



Planning Justification Report

In support of a Plan of Subdivision and Zoning By-law Amendment
Part of Lot 16, Concession 8 (Plan 39R-14329), former Township of Hope
Municipality of Port Hope
County of Northumberland

Prepared for: Mistral Land Development Inc.

EcoVue Reference No.: 21-2131

Date: April 20, 2022 (Updated May 27, 2022)

A large, light-colored silhouette of a tree is positioned in the lower-left quadrant of the page, extending from the bottom edge towards the middle. It serves as a decorative background element.

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1.0 BACKGROUND

The following Planning Justification Report is being provided in support of plan of subdivision and Zoning By-law Amendment (ZBA) applications under the *Planning Act*, affecting lands located at Part of Lot 16, Concession 8, former Township of Hope, Municipality of Port Hope, in the Hamlet of Garden Hill (**Figure 1 – Site Location**). The proposal includes the creation of 43 lots for single detached dwelling units, a block for a 10-21 unit apartment building, and several other open space/stormwater blocks through a plan of subdivision, with a subsequent ZBA that will rezone the subject lands to permit the proposed land uses and provide site-specific provisions and regulations.

This report provides an explanation and examination of the submitted applications in in the context of the applicable land use planning documents at both the provincial and local level.

1.1 Proposed Development

The applicant, Mistral Land Development Inc., is seeking to develop 43 lots for single detached dwellings plus one lot/block for a 10-21 unit apartment building in a plan of subdivision on the subject lands. The proposed development lands will comprise approximately 20 hectares of the subject property, which has a total area of 36.6 hectares. The single detached dwelling lots within the plan of subdivision will be accessed through an internal road network that will connect to County Road 9 (“Ganaraska Road”) via the proposed “Street A” to the south, and from Porter Crescent via the proposed “Street C” to the east. The internal roads will terminate at two (2) cul-de-sacs at the northern portion of the development area.

Lot sizes within the plan of subdivision will be a minimum of 3,036 square metres in area with a minimum frontage of 18 metres. However, most lots will average approximately 3,700 square metres with 40 metres of frontage.

The proposed Block 104 (0.67 hectares) will accommodate a future apartment/multi-unit building with 10-21 units that will be accessed via the existing Frost Avenue to the east. Both Frost Avenue and Porter Crescent are local roads that serve a previously developed plan of subdivision (with single detached dwelling units) to the east.



All units will be serviced with individual private septic systems and wells as there is no municipal sanitary and water servicing available within the Hamlet. Further discussion regarding the private servicing feasibility is provided in Section 2.1.4 of this report.

The plan of subdivision will also feature three (3) stormwater management blocks (Blocks 100, 101 and 102) with ponds and a drainage easement, and two (2) blocks (Blocks 103 and 104) dedicated to protection and/or compensation of natural features. The proposed Block 106 will encompass an existing hydro transmission line easement north of the development area, and Block 107 will be comprised of the balance of the subject property north of the hydro lines that will not be developed at this time.

1.2 Reasons for Applications

The proposed development area is designated Hamlet (Garden Hill), according to Schedule "C" to the Municipality of Port Hope Official Plan. Although this designation permits multi-unit residential development, the applicable zoning by-law, in this case the Municipality of Port Hope Zoning By-law 20/2010 (PHZBL), must be consulted when determining permitted land uses and associated regulations. According to Schedule B – Sheet 23 to the PHZBL, the proposed development area on the subject lands is zoned the Development (D) Zone, which only permits uses that existed on the property as of the date of the passing of the Zoning By-law. As such, the subject property must be rezoned from the D Zone to the Hamlet Residential One (RESV1) Zone, Hamlet Residential Two (RESV2) Zone, the Open Space (OS) Zone, and the Environmental Protection (EP) Zone by way of a Zoning By-law amendment (ZBA), in order to permit the proposed plan of subdivision development. The portion of the property located north of the hydro lines, which is currently zoned the Rural (RU) Zone and is located outside of the Hamlet, will not be changed as a result of the proposed ZBA.

Further to the ZBA, an application for plan of subdivision under Section 51 of the *Planning Act* has been submitted concurrently in order to facilitate the division of land.

