

PLANNING JUSTIFICATION REPORT

PHASE 5

Official Plan and Zoning By-law
Amendments and Draft Plan of
Subdivision

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

Prepared for:
AON Inc., 2107401 Ontario Inc.,
Penryn Park Estates Inc., Penryn
Mason Homes Inc.

November 2019

14.643.03

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1 Introduction

WND Associates (“WND”) were retained by AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc., Penryn Mason Homes Inc. to complete a planning assessment of a draft plan of subdivision, Official Plan and zoning by-law amendments on lands located on the west side of Victoria Street South, south of Lakeshore Road/Ridout Street, located in the Municipality of Port Hope, in the County of Northumberland (“subject site”). Refer to **Figure 1**, Aerial Photograph.



Figure 1: Aerial Photograph

The area of the draft plan of subdivision is comprised of approximately 19.4 hectares (47.8 acres). The proposed plan of subdivision will provide for townhouse and single detached residential dwelling units on individual lots in a freehold tenure.

The application for approval of a draft plan of subdivision seeks to accommodate the development of 369 residential dwelling units in total, comprising of 43 - 6.4 metre (20.9 feet) townhouse units and 326 single detached units with frontages ranging from 8.4 metres (27.5 feet) to 16.5 metres (54 feet). The proposed development will be served by public roadways and public laneways as presented in the proposed draft plan of subdivision.

The subject site is currently designated for residential, commercial, recreational and open space uses in the Municipality of Port Hope Official Plan. An Official Plan Amendment is required to permit the proposed residential use on the portions of the site that were previously part of the Port Hope Golf and Country Club, and to clarify language of the Official Plan applicable to the subject site. The Official Plan amendment will be implemented through the draft zoning by-law amendment and draft plan of subdivision.

A zoning by-law amendment is required to rezone the portions of the subject site that were previously part of the Port Hope Golf and Country Club that are currently placed in the General Commercial Exception 30 Holding ‘COM1(29)(H1)’ Zone and General Commercial Exception 30 Holding ‘COM2(30)(H1)’ Zone, as well as Open

Space Exception 56 Holding 'OS(56)(H1)' Zone, Major Recreational Exception 46 Holding 'OSR(46)(H1)' Zone, and Major Recreational Exception 46 Holding 'OSR(27)(H1)' Zone. The proposed zoning amendments requested will introduce appropriate performance standards (regulations) to accommodate the dwelling types and designs to be constructed within the subdivision.

The proposed pattern of development provides for an efficient use of the subject site and is generally consistent with the adjacent plans of subdivision on associated lands that have been previously approved by the Municipality of Port Hope, and the Ontario Municipal Board with respect to major road connections, servicing including storm water management. The proposal provides for a population density which exceeds the threshold minimum density target for lands designated as Greenfield Areas in Growth Plan for the Greater Golden Horseshoe, the Northumberland County Official Plan and the Municipality of Port Hope Official Plan in manner that is appropriate for the lands and the surrounding community.

1.1 Purpose

The purpose of the report is to review the proposed development with respect to its consistency/conformity with the *'Places to Grow: Growth Plan for the Greater Golden Horseshoe'*, the *'Provincial Policy Statement'*, the *'Northumberland County Official Plan'*, the *'Municipality of Port Hope Official Plan'*, and the *'Municipality of Port Hope Zoning By-Law'*.

1.2 Context

Other than a small portion of lands that was formerly identified as part of a golf course, the subject lands have been identified for a number of years as an area of future development. The lands which comprise Phase 5 are located closest to Lake Ontario and adjacent to the golf course. These lands provide for an ideal location for a more prestigious form of development comprising larger lot single detached dwellings as well as more intense townhouse development blocks. Not only does the proposed draft plan conform with the existing OP policies for those lands already designated for residential uses, when one considers the requirement under the PPS 2014 that municipalities must provide for a full range of housing types, this includes the requirement for more prestigious housing that will address the demand for same. Within Port Hope, these Phase 5 and 9 lands represent one of the final areas where this form of development can be achieved in proximity to Lake Ontario and a golf course.

When Phase 4 was approved by the Municipality, an Official Plan Amendment was not requested, as the form of development, predominately only singles was identified as being in conformity with the existing Official Plan policies. In comparing Phase 4 and 5, the range and mix is almost identical. While an Official Plan Amendment is required in order to redesignate lands for residential uses (former golf course lands) as well as to designate other lands for residential uses (Skora Lands), an Official Plan Amendment is not required to allow for the residential form that has been proposed to proceed on the balance of the lands.

On the north side of Strachan Street are other lands forming part of the larger land holding of Penryn Mason Homes Inc., which were recently approved with single detached dwelling units (Phase 4). To the south of the subject lands is the Port Hope Golf and Country Club. Further to the south are the Canadian National (CN) and Canadian Pacific (CP) rail lines.

To the east of Victoria Street South are existing residential uses. The residential subdivisions (Phases 1 to 3), which were developed by a combination of the current owners involved with this application for Phase 5, are

located immediately west of the subject site and form a significant portion of new development in the urban area of the Municipality.

The subject site is not located within a Heritage District. There are nearby designated heritage dwellings including the 2-storey dwelling (John Tucker Williams House) located at 82 Victoria Street South, as well as the nearby buildings located within the Port Hope Golf and Country Club (including the “Big House”, Winwood Lodge, and the Billiard House). As the subject site is not contiguous to these heritage properties, a Heritage Impact Assessment will not be required.

A woodland has been identified on the subject lands according to the Environmental Impact Study (“EIS”). While the removal of the woodland is required to allow the previously approved development to proceed on a portion of the Lands, the EIS has determined that the removal would not result in negative impacts or a loss of ecological function.

A portion of the lands was identified previously as a potential wetland. The EIS evaluated the site and concluded that the site does not contain any wetland areas. As such there are no significant environmental features on the subject lands that would limit the scope of the development or would be impacted by the proposed development.

