

Amendment No. ~~XX~~ Municipality of Port Hope Official Plan

PART A: BACKGROUND INFORMATION

1. THE PURPOSE OF AMENDMENT NO. ~~XX~~

The purpose of Amendment No. ~~XX~~ to Municipality of Port Hope Official Plan is to amend the Official Plan in order to re-designate the subject lands to a Special Site Policy exception permitting low density residential uses in order to facilitate the development of the subject lands to allow for residential uses similar to those permitted on the adjacent lands to the west which is designated 'Low Density Residential'. The amendment will establish a higher density of development in the Greenfield Area of the urban area of the Municipality of Port Hope

2. LANDS AFFECTED BY AMENDMENT NO. ~~XX~~

Amendment No. ~~XX~~ applies to the lands Municipally known as Part of the S. Cumberland Lot, Registered Plan 25 (Formerly Part of Lot 10, Concession 1 Township of Hope) AND Part of Lots 9 & 10, Concession 1 AND Part of Lots 9 & 10, Broken Front Concession AND Part of Road Allowance between Broken Front Concession and Concession 1 (Closed by By-Law PH102568) Township of Port Hope AND Part of Block 67 Plan 39M-834, and have frontage on Strachan Street, with an area of approximately 16.5 ha (40.8 ac). The majority of the lands are vacant with the southern portion of the lands part of the Port Hope Golf and Country Club. The general location of the subject property within the Municipality is shown on the attached Schedule "A" to Amendment No. ~~XX~~.

3. BASIS OF AMENDMENT NO. ~~XX~~

An application has been submitted to amend the Official Plan designation and the Zoning By-law currently in effect in order to permit residential uses on the subject lands.

4. PLANNING RATIONALE

Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan), prepared took effect on May 16, 2019, and was established under the Places to Grow Act, 2005, for municipalities within the Greater Golden Horseshoe.

The Growth Plan, as amended, contains policies to manage growth to the year 2041 and is to be read in conjunction with the Provincial Policy Statement ("PPS").

The Provincial Growth Plan (Policies 1.2.1 and 2.2.6) encourages the achievement of intensification and supports a range and mix of housing options. Further, the Growth Plan stipulates that proposed development be directed to lands which are already fully serviced by Municipal water and sewer service.

The development of the subject lands is in accordance with the PPS and Growth Plan. The proposed residential use provides an opportunity for a range of residential units in the context of a larger community development; makes full use of surrounding infrastructure and services; and contributes to the range of housing supply opportunities in the primary urban area within the Municipality.

Provincial Policy Statement

The Provincial Policy Statement (PPS) was in effect on May 1, 2020. All decisions made with respect to applications submitted on or after May 1, 2020 “shall be consistent with” the new Provincial Policy Statement.

The PPS (Policies 1.1.1 and 1.4) supports intensification, encourages a mix of uses, and promote the use of existing or planned infrastructure to obtain cost effective development.

The PPS (Policy 1.4.3) also calls for an appropriate range of housing types and densities to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Official Plan

The subject lands are currently designated “Residential - 1”, Residential - 3”, “Local Commercial 1”, “Country Inn Commercial” and “Recreational Open Space” in the Official Plan.

The purpose of the Official Plan Amendment would be to re- designate the subject lands in order to facilitate the development of the subject lands primarily for a range of grade related housing.

Implementation

The proposed development of the subject lands shall be implemented through an appropriate Zoning By-law Amendment and draft plan of subdivision.

PART B: THE AMENDMENT

The Municipality of Port Hope Official Plan is hereby amended as follows:

- i. That Schedule C-1 (Land Use – Urban Area Detail) is hereby amended by adding a reference to a special site policy *XX, in accordance with Schedule “A” attached hereto and forming part of this amendment.
- ii. That the following new special site policy *XX, be inserted in Section D8:

“D8 *XX Penryn Mason Homes

Notwithstanding anything in the Plan to the contrary, the lands identified as *XX shall be subject to the following policies:

- a) Within the areas identified as Low Density Residential XX on Schedule C1, the main permitted uses shall include single-detached residential dwellings.
- b) A variety of low density residential lot and dwelling unit sizes shall be provided within this designation, in order to reflect the character usually associated with low density residential development.
- c) The minimum density target for the residential development shall be 38 residents per hectare.
- d) In the event that the wooded area located at the southwest corner of Victoria Street South and Strachan Street is determined to be a Provincially Significant Woodland, Council may utilize a holding “H” symbol within an Implementing Zoning Bylaw for the area identified by the hatching within the lands designated “Special Site Policy XX”. The use of the holding provision shall relate to the need for an Environmental Impact Study for the lands shown by the hatching on Schedule “A” attached hereto.
- e) As appropriate, Council may require conditions of draft plan of subdivision to the extent of the development effected by the

Environmental Impact Study set out in (d) above.

