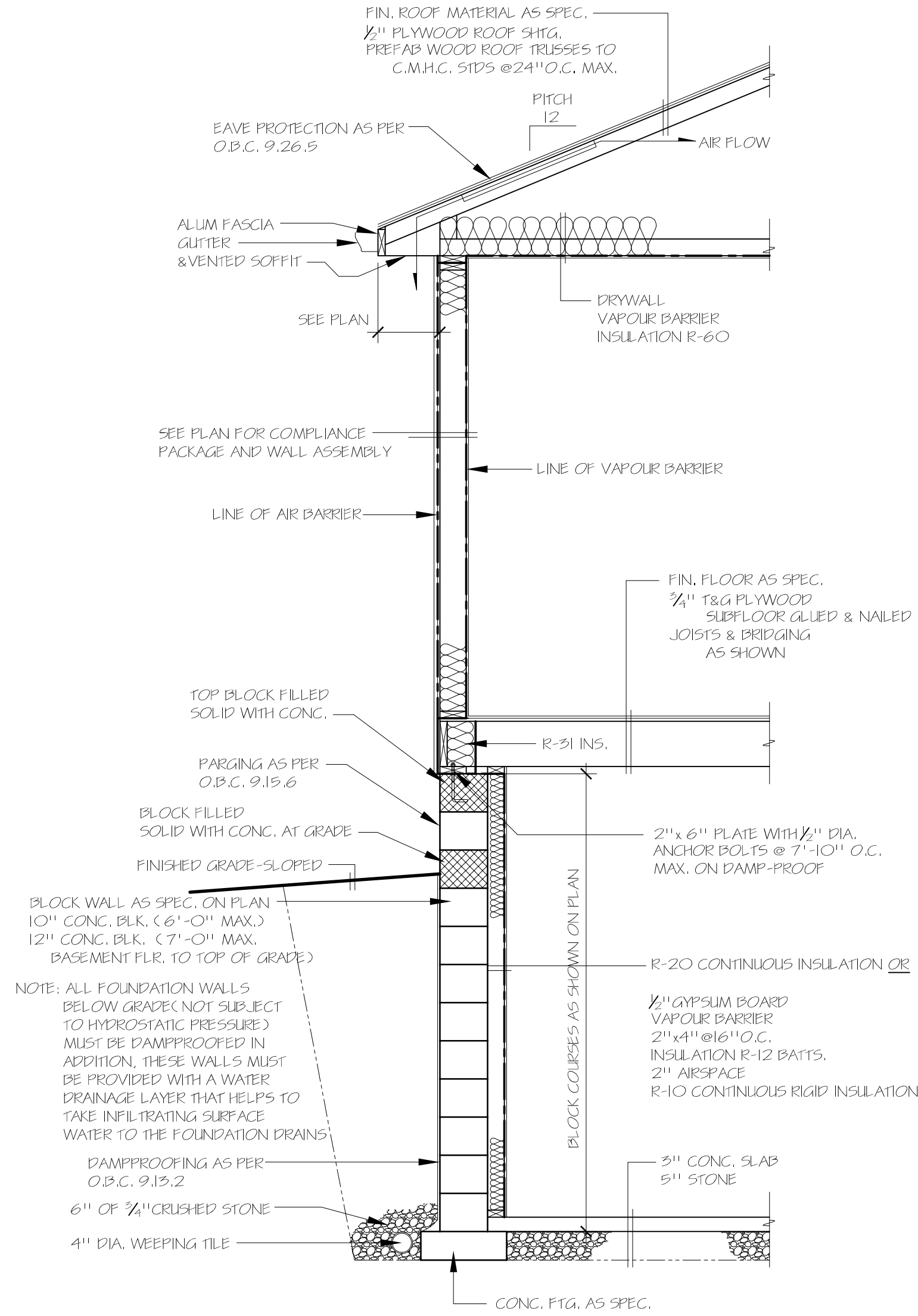
40 FIREPLACE CHIMNEYS SHALL BE 3'-0" ABOVE HIGHEST AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZ. DISTANCE OF 9'-10" FROM THE CHIMNEY. MAXIMUM HEIGHT OF UNSUPPORTED CHIMNEY IS 11'-10" ABOVE LAST POINT OF LATERAL SUPPORT. PROVIDE CHIMNEY SADDLE WITH FLASHING IF CHIMNEY WIDTH IS GREATER THAN 2'-0".

41 MASONRY FIREPLACE CONSTRUCTION TO COMPLY WITH O.B.C. COMBUSTION AIR SUPPLY TO FIREPLACE MINIMUM 4" DIA. INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN 2" CLEARANCE TO COMBUSTIBLES.
-ZERO CLEARANCE FIREPLACE CONSTRUCTION TO COMPLY WITH MANUFACTURERS SPECIFICATION
-GAS FIREPLACE TO BE U.L.C. APPROVED DIRECT VENTED WITH AIR SUPPLY AS PER O.B.C.

42 CLADDING REQUIRED PROTECTION
FIRST: MIN. 2" CLEARANCE BETWEEN A WALL AND RAILING
AND SNOW. SECOND PLANE. INTERCEPT INCIDENTAL WATER. DISPERSE TO EXTERIOR. CONTINUITY. MAINTAIN PROTECTION AT WALL PENETRATIONS AND INTERFACE WITH OTHER WALL ASSEMBLY.

43 ROOF AND FLASHING
BALCONIES, DECKS, AND EXTERIOR PASSAGEWAYS SHALL BE CONSIDERED AS ROOF WITH RESPECT TO ACCUMULATION AND DRAINAGE. ROOFS SHALL HAVE A POSITIVE SLOPE AFTER LOADING AND SHRINKAGE. PROVIDE FLASHING AT ROOF, WALL, AND GUARD INTERSECTION. FLASHING SHALL BE INSTALLED OVER CONTINUOUS SHEATHING.

44 CAULKING SHALL BE PROVIDED BETWEEN MASONRY & SIDING, DOOR SILLS & SIDING UNLESS DOOR SILL IS COMPLETELY PROTECTED FROM THE ELEMENTS



SECTION "B"

TYPICAL CONSTRUCTION OF CONCRETE BLOCK WALL WITH FRAME

45 CLOTHES DRYER INSTALLATION SHALL CONFORM TO PART 6 (HVAC DESIGN). EXHAUST DUCT MUST BE INSULATED IF IT PASSES THROUGH UNHEATED SPACE. HAVE A BACK DRAFT DEVICE NOT CONNECTED TO OTHER DUCTS AND DISCHARGE DIRECTLY OUTDOORS.

46 EXHAUST FAN SOUND RATING
PRINCIPAL EXHAUST 2 SONES
SUPPLEMENTAL EXHAUST 2.5 SONES

47 WATER TEMPERATURE CONTROL
EXCEPT FOR DISHWASHERS OR CLOTHES WASHERS, THE MAXIMUM TEMPERATURE OF HOT WATER SUPPLIED TO FIXTURES SHALL NOT EXCEED 49 DEGREES C. THIS MAY BE ACHIEVED BY INSTALLING A WATER MIXING VALVE WITH CHECK VALVE AT THE HOT WATER TANK OR AT EACH FIXTURE.

48 PLUMBING FIXTURE STANDARD
WATER CLOSETS, URINALS CAN/CSA-B45
CERAMIC CAN/CSA-B45.1
ENAMELED CAST IRON CAN/CSA-B45.2
PORCELAIN-ENAMELED STEEL CAN/CSA-B45.4
STAINLESS STEEL CAN/CSA-B45.5
PLASTIC CAN/CSA-B45.9
HYDRO MASSAGE BATHTUBS CAN/CSA-B45.10
MACERATING SYSTEM CAN/CSA-B45.9

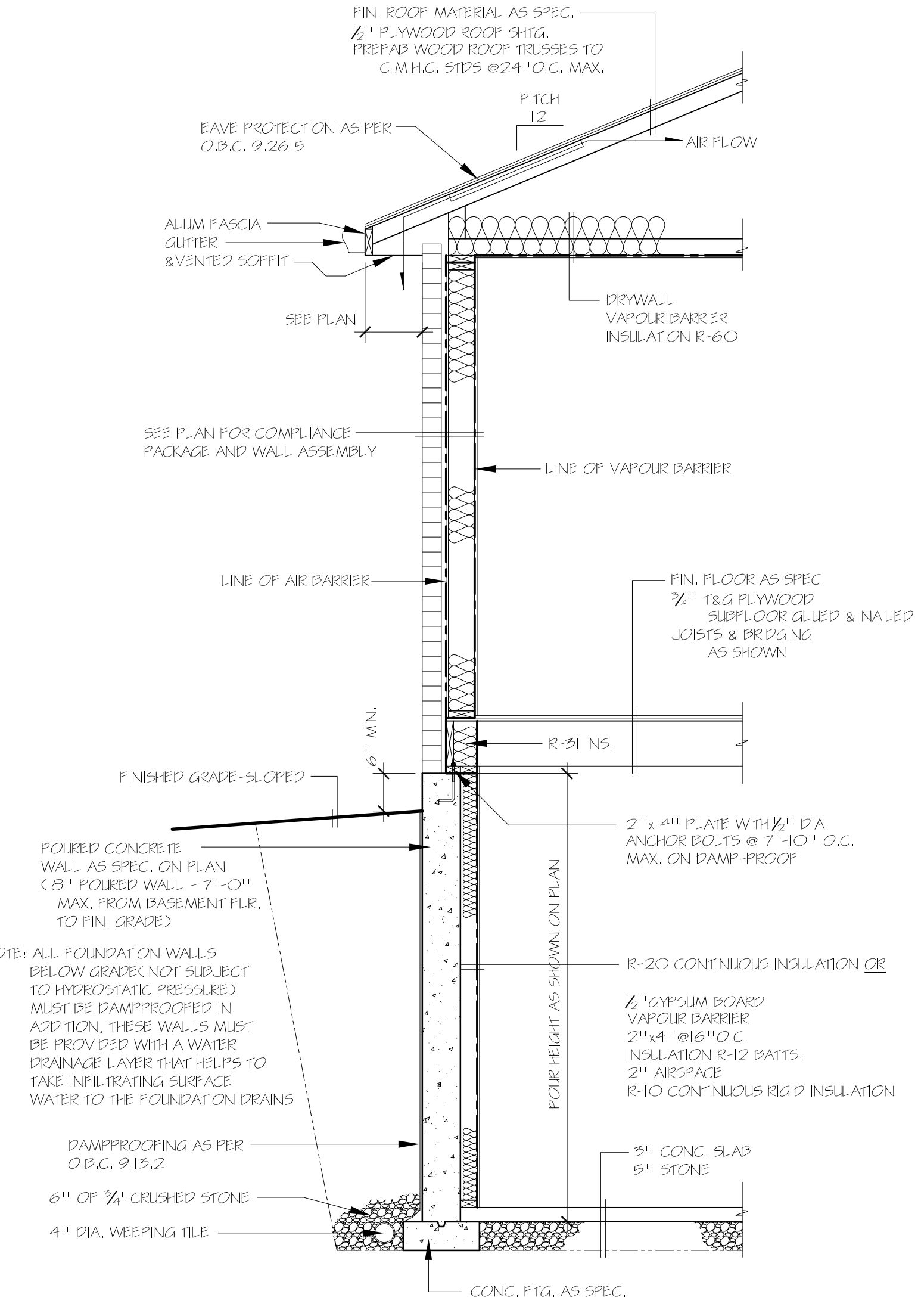
49 ALL TRADES SHALL BE RESPONSIBLE FOR COMPLIANCE OF THEIR WORK TO C.M.H.C. REQUIREMENTS, THE ONTARIO BUILDING CODE, NATIONAL BUILDING CODE & LOCAL BY-LAWS