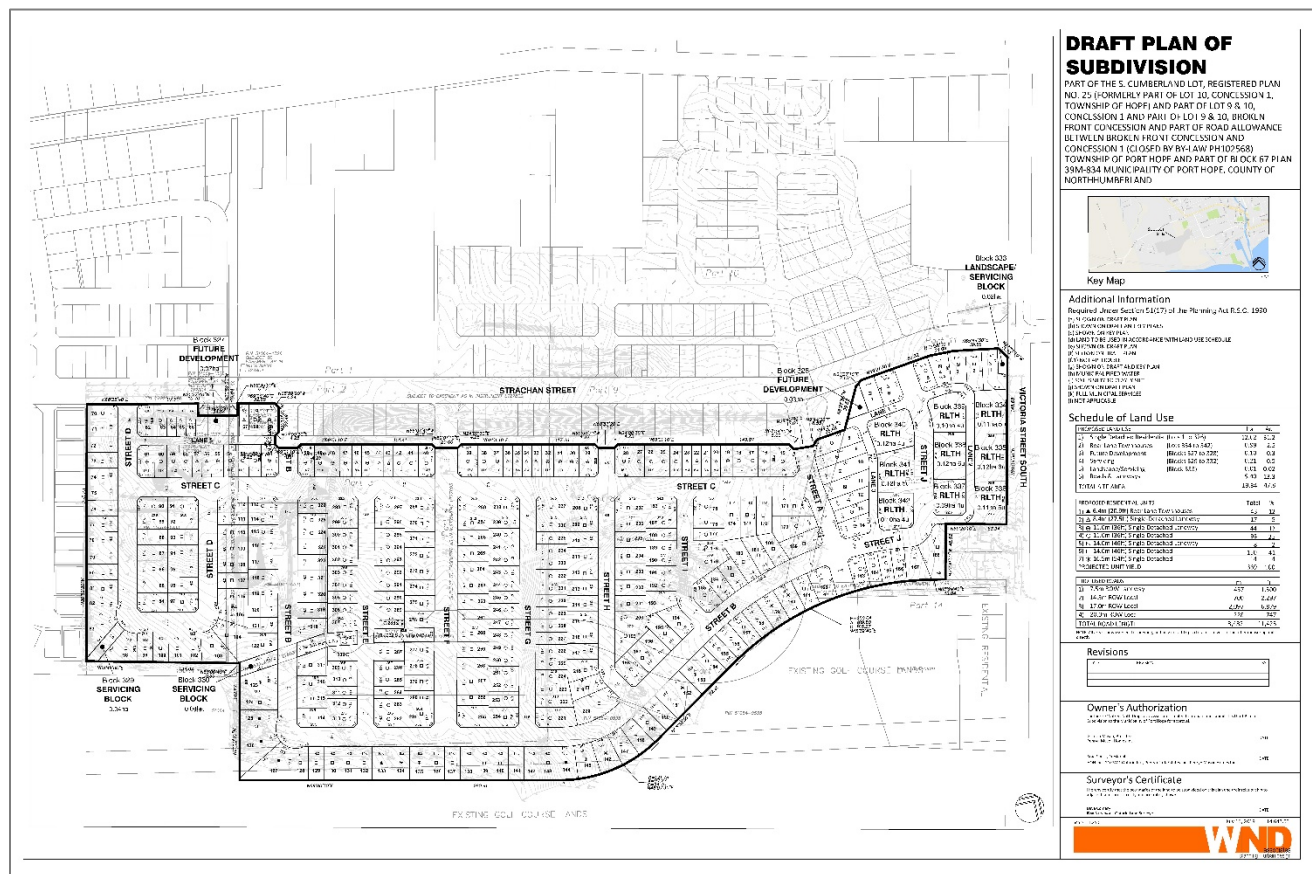


Figure 2: Draft Plan of Subdivision

2 Proposal

LAND USE AND RESIDENTIAL UNIT TYPES

The proposed development yields 369 dwelling units, comprised of nine (9) townhouse blocks (consisting of 43 townhouse units) and 326 single detached units. Refer to **Figure 2**, Draft Plan of Subdivision.

The proposed street townhouses are approximately 6.4 metres in width, each with a private garage, accessed at the rear of the lot from a public lane. The lot depth for each of the townhouse units is approximately 28.5 metres (93.5 feet). Street townhouse units located along the Victoria Street South frontage will be designed to ensure an appropriate quality facing condition to the street.

Lot depths for the single detached dwelling units range from approximately 26 metres (86 feet) to 30 metres (98 feet), and frontages vary between 8.4 metres (28 feet) to 16.5 metres (54 feet). The proposed dwelling units will vary in size but are largely intended to be one storey in height (with some 2 storey elevations). The massing and height of the proposed dwelling units will be consistent with the recently constructed residential units located to the north-west of the subject site in Phase 4, all with design to provide for consistency with the existing neighbourhood character and streetscape. Public safety is promoted by the placement of the residences in close proximity to the street, the inclusion of front porches and windows overlooking the street, and the placement of street lighting.

VEHICULAR ACCESS

Primary access to the proposed subdivision will be provided from the extension and completion of Strachan Street as a collector road connecting to Victoria Street South.

The residential units will gain direct vehicular access from a hierarchy of new public roadways which includes three (3) different cross sections with 14.5 metre (one-way), 17.0 metre (two-way), and 20.0 metre (two-way) rights -of-way. The remaining dwelling units will be accessed from a 7.5 metre public lane system located to the rear of the dwellings. Units served by the public laneways will have vehicular access to the lane only with pedestrian access only from the fronting street.

The proposal for a partially public lane-based residential street pattern acknowledges an emphasis on, and public interest in, the creation of pedestrian friendly environments. It also eliminates new multiple driveway connections to Victoria Street South. Internally, safe pedestrian movement through the subdivision will be accommodated by public sidewalks located on one side of the street as set out under current Municipal requirements for local roads, and on both sides of Strachan Street. The proposed rights-of-way will provide for adequate right-of-way width for vehicular travel, boulevards, curbs, sidewalks, servicing and street lighting, and are consistent with the rights -of -way approved and developed south of Lakeshore Road in Phase 2 and 3.

PARKLAND

The required parkland dedication for the majority of the subject lands (locally known as the “Penryn” and “Redner” lands) was established under Schedule “G” of the executed Subdivision Agreement (dated February

15, 2005) between Aon Inc. and the Municipality of Port Hope for all plans of subdivision within the larger land holding of the Aon Inc. lands, in which a portion of the proposed subdivision forms part of. All parkland dedications were taken and the cash in lieu of parkland payment was made to the Municipality on February 9, 2006.

The western portion of the subject site (locally known as the “Skora” lands) and the southern area extending into the Port Hope Golf & Country Club are not covered in Schedule “G” of the Subdivision Agreement.

In accordance with Municipality of Port Hope By-law 65/2007, low and medium density residential developments are subject to a 5% parkland dedication. The 5% parkland dedication is applied only to the “Skora” lands, and the southern portion of the subject site. Therefore, based on an approximate area of 4.3 ha (10Ac), the parkland dedication requirement for Phase 5 is approximately 0.22 ha (0.54 Ac).

Through the approval of the Phase 4 residential development within the Aon Inc. lands, a total of 0.39ha (0.96Ac) of additional parkland was dedicated to the Municipality (in addition to the above noted parkland dedication and cash in lieu parking payment). Municipal staff have confirmed that the excess parkland dedication of Phase 4 is to be applied to the future phases within the Aon Inc. lands not covered in Schedule “G”.

As outlined in Table 1, the parkland dedication of the Phase 5 proposal has been satisfied through the previous residential developments of Phase 4. No additional parkland dedication is required for the subject lands.

| Subdivision Phase | Required Parkland Dedication (ha) | Actual Parkland (ha) | Deficit (Excess) Parkland |
|-----------------------|-----------------------------------|----------------------|---------------------------|
| Phase 4 (Block 167) | 0.00 | 0.39 | (0.39) |
| Phase 5 | 0.22 | 0.00 | 0.22 |
| Total Parkland | 0.22 | 0.39 | (0.17) |

Table 1: Parkland Dedication

In addition to the parkland dedicated to the Municipality in Phase 4, a total of 0.5ha (1.23Ac) of parkland was also dedicated to the Municipality in Phases 2 and 3 of the Aon Inc. lands. The additional parkland dedication of Phases 2 and 3 were not anticipated to be applied to future phases.

3 Planning Framework

The subject site is subject to Provincial and local municipal planning policies contained in the following statutory planning documents:

- Planning Act R.S.O. 1990, c.P.13;
- Provincial Policy Statement;
- Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Northumberland County Official Plan;
- Northumberland County Affordable Housing Strategy Report
- Municipality of Port Hope Official Plan;
- Municipality of Port Hope Zoning By-Law 2857/73; and
- Municipality of Port Hope Zoning By-Law 20/2010

The following sections review and analyze the proposed development in the context of the above noted policy and guideline documents.

3.1 Planning Act

The Planning Act, R.S.O. 1990 (the 'Act') is Provincial legislation that governs matters of land use planning within the Province of Ontario. It grants authority to municipalities or regional governments to control and regulate land uses within their borders and provides the high-level framework to guide the Provincial Policy Statement. The Act also sets out the framework for appellant rights and dispute resolution matters.

The Act has been amended substantially since its introduction, most recently through the Smart Growth for Our Communities Act, 2015 and through the Building Better Communities and Conserving Watersheds Act, 2017. These recent amendments introduced various refinements to the implementation of land use controls in Ontario, including changes to development controls within major transit station areas, granting authority to municipalities to enact inclusionary zoning regulations, revision to appeal rights, and the replacement of the Ontario Municipal Board and subsequent introduction of the Local Planning Appeal Tribunal.

All land use planning decisions in the Province of Ontario must be consistent with Part 1 (2) of the Act, which broadly sets out matters of provincial interest. With respect to this Section, the phrase "have regard to" is generally interpreted to mean that one shall carefully consider the policies in relation to circumstances at hand, their objectives and the statements as a whole and what they seek to protect. This interpretation is consistent with several relevant Court and OMB decisions which have provided explanatory interpretation of this phrase.

The objective of Section 2 of the Act is to ensure due consideration is given by a decision body to identified matters of Provincial interest, and therefore means one must provide earnest consideration of the policy directions.

- (a) "the protection of ecological systems, including natural areas, features and functions;"

The subject site does not contain any significant natural areas, features, or functions and redevelopment of the subject site will not directly impact ecological systems. Tree Inventory for Phase

5 was carried out by Treescape Certified Arborists for the tree resources located within and adjacent to all boundaries of the subject site.

