



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

REPORT TO: Community Development Committee

FROM: Theodhora Merepeza, Planning Manager

SUBJECT: Scheduling of Public Meeting
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: January 29, 2020

RECOMMENDATION:

That the Staff Report for the 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:

On November 18, 2019 the Municipality considered the applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for lands located south of Strachan Street and west of Victoria Street South to be *complete applications* under Sections 51(17), 22 (6.1) and 34(10.4) of the *Planning Act*. The applications were 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. 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 (See **Figure 1: Subject Lands**).

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 (See **Figure 2**). 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 plan proposes the removal of 3.15 ha of woodland on the west side of Victoria Street South to accommodate the development of the townhouses units.

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 Section 22, 34 and 51 of the *Planning Act*, a Public Meeting is required to consider the proposed applications for an Official Plan Amendment, amendment to Zoning By-law 20/2010, as amended, and Draft Plan of Subdivision. The meeting is proposed for **March 10, 2020**. Pursuant to the *Planning Act*, Planning Staff will notify the prescribed individuals and agencies regarding the scheduled Public Meeting. Details of the date, time and location will be provided in the public notice and advertised.

Next Steps

Attachment 2 contains a flow chart that outlines the planning process for the Zoning By-Law and Official Plan amendment applications.

Public Consultation

In accordance with the *Planning Act*, the Notice of Public Meeting will be mailed to all assessed persons within 120 metres of the subject lands and the persons who have made written submissions and/or have requested to be included on the notification list. The notice will be published in the local newspaper (Northumberland News) on February 13, 2020 and posted on the municipal website.

A dedicated community consultation page “Penryn Mason Homes – Phase 5” has been created under the Municipality’s website. The page contains links to all of the materials submitted by the Proponent 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 is being updated periodically.

Additionally, a Notice has been posted at the site (at two locations) of the proposed subdivision lands. All of the comments received from local residents concerning the subject applications will be made public and attached to the Staff reports.

Staff Reports

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.

Please note that no formal recommendations are provided in this staff report and no Council decision is rendered at this stage of the process. The public can provide input to 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 final decision.

RESOURCE IMPLICATIONS

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

CONCLUSION

1. Notice of Public Meeting regarding the application for a Draft Plan of Subdivision (SU01-2019) is being provided under Section 51(20)(b) of the *Planning Act*.
2. Notice of Public Meeting regarding Official Plan Amendment (OPA#10) for lands located south of Strachan Street and west of Victoria Street South) is being provided under Section 22 (6.1) of the *Planning Act*.
3. Notice of Public Meeting regarding the application for a Zoning By-law Amendment (ZB06-2019) is being provided under Section 34 (13) of the *Planning Act*.

Planning Staff are scheduling a **Public Meeting** to be held on **Wednesday, March 10, 2020, at 6:30 p.m.** to consider the applications under the *Planning Act*.

