



Municipality of Port Hope

Staff Report

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Report Title: Complete Applications- 5868 County Road 65
Draft Plan of Subdivision Application (SU01-2023)
Zoning By-law Application (ZB02-2023)

Report to: Planning & Development Committee

Date of meeting: May 16, 2023

Report Author:

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Department responsible:

Planning & Development

Report Number: PD-12-23

Recommendation:

That Report PD-12-2023 be received for information.

Highlights:

- The Municipality of Port Hope has received a Draft Plan of Subdivision application and Zoning By-law Amendment application for the lands municipally known as 5868 County Road 65.
- The purpose of the Draft Plan of Subdivision application is to facilitate the development of 58 single detached dwellings on the subject lands.
- The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from Development 'D' zone to Hamlet Residential 'RESV1', site specific RESV1(142) and RESV1(143), and Environmental Protection 'EP' Zone to permit the proposed residential uses.
- Staff considers both applications to be complete applications under Sections 34 and 51 of the Planning Act.
- Since Bill 23 removes the statutory requirement to hold public meetings for Draft Plan of Subdivision, a Public Meeting for Zoning By-law Amendment application will be held later in 2023.

Background:

A complete Draft Plan of Subdivision application and Zoning By-law Amendment application has been received from D.G. Biddle and Associates Limited on behalf of Hillstreet Developments Ltd. for lands located west and south of County Road 65 in the Hamlet of Osaca (Figure 1: **Subject Lands Map**). The subject lands have a lot area of 24.6 ha and are legally described as Part of Lot 27 Con 5 and municipally known as 5868 County Road 65.

The subject lands are currently designated 'Hamlet' in the Municipality of Port Hope Official Plan and are zoned Development 'D' by Zoning By-law 20/2010, as amended.

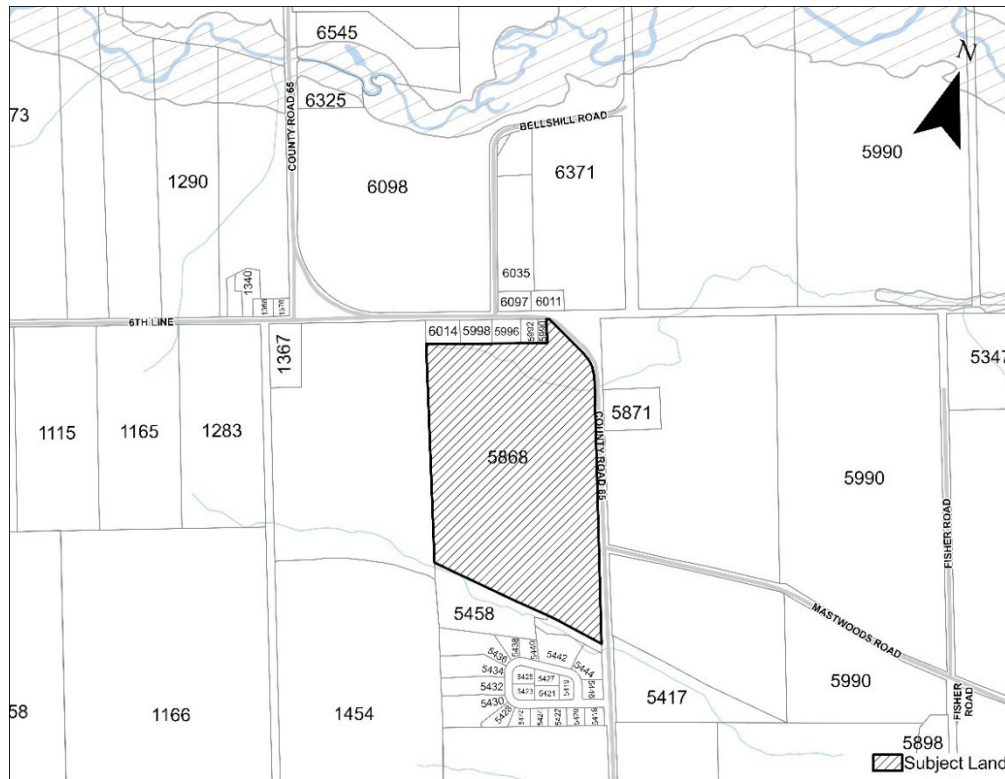


Figure 1: Subject Lands Map

Discussion:

The purpose of the proposed Draft Plan of Subdivision application is to facilitate the development of 58 single detached dwellings on the subject lands (**See Attachment 1**). There is an existing two-storey single detached dwelling and a frame barn located on the subject lands which the applicant is intending to sever from the development parcel prior to the registration of the plan of subdivision. Additionally, there are two more sheds within the development parcel which are proposed to be demolished (**See Attachment 1**).

The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from Development 'D' zone to Hamlet Residential 'RESV1', site specific RESV1 (142) and RESV1 (143) and Environmental Protection 'EP' Zone to permit the proposed land uses.

Pursuant to the *Planning Act*, Planning Staff will notify the prescribed individuals and agencies regarding the receipt of the complete applications.

Financial Considerations:

There are no anticipated negative financial implications imposed on the Municipality as a result of these applications. The applicant has submitted the required fees. Further details will be provided in future reports.

Communication and Public Engagement:

As the applications have been deemed complete, the technical review from the applicable departments and agencies begins as well as commencement of the Public consultation/engagement process.

In accordance with the *Planning Act*, a separate Notice of Complete Applications and Public Meeting will be mailed to all assessed persons within 120 metres of the subject lands. The notice of complete application will be published in local newspaper (Northumberland News) on May 18, 2023 and posted on the municipal website. All the comments received from local residents concerning the subject applications will be made public and attached to Staff reports.

A dedicated community consultation page will be created under the Municipality's website. The page will contain links to all the materials submitted by the applicant as well as Notices and Memos prepared by staff to date. The website enables for feedback to be submitted by the residents throughout the review process. This page will be updated periodically.

Additionally, a Notice will be posted at the site of the proposed Draft Plan of Subdivision and Zoning By-law Amendment on County Road 65.

As part of the application process, Council must convene a formal "statutory" Public Meeting pursuant to the *Planning Act*. Since, Bill 23 removes the statutory requirement to hold public meetings for Draft Plan of Subdivision, a Public Meeting for Zoning By-law Amendment application will be held later in 2023. At the Public Meeting, staff will present a report that will provide an overview of the planning applications, associated reports, planning legislation and comments received to date. No formal recommendations are provided in the staff report and no Council decision is rendered. The public can provide input to the Municipality's Council and staff at any point prior to Council's decision.

A Planning Recommendation report will be prepared after the statutory Public Meeting and will be presented to a Committee of the Whole meeting, prior to Council rendering a decision.

The Municipality of Port Hope encourages applicants to hold a public open house early in the process, but it is purely voluntary. It is staff's understanding that the proponent will hold an open house in the last week of May 2023 or first week of June 2023.

Conclusion:

Staff considers the application for a Zoning By-law Amendment (ZB02-2023) for lands municipally known as 5868 County Road 65 to be a *complete application* under Section 34 (10.4) of the *Planning Act*.

Staff considers the application for a Draft Plan of Subdivision (SU01-2023) for lands municipally known as 5868 County Road 65 to be a *complete application* under Section 51(17) of the *Planning Act*.

A Public Meeting to consider Zoning By-law application will be scheduled later in 2023 as per requirements of the *Planning Act*.

Notice of the Complete Applications and Public Meeting is in accordance with the provisions of Section 34 and 51 of the *Planning Act*.

Attachments:

Attachment 1: *Proposed Draft Plan of Subdivision*