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23 January 2018
Project: 170014

Jeanette Davidson, C.E.T.
Engineering Manager
Municipality of Port Hope
56 Queen Street
Port Hope, ON L1A 3Z9

Dear Ms. Davidson:

RE: UPDATED DRAFT PLAN OF SUBDIVISION, PENNRYN MASON HOMES INC.

Paradigm Transportation Solutions Limited (Paradigm) has reviewed the updated Draft Plan of Subdivision (January 2018 revision, copy attached) for the lands located south of Lakeshore Road and west of Victoria Street South in the Municipality of Port Hope as related to Paradigm's July 2017 report, "*Port Hope Residential Development, Transportation Impact Study*". The updated draft plan affects the area identified in that study as "Phase 4".

We find that there is no significant difference between the former and current plan regarding the proposed intersections along Strachan Street in terms of either their location or future operations. There are now four rather than five proposed north-south local streets serving the lands north of Strachan Street, which reduces the potential number of public road intersection conflict points along the collector road. And finally, there would be three less residential units in Phase 4 with the new plan, which would result in a very small reduction in trip generation.

Therefore, the changes made within the updated Draft Plan of Subdivision would not result in the need to amend the July 2017 Transportation Impact Study.

If you have any questions or comments, please contact the undersigned.

Yours very truly,

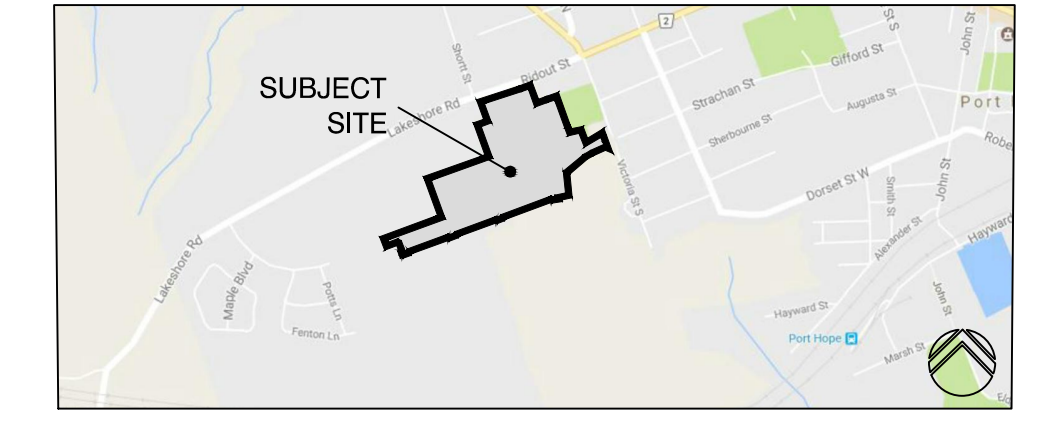
PARADIGM TRANSPORTATION SOLUTIONS LIMITED

A handwritten signature in dark ink, appearing to read "Garry Pappin", is written over a light blue rectangular background.

Garry Pappin
BES, CET, LEL
Senior Transportation Consultant

DRAFT PLAN OF SUBDIVISION

PART OF THE S. CUMBERLAND LOT, REGISTERED PLAN NO. 25 (LAID OUT ON PART OF LOT 10, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF HOPE, COUNTY OF DURHAM), AND PART OF LOT 9, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF HOPE, COUNTY OF DURHAM, NOW IN THE MUNICIPALITY OF PORT HOPE, IN THE COUNTY OF NORTHUMBERLAND. (FORMALLY IN THE GEOGRAPHIC TOWNSHIP OF HOPE, TOWN OF PORT HOPE)



Key Map

Additional Information

Required Under Section 51(17) of the Planning Act R.S.O. 1990

- (a) SHOWN ON DRAFT PLAN
- (b) SHOWN ON DRAFT AND KEY PLANS
- (c) SHOWN ON KEY PLAN
- (d) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- (e) SHOWN ON DRAFT PLAN
- (f) SHOWN ON DRAFT PLAN
- (f.1) NOT APPLICABLE
- (g) SHOWN ON DRAFT AND KEY PLAN
- (h) MUNICIPAL PIPED WATER
- (i) SOIL IS SILTY TO CLAYEY SILT
- (j) SHOWN ON DRAFT PLAN
- (k) FULL MUNICIPAL SERVICES
- (l) NOT APPLICABLE

Schedule of Land Use

PROPOSED LAND USE	ha	Ac
1) Residential (Lots 1 to 169)	6.25	15.4
2) Park (Block 170)	0.39	1.0
3) Existing Residential (Block 171)	0.07	0.2
4) Future Development (Blocks 172 and 178)	0.22	0.5
5) 0.3m Reserve (Blocks 173 to 177)	0.01	0.02
6) Roads & Laneways	4.36	10.8
TOTAL SITE AREA	11.29	27.9

PROPOSED RESIDENTIAL UNITS	Total	%
1) Δ 9.2m (30ft) Single-Detached Laneway	28	17
2) ⊗ 11.6m (38ft) Single-Detached Laneway	52	31
3) ⊙ 11.6m (38ft) Single-Detached	41	25
4) ⊔ 14.6m (48ft) Single-Detached Laneway	17	10
5) ⊞ 14.6m (48ft) Single-Detached	25	15
6) ⊠ 17.1m (56ft) Single-Detached	3	2
PROJECTED UNIT YIELD	166	100

PROPOSED ROADS	m	ft
1) 7.5m ROW Laneway	893	2,930
2) 14.5m ROW Local	103	338
3) 17.0m ROW Local	1,084	3,556
4) 20.0m ROW Local	39	128
5) Strachan Street Extension	684	2,244
TOTAL ROAD LENGTH	2,803	9,196

NOTE: All areas shown subject to rounding, and may not add up to total or convert to the other measuring units directly.

Revisions

DATE	REVISION	BY
December 2017	Modify park block, road network and residential blocks	SS
January 2018	Increase ROW of Street C to 17.0m; Realign Street C; Include 0.3m Reserves (Blks 174-177); Include additional Future Development Block (Blk 178); Add Contours	SS

Owner's Authorization

I authorize Walker, Nott, Dragovic Associates Limited to prepare and submit this Draft Plan of Subdivision to the Municipality of Port Hope for approval.

Signature on File _____ DATE _____
 Gordon Mason, President
 Penryn Mason Homes Inc.

Signature on File _____ DATE _____
 Brad Smith, President
 Penryn Mason Homes Inc.

Signature on File _____ DATE _____
 Brad Smith, President
 2107401 Ontario Inc.

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided on this plan and their relationship to adjacent lands are correctly and accurately shown.

Signature on File _____ DATE _____
 H. F. Grander
 Ontario Land Surveyor

Scale 1:1,000 July 2017 14.643.01