50 WORKMANSHIP TO BE OF A STANDARD EQUAL TO GOOD BUILDING PRACTICE

51 THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY OF THE WORK. ERRORS OR OMISSIONS SHOULD BE REPORTED TO THE DESIGNERS

52 DO NOT SCALE DRAWINGS. WORK TO DIMENSIONS ONLY

53 THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION IN WRITING



SECTION "A"

TYPICAL CONSTRUCTION OF POURED CONCRETE WALL WITH BRICK & FRAME

GRAB BAR REINFORCEMENT

REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN THE MAIN BATHROOM OF A DWELLING UNIT. IF GRAB BAR IS NOT INSTALLED AT TIME OF CONSTRUCTION, BLOCKING FOR BOTH CONFIGURATIONS AT SIDE OF WATER CLOSET IS REQUIRED.

GRAB BAR INSTALLATION SPECIFICATION

1. BESIDE WATER CLOSET

L-SHAPED GRAB BAR WITH 760mm LONG HORIZ. AND VERT. COMPONENTS MOUNTED W/ HORIZ. COMPONENT 750mm TO 900mm A.F.F. AND THE VERTICAL COMPONENT 150mm IN FRONT OF TOILET BOWL

2. BEHIND WATER CLOSET

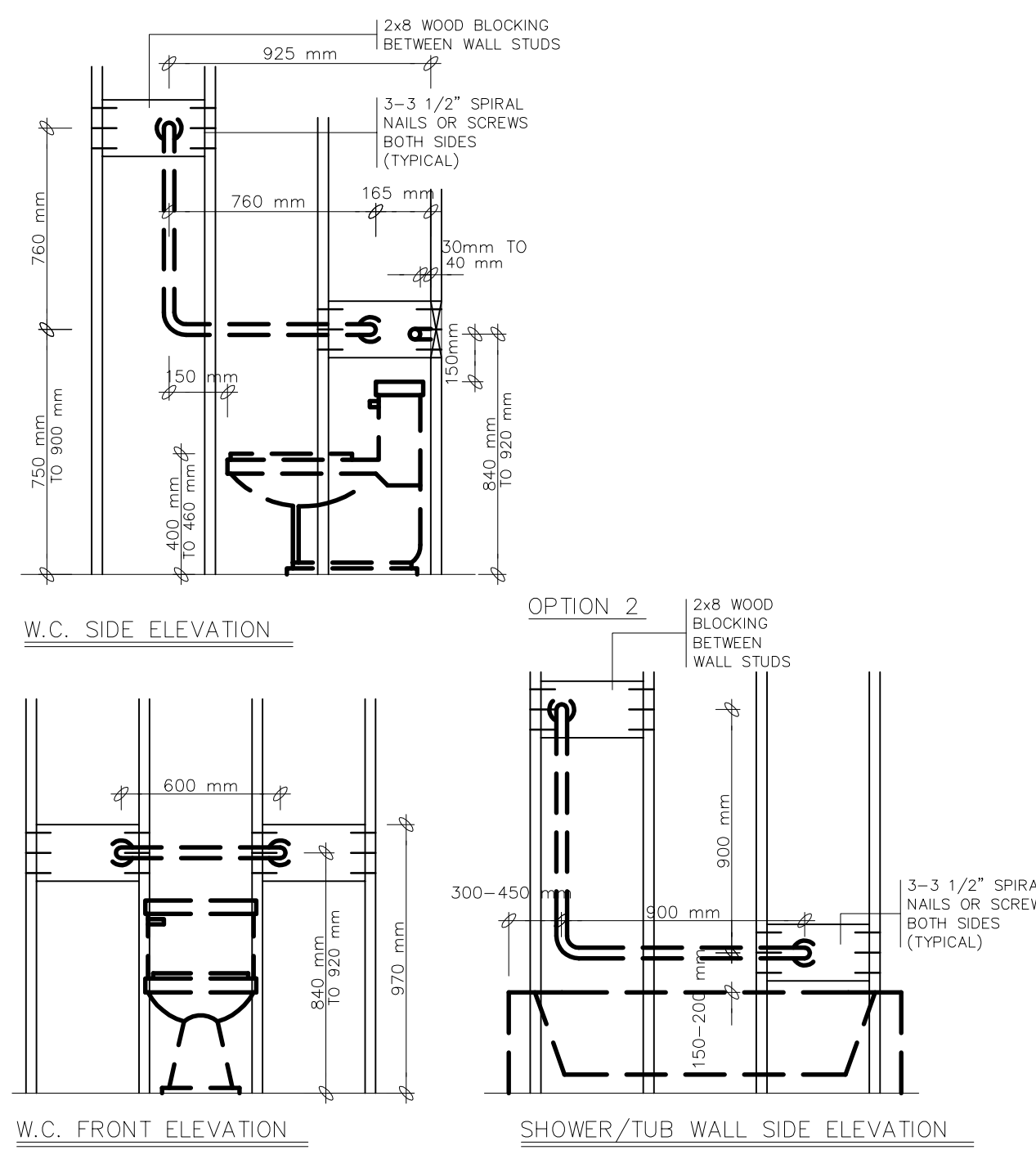
MIN. 600mm LONG GRAB BAR MOUNTED HORIZONTALLY ON WALL 840mm TO 920mm ABOVE THE FLOOR AND 150mm ABOVE THE WATER TANK IF APPLICABLE

3. BEHIND BATHTUB OR SHOWER

MIN. 900mm LONG GRAB BAR MOUNTED HORIZONTALLY ON WALL APPROXIMATELY 850mm ABOVE FINISHED FLOOR
LOCATE OPPOSITE SHOWER ENTRANCE SO THAT NOT LESS THAN 300mm OF ITS LENGTH IS AT ONE SIDE OF THE SEAT.

4. GRAB BAR ATTACHMENT

GRAB BAR MUST BE ATTACHED WITH SCREWS WHICH PENETRATE AT LEAST 32mm INTO THE SOLID BLOCKING.



DOOR SCHEDULE

No.	SIZE	REMARKS
1	3'-0" x 6'-8" x 1 1/4"	SOLID CORE SLAB
2	2'-10" x 6'-8" x 1 1/4"	SOLID CORE SLAB
3	2'-8" x 6'-8" x 1 1/4"	SOLID CORE SLAB
4	2'-6" x 6'-8" x 1 1/4"	SOLID CORE SLAB
5	3'-0" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
6	2'-10" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
7	2'-8" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
8	2'-6" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
9	2'-4" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
10	2'-2" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
11	2'-0" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
12	1'-6" x 6'-8" x 1 1/4"	HOLLOW CORE SLAB
13	2/ 3'-0" x 6'-8" x 1 1/4"	SLIDING SLAB
14	2/ 2'-10" x 6'-8" x 1 1/4"	SLIDING SLAB
15	2/ 2'-8" x 6'-8" x 1 1/4"	SLIDING SLAB
16	2/ 2'-6" x 6'-8" x 1 1/4"	SLIDING SLAB
17	2/ 2'-4" x 6'-8" x 1 1/4"	SLIDING SLAB
18	2/ 2'-2" x 6'-8" x 1 1/4"	SLIDING SLAB
19	2/ 2'-0" x 6'-8" x 1 1/4"	SLIDING SLAB
20	2/ 1'-6" x 6'-8" x 1 1/4"	SLIDING SLAB
21	3'-0" x 6'-8" x 1 1/4"	BI-FOLD SLAB
22	2'-6" x 6'-8" x 1 1/4"	BI-FOLD SLAB
23	2'-0" x 6'-8" x 1 1/4"	BI-FOLD SLAB
24	2/ 3'-0" x 6'-8" x 1 1/4"	BI-FOLD SLAB
25	2/ 2'-10" x 6'-8" x 1 1/4"	BI-FOLD SLAB
26	2/ 2'-8" x 6'-8" x 1 1/4"	BI-FOLD SLAB
27	3'-0" x 6'-8" x 1 1/4"	POCKET DOOR
28	2'-8" x 6'-8" x 1 1/4"	POCKET DOOR
29	2'-6" x 6'-8" x 1 1/4"	POCKET DOOR
30	2'-4" x 6'-8" x 1 1/4"	POCKET DOOR
31	3'-0" x 6'-8" x 1 1/4"	GAS PROOF & SELF CLOSER
32	2'-8" x 6'-8" x 1 1/4"	GAS PROOF & SELF CLOSER
33	3'-0" x 6'-8" x 1 1/4"	FRENCH DOOR
34	2'-8" x 6'-8" x 1 1/4"	FRENCH DOOR
35	2'-6" x 6'-8" x 1 1/4"	FRENCH DOOR
36	3'-0" x 6'-8" x 1 1/4"	EXTERIOR FRENCH DOOR
37	2'-8" x 6'-8" x 1 1/4"	EXTERIOR FRENCH DOOR
38	6'-0" x 6'-8" x 1 1/4"	EXTERIOR FRENCH DOOR UNIT
39	3'-0" x 6'-8" x 1 1/4"	EXTERIOR FRENCH DOOR UNIT
40	6'-0" x 6'-8" x 1 1/4"	EXTERIOR SLIDING GLASS DOOR
41	5'-0" x 6'-8" x 1 1/4"	EXTERIOR SLIDING GLASS DOOR

STEEL LINTEL SCHEDULE

No.	SPAN	REQ'D ANGLE
L1	8'-11" OR LESS	3/4" x 3/4" x 1/4"
L2	8'-9"	4" x 3/4" x 1/4"
L3	10'-10"	4 1/2" x 3/4" x 1/4"
L4	11'-5"	4 1/2" x 3/4" x 1/4"
L5	12'-7"	5 1/2" x 3/4" x 1/4"
L6	13'-6"	5 1/2" x 4" x 1/2"
L7	14'-1"	7 1/2" x 4" x 1/2"
L8	15'-1"	7 1/2" x 4" x 1/2"

NOTE - FOR 3/4" BRICK VENEER CONSTRUCTION ONLY AS PER O.B.C. TABLE 9.20.5.2

LEGEND

	EXHAUST FAN	S.B. SOLID BEARING
	HOSE BIBB	P.L. POINT LOAD
	LIGHT FIXTURE	G.T. GIRDER TRUSS
	LIGHT FIXTURE (POT LIGHT)	D.J. DOUBLE JOIST
	LIGHT FIXTURE (PULL CHAIN)	T.J. TRIPLE JOIST
	SWITCH	P.T. PRESSURE TREATED LUMBER
	3-WAY SWITCH	L.V.L. LAMINATED VENEER LUMBER
	ELECTRICAL OUTLET	F.S. FRAME SIZE
	ELECTRICAL OUTLET WATERPROOF	F.G. FIXED GLASS
	ELECTRICAL OUTLET 3'-6" FROM FLOOR	Ⓜ SMOKE ALARM
	FLOOR DRAIN	Ⓢ C.O. DETECTOR

JAN. 2022	REVISED AS PER CHANGES TO O.B.C.	TBJ
JAN. 2017	REVISED AS PER CHANGES TO O.B.C.	TBJ
JAN. 2015	REVISED AS PER CHANGES TO O.B.C.	TBJ
DATE	REVISION	BY

new castle
drafting & design inc.