(b) “the protection of the agricultural resources of the Province;”

On a broader Provincial-wide basis, intensification within built-up areas, especially those within proximity to existing and planned transit facilities, contributes to the overall preservation of agricultural lands by contributing to a reduction in demand for “greenfield” residential development.

The proposed development represents residential intensification of lands within an existing built-up urban area, and will not remove, or negatively impact the use of any lands for agricultural purposes.

(c) “the conservation and management of natural resources and the mineral resource base;”

(d) “the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;”

The proposed development will not adversely impact any features of significant architectural, cultural, historical, archaeological or scientific interests or the mineral resource base.

(e) “the supply, efficient use and conservation of energy and water;”

(f) “the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;”

The proposed development will facilitate a form of residential intensification that makes use of, and can be accommodated by, existing water and sanitary servicing capacity accessible to the subject site. At the Provincial level, the proposed development is required to comply with the Ontario Building Code which sets out minimum requirements for energy efficiency, reflecting the provincial direction to minimize energy and water use. The subject site has access to the existing bus service along Ridout Street and Toronto Road.

(g) “the minimization of waste;”

The proposed development represents intensification of the subject site in an appropriate manner and scale that provides for efficient use of existing and planned services in the area.

(h) “the orderly development of safe and healthy communities; and

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;”

The proposed development will be carefully designed to meet all accessibility standards and industry best-practices, including providing safe and comfortable pedestrian circulation routes throughout the subject site.

(i) “the adequate provision and distribution of educational, health, social, cultural and recreational facilities;”

The proposed development will provide residential intensification within an area well served with educational, health, social and cultural facilities. There are public elementary and secondary schools

accessible to the proposed development, the Boards of which will comment on the proposed Zoning By-law amendment.

(j) “the adequate provision of a full range of housing, including affordable housing;”

The proposed development provides 369 new residential dwelling units that will contribute to the overall supply and range of housing within the Municipality of Port Hope.

The proposed development provides not only a range of single detached homes, in terms of lot and housing sizes, but also provides for the development of a series of townhouse blocks which contribute to an even greater range of housing types and markets, including existing residents that may wish to remain within the community but in a housing form that is not single detached homes and in a community situated near Lake Ontario and in immediate proximity to a community golf course.

(k) “the adequate provision of employment opportunities;”

New non-residential uses are not provided for within the subject site. The proposal does not remove any prior employment lands but is consistent with the long-standing prior approvals for residential development on the subject lands.

(l) “the protection of the financial and economic well being of the Province and its municipalities;”

The proposed development facilitates residential intensification within an established urban area that is well served by existing transit and servicing infrastructure. The proposed development provides for an appropriate level of intensification that fits harmoniously with the character of the existing community, while ensuring as required by the Provincial Policy Statement, 2014 that development provides for an efficient use of existing infrastructure, that ensures a reduced financial burden on municipality and taxpayers as the expansion of servicing into other areas will not be required.

(m) “the coordination of planning activities and public bodies;”

(n) “the resolution of planning conflicts involving public and private interests;”

(o) “the protection of public health and safety;”

Mason Homes has met with Municipality of Port Hope staff on several occasions to review the proposed development program, and has continued to keep staff apprised of the proposed residential development prior to filing a formal application for draft plan of subdivision, and Official Plan and zoning by-law Amendment applications.

Our client is committed to engaging the various public bodies and agencies responsible for reviewing the proposed development and prior to Council rendering a decision. Mason Homes intends to host a community consultation meeting (outside of the statutory public meeting requirement) to engage local residents and stakeholders.

(p) “the appropriate location of growth and development;”

The subject site is located within an established urban area, in an area that has long been identified for new residential growth. Not only is the location appropriate to accommodate the development

from the perspective of efficient use of infrastructure, but the form of development and lotting pattern is appropriate for the subject site.

- (q) “the promotion of development that is designed to be sustainable, to support public transit and to be oriented towards pedestrians;”
- (r) “the promotion of built form that;
 - (i) is well designed;
 - (ii) encourages a sense of place; and
 - (iii) provides for public spaces that are high quality, safe, accessible, attractive and vibrant”
- (s) “the mitigation of greenhouse gas emissions and adaptation to a changing climate;”

The proposed development facilitates residential intensification within an established urban area that is well served by servicing infrastructure and within walkable proximity to existing transit. The proposed development will comply with the Ontario Building Code requirements for building efficiency and materials.

The proposed residential development has appropriate regard for the identified matters of Provincial interest provided within Section 2 of the Planning Act, R.S.O. 1990.

3.2 Provincial Policy Statement

The Provincial Policy Statement, 2014, (“PPS”) came into effect April 30, 2014, and is meant to provide direction on matters of Provincial interest related to land use planning and development. The document, through the Planning Act, directs that decisions affecting planning matters “shall be consistent with” the policy statement.

The PPS supports intensification, contains policies that encourage a mixing of uses, especially where redevelopment occurs within existing urban areas, and where services and infrastructure already exist to support growth. The policies contained in the PPS direct growth to urban areas and rural settlement areas and require the provision of sufficient land for residential purposes, providing for an appropriate range of mix of housing.

Policy 1.1.1 notes that:

“Healthy, liveable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e. promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

- g. ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*

Policy 1.1.2 states that:

“Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.”

The PPS policies also promote the use of existing or planned infrastructure to obtain cost effective development.

Policy 1.1.3.3 states that:

“Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

Policy 1.4.3 indicates that:

“Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a. establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*
- d. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e. establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”*

The proposed subdivision of 369 residential dwelling units will provide a mix of single detached units and townhouse units that will offer alternative housing options at different sizes and price-points to accommodate the needs of various household sizes and incomes.

The proposed residential subdivision, provides for an efficient development pattern that will result in a range of residential units in the context of a larger community development; introduces a new form of housing into the neighbourhood; makes full use of surrounding infrastructure and services; contributes to the housing supply in the primary urban area within the Municipality of Port Hope; and ensures that development does not proceed in areas of environmental constraints.

The PPS protects natural heritage features by ensuring that *"the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and area, surface water features and ground water features"* (Section. 2.1.2).

Policy 2.1.8 states that:

"Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."

The Environmental Impact Study ("EIS"), prepared by Niblett Environmental Associates and submitted with this application, has concluded that development can proceed without negative impacts to the identified ecological features or the functions of those features. The development of the proposed draft plan of subdivision is consistent with the environmental sections of the PPS.

3.3 Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), prepared by the Ministry of Public Infrastructure Renewal, 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, now contains a set of policies to manage growth to the year 2041 and is to be read in conjunction with the Provincial Policy Statement ("PPS"). The Growth Plan prevails where there is a conflict with the PPS. The Growth Plan applies to all land use planning decisions made after May 16, 2019.

The cornerstone of the Growth Plan relates to its vision for the region as it could be in 2041. Broadly, the Growth Plan envisages the Greater Golden Horseshoe as being *"a great place to live"*, offering a *"sufficient housing supply that reflects market demand"* in *"thriving, liveable, vibrant and productive urban and rural areas"*. These broad-brush goals are contingent upon the implementation of, and adherence to, a set of core guiding principles.

The subject site is located within the 'Designated Greenfield Area' in the Places to Grow Concept. The Growth Plan defines 'Designated Greenfield Areas' as *"Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan"*.

The policies in Section 1.2.1, *Guiding Principles*, provide the basis for guiding decisions on how land is developed, including:

- “• *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.”*

The policies in Section 2.2.1, Managing Growth, identify where and how growth should occur. Section 2.2.1(2) discusses that population and employment growth will be accommodated by:

- “a) *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities;*
- c) *within settlement areas, growth will be focused in:*
 - i. *delineated built-up areas;*
 - ii. *strategic growth areas;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. *areas with existing or planned public service facilities;”*

Section 2.2.6, Housing, of the Growth Plan provides policies relative to the development of a housing strategy by the upper- and single-tier municipalities, and states that:

- “a) *supports the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan*
 - i. *identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and*
 - ii. *establishing targets for affordable ownership housing and rental housing;*
- b. *identifies mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
- c. *aligns with applicable housing and homelessness plans required under the Housing Services Act, 2011; and*
- d. *implement policy 2.2.6.1 a), b) and c) through official plan policies and designations and zoning by-laws.”*

Section 2.2.7.2(b), Designated Greenfield Areas, states that the “*City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare*”.