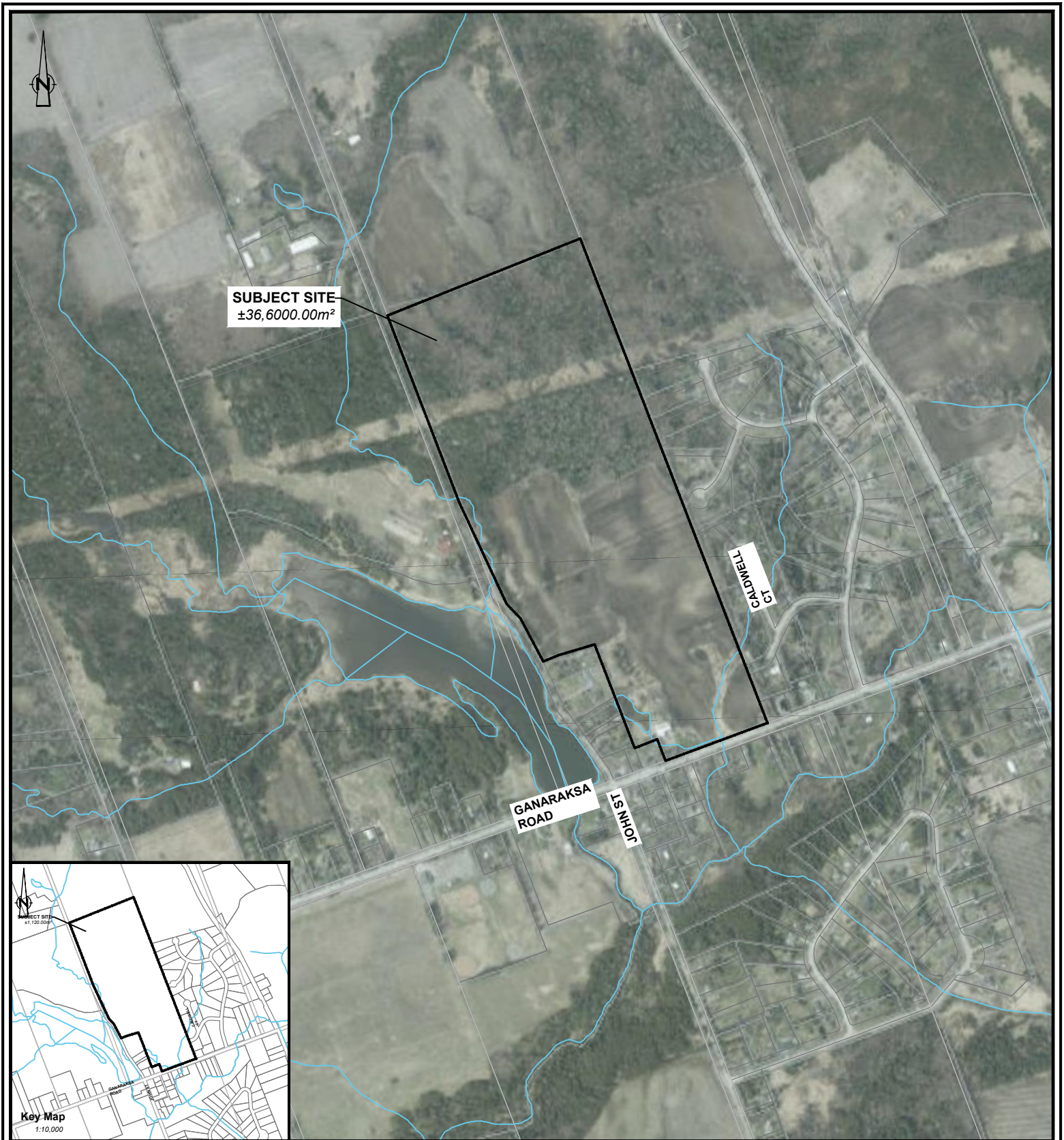


FIGURE 1 - SITE LOCATION

GARDEN HILL SUBDIVISION

Mistral Land Development

GANARASKA ROAD, GARDEN HILL