76 Baldwin St. Newcastle, Ontario L1B 1H1

PH. 905-987-5263

email: newcasting@on.aibn.com

web site: www.newcastledrafting.ca

CONSTRUCTION NOTES/ DETAILS

SCALE	DATE	DRAWN
NO SCALE	OCT. 5 : 2010	TBJ
SHT ____ OF ____	DRAWING NUMBER	D-1

MUNICIPALITY OF PORT HOPE

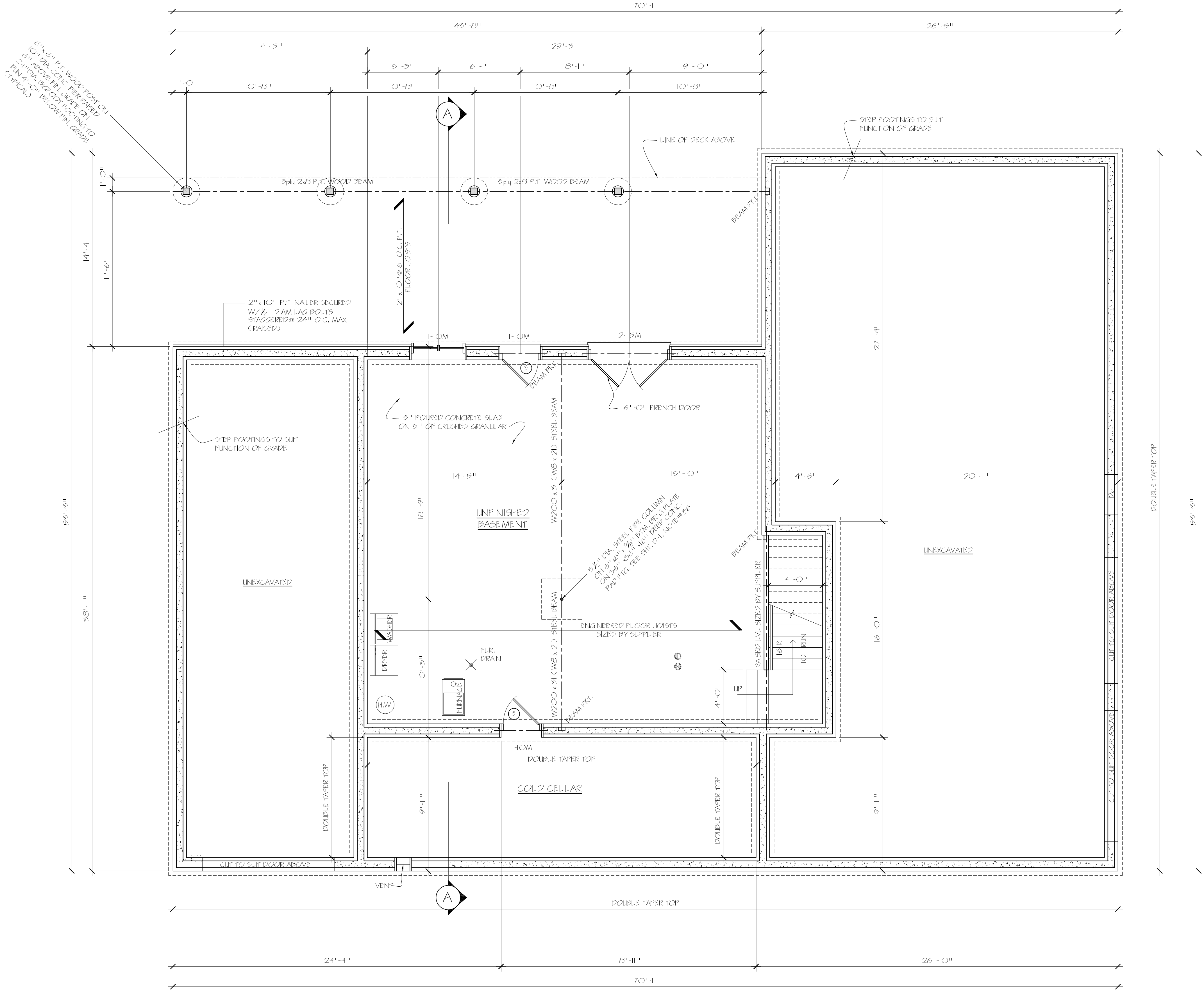
REVIEWED BY: T. M. Auer

DATE: Oct/20/2022

PERMIT NO: PRM-2022-0275

NOTICE OF CHANGE

No person shall make a change or cause a change to be made to a plan, specification, document, or other information on the basis of which a permit was issued without notifying, filing details with, or obtaining the authorization of the Building Official.



BASEMENT PLAN

SCALE: 1/8" = 1'-0"

No.	DATE	REVISION	BY

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QUALIFICATION INFORMATION

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Trevor Jones

NAME

SIGNATURE

38508

BCIN

REGISTRATION INFORMATION

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new castle drafting & design inc.

FIRM NAME

29016

BCIN

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PROJECT

PLAN OF PROPOSED RESIDENCE FOR 7773 LONGYEAR LANE

CAMPBELL CROFT ONTARIO

DATE

AUG. 26 : 2022

PROJECT NO.

7022

SCALE

AS NOTED

DRAWN

TBJ

CHECKED

TRJ

SHT

1

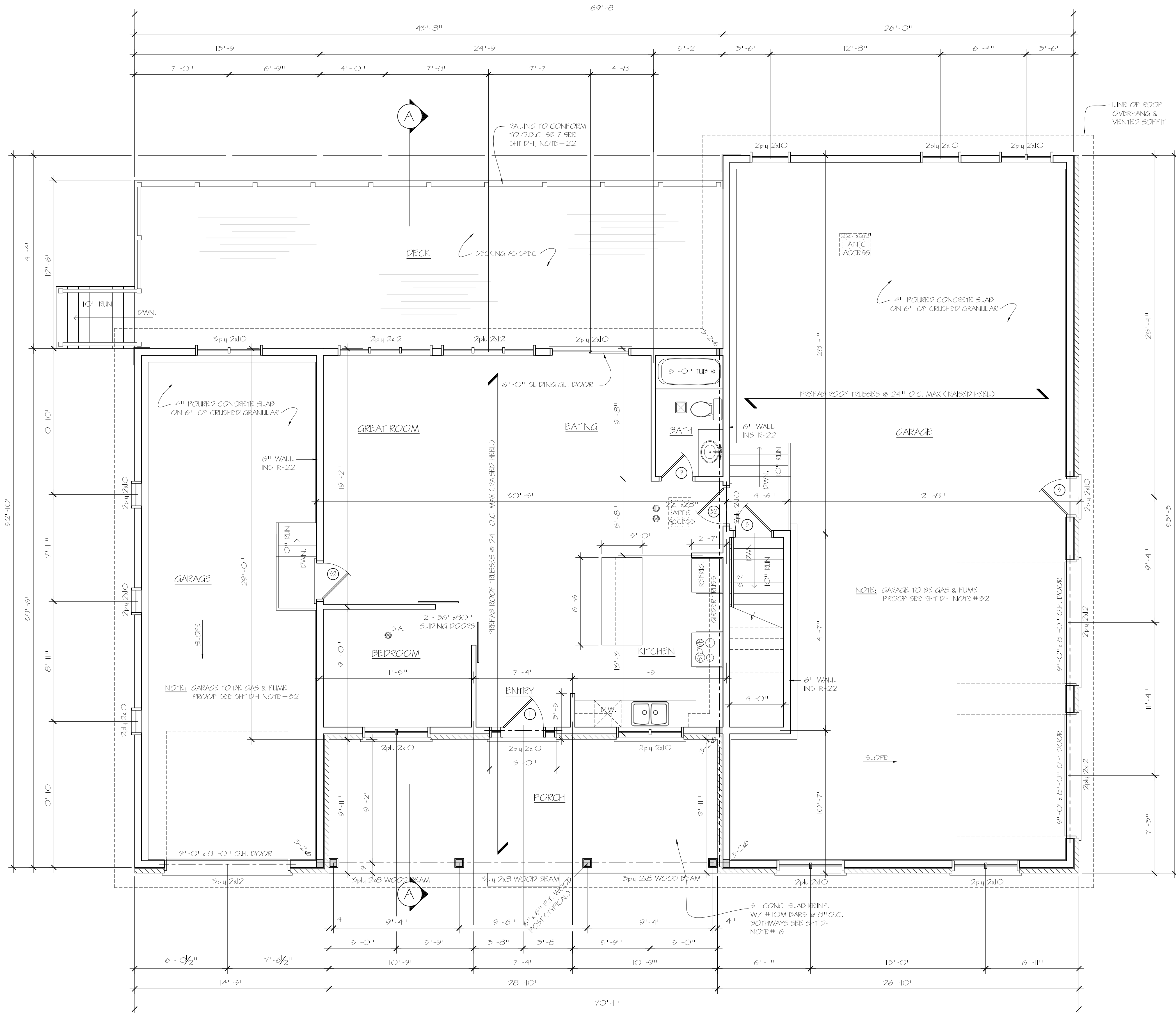
OF

4

DRAWING NUMBER

22-08-13

Page 203 of 22



FLOOR PLAN

TABLE 3.1.1.2.A	
COMPLIANCE PACKAGE	
COMPONENT	AI
CEILING WITH ATTIC SPACE MINIMUM RSI (R) -VALUE	10.56 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) -VALUE	5.46 (R24)
EXPOSED FLOOR MINIMUM RSI (R) -VALUE	5.46 (R24)
WALLS ABOVE GRADE MINIMUM RSI (R) -VALUE	5.37 (R22)
BASEMENT WALLS MINIMUM RSI (R) -VALUE	3.52 c1 (R20 c2)
BELOW GRADE SLAB ENTIRE SURFACE ≥ 600 mm BELOW GRADE MINIMUM RSI (R) -VALUE	-
EDGE OF BELOW GRADE SLAB ≤ 600 mm BELOW GRADE MINIMUM RSI (R) -VALUE	1.76 (R10)
HEATED SLAB OR SLAB ≤ 600 mm BELOW GRADE MINIMUM RSI (R) -VALUE	1.76 (R10)
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE	.28
SKYLIGHTS MAXIMUM U-VALUE	.49
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
DOMESTIC HOT WATER HEATER MINIMUM EF	80

SMOKE ALARMS O.B.C. 9.10.19(5.A.)

