



Municipality of Port Hope
56 Queen Street
Port Hope, ON
L1A 3Z9

REPORT TO: Community Development Committee

FROM: Theodhora Merepeza, Planning Manager

SUBJECT: Complete Applications
Draft Plan of Subdivision Application (SU01-2019),
Official Plan Amendment (OP01-2019) and
Zoning By-law Amendment Application (ZB06-2019)
Phase 5 – Lakeside Village Community
APPLICANT: Walker, Nott, Dragicevic Associates Limited on behalf
of AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc. and
Penryn Mason Homes Inc.

DATE: November 28, 2019

RECOMMENDATION:

That the Staff Report from the Planning Manager respecting proposed Draft Plan of Subdivision Application (SU01-2019), Official Plan Amendment (OP01-2019) and Zoning By-law Amendment (ZB06-2019) for Phase 5 – Lakeside Village Community be received for information; and further,

That Staff be directed to prepare for the notification and public meeting requirements in accordance with the *Planning Act*.

BACKGROUND:

The purpose of this report is to acknowledge receipt of complete Draft Plan of Subdivision application, Official Plan Amendment and Zoning By-law Amendment applications received from Robert A. Dragicevic of Walker, Nott, Dragicevic Associates Limited on behalf of AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc. and Penryn Mason Homes Inc. for lands located south of Strachan Street and west of Victoria Street South (See **Figure 1: Subject Lands**). The subject lands with an area of 19.4 ha (47.8 ac) representing several contiguous separate parcels collectively will constitute “Phase 5” of the Lakeside Village Community.

The majority of the subject site is within ‘Special Policy Site Area 9’ (Penryn Park Estate). The western portion of the subject site (locally known as the “Skora lands”) is designated ‘Low Density Residential – Urban’.

Zoning By-law 20/2010, as amended, places the proposed subdivision lands into five residential categories, two commercial zone categories and two open space/major recreational zones. A detailed description of current zones is outlined in **Attachment 1**.

The purpose of the proposed Draft Plan of Subdivision application is to facilitate the development of 369 dwelling units comprised of 326 single detached dwellings and nine (9) townhouse blocks (consisting of 43 townhouse units) in a freehold tenure on the subject lands. The proposed development will be provided with an array of public roads and will be fully serviced in accordance with Municipal requirements. The overall proposed density of development meets and exceeds current and in force Growth Plan targets for this Designated Greenfield area of the Municipality. The applicant is proposing the removal of 3.15 ha woodland on the west side of Victoria Street South.

The purpose of the proposed Official Plan Amendment is to:

- re-designate a portion of the subject lands on the west side of Victoria Street South to a site specific “Medium Density Residential” in order to facilitate the development of townhouse units.
- re-designate the lands within ‘Special Policy Site Area 9’ (Penryn Park Estate), including the portions of the subject lands that were previously part of the Port Hope Golf and Country Club to a site-specific “Low Density Residential- Urban” to allow residential uses consistent with the adjacent approved Mason Homes Plans of subdivision.

An amendment to the existing zoning by-law is required in order to establish appropriate development standards to accommodate the freehold dwelling types and designs to be constructed within the proposed subdivision by rezoning the lands (including the portions of the subject lands that that were previously part of the Port Hope Golf and Country Club) to three site specific Residential Zones.

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

Next Steps

Once the applications are considered complete, then the technical review from the applicable departments and agencies begins as well as commencement of the Public consultation/engagement process.

Public Consultation

In accordance with the *Planning Act*, the Notice of Complete Applications will be mailed to all assessed persons within 120 metres of the subject lands. Similarly, the notice will be published in local newspaper (Northumberland News) on December 5, 2018 and posted on the municipal website.

A dedicated community consultation page “Penryn Mason Homes – Phase 5” will be created under the Municipality’s website. The page will contain links to all the materials submitted by the Proponent. The website will enable 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 (on two locations) of the proposed subdivision lands. All the comments received from local residents concerning the subject applications will be made public and attached to Staff reports.

As part of the application process, Council must convene a formal “statutory” Public Meeting pursuant to the *Planning Act*. The Public Meeting will be scheduled in early 2020. Notification requirements would be identical to the requirements outlined above for these Complete Applications. 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 staffs understanding that Mason Homes will hold an open house on December 16, 2019.