PART OF LOT 16, CONCESSION 8

MUNICIPALITY OF PORT HOPE

COUNTY OF NORTHUMBERLAND

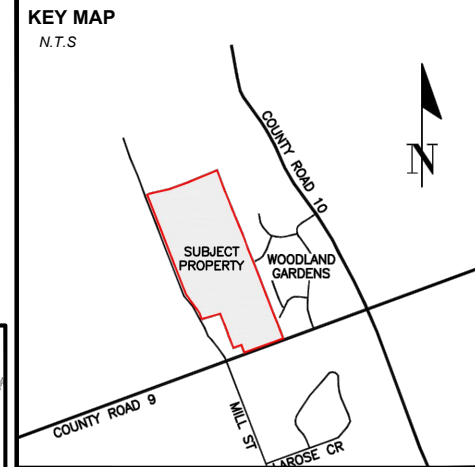
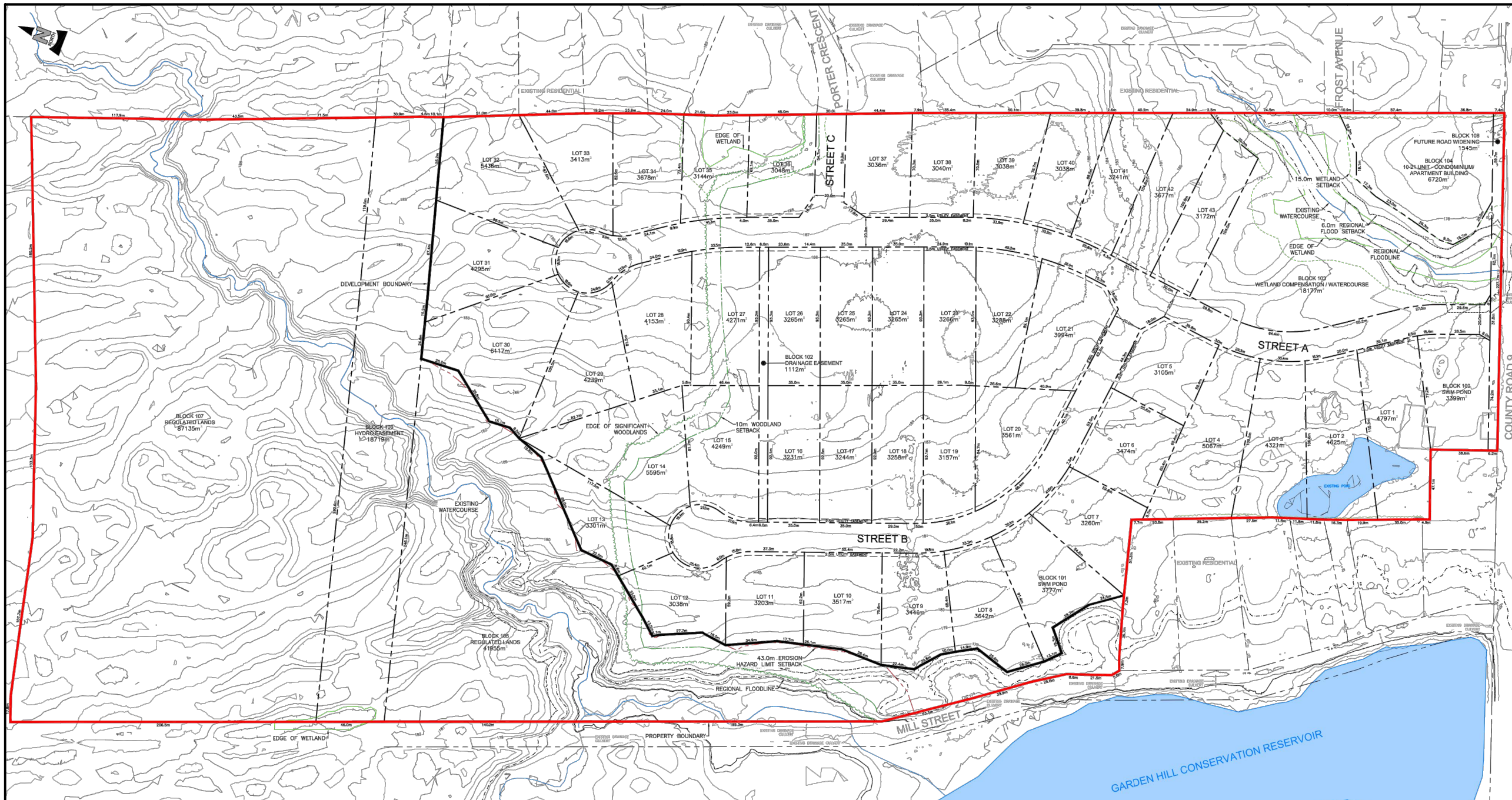