- S.A. SHALL CONFORM TO CAN/ULC-5551
- S.A. INSTALLATION SHALL CONFORM TO CAN/ULC-5555
- A S.A. SHALL BE INSTALLED IN EACH STOREY WITHIN DWELLINGS INCLUDING THE BASEMENT, IN EACH SLEEPING ROOM AND A HALLWAY SERVING A SLEEPING ROOM. ALL S.A. SHALL BE INTERCONNECTED
- S.A. SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER NFPA 72
- S.A. SHALL HAVE A SOUND PATTERN MEETING THE TEMPORAL PATTERN (TP) OF THE ALARM SYSTEM OR A COMBINATION OF TP AND VOICE RELAY
- S.A. ARE REQUIRED TO BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN THE NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM

NOTE TO BATHROOMS:

GRAB BARS O.B.C. 9.9.2.3

- MAIN BATHROOMS IN DWELLING UNITS REQUIRE REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATION ADJACENT TO WATER CLOSETS, SHOWERS OR BATHTUBS SEE SHT D-1

DRAIN WATER HEAT RECOVERY O.B.C. 5B-12 3.11.1.2

- A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT.

NOTES:

- HEATING TO BE BY IN FLOOR RADIANT / HEAT PUMP
- ☎ ☎ - INTERCONNECTED SMOKE ALARM AND CO DETECTOR
- ☒ - MECHANICAL EXHAUST FAN DIRECT TO EXTERIOR

LIVING AREA: -MAIN FLOOR 860 FT²

ENERGY EFFICIENCY: TOTAL WALL AREA = 1643 FT² (152 m²)

TOTAL WINDOW AREA = 206 FT² (19 m²)

PERCENTAGE OF WINDOW AREA TO WALL AREA = 13 %

No.	DATE	REVISION	BY

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QUALIFICATION INFORMATION
Required unless design is exempt under Div. C, 3.2.5.1. of the building code

Trevor Jones		38508
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
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new castle drafting & design inc.	29016
FIRM NAME	BCIN

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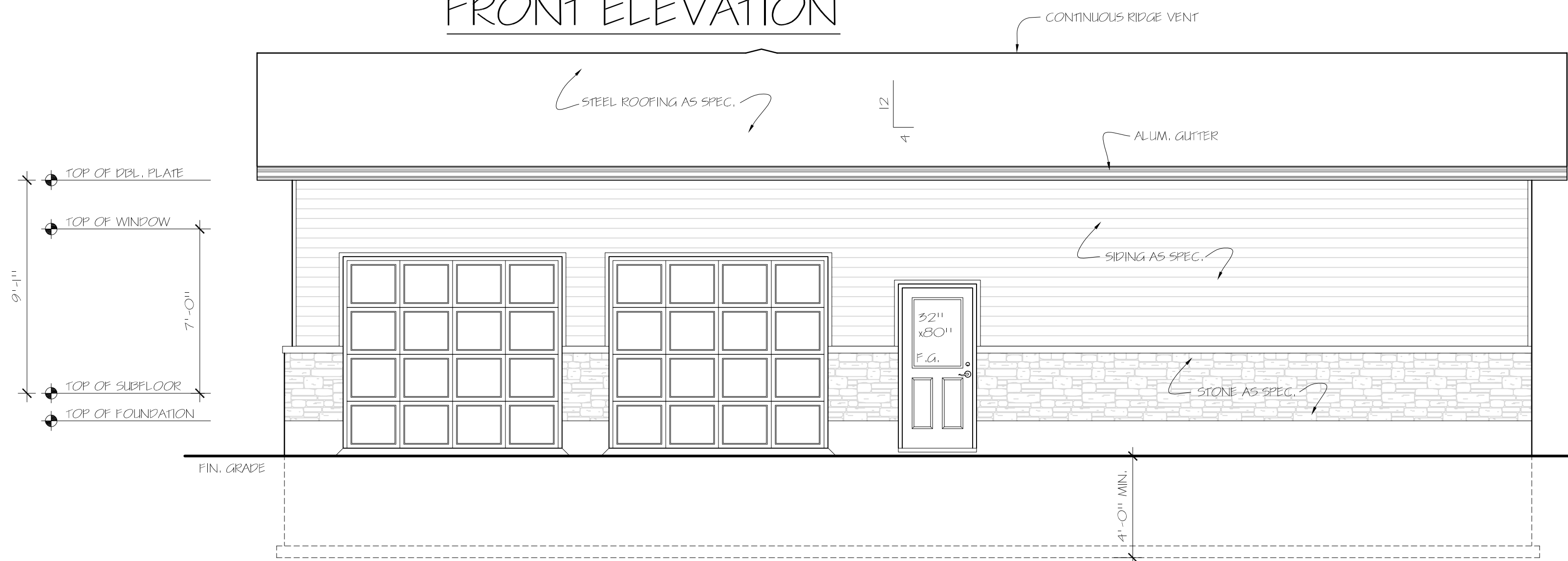
email: info@newcastledrafting.ca

web site: www.newcastledrafting.ca

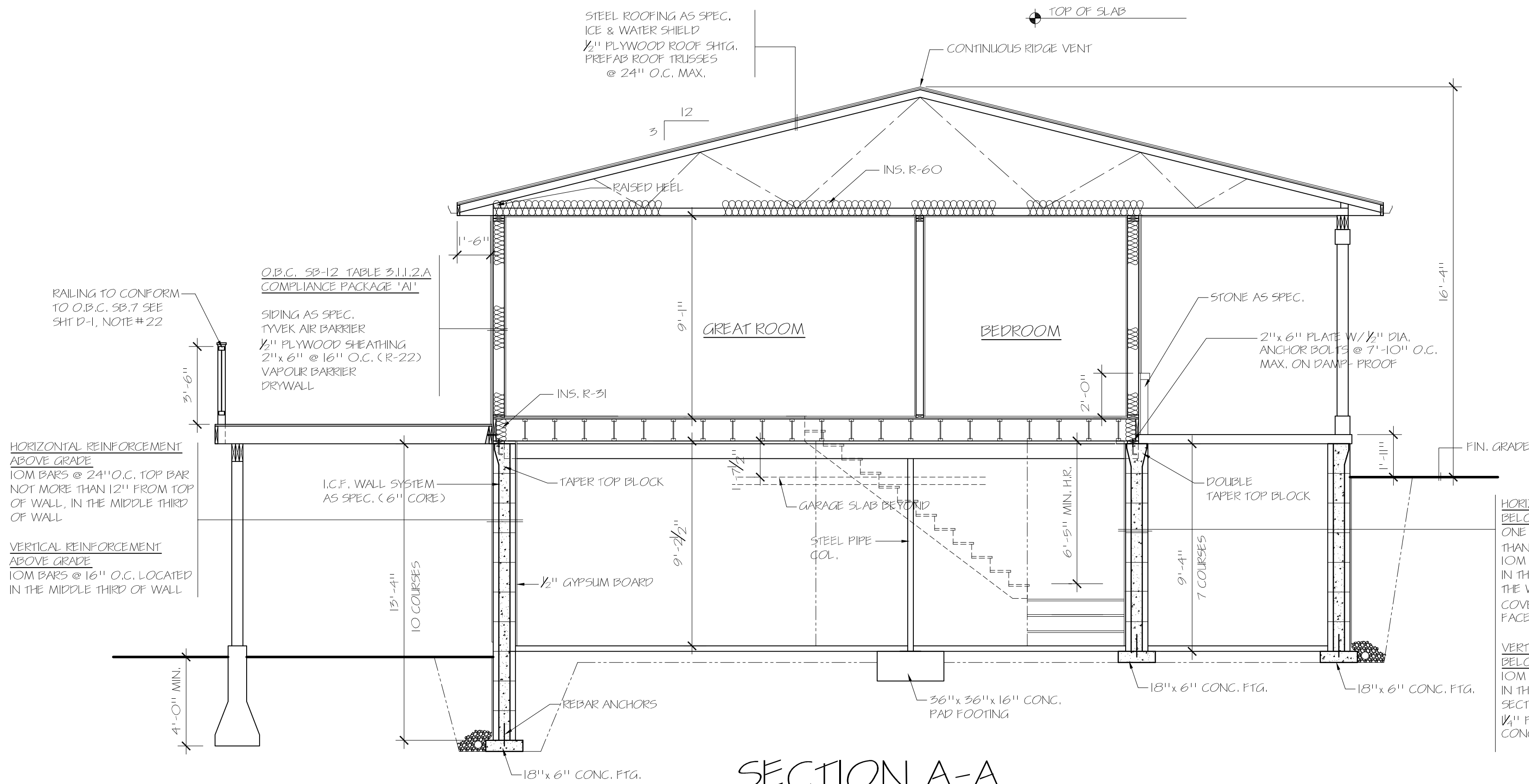
PROJECT	
PLAN OF PROPOSED RESIDENCE FOR 7773 LONGYEAR LANE	
CAMPBELLCROFT	ONTARIO
DATE AUG. 26 : 2022	PROJECT NO. 7022
SCALE 1/4"=1'-0"	DRAWN TBJ
CHECKED TRJ	
SHT <u>2</u> OF <u>4</u>	
DRAWING NUMBER 22-08-13	



FRONT ELEVATION



RIGHT SIDE ELEVATION



SECTION A-A

NOTES:

- WINDOW DESIGNATIONS ARE FRAME SIZE ONLY (F.S.)
- VENTING CASEMENT WINDOWS TO BE SPECIFIED BY OWNER
- ALL WINDOWS AND DOORS DESIGNED AND INSTALLED TO BE RESISTANT TO FORCED ENTRY
- WINDOWS SHALL CONFORM TO CAN/CSA-A440 AND CAN/CSA-A440.1 USER SELECTION GUIDE STANDARD TO CAN/CSA-A440-00 WINDOWS AS PER O.B.C. WINDOW STANDARDS 9.7.2.1
- WINDOW MANUFACTURER TO PROVIDE DATA SHEET TO CONFIRM SPECIFICATION.