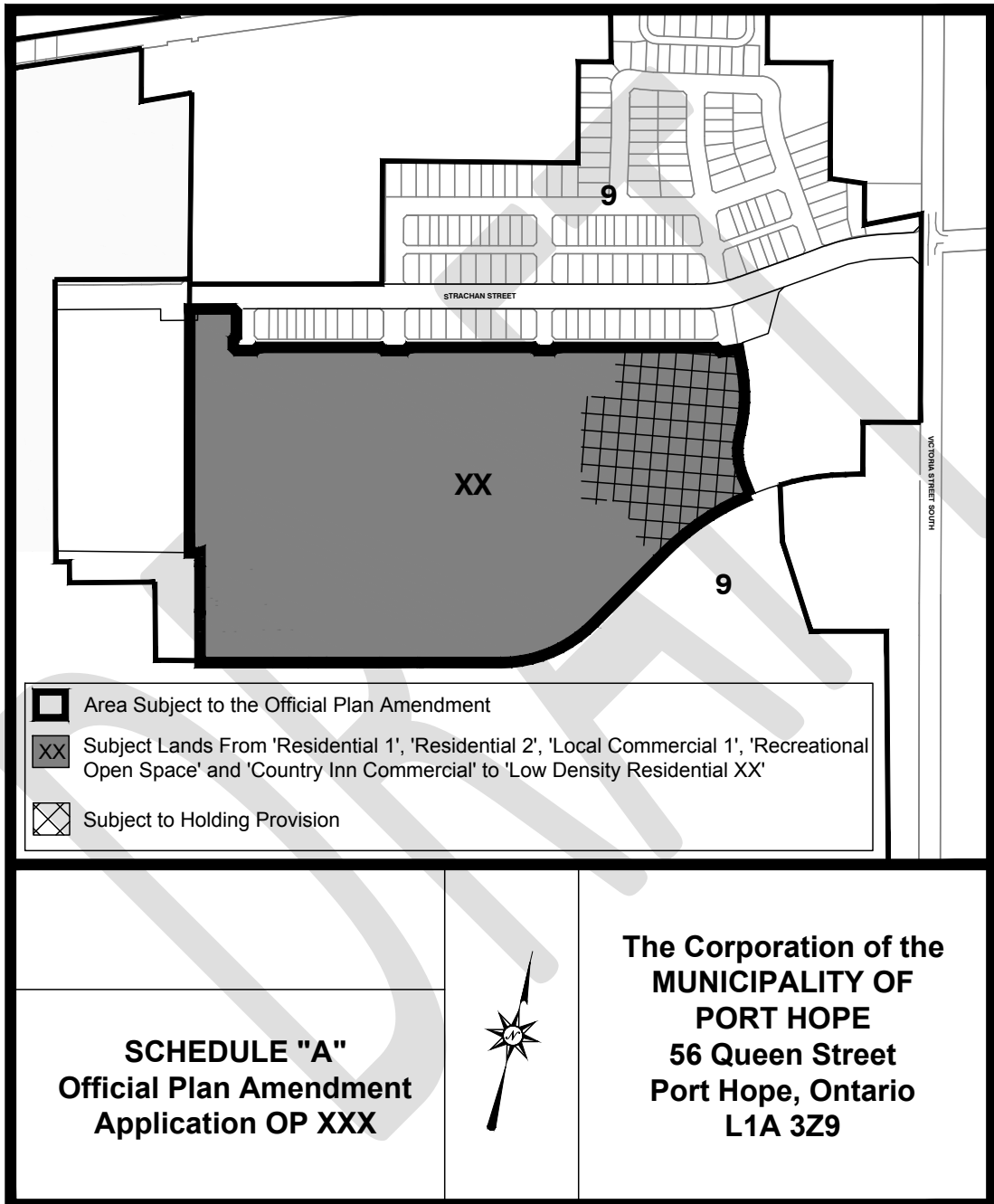
5. IMPLEMENTATION

This Amendment No. **XX** to the Municipality of Port Hope Official Plan shall be implemented by an amendment to Zoning By-law **XX/20**, as amended, being a by-law passed pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13.

6. INTERPRETATION

The provisions of the Municipality of Port Hope Official Plan, as amended from time to time, shall apply in regard to Amendment No. **XX**.

SCHEDULE "A"



**SCHEDULE "A"
Official Plan Amendment
Application OP XXX**



**The Corporation of the
MUNICIPALITY OF
PORT HOPE
56 Queen Street
Port Hope, Ontario
L1A 3Z9**