

## **Consent Planning Rationale TEMPLATE**

**Please note:** This guide is intended to provide clarification on the requirements of the planning rationale to be provided with the consent application. This guide is **not** intended to supersede other Planning Act requirements.

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**Date:**

**Applicant:**

**Address:**

**Legal Description:**

1. **Proposal** – Provide a detailed explanation of what you are proposing and any background information that may be helpful.
  
2. **Site and Neighbourhood Context** – *Detail the current conditions of the site (size, frontage, existing building/uses, natural features etc.). Is the proposal compatible with the character in the area/neighbourhood? Explain what the character of the neighbourhood is, and how the proposal is compatible with this character.*
  
3. **Analysis of Applicable Policies**
  - [Provincial Policy Statement \(PPS\)](#) – *Is the proposal consistent with PPS? Explain.*
  - [Places to Grow](#) – *Is the proposal consistent with the Places to Grow Plan? List the applicable policies and explain how the proposal meets these policies.*
  - [County of Northumberland \(Official Plan\)](#) – *List the County’s OP designation and applicable policies. Explain how the proposal is in conformity with each.*
  - [Municipality of Port Hope \(Official Plan\)](#) – *List the current Official Plan designation, consent policies and other applicable sections of the OP. Explain how the proposal meets each of these policies.*
  - [Municipality of Port Hope \(Zoning By-law\)](#) – *List the current zoning and explain how the proposal meet these regulations/standards. Please fill out the ‘Zoning Compliance Table’ (See below) to show the zoning standard and what is proposed.*

**Zoning Compliance Table:**

	<i>Zone Standard</i>	<i>Proposed</i>
<b>Lot Area</b>		
<b>Front Yard Setback</b>		
<b>Interior Side Yard Setback(s)</b>		
<b>Exterior Side Yard Setback</b>		
<b>Rear Yard Setback</b>		
<b>Height</b>		

- Other Municipal Plans/Guidelines
  - [Strategic Plan](#)
  - *Downtown Design Guidelines (if applicable)*

4. **Conclusion** – *Provide closing remarks.*

**5. Attachments:**

- Site Plan sketch (required)
- Building design/architectural examples
- Site photos

Name	Date
Signature	