NOTE:

- FOR TYPICAL CONSTRUCTION DETAILS SEE SHEET D-1

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PROJECT

**PLAN OF PROPOSED
RESIDENCE
FOR
7773 LONGYEAR
LANE**

CAMPBELLCROFT ONTARIO

DATE AUG. 26 : 2022 PROJECT NO. 7022

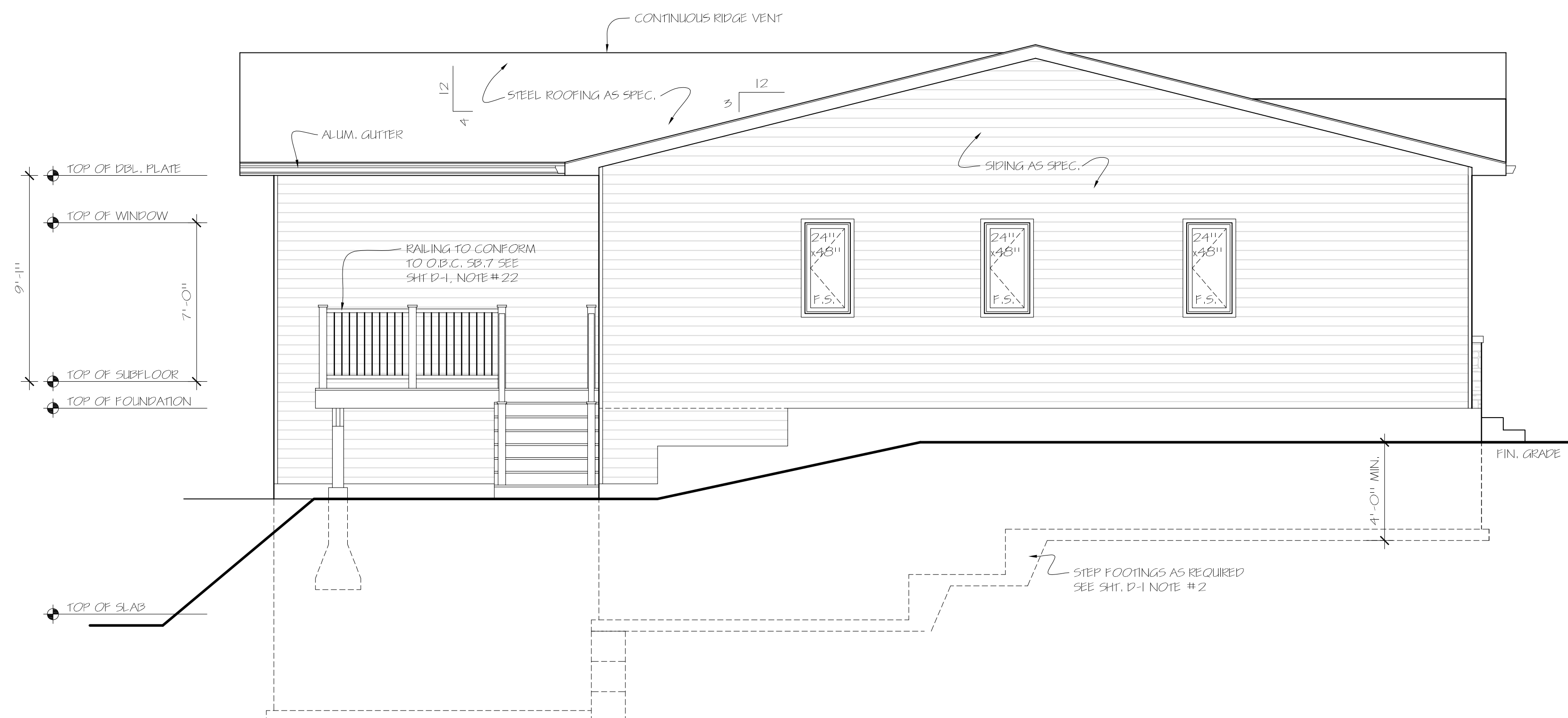
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SHT 3 OF 4

DRAWING NUMBER
22-08-13



REAR ELEVATION



LEFT SIDE ELEVATION

No.	DATE	REVISION	BY

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PROJECT

**PLAN OF PROPOSED
RESIDENCE
FOR
7773 LONGYEAR
LANE**

CAMPBELLCROFT ONTARIO

DATE AUG. 26 : 2022	PROJECT NO. 7022
------------------------	---------------------

SCALE 1/4"=1'-0"	DRAWN TBJ	CHECKED TRJ
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SHT 4 OF 4

DRAWING NUMBER
22-08-13

Garage area converted to internal habitat area.

ARU Floor Area

FLOOR PLAN

TABLE 3.1.1.2.A	
COMPLIANCE PACKAGE	
COMPONENT	AI
CEILING WITH ATTIC SPACE MINIMUM RSI (R) -VALUE	10.96 (R60)
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R) -VALUE	5.46 (R31)
EXPOSED FLOOR MINIMUM RSI (R) -VALUE	5.46 (R31)
WALLS ABOVE GRADE MINIMUM RSI (R) -VALUE	5.87 (R22)
BASEMENT WALLS MINIMUM RSI (R) -VALUE	5.92 cl (R20 cl)
BELOW GRADE SLAB ENTIRE SURFACE >600 mm BELOW GRADE MINIMUM RSI (R) -VALUE	-
EDGE OF BELOW GRADE SLAB ≤ 600 mm BELOW GRADE MINIMUM RSI (R) -VALUE	1.76 (R10)
HEATED SLAB OR SLAB ≤ 600 mm BELOW GRADE MINIMUM RSI (R) -VALUE	1.76 (R10)
WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE	.28
SKYLIGHTS MAXIMUM U-VALUE	.49
SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
HRV MINIMUM EFFICIENCY	75%
DOMESTIC HOT WATER HEATER MINIMUM EF	.80

SMOKE ALARMS OBC 9.10.19(5A)

- S.A. SHALL CONFORM TO CAN/ULC-5531
- S.A. INSTALLATION SHALL CONFORM TO CAN/ULC-5553
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NOTE TO BATHROOMS

GRAB BARS O.B.C. 9.5.2.3

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DRAIN WATER HEAT RECOVERY O.B.C. 9.8.12 3.1.1.12

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NOTES:

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- MECHANICAL EXHAUST FAN DIRECT TO EXTERIOR

LIVING AREA: -MAIN FLOOR 860 FT²

ENERGY EFFICIENCY: TOTAL WALL AREA - 1643 FT² (152 m²)
TOTAL WINDOW AREA - 206 FT² (19 m²)
PERCENTAGE OF WINDOW AREA TO WALL AREA - 13 %

No.	DATE	REVISION	BY

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Trevor Jones 38508
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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new castle drafting & design inc. 29016
FIRM NAME BCIN

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PROJECT

**PLAN OF PROPOSED
RESIDENCE
FOR
7773 LONGYEAR
LANE**

CAMPBELL CROFT ONTARIO

DATE AUG. 26 : 2022 PROJECT NO. 7022

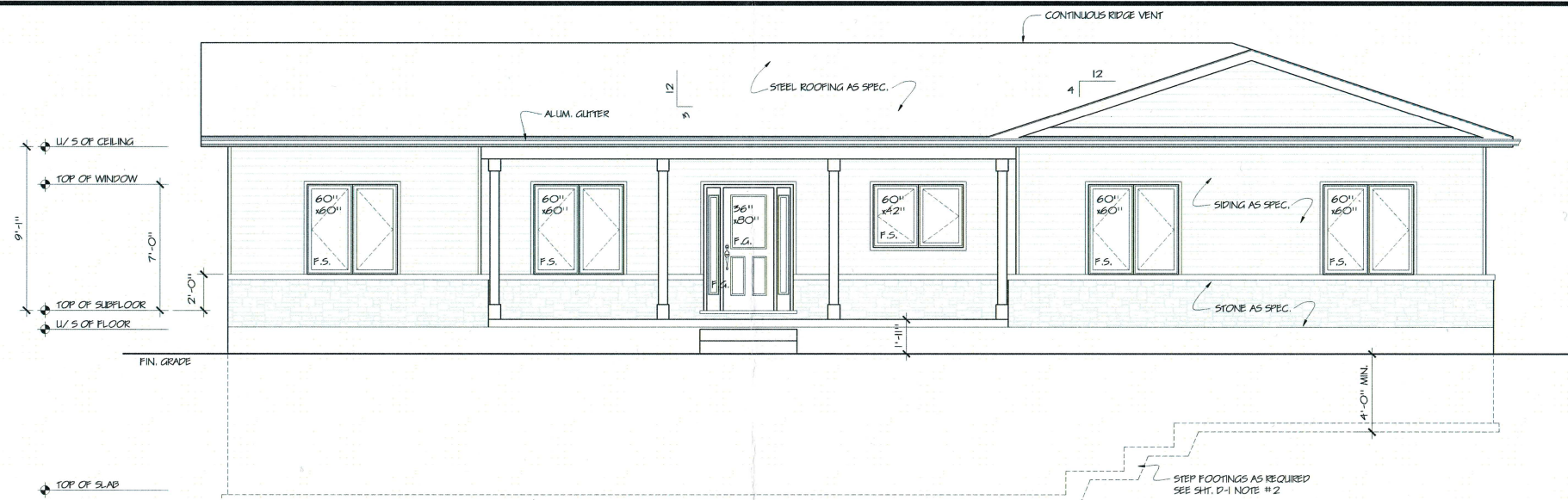
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SHT 2 OF 4