The proposed subdivision of 369 residential dwelling units will achieve and exceed the minimum of 40 residents and jobs per hectare (approximately 47 residents and jobs per hectare), based on the person in private households (2.523 PPU for single detached units, and 2.031 for multiples), as established in the 2019 Development Charges Background Study (Schedule 4) prepared for the Municipality of Port Hope.

Section 4.2.2 of the Growth Plan provides policies to protect the Natural Heritage System, including:

- “2. *Municipalities will incorporate the Natural Heritage System as an overlay in official plans, and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the longterm ecological or hydrologic functions of the features and areas as set out in the policies in this subsection and the policies in subsections 4.2.3 and 4.2.4*

3. *Within the Natural Heritage System:*
 - i. *there are no negative impacts on key natural heritage features or key hydrologic features or their functions;”*

As the EIS has concluded that development can proceed without negative impacts to the identified ecological features or the functions of those features, the development of the proposed draft plan of subdivision is in conformity with the environmental sections of the Growth Plan.

Section 5.1 of the Growth Plan states that:

“The timely implementation of this Plan relies on the strong leadership of upper- and single-tier municipalities to provide more specific planning direction for their respective jurisdictions through a municipal comprehensive review. While it may take some time before all official plans have been amended to conform with this Plan, the Planning Act requires that all decisions in respect of planning matters will conform with this Plan as its effective date (subject to any legislative or regulatory provisions providing otherwise).”

The southern area of the proposed development will occur within a portion of lands that are currently used as an active golf course. Although the golf course lands were not previously specifically identified for residential development, the Port Hope Golf and Country Club lands are located within a ‘Designated Greenfield Area’, which is a focus area for growth and development, and as such any proposed redevelopment should appropriately accommodate other residential uses that fit with the character of the area as the development has proposed. The golf course lands represented a previous use on the lands within the Greenfield Area and the proposed redesignation allow these lands to be now used for residential purpose which will further assist the Municipality in achieving its growth projections and provide for the efficient use of lands without negative impacts.

The proposed residential draft plan of subdivision conforms to the growth management policies of the Growth Plan by improving the range and contributing to the mix of housing options within the primary urban area of the Municipality of Port Hope. This area is logically planned for growth with available, planned water and wastewater infrastructure, exceeds the minimum density target providing an opportunity for more affordable housing options at different sizes and price-points to accommodate the needs of various household sizes and incomes.

3.4 The Northumberland County Official Plan (2016)

The Northumberland County Official Plan was adopted by Council on September 17, 2014 and approved by the Ontario Municipal Board on November 23, 2016.

The County Official Plan designates the entirety of the subject site as ‘Urban Area’. Refer to **Figure 3**, Northumberland County Official Plan, Schedule A Land Use. The ‘Urban Areas’ are intended to be the focus of growth within the County with greater specificity of the range of permitted uses to be defined in the local Official Plan. A minimum of 80% of the anticipated population and employment is expected to occur in the ‘Urban Areas’ identified in the County with a population growth forecast for 2014 of 6,290 persons in Port Hope which represents the most significant growth within Northumberland County.

Table H of Section B7 of the Official Plan outlines the housing forecast for each of the local municipalities including the Municipality of Port Hope. The total forecast for the Municipality of Port Hope is 2,436 units which includes 936 low density residential units. These forecasts are considered guidelines and may be adjusted by the local municipality “as appropriate taking into account the nature of exiting planning approvals and the policies of the local Official Plan”.

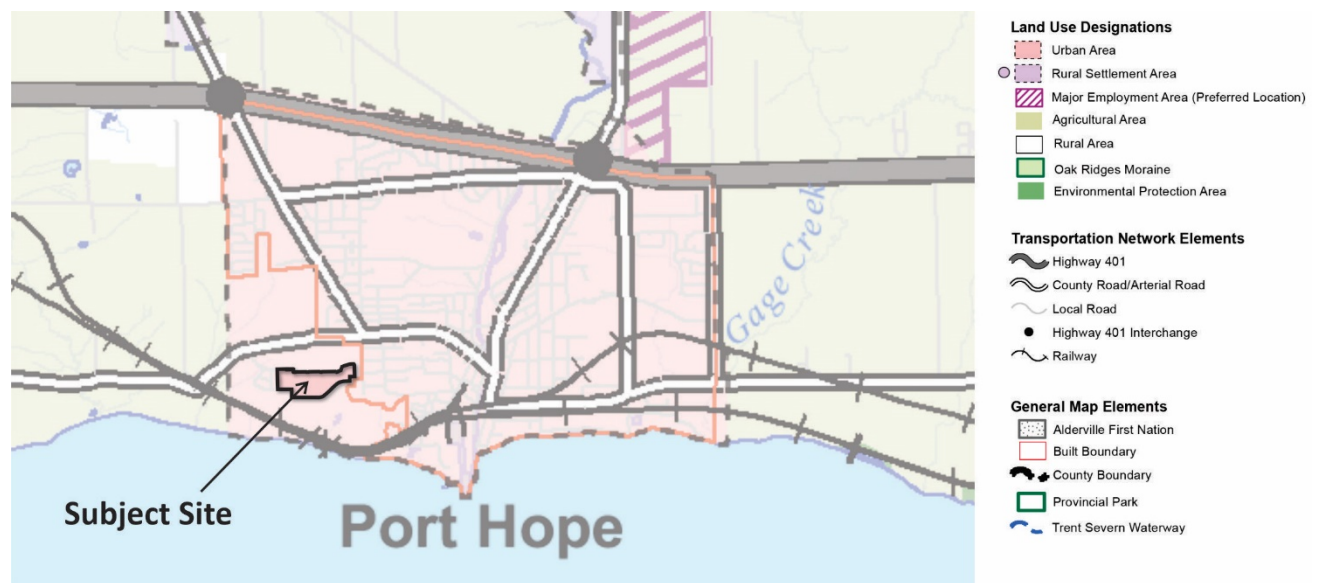


Figure 3: Northumberland County Official Plan – Schedule A Land Use

Table J of Section B10 of Official Plan provides a minimum designated greenfield area density target for new Greenfield development (residents and jobs combined per hectare) of 35 people and jobs per gross hectare.

Section C1.2.1 of the Official Plan sets out the land use objectives for residential areas within the 'Urban Area' including to:

- “a) Maintain and enhance the character and identity of existing residential areas;*
- c) Promote the efficient use of existing and planned infrastructure and public service facilities by supporting opportunities for various forms of residential intensification, where appropriate;*
- f) Encourage a high standard of urban design for development and redevelopment;*
- h) Implement street designs that provide for pedestrian, cycling and other non-motorized modes of transportation to help create more healthy and complete communities.”*

As stated in Section C1.5.2(a), the County supports *“Residential intensification and redevelopment within urban areas and rural settlement areas, where an appropriate level of infrastructure and public service facilities are or will be available in the immediate future and subject to the policies of this Plan”*

The proposed development provides for a high standard of urban design to ensure compatibility with the existing community and transition to surrounding land uses, and is considered to be appropriate for this location. The development of the subdivision for the number and type of residential dwelling units can be accommodated without adverse impact to the supply or opportunities for housing given that Port Hope has ample capacity to accommodate future growth both in terms of available land and infrastructure available for new development.

The proposed subdivision of 369 residential dwelling units will exceed the minimum density target of 35 residents and jobs per hectare, based on the person in private households (2.523 PPU for single detached units, and 2.031 for multiples), as established in the 2019 Development Charges Background Study (Schedule 4) prepared for the Municipality of Port Hope. The density of the proposed subdivision will exceed the density target of the current in-force Northumberland County Official Plan, representing an efficient use of the subject lands in an appropriate form for the area.

As discussed in Section 3.2, the 2019 Growth Plan provides for a minimum density target that is greater than the density target of the County Official Plan. The proposed subdivision of 369 residential dwelling units will achieve and exceed the minimum density target of 40 residents and jobs per hectare of the Growth Plan (at approximately 47 residents and jobs per hectare).