RESOURCE IMPLICATIONS

There are no anticipated negative financial implications imposed on the Municipality as a result of these applications. The applicant has submitted the required fees.

CONCLUSION

1. Staff considers the application for an Official Plan Amendment (OPA#10) for lands located south of Strachan Street and west of Victoria Street South to be a complete *application* under Section 22 (6.1) of the *Planning Act*.
2. Staff considers the application for a Zoning By-law Amendment (ZB07-2017) for lands located south of Strachan Street and west of Victoria Street South to be a *complete application* under Section 34 (10.4) of the *Planning Act*.
3. Staff considers the application for a Draft Plan of Subdivision (SU01-2019) for lands located south of Strachan Street and west of Victoria Street South to be a *complete application* under Section 51(17) of the *Planning Act*.
4. A Public Meeting to consider three applications will be scheduled in 2020 as per requirements of the *Planning Act*.

Notices of the Complete Applications are in accordance with the provisions of Section 22, 34, and 51 of the *Planning Act*.

Respectfully submitted,

Theodhora Merepeza, M.C.P., MCIP, RPP
Planning Manager

Figure 1: Subject Lands Map

Figure 2: Proposed Draft Plan

Attachment 1: Current Designations/Zoning

Figure 1: Subject Lands Map

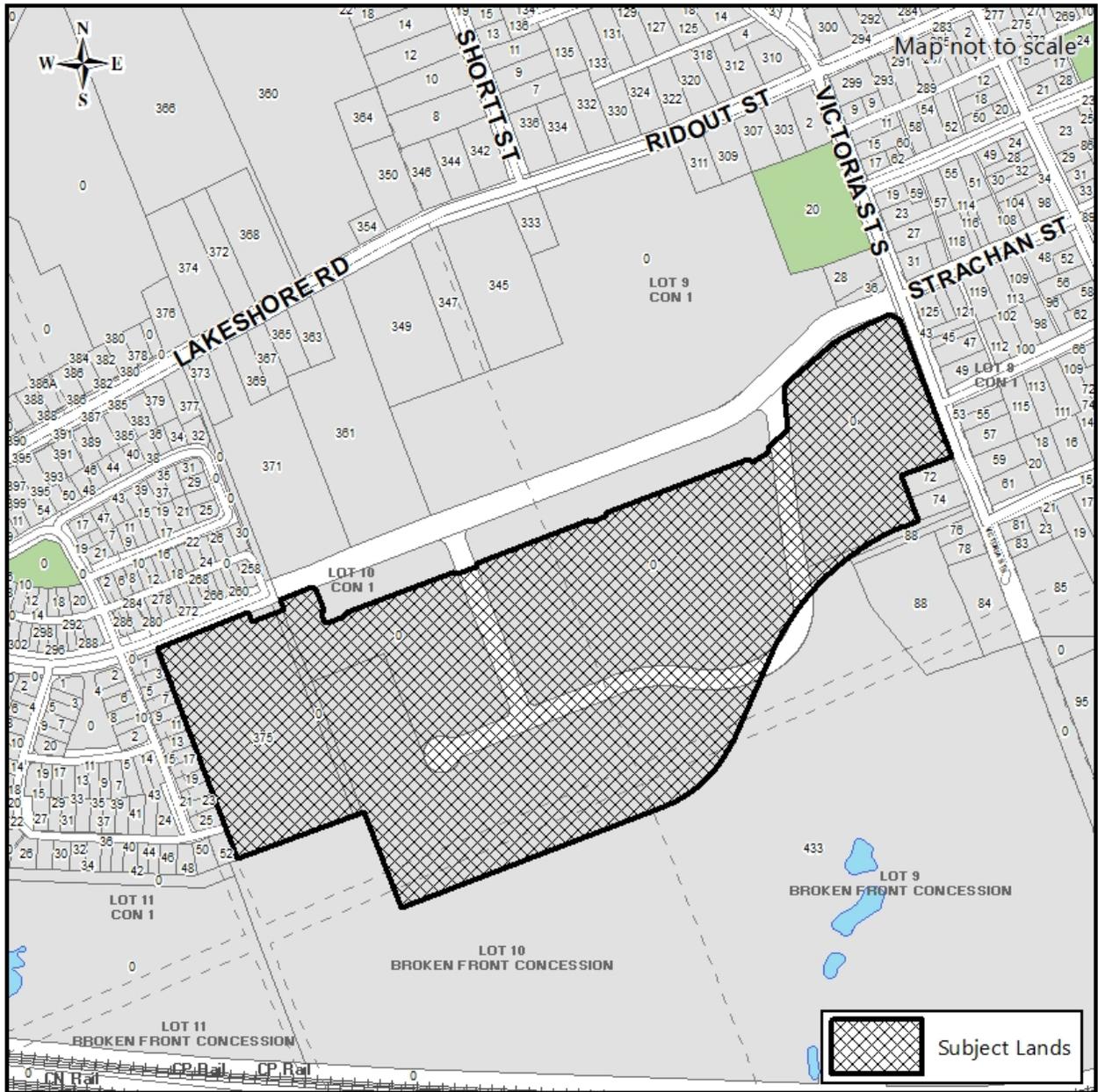


Figure 2: Proposed Draft Plan



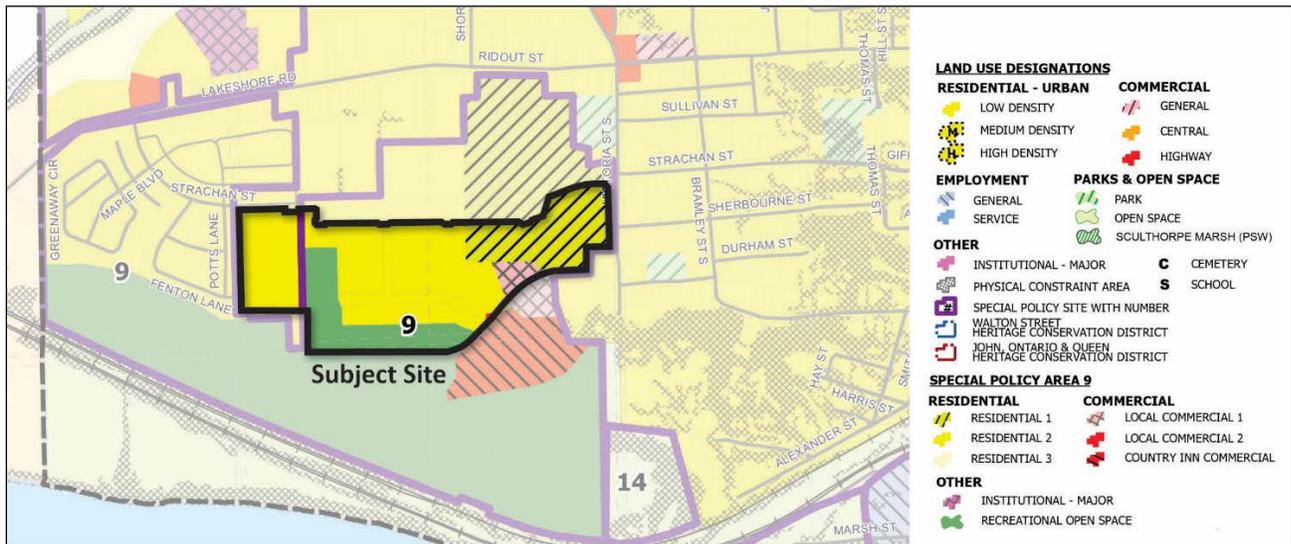
Attachment 1

Legal Description of Subject Lands:

The subject lands, representing several contiguous separate parcels, are collectively legally described 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, Municipality of Port Hope, County of Northumberland.

Current Official Plan Designations

The majority of the subject site is designated 'Residential 1', 'Residential 2', 'Recreational Open Space', 'Local Commercial 1' and 'Country Inn Commercial' within 'Special Policy Site Area 9' (Penryn Park Estate). The western portion of the subject site (locally known as the "Skora lands") is designated 'Low Density Residential – Urban' and is not subject to the Special Policy Site Area 9.