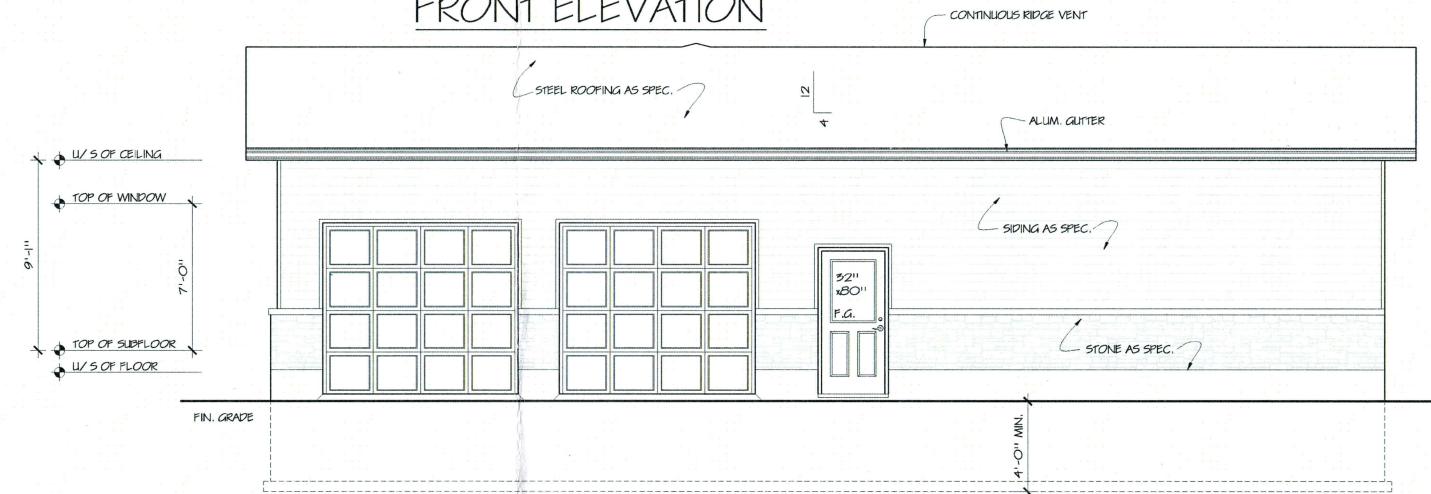
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22-08-13

Page 208 of 228

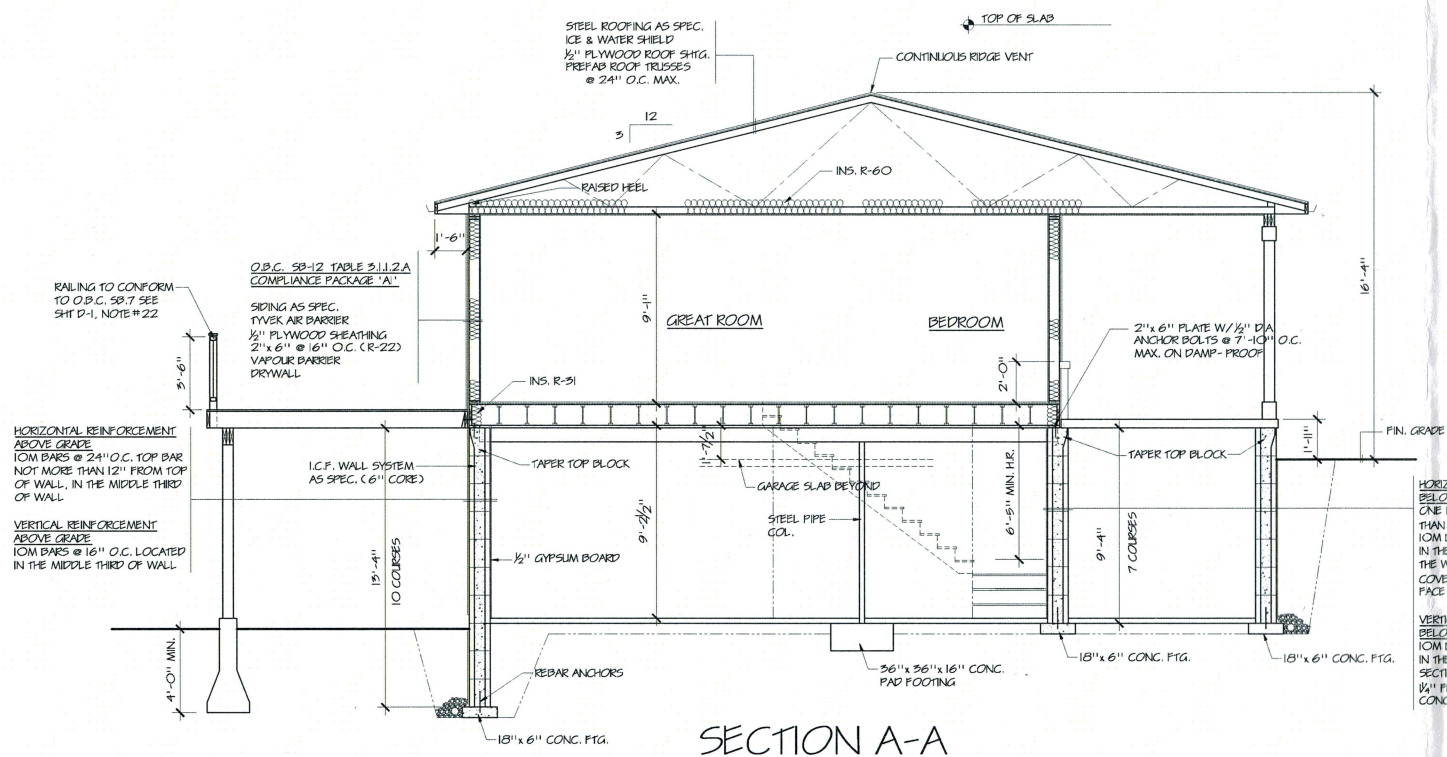


FRONT ELEVATION



RIGHT SIDE ELEVATION

NOTE:
- FOR TYPICAL CONSTRUCTION DETAILS SEE SHEET D-1



SECTION A-A

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- WINDOW MANUFACTURER TO PROVIDE DATA SHEET TO CONFIRM SPECIFICATION.

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PROJECT

PLAN OF PROPOSED RESIDENCE FOR 7773 LONGYEAR LANE

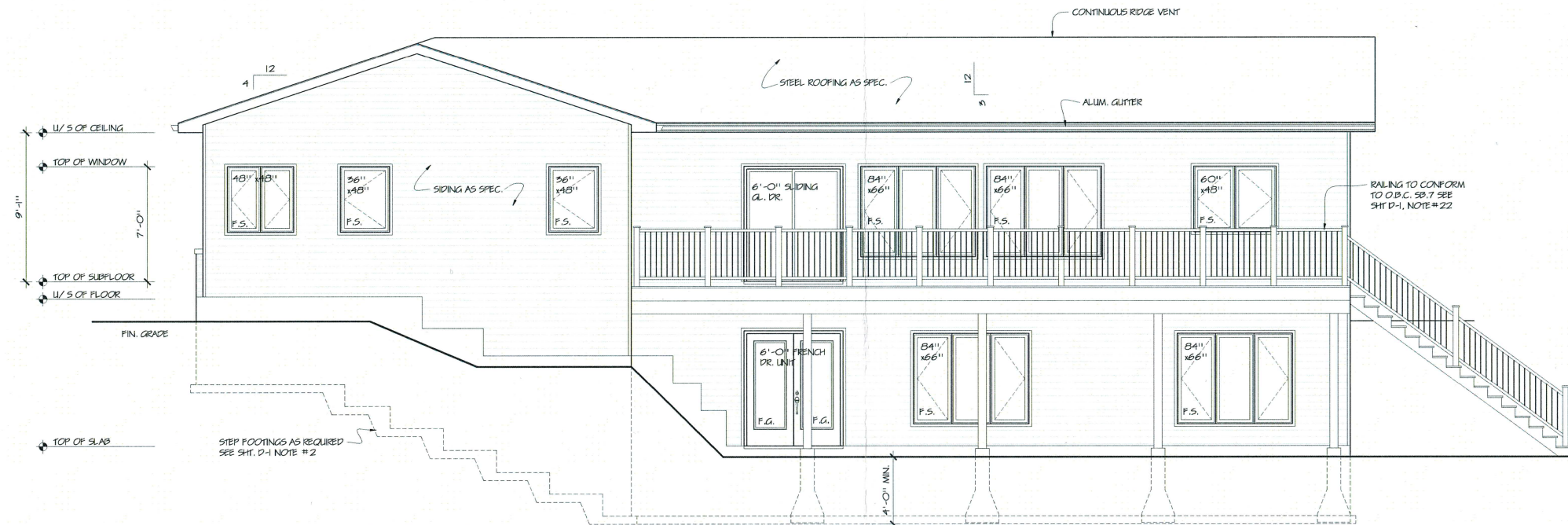
CAMPBELL CROFT ONTARIO

DATE AUG. 26 : 2022 PROJECT NO. 7022

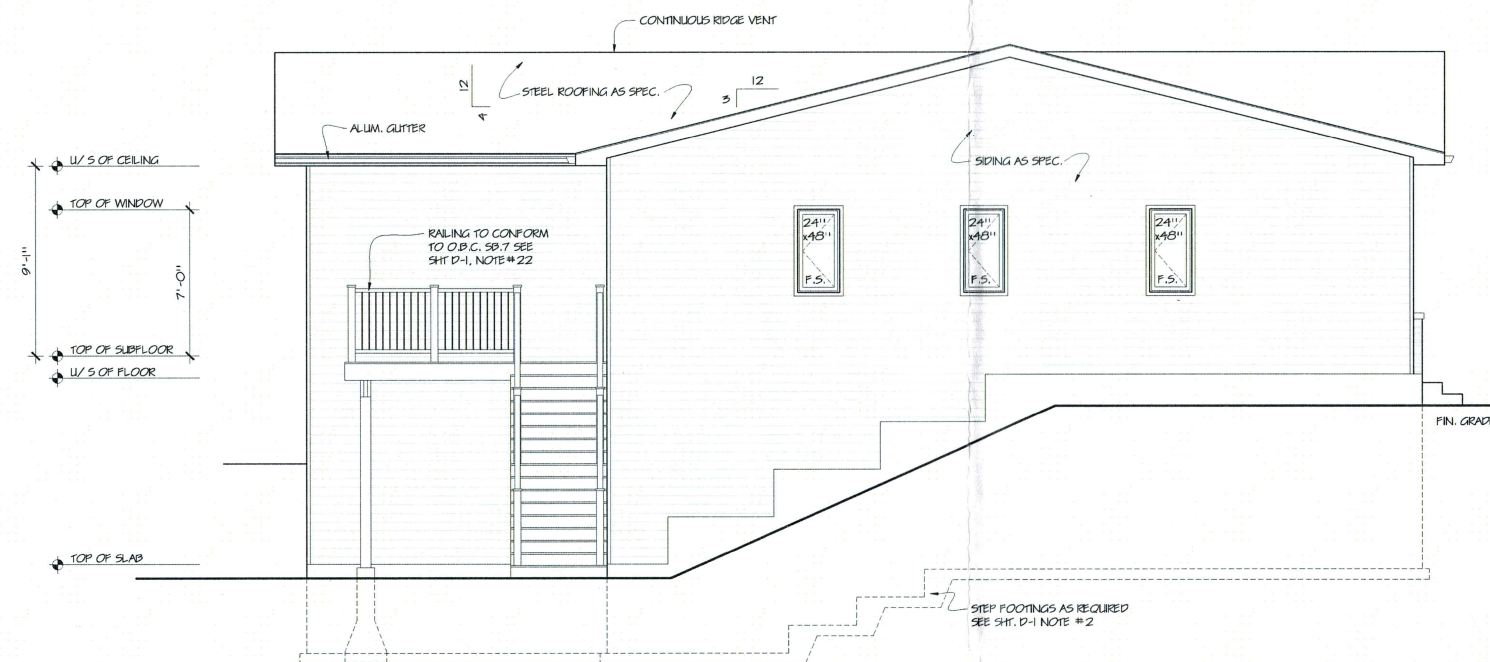
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SHT 3 OF 4