The Northumberland County Official Plan has not been subject to a review to bring the Plan into conformity with the Growth Plan 2019. Until the Northumberland County Official Plan is amended to conform with the Growth Plan, the minimum density target of the Growth Plan must be provided.

3.5 Northumberland County Affordable Housing Strategy Report

Northumberland County released the final *Affordable Housing Strategy* in March 2019. The primary goal of the *Housing Strategy* was to develop an affordable housing strategy through a range of tools and incentives across Northumberland. The *Housing Strategy* provides a series of goals and recommended actions to assist Northumberland County and its housing partners to address the identified housing gaps and achieve the

desired future outcomes for the housing system, including to “*encourage and support the development of a diverse housing stock, including accessible housing options, smaller units, and options to facilitate aging in place, in all Northumberland communities*”.

Table 22 of the Report identifies a recommended affordable housing target of 32 affordable units to be built in the Municipality of Port Hope each year. In the case of ownership housing, the Northumberland County Official Plan defines affordable housing as:

“the least expensive of:

- i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or,*
- ii) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.”*

While the proposed townhouse units may not meet the definition of affordable under the Official Plan, townhouse dwellings are often considered a more affordable housing option than detached dwellings. The proposed range of lot sizes will provide for a greater range of housing forms and sizes at different price-points to accommodate the needs of various household sizes and incomes, and increase the inventory of available dwelling units in the Municipality.

3.6 Municipality of Port Hope Official Plan

The Official Plan for the Municipality of Port Hope was adopted on September 26th, 2006 and approved with modifications by the Province in 2008. The current Official Plan was updated (Official Plan Amendment No. 7) and approved with modifications in January 2017 by the Ontario Municipal Board, pursuant to the Growth Plan 2019 and the PPS 2014.

The entirety of the proposed development is located within the ‘Designated Greenfield Area’ within the ‘Urban Settlement Area’ of Port Hope, with the majority of the subject site 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 a Special Policy Site Area 9. Refer to **Figure 4**, Municipality of Port Hope Official Plan – Schedule C-1 Land Use.

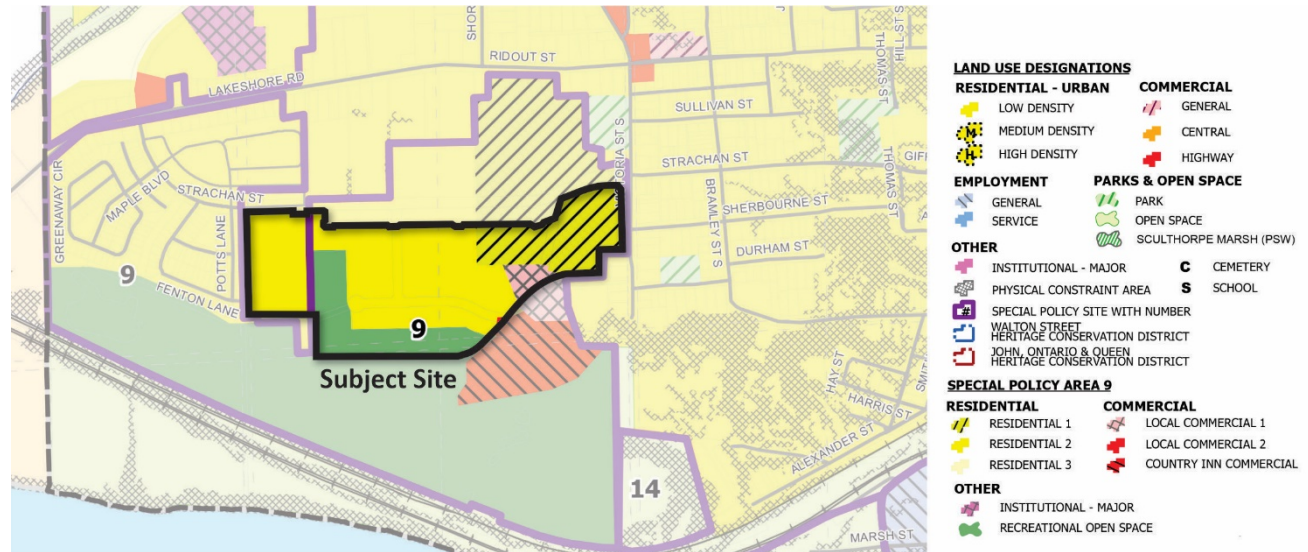


Figure 4: Municipality of Port Hope Official Plan, Schedule C-1 Land Use - Urban Area Detail

3.6.1 Special Site Policy *9

The subject site was the subject of Ontario Municipal Board (“OMB”) Decisions/Orders 1463 (October 30, 2003), 1075 (June 16, 2004), 1900 (December 8, 2004), 0027 (January 10, 2005) and 2292 (August 29, 2005). The OMB approvals provided for the development of a range of residential uses within the subdivision. The subject site was included in the earlier OMB approved draft plans of subdivision referred to as Penryn Park and Redner which provided for single detached dwellings, semi- detached dwellings, row dwellings, and public use including a school or park.

The above referenced OMB Decision/Order No. 1463 approved Official Plan Amendment No. 42 to the Ward 1 Official Plan for the Corporation of the Municipality of Port Hope in 2003. Official Plan No. 42 (OPA 42) established detailed land use policies for a portion of the then Port Hope West Planning District Secondary Plan (1996), which included the western portion of the subject site (referred to as Redner). OPA 42 designated the western portion of the subject lands as “West Village – Residential”, which permits single detached dwelling units. At the time of the OMB hearing in 2003, the eastern portion of the subject lands was already within the northern area of the approved Penryn Park Secondary Plan (1989) area. OMB Decision/Order No. 1463 approved only a modified road alignment and changes to the boundaries of the adjacent designated areas within southern portion of the Secondary Plan area. No changes were proposed within the northern portion of the Port Hope West Planning District Secondary Plan area. Therefore, there were no changes to the Official Plan at the time related to the lands north and south of the Strachan Street extension, including the lands abutting Lakeshore Road.

As the preamble in OPA 42 the Port Hope West Village as being an “aging in place” residential community, the focus appears to have been to establish this area as in many respects a retirement community on the fringes of a golf course. While there is still an intention to identify specific retirement type uses in areas designated, the vision for the OPA 42 lands has now evolved in order to attract a complete mix and range of populations that will assist in the development of the greater Port Hope community.

OPA 42 identifies low density residential uses including street townhouses, semi-detached and detached single dwellings as being the predominate uses to be found throughout the subject lands. Medium density uses in the form of townhouses and apartment buildings are also identified as permitted uses in certain locations, along with some limited higher density forms, largely within retirement and institutional forms. OPA 42 speaks to a maximum number of dwelling units of 1600. This appears to have been selected by the Municipality in order to ensure the efficient use available and planned services while still providing flexibility to determine specific forms as part of any future zoning exercise.

With the subsequent approvals of the Municipality of Port Hope Official Plan in 2006 and 2017, the Port Hope West District Secondary Plan was replaced with Site Specific Policy *9 Penryn Park Estates, as referenced above.

The overall maximum unit count permitted through the OMB approvals will be met through the new residential neighbourhoods of the earlier phases (Mason Homes Phase 1 to 4) and the future development of the remaining lands (Phases 5 and 6) subject to the OMB Decisions/Orders, as outlined in Table 2.

| Subdivision | Phase(s) | Approx. Built/Proposed Development Max. Unit Count | Initial OMB Decisions Max. Unit Count | Zoning By-law Max. Unit Count |
|-----------------------------------|-----------|---|--|----------------------------------|
| Ferguson South | Lakeshore | 43 | 43 | 43 |
| | Monarch | 72 | 90 | 90 |
| | 2 | 99 | 111 | 112 |
| | 3 | 96 | 267 | 96 |
| Penryn, Redner & Skora | 4 | 166 | 582 (Based on Penryn: 402; Redner: 180; Skora: -) | 170 |
| | 5 | 369 | | 412 |
| Ferguson Farm North West | 6 | 272* | 256 | 256 |
| Ferguson Farm North East | 6 | 472* | 565 | 565 |
| Total Maximum Unit Count: | | 1,589 | 1,922 | 1,752 |

Note: Above table is conceptual only *Approximate unit count only

Table 2: Approximate Total Unit Count

The Special Site Policy *9 (Section D8) pertaining to the proposed subdivision states:

*“Notwithstanding anything in this Plan to the contrary, the land identified as *9 on Schedule C1 Land Use-Urban Area Detail, shall be developed in accordance with the approvals granted by the Ontario Municipal Board (OMB) as outlined in OMB Decisions/ Orders 1463, 1075 1900, 0027 and 2292 issued on October 30, 2003, June 16, 2004, December 8, 2004, January 10, 2005 and August 29, 2005 respectively. Any further development approvals required for these lands shall therefore be addressed and considered in the context of those approvals only.”*

In 2014, the Municipality undertook an update of its Official Plan to bring the OP into conformity with the Growth Plan and consistency with the 2014 PPS. The Growth Plan by this time identified specific population targets for the County of Northumberland that were assigned to the local municipalities including Port Hope.

