



Development Services

Mandy Kort
56 Queen Street
Port Hope, ON L1A 3Z9

t: 905.885.2431 ext. 2505
f: 905.885.0507

mkort@porthope.ca
www.porthope.ca

NOTICE OF DECISION
COMMITTEE OF ADJUSTMENT
PLANNING ACT PROVISIONAL CONSENT

Application No. B08-25
Last date for filing a notice of appeal:
January 19, 2026

APPLICANTS: Dave Meredith, Meredith Consulting Services, on behalf of the property owners of 2 Fox Road.

PURPOSE OF APPLICATION: The applications for consent are for the creation of four (4) severed lots and one (1) retained lot from the subject lands municipally known as 2 Fox Road, Port Hope. A single detached dwelling and additional dwelling unit is proposed to be developed on Severed Lot #1 (B08-25), Severed Lot #2 (B09-25), Severed Lot #3 (B10-25), and Severed Lot #4 (B11-25). The existing single detached dwelling is proposed to remain on the retained lot of application B09-25.

Lot #1 (B08-25) is proposed to have a lot area of 0.13 ha with lot frontage of 18 m along Fox Road. The proposed retained lot will have a lot area of 0.50 ha with lot frontage of 147 m along Fox Road.

DECISION – CONSENT DENIED: WE, the undersigned, in making the decision upon this application for Consent, in addition to other matters, have had regard to the matters that are to be had regard to, under subsection 51(24) of the *Planning Act* and, having considered whether a plan of subdivision of the land in accordance with section 50 of the said *Act* is necessary for the proper and orderly development of the municipality, concur in the following decision and reasons for decision made on **December 18, 2025**.

CONDITIONS:

- 1) None.

REASONS FOR DECISION:

1. The proposed consent(s) in their totality would result in the creation of lots that do not reflect the established pattern of development within the immediate surrounding urban neighbourhood, including prevailing lot frontage, lot area, and spatial rhythm. The proposed severance(s) represents a form of intensification that has not been demonstrated to be compatible with the existing built form of the existing low density neighbourhood, and therefore does not constitute orderly development as contemplated by Section 51(24) of the *Planning Act* and the policies of the Port Hope Official Plan.
2. The Committee finds that insufficient evidence has been provided to demonstrate that the proposed severance can be appropriately developed within the physical constraints of (each) the site, including tree protection and placement of multiple buildings and parking spaces per site. As a result, the proposal does not demonstrate that the resulting parcels are suitable for their intended future use.
3. The applicant has not demonstrated that the proposed severance can be developed while reasonably accommodating the retention of existing mature trees. Insufficient information has been provided to confirm that future building envelopes, grading, and servicing can be achieved without the unnecessary removal of healthy trees. The proposal therefore fails to demonstrate conformity with Official Plan policies related to environmental protection and sustainable development and negatively impacts on the objectives of the Municipal Forest Master Plan as outlined in the Municipality of Port Hope Tree Protection Bylaw 75/2021.

BRIEF EXPLANATION OF EFFECT, if any, OF WRITTEN AND ORAL SUBMISSIONS ON THE DECISION:

1. All submissions were considered as part of the decision-making process.
2. Staff and Agency submissions were considered and where applicable are reflected in Conditions of Approval and Reasons.
3. Public Submissions – Approximately fifteen residents attended in opposition to the development. Residents raised concerns about compatibility, loss of trees, road width, and parking issues. No formal written submissions were received from the public. Five members of the public spoke at the meeting.

<u>Louise Ferrie-Blecher</u> Chair – L. Ferrie-Blecher	<u>Ben Currelly</u> Vice Chair – B. Currelly	<u>Absent</u> Member –J. Conlin
<u>Absent</u> Member – A. Blackwood	<u>Member – L. Brown</u>	

Notice of changes (if applicable) – You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or make a written request to be notified of changes to the conditions of the provisional consent.

Persons that may appeal - Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. The notice of appeal must be filed with the consent-granting authority (Committee of Adjustment for the Municipality of Port Hope), must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Concurrent applications – subject land (where applicable) – This land is the subject of the following application(s) for approval under the *Planning Act*.

Official plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Official plan amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Zoning By-law amendment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of Subdivision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

CERTIFICATION

Planning Act, R.S.O. 1990, c. P.13

I, Mandy Kort, Secretary-Treasurer of the Committee of Adjustment for the Municipality of Port Hope certify that the above is a true copy of the decision of the Committee with respect to the Application recorded therein.



Mandy Kort
Secretary-Treasurer

December 30, 2025
Date of Mailing

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purposes of that *Act*. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the *Act*.

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