DRAWING NUMBER 22-08-13



REAR ELEVATION



LEFT SIDE ELEVATION

No.	DATE	REVISION	BY

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FIRM NAME BCIN

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PLAN OF PROPOSED RESIDENCE FOR 7773 LONGYEAR LANE		
CAMPBELL CROFT ONTARIO		
DATE AUG. 26 : 2022	PROJECT NO. 7022	
SCALE 1/4"=1'-0"	DRAWN TBJ	CHECKED TRJ
SHT 4 OF 4		
DRAWING NUMBER 22-08-13		

Attachment 3 - Zoning Compliance Review Table

Additional Residential Units Provisions	Variation Required?
Section 4.2.1.1 – General Provisions	
a. An additional residential unit shall only be permitted on a lot containing a single detached dwelling, semi-detached dwelling or street townhouse dwelling.	Complies
b. The addition of a new driveway to access an additional residential unit and which crosses the same streetline as an existing driveway on a lot is subject to Section 5.5.3.2.	Complies While the proposal would comply with Section 5.5.3.2, the proposal seeks to permit a fourth driveway accessing the property which exceeds the two driveways permitted under Section 5.5.2(f).
c. Where only one (1) additional residential unit is permitted, the additional residential unit shall only be permitted within the same building as the primary dwelling unit on the lot.	N/A
d. Where two (2) additional residential units are permitted on a lot, such additional residential units may be located as follows: i. One (1) additional residential unit within the same building as the primary dwelling unit on the lot and one (1) additional residential unit in a detached accessory building located on the same lot as the primary dwelling unit; or, ii. Two (2) additional residential units within the same building as the primary dwelling unit in which case, an additional residential unit in a detached accessory building shall not be permitted. In no case, shall two (2) additional residential units be permitted in a detached accessory building.	Complies
e. A building on a residential lot that is divided into a primary dwelling unit and an additional residential unit(s) shall not constitute any	Complies

other type of dwelling unit otherwise defined in this By-law.	
f. A maximum of two (2) bedrooms shall be permitted in an additional residential unit.	Does not comply (Variation Required) – The proposal seeks to permit three (3) bedrooms within the proposed ARU.
g. An additional residential unit shall only be permitted on a lot that satisfies Section 4.10 (Frontage on a Public Street) of this By-law.	Complies
h. Where municipal services are available, both the primary dwelling unit and the additional residential unit(s) on the same lot shall be connected to municipal water and sewer services of adequate size.	N/A
i. An additional residential unit shall not be permitted: i. On lands within the Environmental Protection - Floodplain (EP-F) Overlay Zone or in a floodplain as identified by the Conservation Authority; and, ii. On a lot containing shared housing (small scale), garden suite, bed and breakfast establishment, farm vacation home, shared housing, supervised (small scale), shared housing, supervised (large scale) or farm employee accommodation.	Complies
j. Parking for an additional residential unit(s) shall be provided in accordance with the requirements of Section 5.6 (Residential Parking Requirements) of this By-law.	Complies
k. Required off-street parking spaces may be arranged in tandem in conjunction with the required parking spaces for the primary dwelling unit.	N/A
l. An additional residential unit in a detached accessory building is not permitted to have a basement or other habitable living space below grade.	Does not comply (Variation Required) - The proposed ARU has an existing basement.
m. A clear path suitable for pedestrian use with a minimum width of 1.2 metres shall be provided from the streetline to the entrance of an additional residential unit that is	Complies

contained within a detached accessory building.	
n. If an additional residential unit is within the Hamlet Residential One and Two (RESV1 and RESV2), Rural Residential (RESR), and Estate Residential (RESE) Zones: i. The minimum lot area shall be 0.4 hectares; ii. The additional residential unit shall be serviced by the same well serving the primary dwelling unit on the lot; and iii. Notwithstanding Section 4.2.1.1 b), two (2) additional residential units are permitted within the same building as the primary dwelling unit on the lot or one (1) additional residential unit within the same building as the primary dwelling unit and one (1) additional residential unit within a detached accessory building. If located within an accessory building, no part of the additional residential unit shall be located further than 40 metres from the principal building.	N/A
o. If an additional residential unit is within the Agricultural (A) and Rural (RU) Zones: i. The minimum lot area shall be 0.4 hectares; ii. The additional residential unit shall be serviced by the same well serving the primary dwelling unit on the lot; iii. Notwithstanding Section 4.2.1.1 b), two (2) additional residential units are permitted within the same building as the primary dwelling unit on the lot or one (1) additional residential unit is permitted within the same building as the primary dwelling unit on the lot and one (1) additional residential unit within a detached accessory building provided the whole of the detached accessory building is located within 40 metres of the building containing the primary dwelling unit; and iv. If the additional residential unit is in a detached accessory building on the lot that was created after March 1, 2017, the provisions of Section 4.14 dealing with minimum distance separation apply.	Does not comply in part (Variation Required) – The proposed ARU is located approximately 56 metres from the primary dwelling. Note the standard requires the entirety of the ARU to be within the 40 metres of the primary dwelling. The separation distance to the farthest point of the proposed ARU will be requested as part of any Zoning By-law Amendment. As to minimum distance separation (MDS), the applicant has indicated in their submission that the lot was created prior to March 1, 2017, therefore a MDS assessment is not required.

p. If an additional residential unit is within the Oak Ridges Moraine - Rural (ORM-RU) and Oak Ridges Moraine - Rural Settlement (ORM-RS) Zones: i. The minimum lot area shall be 0.4 hectares; ii. The additional residential unit shall be serviced by the same well serving the primary dwelling unit on the lot; and iii. A total of one (1) additional residential unit is permitted and only within the same building as the primary dwelling unit on the lot.	N/A
Section 4.2.1.4 – Additional Residential Unit in a Detached Accessory Building in all other zones where permitted except in any Residential Zone	
Where an additional residential unit is within a detached accessory building to a primary dwelling unit in any zone except in any Residential Zone, the following additional provisions shall apply: a) The provisions in Section 4.2 (Accessory Buildings, Structures and Uses) apply except where modified by Sections 4.2.1.1 and 4.2.1.4. b) The maximum gross floor area of the additional residential unit within a detached accessory building shall not exceed 50% of the gross floor area of the primary dwelling unit but in no case can be larger than 80 m². c) An accessory building containing an additional residential unit shall not exceed the height of the principal building or 5 metres, whichever is less.	Does not comply in part (Variation Required) – The proposed ARU has an indicated GFA of approximately 108 sqm, exceeding the maximum GFA of 80 sqm.

General Residential Parking Provisions	Variation Required?
Section 5.5.2 - General Parking Provisions for Ground Oriented Residential Dwelling Units, Including Additional Residential Units	
f) Notwithstanding the above, a second driveway on a lot that crosses the exterior lot line may be permitted on a corner lot provided the driveway is located a minimum of 12 metres from the point of intersection of the front lot line and the exterior side lot line. In addition a second	Variation Required – The subject property is accessed via four separate driveways providing access to the proposed ARU, a storage shed, a barn and to the newly constructed primary dwelling.

driveway accessing a lot in the Countryside Zone may be permitted provided the lot has a minimum lot area of 0.4 hectares.	
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July 24, 2025

Mandy Kort, Administrative Assistant
Development Services
Municipality of Port Hope
5 Mill Street South
Port Hope, ON L1A 2S6
Email: mkort@porthope.ca

Re: Request for Reduction of ZBA Application Fees
Scott & Krystal Longyear – ZBA Application Submission
CCS Project No. 5285

Dear Mandy,

Our clients, Scott and Krystal Longyear, have advised us that in a discussion with Municipal Staff, a request for a fee reduction for this Zoning By-law Amendment Application is appropriate and should be requested upon submission of the application. While we do not have details of this reduction, we understand that this reduction must be approved by Council.

Please accept this letter as our request on behalf of our clients for the reduction in the fees related to this Zoning By-law Amendment Application, and that this reduction be provided directly to our clients.

Sincerely,

Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

cc: Scott & Krystal Longyear

z:\5285-Longyear\ZBA\5285-Request for Reduction of ZBA Application Fees-July 24-2025



January 28, 2026

(Sent by Electronic Mail)

Daniel Lawlor, B.URPL.
Planner II
Municipality of Port Hope
56 Queen Street
Port Hope, ON L1A 3Z9

RE: County Review of a Zoning By-law Amendment Application – ZB05-2025

Applicant: Scott & Krystal Longyear
Location: 7773 Longyear Lane
(Part of Lot 26, Concession 7)
Municipality: Municipality of Port Hope

Proposal: It is our understanding that this zoning by-law amendment application is required as a result of an Order to Comply. The Order to Comply was issued as the new dwelling unit on the property was not constructed in compliance with approved building drawings for an additional residential unit (ARU). As a result, the building is oversized and the property no longer meets the zoning provisions for additional residential units under the Municipality's comprehensive zoning by-law.

As such, a portion of the subject property will be rezoned from the Agricultural (A) Zone to a site-specific Agricultural (A-159) Zone to recognize the newly constructed dwelling as the primary dwelling and the original, smaller dwelling as an ARU.

County and Provincial Review: The Northumberland County Official Plan (County OP) designates the subject property as "Agricultural Area" and "Environmental Protection". The building envelope is within the "Agricultural Area" land use designation. Provincial and County land use policies permit additional residential units in agricultural areas, subject to the following key considerations:

- *Archaeology:* Most of the subject property appears undisturbed and is within 300 metres of a watercourse. As such, County Planning recommends circulating this application to the Williams Treaty First Nations for review and comment.
- *Land Use Compatibility:* The subject property is within 1.5 kilometres of land used for agricultural purposes and where livestock may exist. As such, the applicant should complete a Minimum Distance Separation (MDS 1) formulae to ensure that the proposed development will not have any adverse impacts on existing agricultural operations and/or future residential uses.
- *Natural Hazards:* Large portions of the subject lands are regulated by Ganaraska Region Conservation Authority (GRCA). As such, GRCA should be circulated on this application for review and comment.