Respectfully submitted,

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

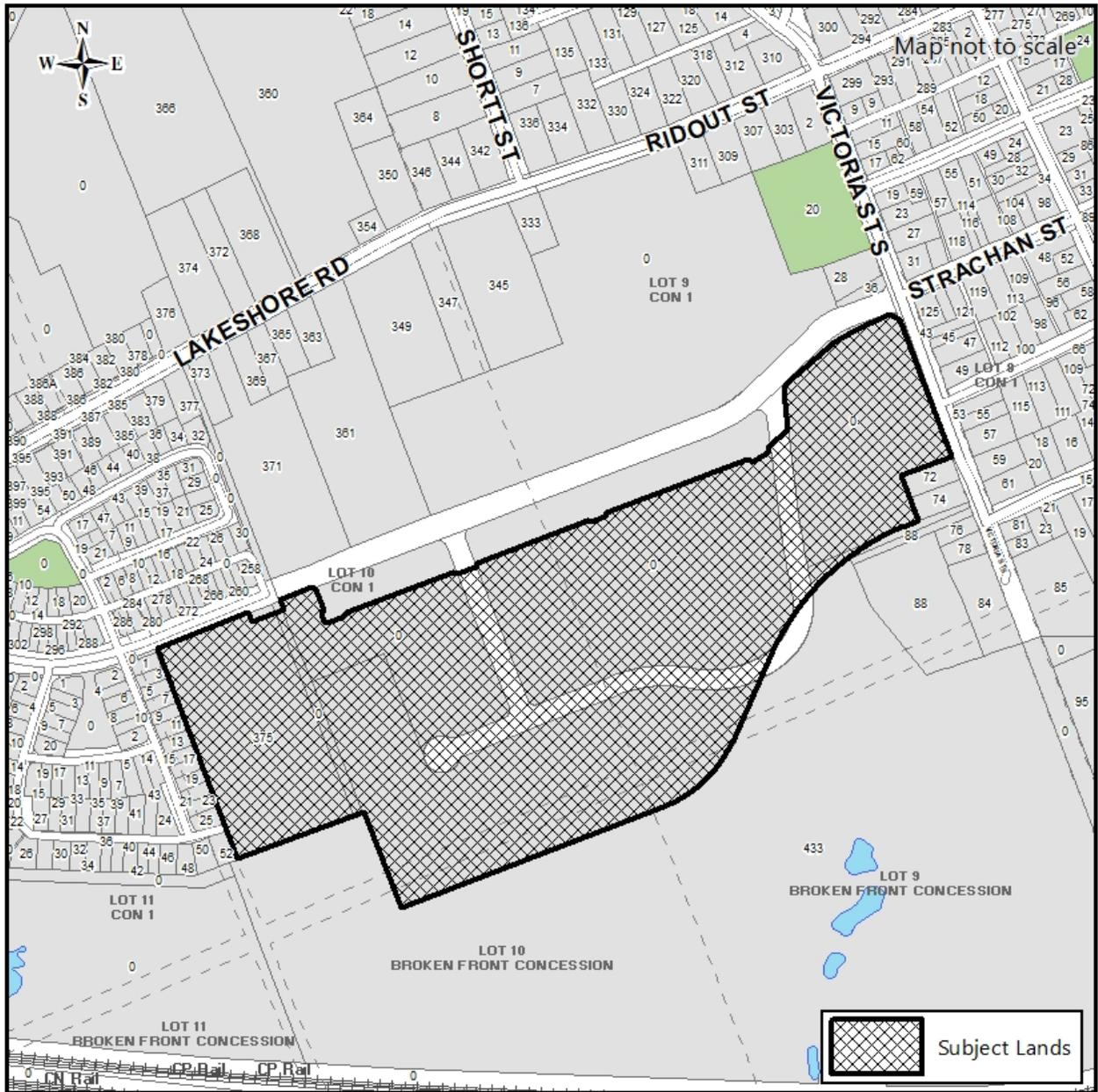
Figure 1: Subject Lands Map

Figure 2: Proposed Draft Plan

Attachment 1: Current Designations/Zoning

Attachment 2: Flow Chart

Figure 1: Subject Lands Map



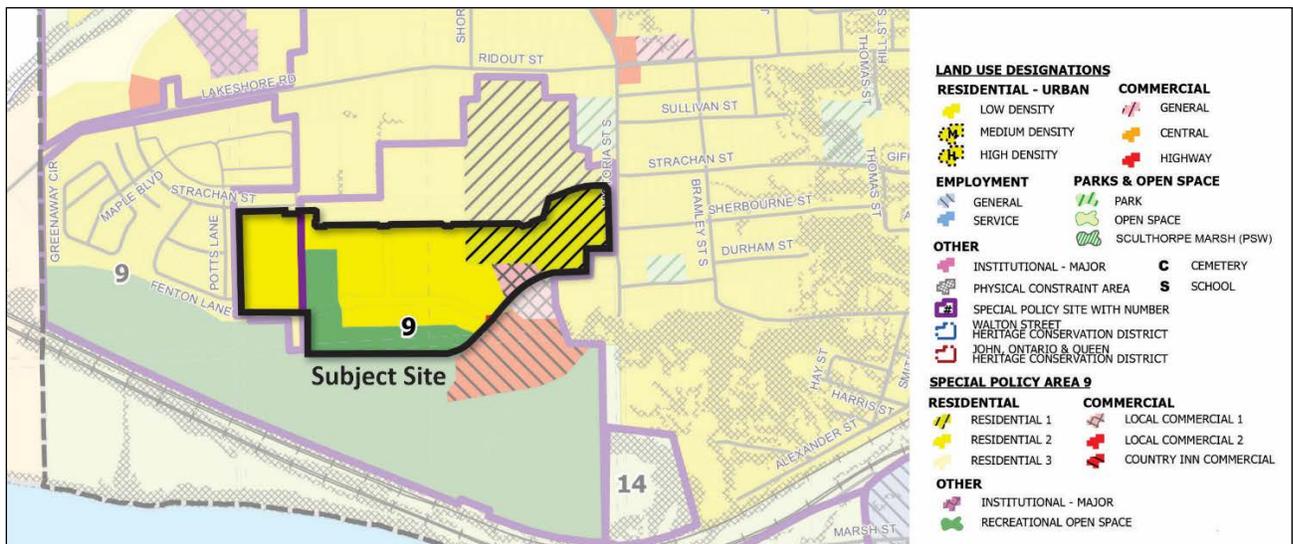