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PROJECT NO: 21-2131

DATE: April 20 2022

HORIZ. SCALE: 1:10,000



PROJECT No.: 21-0135
 DRAWN: T.M.
 CHECKED: C.O.
 DATE: 22/05/26

ADDITIONAL INFORMATION REQUIRED - SECTION 51(17), PLANNING ACT

a) AS SHOWN ON THE DRAFT PLAN	g) AS SHOWN ON THE DRAFT PLAN
b) AS SHOWN ON THE DRAFT PLAN	h) WELL AND SEPTIC
c) AS SHOWN ON THE DRAFT PLAN	i) CLAY SILT TO SILTY SAND
d) SEE LAND USE SCHEDULE	j) AS SHOWN ON THE DRAFT PLAN
e) AS SHOWN ON THE DRAFT PLAN	k) NON APPLICABLE
f) AS SHOWN ON THE DRAFT PLAN	l) AS SHOWN ON THE DRAFT PLAN
1.) NOT APPLICABLE	

OWNER'S CERTIFICATE
 I AUTHORIZE MONUMENT GEOMATICS TO PREPARE AND SUBMIT THIS DRAFT PLAN FOR APPROVAL.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND CORRECTLY SHOWN.

OWNER: MISTRAL LAND DEVELOPMENT INC.
 SURVEYOR: ONTARIO LAND SURVEYOR D.S. URSO.

DRAFT PLAN OF SUBDIVISION
GARDEN HILL ESTATES
 PLAN 39R-14329 - PART OF LOT 16, CONCESSION 8
 MUNICIPALITY OF PORT HOPE
 COUNTY OF NORTHUMBERLAND

SCALE 1:1250

2.	22/05/26	REVISED PER MUNICIPALITY COMMENTS	C.O.
1.	18/04/22	FIRST SUBMISSION	C.O.
NO.	DATE	REVISION	BY

LAND USE SCHEDULE

LAND USE	AREA	SITE (%)
LOTS 1-43 - 3036m ² MIN. RURAL RESIDENTIAL	15.95ha	43.6%
BLOCK 100, 101 - SWM POND	0.72ha	2.0%
BLOCK 102 - DRAINAGE EASEMENT	0.11ha	0.3%
BLOCK 103 - WETLAND COMPENSATION/WATERCOURSE	1.82ha	5.0%
BLOCK 104 - 10-21 UNIT CONDOMINIUM/APARTMENT BUILDING	0.67ha	1.8%
BLOCK 105, 107 - REGULATED LANDS	12.90ha	35.3%
BLOCK 106 - HYDRO EASEMENT	1.87ha	5.0%
BLOCK 108 - FUTURE ROAD WIDENING	0.15ha	0.4%
20.0m MUNICIPAL ROAD ALLOWANCE - STREET A, B, C, COUNTY ROAD 9 WIDENING	2.40ha	6.6%
SITE TOTAL	36.60ha	100%

NOTES:
 1. Property Boundaries are approximate

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Drawing Provided By: Monument Geomatics	PROJECT No.: 21-2131
APPROVED BY:	HORIZ. SCALE: 1:250
REVISION DATE: MAY 27, 2022	PLOT DATE: MAY 27, 2022

GARDEN HILL SUBDIVISION
 Mistral Land Development
 GANARASKA ROAD, GARDEN HILL
 PART OF LOT 16, CONCESSION 8
 MUNICIPALITY OF PORT HOPE
 COUNTY OF NORTHUMBERLAND



1.3 Description of Subject Property and Surrounding Lands

The subject lands are located within the Hamlet of Garden Hill, approximately 480 metres west of the intersection of County Roads 9 and 10 in the northern portion of the Municipality of Port Hope. There is an existing barn and storage building located at the southern portion of the property, adjacent to County Road 9, that will be demolished to accommodate the development. As noted, hydroelectric transmission lines cross the northern section of the property. There are two watercourses that traverse the property; the first watercourse crosses the southeastern corner of the property (south watercourse), and the other watercourse crosses the northern and western section of the property (north watercourse). Both watercourses are tributaries of the nearby Ganaraska River. South of the transmission lines, the property largely consists of open farm field with some hedgerows and areas of vegetation in the vicinity of both watercourses. There is also a large woodland that is located between the transmission lines and the farm field. The proposed plan of subdivision will take place within the area south of the hydro lines, primarily within the open field.