Municipality of Port Hope Official Plan, Schedule C-1 Land Use - Urban Area Detail

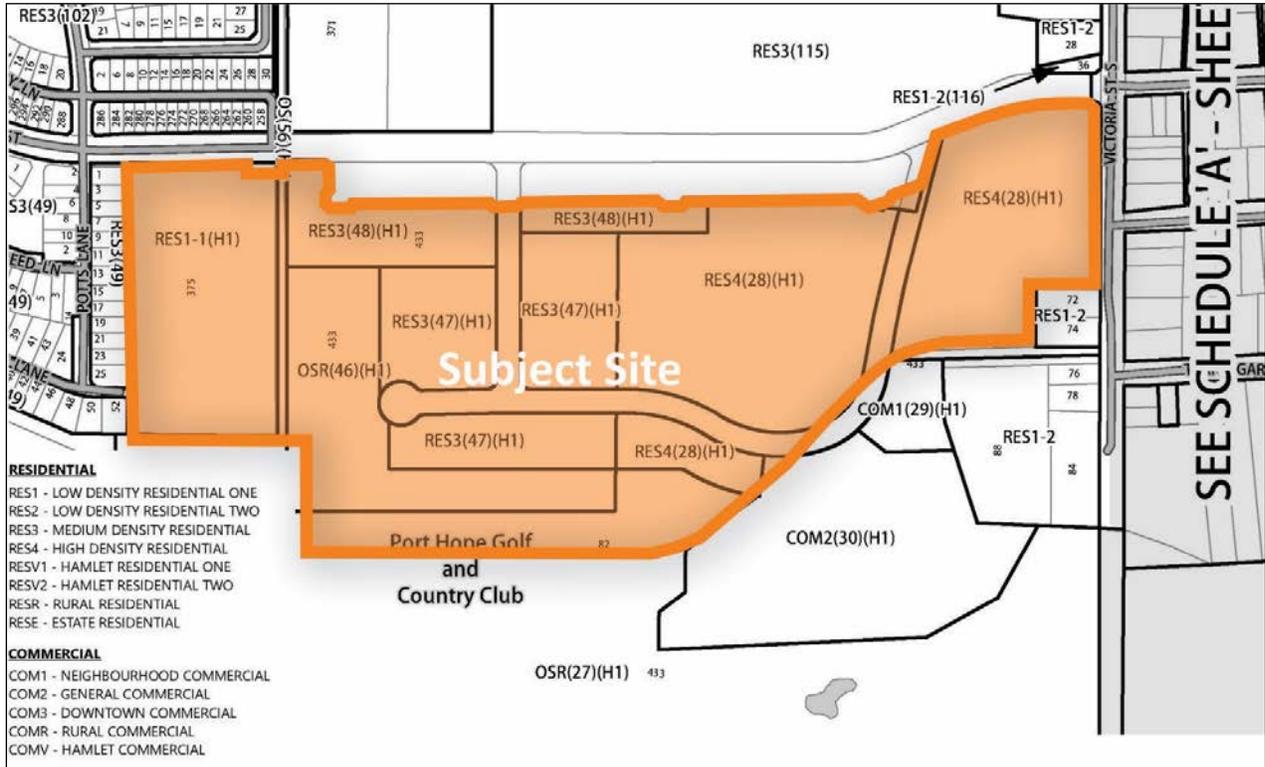
Current Zoning

Zoning By-law 20/2010, as amended, places the subject lands into:

- five residential categories:
 - High Density Residential Exception 28 Holding Provision One 'RES3(28)(H1)',
 - Medium Density Residential Exception 47 Holding Provision One 'RES3(47)(H1)',
 - Medium Density Residential Exception 48 Holding Provision One 'RES3(48)(H1)',
 - Medium Density Residential Exception 115 'RES3(115)',
 - 'Low Density Residential One Type One, Holding Provision One 'RES1-1(H1)'

- two commercial zone categories:

- Neighbourhood Commercial Exception 29, Holding Provision One 'COM1(29)(H1)'
- General Commercial Exception 30, Holding Provision One 'COM2(30)(H1)'
- Major Recreational Exception 46, Holding One Provision 'OSR(46)(H1) Zone and
- Open Space Exception 56, Holding One Provision 'OS(56)(H1)' Zone.



Zoning By-law 20/2010 Schedule 'A' - Sheet 4