Attachment 1

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.



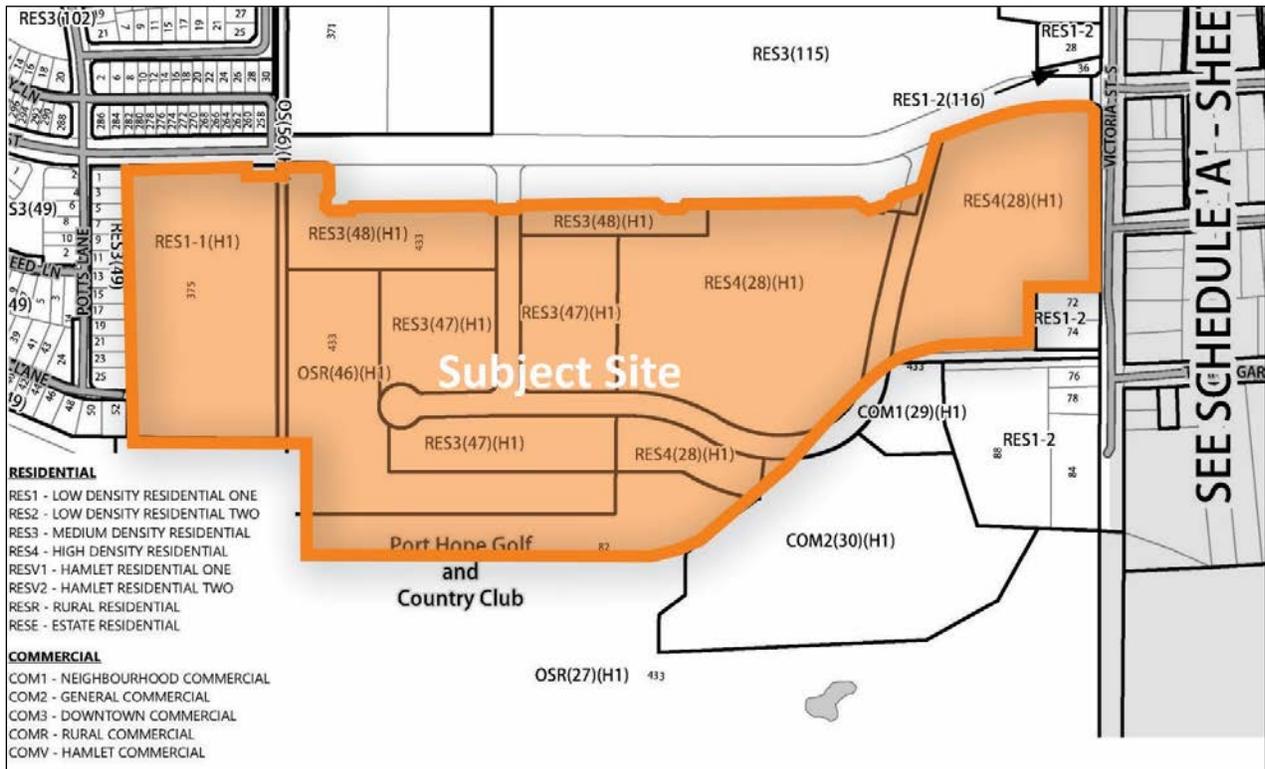
Municipality of Port Hope Official Plan, Schedule C-1 Land Use - Urban Area Detail

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

Attachment 2 – Zoning By-law & Official Plan Amendment Applications