The property is bound by existing residential development to the east, County Road 9 to the south, existing residential development and Mill Street to the west, and rural lands to the north. The existing land uses on County Road 9 adjacent to the site include residential interspersed with some commercial (including a general store and farmer's market), and community facilities. There is a reservoir pond located west of Mill Street, approximately 20 metres from the western edge of the subject property. This pond is maintained by the Ganaraska Region Conservation Authority (GRCA) and is located within the Garden Hill Conservation Area.

1.4 Pre-consultation and Supplemental Information

The applicant and consulting team met with staff (via Microsoft Teams) from the Municipality of Port Hope and the GRCA on two occasions (March 22, 2021 and November 24, 2021) to discuss the proposed applications and required supplemental information. Based on the information provided at both meetings, it was confirmed that the following would be required in support of the submission:

- **Planning Justification Report** that provides rationale for the proposed development in the context of the applicable planning policies.



- **Environmental Impact Study (EIS)**, including an **Evaluation of the Area of Natural or Scientific Interest (ANSI)**. The EIS is required to identify potential natural heritage features on, or adjacent to the site, and to determine how impacts to these features can be mitigated.
- **Hydrogeological Study** to determine the availability of groundwater for the purposes of providing individual private wells to each residential unit. This Study also determines potential impacts from private septic systems on groundwater.
- **Geotechnical Study** to determine stability and composition of soils for building and road and construction.
- **Traffic Impact Study (TIS)** to determine traffic generated from the proposed residential units and potential impact on the existing road network, including nearby intersections. The TIS also examines the proposed road connections and sight lines.
- **Site Access Justification** provided in conjunction with the TIS, that provides justification for the proposed entrance location off of County Road 9.
- **Functional Servicing and Stormwater Management Report** to demonstrate how the site will be serviced with sewage and water systems, and how stormwater quantity and quality will be attenuated on-site.
- **Phase 1 Environmental Site Assessment** to examine the land use history of the property and determine if there is any potential for site contamination.
- **Draft Plan of Subdivision** showing the proposed lot and block configuration, including details as required under Section 51(17) of the *Planning Act*.

All of the above items have been included with the applications for plan of subdivision and ZBA. Also included with the submission is a **Concept Plan for Block 104** showing a potential location for an apartment building and associated parking area and septic system.



2.0 PLANNING RATIONALE AND POLICY CONSIDERATIONS

A policy review and justification are required to support the proposed development. The following sections of this Report will review the proposed development in the context of the applicable provincial and local land use planning documents.

Land use policies and regulations affecting the subject lands include the *Planning Act*, the Provincial Policy Statement (PPS), as well as the *Places to Grow Act, 2005* and the associated Growth Plan for the Greater Golden Horseshoe at the provincial level. At the municipal level, the County of Northumberland Official Plan, the Municipality of Port Hope Official Plan, and the Municipality of Port Hope Zoning By-law 20/2010 affect the subject lands. In this section of the Report, the applications for ZBA and plan of subdivision are reviewed in the context of the policies and provisions contained in these documents.

2.1 Planning Act

Section 51(24) of the *Planning Act, R.S.O., 1990, C. P.13*, indicates that “*in considering a draft plan of subdivision, consideration should be had, among other matters, to the health, safety, convenience and accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality*” in which the subdivision is located. In addition to these matters, the following specific items should also be considered (excerpts Section 51(24) in *italics* (non-applicable sections have been omitted)):

- a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2:*

Section 2 of the *Planning Act* provides a list of “*matters of provincial interest*” that an approval authority shall have regard to when carrying out responsibilities under the *Act*. The matters are discussed in the table below:

Table 1 - Matters of Provincial Interest

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study (EIA) has been undertaken to confirm the extent of natural features and provide adequate mitigation, if necessary. As noted in the EIS, the subject lands contain a significant woodland, unevaluated wetlands, and potential habitat for Species at Risk (SAR). A series of mitigative and compensation measures will be implemented within the development to ensure the protection of these features and their functions. Further discussion of the natural and ecological features is provided in Section 2.2.5 of this Report
(b) the protection of the agricultural resources of the Province;	Although it is currently farmed, the subject property is located within a settlement area and is not considered to be part of the larger Provincial Agricultural System.
(c) the conservation and management of natural resources and the mineral resource base;	The proposed plan of subdivision will not adversely impact any natural resources.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	<p>Provincial mapping indicates that there is an Earth Science ANSI located on the subject lands. However, an examination of soils determined that the ANSI is not present within the development area.</p> <p>Further to the examination of the ANSI, a Stage 1 and 2 Archaeological Assessment is currently being undertaken on the site. The archaeological clearance of the site will be implemented as a condition of draft plan approval.</p> <p>There are no features of significant architectural or historical interest on the site.</p>
(e) the supply, efficient use and conservation of energy and water;	The proposed development will be serviced with individual private wells. As noted in the Hydrogeological Study, the proposed development can be adequately serviced with groundwater and

	that the existing aquifer can accommodate the servicing of the proposed units.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development will be privately serviced with individual septic and water systems.
(g) the minimization of waste;	N/A
(h) the orderly development of safe and healthy communities;	The proposed subdivision represents orderly development within the community. The proposed development will take place within the settlement area boundary and will be adjacent to residential development of a similar density.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	N/A
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	N/A
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed development includes both single detached and apartment units, which will provide additional housing options within Garden Hill and the Municipality of Port Hope.
(k) the adequate provision of employment opportunities;	N/A
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A
(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	There are floodplains associated with both the southern and northern watercourses. The proposed plan of subdivision has been carefully designed and configured so as to avoid any development within these floodplains, ensuring the protection of public safety during flood events.
(p) the appropriate location of growth and development;	The proposed plan of subdivision is an appropriate location for additional housing units, which will contribute to efficient growth and development within Garden Hill and the Municipality of Port Hope.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	Given the location and size of Garden Hill, opportunities for pedestrian access are limited and public transit is not available. However, the proposed development will provide pedestrian connections to adjacent lands, where possible.
(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 of high quality, safe, accessible, attractive and vibrant;	The proposed subdivision respects the existing built form of the neighbourhood and is designed to mitigate impacts to natural features. The proposed layout is consistent with existing development within Garden Hill while providing an opportunity for increased density and an alternative housing option on Block 104.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	N/A

Further matters of provincial interest are also addressed in **Sections 2.2** and **2.3** of this report, with respect to the applicable policies of the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

b) Whether the proposed subdivision is premature or in the public interest:

The proposed development is not considered to be premature as there is a demand for new housing within the Municipality of Port Hope, particularly in rural settlement areas. The plan of subdivision will not require the unplanned or premature extension of public services and will not create land uses that are inappropriate for the subject property or the surrounding area. Matters of public planning policy, which related directly to the public interest, are addressed further in this planning report.

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Planning considerations relating to the County of Northumberland Official Plan and the Municipality of Port Hope Official Plan are outlined in **Sections 2.4** and **2.5** of this report. As noted in those sections, the proposed plan of subdivision conforms to the applicable policies of both local official plans. Furthermore, the proposed plan of subdivision will be consistent with the built form of the adjacent plan of subdivision to the east.

d) The suitability of the land for the purposes for which it is to be subdivided;

This planning report and the other technical reports address a number of issues related to land use suitability. As demonstrated in the various technical reports, the subject lands are considered to be suitable for the plan of subdivision.

d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

No affordable housing units are proposed, as per the definition of “affordable” in the Provincial Policy Statement (PPS). However, the development will include apartment units which will provide a more affordable type and tenure of housing to the typical single detached dwelling unit type within rural settlement areas.

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 the adequacy of them;

f) The dimensions and shapes of the proposed lots;

g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;

All dimensions, locations, and grades of the proposed lots and internal roads within the proposed plan of subdivision are shown in detail in the **Draft Plan of Subdivision (Figure 2)**. The proposed development will not be impacted by land uses or existing development on adjacent lands.

h) Conservation of natural resources and flood control;

The proposed plan of subdivision will not adversely impact any natural resources. As noted, the subject property is partially located within the floodplains of two watercourses, as well as the adjacent reservoir pond. The proposed development will be located entirely outside of these floodplains in order to ensure no impacts or potential threats to human safety.

i) The adequacy of utilities and municipal services;



It is anticipated that the development will be sustained by existing municipal service levels, including municipal garbage and recyclable collection. Hydro, telephone and school bus services will be available on the site.

j) The adequacy of school sites;

It is anticipated that the existing school system can accommodate the children of families who purchase units in the new subdivision. Notwithstanding, the local school boards typically comment on this matter at the time of circulation of the draft plan of subdivision for agency comments.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The proposed stormwater and conservation blocks (Block 100-102, and 105) will be conveyed to the Municipality. Since no parkland has been identified within the plan of subdivision, it is anticipated that the applicant will provide cash-in-lieu of parkland, in accordance with the Municipality of Port Hope Parkland Dedication By-law 65-2007.