Zoning By-law Amendment Application – ZB05-2025

- *Natural Heritage:* There is an earth science and life science Area of Natural and Scientific Interest (ANSI) on the subject lands. The building envelope on the subject property is adjacent to the Garden Hill Pitted Outwash Earth Science ANSI. As per Section 4.1.5 and 4.1.8 of the PPS, development and site alteration shall not be permitted in areas of natural and scientific interest or their adjacent lands without an Environmental Impact Study (EIS) demonstrating that the proposed development will not have negative impacts on the identified natural heritage features or their ecological functions. As such, The Municipality should satisfy itself that the development does not have adverse impacts on the identified natural heritage features on site. The natural heritage features should be placed in restrictive zoning and land use designations.

County Services: The County's Public Works and Inspection Services service areas were circulated on this development proposal and have the following comments:

- *Public Works – Infrastructure:* There is an existing watercourse that crosses County Road 9 and drains onto this property. The watercourse and associated culvert within the County's right-of-way shall not be altered. Road widening will be requested as part of a future site plan control application, should one be requested by the Municipality in accordance with Ontario Regulation 254/23.
- *Public Works – Right-of-Way Corridor Management:* A [Setback Permit](#) application is requested to support the newly constructed dwelling with supporting documentation and the \$250 application fee. Per the County's Entrance and Setback Policy, the County will require that the entrance on County Road 9 be removed should a future site plan control application be required.
- *Inspection Services:* The County's Inspection Services Division has confirmed that the individual on-site sewage system that was approved in 2023 has been constructed and designed to service both dwellings. The plumbing permit is still active due to the Order to Comply.
- *Waste Management:* Approved ARU would allow for one (1) additional residential waste set out as per [Waste By-Law 08-2023](#).

Conclusion: Based on the foregoing, it appears that the subject application conforms to the County OP and is consistent with the PPS. As such, County Planning has no objection to the proposed zoning by-law amendment application. Please circulate the County on any future planning applications related to this property, should the Municipality deem any necessary.

Please feel free to contact me at anastasioa@northumberland.ca or by phone at (905) 372-3329 ext. 6296 should you have any questions related to this matter.

Sincerely,



Ashley Anastasio, RPP, MCIP

January 28, 2026

Zoning By-law Amendment Application – ZB05-2025

Senior Planner, Land Use Planning

Copy: Ken Thajer, Ganaraska Region Conservation Authority

Ashley Yearwood, Manager of Land Use Planning

David Metcalfe, Manager of Waste Operations, Public Works

Peter Deshane, Manager of Infrastructure, Public Works

Preston Parkinson, Development & Infrastructure Project Manager, Public Works

Katie Bruinsma, Traffic & Right-of-Way Management Supervisor, Public Works

Tom Matthews, Plumbing and On-site Sewage Inspector, Inspection Services



Outlook

7773A Longyear Lane

From Derek Patterson <DPatterson@porthope.ca>

Date Tue 2/3/2026 11:33 AM

To Daniel Lawlor <DLawlor@porthope.ca>

Hi Daniel,

Building services does not have any objections to a ZBA for the subject property. It should be noted and the owners made aware that building services will be requiring all work covered prior to inspections to be uncovered for the purpose of confirming mandatory inspection stages required by The Ontario Building Code.

Thank you,

Derek Patterson

Deputy Chief Building Official

Municipality of Port Hope

Development Services

Development Team Office

5 Mill St S, Port Hope, ON, L1A 2S6

t. (905) 885-2431 ext. 2510

e. dpatterson@porthope.ca

To request inspection:

Online: <https://www.porthope.ca/en/business-and-development/building-services.aspx>

Email: buildingservices@porthope.ca

Telephone: 905-885-2431

ZBA 7773 Longyear Ln

From Ken Thajer <kthajer@grca.on.ca>
Date Mon 2/2/2026 4:47 PM
To Daniel Lawlor <DLawlor@porthope.ca>
Cc Joanne May <jmay@grca.on.ca>

 1 attachment (1 MB)
GRCAPermit#2151.pdf;

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: ZB05-2025
7773 Longyear Lane
Municipality of Port Hope

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a Zoning By-law amendment application for lands municipally known as 7773 Longyear Lane within the Countryside Area of the Municipality of Port Hope. The applicant is seeking to recognize the existing condition of their property that currently contains two separate dwellings: the original dwelling for the property, and a newly constructed detached dwelling unit. The applicant has requested to partially rezone the subject property from Agricultural Zone 'A' to Site-Specific Agricultural Zone 'A(159)' to recognize the newly constructed dwelling as the primary dwelling unit and to permit the original dwelling to remain as an ARU. To permit the ARU, multiple variations to the standards within the Municipality of Port Hope Zoning By-law, as amended, are also required.

Accordingly, the applicant has requested to partially rezone the subject property from Agricultural Zone 'A' to Site-Specific Agricultural Zone 'A(159)' [DL1] to recognize a newly constructed primary dwelling and permit the conversion of the existing dwelling to an ARU. To permit the ARU multiple variations to the standards within the Municipality of Port Hope Zoning By-law, as amended, are required. It is noted that the draft ZBA submitted in support of the application is not entirely consistent with the extent of required variations to the Zoning By-law. As such, please see the following list of variations required to permit the proposal:

- Section 4.2.1.1(f) – An ARU can have a maximum of two (2) bedrooms. The proposal seeks to permit three (3) bedrooms.
- Section 4.2.1.1(l) – An ARU in a detached accessory building is not permitted to have a basement or other habitable living space below grade. The proposal seeks to permit a basement level.
- Section 4.2.1.1(o)(iii) – An ARU within a detached accessory building must be located within 40 metres of the building containing the primary dwelling unit. The proposal seeks to permit an ARU exceeding 40 metres from the primary dwelling.
- Section 4.2.1.4(b) – The maximum gross floor area of the ARU within a detached accessory building shall not exceed 50% of the gross floor area of the primary dwelling unit, but in no case can be larger than 80 sqm. The proposal seeks to permit an ARU exceeding 80 sqm.
- Section 5.5.2(f) – A second driveway accessing a lot in the Countryside Zone may be permitted provided the lot has a minimum lot area of 0.4 hectares. The proposal seeks to permit a fourth driveway which provides access to the proposed primary dwelling.

GRCA Permit #2151

GRCA previously issued a permit for the proposed house (please see attached authorization). It is understood that a Building Permit was subsequently issued by the Municipality. As per Clark's planning report, the structure was under construction when staff raised concerns about building compliance with zoning provisions for a second residence. It was noted that during excavation, a portion of the basement under the smaller garage, which was to remain unexcavated, was excavated. Subsequently, an Order to Comply was issued that would require changes to the residence that was nearing completion. GRCA understands that legal action has been taken, however, this action is being postponed in order to allow a review of a resolution, such as the approval of a Zoning Amendment to address the zoning issues.

The location where the dwelling is being constructed is regulated. A permit was issued for a new house valid from September 16, 2022 expiring on September 16, 2024. No authorizations are currently in place for development within GRCA regulated lands on the subject property.



It is understood that the approved GFA, as indicated in the chart, would be consistent with the GRCA permit.

Approximate Floor Area Calculation for Primary Dwelling:

LOCATION	DESCRIPTION	APPROVED GFA (M2)	CURRENTLY CONSTRUCTED (M2)
Basement	Internal Habitable Area (including cold cellar)	104 sq.m. (1,128 sq.ft.)	113 sq.m. (1,219 sq.ft.)
	Extended Habitable Area	Area under garage not to be excavated.	52 sq.m. (563.5 sq.ft.)
1 st Floor	Internal Habitable Area including former garage	87 sq.m. (937.2 sq.ft.)	141 sq. m. (1,518 sq.ft.)
Total Habitable Aea	Garage, Porch and Deck are not Habitable Areas	191 sq.m. (2,065.2 sq.ft.)	305 sq.m. (3,283 sq.ft.)

***Note: Minor altered dimensions have contributed to the increased floor area as illustrated in Attachment B.**

In principle, GRCA does not have an objection to the approval of the zoning by-law amendment. However, GRCA will require a site plan drawing that is to scale and showing the house, septic system and the location of all filling and grading.

A permit will be required from the GRCA. GRCA recommends that the permit application is submitted when all *Planning Act* approvals are in place.

Let me know if you have any questions.

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

RE: Circulation - ZB05-2025 - 7773 Longyear Lane

From WILSON, Chris <Chris.Wilson@canadapost.postescanada.ca>

Date Wed 1/21/2026 11:13 AM

To Daniel Lawlor <DLawlor@porthope.ca>

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.

Hi Dan,

No comments to provide for mail delivery.

Thank you,

Chris Wilson

Officer, Delivery Services, Delivery Planning | Canada Post | GTA Region | chris.wilson@canadapost.ca | 416-262-7408

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Re: Circulation - ZB05-2025 - 7773 Longyear Lane

From Jeannette Thompson <jeannette_thompson@kprdsb.ca>

Date Tue 1/27/2026 9:48 AM

To Daniel Lawlor <DLawlor@porthope.ca>

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.

Hello Daniel –

Thank you for circulating the application for the Zoning By-law Amendment File No.: ZB05-2025 - 7773 Longyear Road for review.

Please accept this as a formal response from Kawartha Pine Ridge District School Board (KPRDSB). KPRDSB has reviewed the application and it is our understanding that the application will have the effect of partially rezoning the subject property from Agricultural Zone 'A' to Site-Specific Agricultural Zone 'A(159)' to recognize a newly constructed primary dwelling and permit the conversion of the existing dwelling to an ARU. KPRDSB has not identified any concerns or issues related to our mandate with the proposed zoning by-law amendment.

Thank you for the opportunity to comment.

Kind Regards,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP

Manager, Planning Services

Kawartha Pine Ridge District School Board

1994 Fisher Drive Peterborough, ON K9J 6X6

705.742.9773 x 2169 | 1.877.741.4577 x 2169

www.kprschools.ca

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Circulation - ZB05-2025 - 7773 Longyear Lane

From Jamie McKelvie <JMckelvie@porthope.ca>

Date Wed 2/4/2026 10:33 AM

To Daniel Lawlor <DLawlor@porthope.ca>

 2 attachments (266 KB)

Outlook-lvjmo5v; Circulation for Comment - ZB05-2025 - 7773 Longyear Lane.pdf;

Morning Dan,
W&E has no concerns for this Zoning By-law amendment.

Thanks,
Jamie