Of relevance to the subject lands is that rather than change the policies applicable to the lands, the Municipality carried forward Special Policy Area *9 that identified that the lands would continue to be developed in accordance with the prior OMB approvals, which approvals as we have noted included OPA 42 and the various draft plans of subdivision that were approved thereafter and which had their lapsing provisions extending by various decisions.

Schedule B1, Development Constraints Urban Area Detail, of the Municipality of Port Hope also identifies a small woodland and unevaluated feature within the eastern portion of the subject site, adjacent to Victoria Street South. Concerns pertaining to the policies of Section C5.2.4 and the overlay mapping of Schedule B-1, specifically the conflict between the new policies/mapping of Municipality's 2014 Official Plan Review and the existing Official Plan Special Site Policies (Section D8) were raised by our office in 2014. In response, the Municipality of Port Hope 2014 Official Plan Review Planning Report, prepared by the Director of Planning and Development Services in November 2014 stated that:

"The Special Site Policies will take precedence over the target natural heritage system as these are more detailed policies with respect to what is permitted on the lands."

As previously noted, the Special Policy Area *9 redesignated the lands for residential uses, including the area identified as a woodland. The removal of the woodland to accommodate the previously approved residential designation will not result in negative impacts to the natural heritage system.

Section B3 of the Port Hope Official Plan provides an overview of the Growth Management Strategy which was carried out by the Municipality of Port Hope to provide *"a detailed assessment of population, housing, employment and land supply and demand expectations"*, and states that a *"more detailed policy framework to bring this Plan into conformity with the GPGGH by implementing the County of Northumberland and its Member Municipalities Growth Management Strategy is provided in Section B12 of this Plan"*.

The housing objectives of the Official Plan includes encouraging *"intensification within the Urban Area in a manner that is compatible with surrounding development"* and to directing *"new residential development in the form of new subdivisions to the Urban Area and, to a limited extent to the Hamlets"* (Section B9.2).

Section B12.3 states that *"Development in these areas is required to contribute to the achievement of the minimum designated greenfield area density target of 35 residents + jobs per hectare (r+j/ha) for the 48.86 ha of land designated as Greenfield in the Municipality (generating a total of approximately 1,710 r+j)"*.

The proposed subdivision of 369 residential dwelling units will exceed the minimum density of 35 residents and jobs per hectare (approximately 47 residents and jobs per hectare), based on the person in private households (2.523 persons per unit for single detached units, and 2.031 for multiples), as established in the 2019 Development Charges Background Study (Schedule 4) prepared for the Municipality of Port Hope. The density of the proposed development will exceed the minimum density target of the current in-force Northumberland County Official Plan and the current in-force Municipality of Port Hope Official Plan.

Again, As discussed in Section 3.2, the 2019 Growth Plan provides for a minimum density target that is greater than the density target of the County Official Plan. The Municipality of Port Hope Official Plan has not been subject to a review to bring the Plan into conformity with the Growth Plan 2019. The minimum density target of the Growth Plan must be provided until the Municipality of Port Hope Official Plan is amended to conform with the Growth Plan. The proposed subdivision of 369 residential dwelling units would achieve a minimum of 40 residents and jobs per hectare as required by the Growth Plan.

Within areas identified as 'Low Density Residential' the main permitted uses include single-detached, semi-detached, linked, duplex, and triplex residential dwellings, with a maximum net residential density of "20 units per net residential hectare" (Section D2.1.2).

Conceptually, the western portion of the proposed development area is designated 'Low Density Residential – Urban' which would achieve an approximate net residential density of 17 units per net residential hectare (which is based on a total of 47 single detached lots proposed within the western portion of the subject site. Partial residential lots are not included in this calculation). The density of the western portion of the proposed development is consistent with the maximum density target of 'Low Density Residential' designation of the Port Hope Official Plan. No amendment to the 'Low Density Residential – Urban' designation of the Municipality of Port Hope Official Plan for the western portion of the subject lands is required on the Skora lands to accommodate the proposed development.

The proposed development as set out in the draft plan of subdivision provides for new public local roads including 14.5 metre (one-way), 17.0 metre (two-way) and 20.0 metre (two-way) rights-of-way with public sidewalks located on one side of these streets, the same road standards accepted and approved in the most recent approved plans of subdivision to the west and north, south of Lakeshore Road. The proposed rights-of-way widths will provide for adequate vehicular and pedestrian movement consistent with the policy direction of the of the Municipal Official Plan, which states:

"In newer subdivision proposals, consideration shall be given to allowing local roads with rights-of-way less than 20 metres wide." and that "Sidewalks shall be provided on one or both sides of local roads in the Urban Area." (Section C13.2.5).

The proposed residential built form is consistent with the scale and height of adjacent residential uses and is compatible with the surrounding neighbourhood. The townhouse units will contribute to the mix of housing options within the primary urban area of the Municipality of Port Hope, provide for an appropriate level of intensification expected for the area, and will further assist in achieving the targeted density within the Greenfield area of the Municipality. The design of the townhouse units provides for consistency in height and density with the surrounding area.

Currently there are no policies within the Official Plan that define affordable housing or set targets for any development but the range of lot sizes including townhouse blocks will assist in providing for a greater range of housing forms that include more affordable housing forms. The opportunity to further support the development of lands for a range of other residential forms that contribute to more affordable housing will

still exist on the balance of the Mason lands. Mason will continue to discuss with the municipality how same may be accommodated in areas that are in closer proximity to transit and other services that further help promote affordability.

An Official Plan Amendment is required to the redesignate a portion of the Port Hope Golf and County Club lands (designated as 'Recreational Open Space', 'Local Commercial 1', and 'Country Inn Commercial') within the Designated Greenfield Area of the urban area of the Municipality of Port Hope to an appropriate land use designation allowing for the types of residential uses proposed.

3.7 Municipality of Port Hope Zoning By-Law 20/2010

The Municipality of Port Hope Zoning By-law 20/2010 was adopted by Council in June 2010 and approval by the Ontario Municipal Board (OMB) in February 2011. The Zoning By-law was last updated in January 2019.

Zoning By-law 20/2010 places the proposed subdivision in five residential zoning categories: 'Medium Density Residential 3 Exception 47 Holding (RES3(47)(H1)) Zone', 'Medium Density Residential 3 Exception 48 Holding (RES3(48)(H1)) Zone', 'Medium Density Residential Exception 115 (RES3(115) Zone'; 'High Density Residential 4 Exception 28 Holding (RES4(28)(H1)) Zone', and 'Low Density Residential 1 Holding (RES1-1(H1)) Zone'; and two commercial zone categories: Neighbourhood Commercial Exception 29 Holding 'COM1(29)(H1)' Zone and General Commercial Exception 30 Holding 'COM2(30)(H1)' Zone, as well as Open Space Exception 56 Holding 'OS(56)(H1)' Zone, Major Recreational Exception 46 Holding 'OSR(46)(H1)' Zone, and Major Recreational Exception 46 Holding 'OSR(27)(H1)' Zone. Refer to **Figure 5**, Zoning By-law 20/2010 Schedule 'A' - Sheet 4.

The Low Density Residential One (RES1-1) Zone permits single detached dwellings and limited accessory uses only.