(xiii) 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 also located within a site plan control area designated under subsection 41(2) of the Act;

The proposed single detached lots are exempt from site plan control, in accordance with the Municipality of Port Hope Site Plan Control By-law. However, Block 104, which will contain the proposed apartment units, will be subject to site plan control.

2.2 Provincial Policy Statement (2020)

The current Provincial Policy Statement (PPS), which came into effect on May 1, 2020, provides a policy framework for land use within the Province of Ontario. It is the responsibility of local planning authorities – in this case the County of Northumberland and the Municipality of Port Hope – to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions – including decisions related to *Planning Act* applications – are consistent with key provincial interests including policies related to rural areas and rural lands, the wise use and management of resources, and public health and safety.



2.2.1 Settlement Areas in Municipalities

The subject lands are located within a settlement area (Hamlet of Garden Hill) and are therefore subject to Section 1.1.3 (Settlement Areas in Municipalities) of the PPS. Section 1.1.3.1 states that: *“Settlement areas should be the focus of growth and development, and their vitality and regeneration shall be promoted.”* Additionally, Section 1.1.3.2 of the PPS states: *“Land use patterns within settlement areas shall be based on... a mix of land uses which: efficiently use land and resources; [and] are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.”*

The proposed plan of subdivision will provide additional residential growth within the Garden Hill Hamlet. The land use pattern proposed provides for an efficient use of the property and provides for the highest unit density with consideration for natural heritage features, natural hazards, and the existing development within the Hamlet. The development will not require any major infrastructure upgrades, particularly to the existing road network, and will not require the expansion of infrastructure (notably municipal sewer and water, which are not available at the site).

Therefore, the proposed development is consistent with Section 1.1.3 of the PPS.

2.2.2 Rural Areas in Municipalities

Although the subject lands are located in a settlement area, the Hamlet of Garden Hill is considered a Rural Settlement Area under the definition provided in the PPS. It is stated in this Section that *“[r]ural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas and other resource areas”*. Therefore, the proposed development is subject to Section 1.1.4 of the PPS.

It is stated in Section 1.1.4.1 that the rural areas should be supported by building upon the rural character and accommodating an appropriate range and mix of housing in rural settlement areas. Furthermore, rural settlement areas *“shall be the focus of growth and development and their vitality and regeneration shall be promoted.”*

As noted, the proposed development will build upon the existing rural character of the Hamlet. The proposed plan of subdivision considers the character and built form of the existing development within the hamlet, including the adjacent residential development. Furthermore, the introduction of an



apartment block within the development will provide a greater range of housing options within the hamlet, which are typically lacking within rural settlement areas. There is sufficient space on the proposed apartment block to accommodate screening and buffering from the adjacent lower density uses, if necessary.

Therefore, it is our opinion that the proposed development is consistent with Section 1.1.4 of the PPS.

2.2.3 Housing

Section 1.4 of the PPS describes policies related to housing. According to Section 1.4.1, planning authorities (in this case, the County of Northumberland and Municipality of Port Hope) are required to *“maintain, at all times, the ability to accommodate residential growth for a minimum of 15 years through residential intensification...and, if necessary, lands which are designated and available for residential development”*. Furthermore, Section 1.4.3 states that planning authorities are required to provide an appropriate range and mix of housing types and densities by *“permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents”*. Planning Authorities must also direct development of new housing to locations where there are appropriate levels of infrastructure.

The proposed plan of subdivision will contribute to the County and Municipality reaching the above objectives required by the PPS. As described herein, the subject property is within a settlement area, which has been identified as an area for residential growth within the Municipality and is suitable for the proposed use. The proposed development will not require an uneconomical expansion of existing municipal infrastructure and will provide a form of housing that is in high demand and is of a suitable density for the Hamlet of Garden Hill. The proposed development will meet the future social, health and well-being requirements of current and future residents of the Municipality.