The Medium Density Residential Zones (RES3(47)(H1), RES3(48)(H1), RES3(48)(H1), and RES3(115)) permits a broad range of uses including low density residential including single family dwellings, semi-detached dwellings, as well as various forms of townhouse developments. The 'High Density Residential Zone' permits townhouse and apartment dwellings.

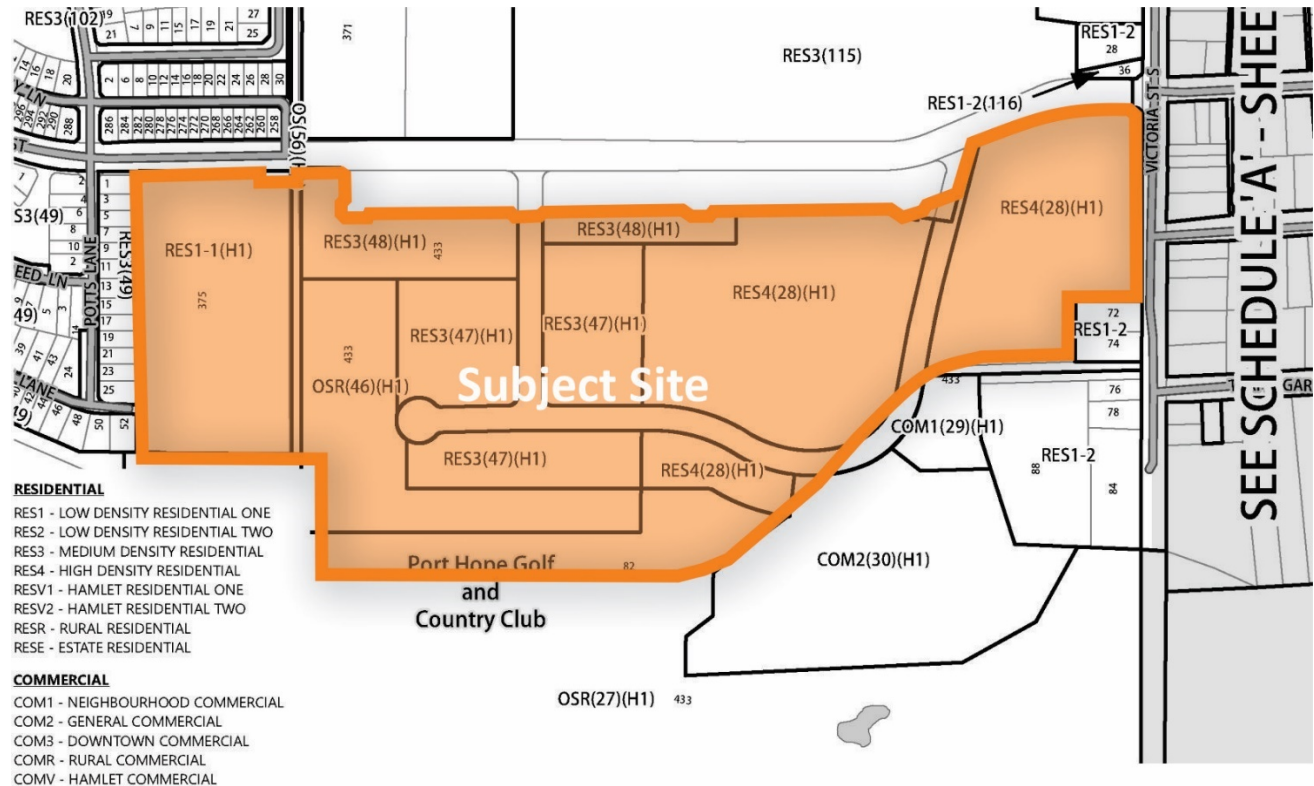


Figure 5: Zoning By-law 20/2010 Schedule 'A' - Sheet 4

The Neighbourhood Commercial COM1(29)(H1) Zone permits a range of commercial uses including retail stores, personal service shops, offices and medical clinics. The General Commercial COM2(30)(H1) Zone permits a wide range of retail and service commercial uses.

The Open Space OS(56)(H1) Zone relates to parklands that will be transferred to and maintained by the Municipality, and the Major Recreational Zone (OSR(46)(H1) and OSR(27)(H1)) permits a range of recreational uses including golf courses, cross-country facilities, mountain biking facilities and equestrian centres.

An amendment to the existing zoning by-law is therefore required to rezone the subject site, including the portions of the subject site that that were previously part of the Port Hope Golf and Country Club that are currently placed in the General Commercial Exception 30 Holding 'COM1(29)(H1)' Zone and General Commercial Exception 30 Holding 'COM2(30)(H1)' Zone, as well as Open Space Exception 56 Holding 'OS(56)(H1)' Zone, Major Recreational Exception 46 Holding 'OSR(46)(H1)' Zone, and Major Recreational Exception 46 Holding 'OSR(27)(H1)' Zone, and to establish appropriate development standards to accommodate the proposed subdivision. The development standards are proposed to be generally identical to the single detached residential standards approved by Council in March 2018 for the residential subdivision located on the north side of Strachan Street, north of the subject site (Zoning By-law 32/2018).

4 Supporting Studies

The following studies have been included with this submission to support the proposed application(s):

4.1 Functional Servicing & Stormwater Management Report

A Functional Servicing Report was completed by D.M. Wills Associates Limited and provides guidance for the future detailed design of sanitary, water, stormwater and utility servicing of the proposed residential development.

The analysis presented in this report included the following:

- Water servicing is available for the subject site via an existing 300 mm diameter watermain along the proposed Street F and Strachan Street.
- Sanitary services are available and can be extended to service the proposed development through the existing 200 mm diameter PVC sanitary sewer located in the Strachan Street and Street F right-of-way.
- Sanitary sewage for Phase 5 will be conveyed to the pump station via the servicing blocks.
- Storm sewer servicing is available for the proposed development from the existing storm sewer 450 mm and 750 mm diameter PVC pipe along Strachan Street and 750 mm diameter PVC pipe along Street F. The proposed internal storm sewer for the subdivision will connect to the existing storm sewer infrastructure. New connections points will be required along Strachan Street and F street exact location of connections will be determined during design stages.
- Water quantity and quality control is provided for the proposed development by an existing extended detention wet pond facility located adjacent to the golf course located at the southern part of the subject site.
- The existing stormwater management pond has a total storage capacity of 80,996 m³, exceeding the storage volume required. The existing stormwater management pond is acceptable to provide stormwater quantity control for the proposed development.

The report concluded that issues pertaining to the ability to service the proposed development with respect to sanitary sewer, storm sewer, watermain and utility servicing are not anticipated. Servicing can be achieved through connecting to the existing services and utilities with the information currently available.

4.2 Transportation Impact Study

A Transportation Impact Study Addendum was completed by Paradigm Transportation Solutions Limited to address changes in land use since the completion of the initial Transportation Impact Study for Phase 4 and 5 in 2017, and to analyze revised peak hour traffic forecasts for the intersection of Toronto Road/Victoria Street South and Ridout Street.

The analysis completed for the addendum shows that there are insignificant differences between the 2017 Transportation Impact Study and the results of the updated analysis for the increased number of residential units.

The addendum concludes that the proposed increase in the number of residential units on the Phase 5 lands would not have a significant impact on traffic operations at the Toronto Road/Victoria Street South and Ridout

Street intersection or at any other intersection in the Phase 4 and 5 road network, and that no improvements would be required at the intersection of Toronto Road/Victoria Street South and Ridout Street.

4.3 Environmental Impact Study

Niblett Environmental Associates Inc. was retained to complete a Scoped Environmental Impact Study (“EIS”) for the proposed residential development. The main areas studied included the presence of a possible unevaluated wetland in the interior of the woodland, potential habitat for Species at Risk, possible Significant Wildlife Habitat, potential regionally rare plant species, and an assessment of the functions and possible significance of the woodland.

The following can be concluded from the analysis presented in this report:

- The Ontario Endangered Species Act demonstrates that no interference with wetland, or watercourse will occur.
- No wetland was present on the property.
- One Area Sensitive Breeding Bird was identified within the woodlot (community 2). Community 2 contains suitable breeding habitat for this species. The removal of this woodlot will result in the displacement of the breeding habitat for yellow-bellied sapsuckers. The EIS recommends planting trees within the fragmented woodlands to the south
- The removal of this woodlot will not impact the movement of wildlife across the landscape. Wildlife will continue to use the golf course and woodlot corridor to the south and east.

As a result of the study analysis, the removal of a 3.15 ha woodlot on the subject property to accommodate the proposed subdivision will not significantly impact on the overall woodlot functions in the larger area. Construction within the proposed building envelope will result in no negative impacts on the functions of identified natural heritage features, provided the recommendations outlined the EIS are implemented.

4.4 Noise Impact Study

An updated Environmental Noise Assessment was prepared by Valcoustics Canada Ltd. to address the potential noise impact from the existing environment, including road and rail traffic, onto the proposed residential development.

The report concludes that a suitable acoustical environment can be provided and the applicable MOE noise guideline requirements met with the introduction of appropriate acoustical design.

4.5 Tree Inventory and Preservation Plan Report

A complete a Tree Inventory for Phase 5 was carried out by Treescape Certified Arborists for the tree resources located within and adjacent to all boundaries of the subject site. The work plan for the tree inventory included utilizing the proposed development plans, assessing the physiological and structural condition of the trees as compartments and/or any individual trees as appropriate, and recording the assessment in the form of a written report identifying the surveyed tree compartments and/or individual trees on the supplied plan.

The findings of the report indicated that a number of trees have been identified for removal as a result of being dead, dying or diseased (including Ash tree threatened by the Emerald Ash Borer), or in conflict with the limits of excavation and/or grading.

The report outlines sufficient preservation measures for the maximum number of trees possible/feasible given the extent of the development and grade change across the site.

4.6 Archaeological Assessment

A Stage 3 Archaeological Assessment was prepared by Northeastern Archaeological Associates Limited.

An assessment of the Phase 4 and the western portion of Phase 5 (plowed areas) was undertaken in November and December of 2017, and April and May of 2018. This assessment resulted in the recovery of 513 historic Euro-Canadian Artifacts representative of the 19th and early 20th centuries, 48 from the CSP and 465 from excavation units. Based on age and nature of the material recovered, as well as the observed damage to site integrity, Northeastern Archaeological Associates Limited found that the site possesses no further Cultural Heritage Value or Interest (CHVI) and that no further archaeological assessment is recommended.

As a result of the ongoing use of the subject site for the Port Hope Golf and Country Club, an assessment for the remaining eastern portion of the subject site has not been completed, and can be included as a condition to draft plan approval.

4.7 Environmental Site Assessment (Phase 1)

An update of the Phase 1 Environmental Site Assessment was prepared by GHD to review the environmental due diligence completed in 2005 for Phases 4 and 5 lands by Site Investigation Services Division of Jagger Hims Limited. The initial reports entitled “Environmental Site Assessment, Penryn Property, Port Hope, Ontario” and “Environmental Assessment for the Redner Farm Property in Port Hope, Ontario” concluded that “The ESA did not find evidence of, or potential for, significant subsurface environmental impacts at the site.”... “Based on our findings, no further assessments or Phase II environmental testing are necessary at this time.”

The GHD report found no new land uses which would increase the risk from an environmental perspective, and no signs of chemical impact on the existing vegetation or soil. The report concluded that the environmental risk on Phase 5 has remained unchanged from a land use perspective since what was reported in the ESA’s in 2005.

5 Conclusion

The proposed development of the subdivision, provides for an appropriate introduction of the additional freehold ownership dwellings south of Lakeshore Road/Ridout Street, consistent with the existing neighbourhood context in terms of building height and scale, contributing to safe and attractive streetscapes.

The lands proposed for residential use are suitable for development and can be accommodated without a negative or adverse impact to the Municipality generally, or to surrounding land uses. The proposed nature, scale, type and density of residential development provides for a range of housing that is compatible with the surrounding area. The development represents good planning and is consistent with the density targets of the Official Plan in the form proposed.

The proposed development of the subdivisions effectively responds to Provincial and Municipal Growth Management policies within the Municipality of Port Hope by enhancing the range of housing opportunities within an area that is targeted for residential growth and that makes full use of existing urban infrastructure and services. Port Hope has more than sufficient capacity to accommodate growth both in terms of available land and infrastructure available to provide for the proposed development.

The proposed zoning by-law amendment will provide for development standards that are appropriate to the type of residential development contemplated and consistent with the other recent approvals in the area south of Lakeshore Road. The proposed zoning by-law amendment will properly implement the development of the draft plan of subdivision which is consistent with and in conformity to the proposed Official Plan amendment.

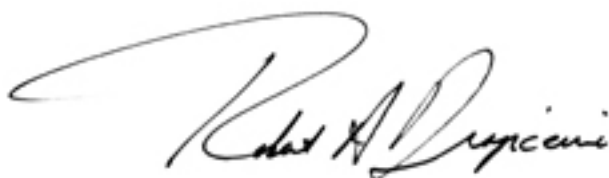
There are not issues with respect to the suitability of the subject site for an environmental or heritage protection perspective.

The draft plan of subdivision application meets the required tests of Sections 51 (24) of the Planning Act. Refer to **Appendix A**.

Having had regard to the many factors discussed in this report, the proposed Draft Plan of Subdivision, and Official Plan and Zoning Bylaw Amendments are in conformity with and consistent with the Growth Plan 2019 and Provincial Policy Statement. The proposed applications are generally consistent with the County of Municipal Official Plans, providing for development within the Greenbelt area of the Port Hope Urban Area, at a density that is meeting and exceeding the established targets. The applications have merit and represents good planning in the public interest.

WND associates

planning + urban design



Robert A. Dragicevic, MCIP, RPP
Senior Principal

Appendix A

Section 51 (24) of the Planning Act – Analysis

The following table assesses the draft subdivision in accordance with Sections 51 (24) of the *Planning Act*.

| Criteria Stated in Section 51 (24) | Does the Proposal Satisfy the Criterion? | Comments |
|---|--|---|
| (a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; | Yes | The proposed subdivision is consistent with the matters of provincial interest, as identified through the PPS and Growth Plan by facilitating development within a Settlement Area and provides a of housing and intensification opportunities where full municipal services are available. |
| (b) Whether the proposed subdivision is premature or in the public interest; | Yes | Municipal services are readily available. Residential development in the urban area is in the public interest. |
| (c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any; | Yes | The proposed pattern of development generally confirms to the Official Plan, as proposed to be amended, and is consistent with the adjacent plans of subdivision. |
| (d) The suitability of the lands for the purposes for which it is to be subdivided; | Yes | The lands are physically suitable for residential development without the need for any extraordinary measures or substantial physical alterations. |
| (d1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing; | NA | Affordable housing units subsidized by local or provincial governments are not being proposed. The mix of housing types and anticipated costs provides for a broad range of unit types. |
| (e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and adequacy of them; | Yes | New public local roads and laneways are proposed. The new local roads and lanes are designed to adequately meet the expected needs for vehicular and pedestrian movement and have been located in accordance with current engineering practices. |
| (f) The dimensions and shapes of the proposed lots; | Yes | The lots will accommodate the proposed single detached and townhouse dwellings. |
| (g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the | Yes | The lands will be suitably zoned upon approval of the amendments requested. Single detached |

| Criteria Stated in Section 51 (24) | Does the Proposal Satisfy the Criterion? | Comments |
|---|--|---|
| buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land; | | dwelling units will not be subject to site plan approval. |
| (h) Conservation of natural resources and flood control; | Yes | The proposed development will not result in any adverse or negative impacts on natural resources or flood control. |
| (i) The adequacy of utilities and municipal services; | Yes | Adequate utilities and municipal services are available to accommodate the proposed development. |
| (j) The adequacy of school sites; | Yes | The relevant publicly funded school boards have not identified the need for a school site in the immediate area. |
| (k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; | Yes | Parkland dedications have been provided through the previous approval of the draft plan of subdivision over larger land holding of Aon Inc. in which these subdivisions form part of. Parkland contribution of the additional lands (form golf course lands) have been accounted for through the Phase 4 approvals. |
| (l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and | Yes | Residential uses will be connected to the readily supply of energy. The proposed dwellings will be built in accordance to standards. |
| (m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . | Yes | The townhouse blocks are subject to site plan control. |