2.2.4 Sewage, Water and Stormwater

Section 1.6.6 of the PPS speaks to requirements for the servicing of development. Specifically, 1.6.6.4 states that *“[w]here municipal sewage services and municipal water services or private communal sewage services or private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts”*.



The proposed lots on the subject lands will be serviced with individual on-site sewage and water systems, as municipal servicing is not available.

A Hydrogeological Study (completed by Greer Galloway Group Inc.) has been provided in support of the proposed development. This Study provides an assessment of the suitability of the site to accommodate individual private septic systems and wells on all 43 lots and the multi-residential apartment Block 104. As noted in the Study, the site is underlain by a confined deep overburden and bedrock aquifer system that is able to yield sufficient quantities of potable water to meet the residential demand of the proposed subdivision. Furthermore, the proposed lot density can be supported by individual septic systems. However, based on the lot sizes, it is recommended that a viable well be drilled on each lot prior to the construction of a dwelling unit in order to ensure adequate space for a well and septic system (plus reserve septic area). In our opinion such a condition can be provided through conditions of draft plan approval and/or future subdivision agreement.

Section 1.6.6 also speaks to stormwater management. Section 1.6.6.7 requires that “[p]lanning for stormwater management shall:

- a. *minimize, or, where possible, prevent increases in contaminant loads;*
- b. *minimize changes in water balance and erosion;*
- c. *not increase risks to human health and safety and property damage;*
- d. *maximize the extent and function of vegetative and pervious surfaces; and*
- e. *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development”*

A Functional Servicing and Stormwater Management (SWM) Report, completed by Monument Geomatics, has been provided with this submission. As noted in the Report, stormwater quality and quantity can be adequately accommodated on site through a Low Impact Development (LID) treatment train approach directing water from front and rear yards to roadside ditches (including a dedicated drainage block (102)), then to continuous flow dry ponds within Blocks 100 and 101. This approach will prevent contaminant loading and minimize changes to water balance and erosion. This SWM plan will also ensure that the site follows best management practices and does not result in increased risks to human health and safety and property damage.

Therefore, the proposal is consistent with Section 1.6.6 of the PPS.



2.2.5 Natural Heritage

Section 2.1 of the PPS states that “[n]atural features and areas shall be protected for the long term” and that development and site alteration shall not be permitted in significant natural features and significant habitat of endangered and threatened species. As discussed above, an Environmental Impact Study (EIS) was undertaken by Cambium Inc. in support of the proposed development. The EIS identified the following natural features on the subject lands:

1. Significant Woodlands
2. Wetlands (non-significant)
3. Permanent streams with fish habitat
4. Candidate Significant Wildlife Habitat (Bat Maternity Colonies and Waterfowl Nesting Area)
5. Habitat of Endangered or Threatened Species (Barn Swallow)
6. Candidate Area of Natural and Scientific Interest (ANSI) (Garden Hill Pitted Outwash)

As discussed in Section 2.1.6 of the PPS, development or site alteration is not permitted within or adjacent to significant woodlands, unless it can be demonstrated that there will be no negative impacts. Furthermore, development within fish habitat or habitat of endangered or threatened species shall not be permitted except in accordance with provincial and federal requirements.

A description of the above features and associated proposed mitigation is provided below:

1. Significant Woodlands

The 9-hectare woodland area south of the hydro lines and north of the agricultural field have been identified as a significant woodland in accordance with the local and provincial criteria. In order to provide protection of the feature, a 10-metre development setback is recommended from the dripline of the woodland. This setback area should “*enhanced to include a robust woodland edge community*”. As discussed in the EIS, a portion of the proposed 13 lots that will be located within the woodland boundary and the associated 10 metre dripline setback. More specifically, nine (9) of the 13 lots will require some form of tree removal within the woodland in order to allow for a suitable building envelope.

Therefore, in order to demonstrate that there will be no negative impacts to the overall function of the woodland feature, the EIS recommends the following mitigative measures to be implemented:

- The implementation of an Environmental Protection (EP) Zone that is contiguous with the boundary of the woodland feature and its associated 10 metre dripline buffer.
- Selective tree removal and protection of remaining trees and root zones. A professional biologist/ecologist should be retained to assist with determining selective tree removal on each lot in accordance with criteria outlined in the EIS.
- Discourage interference within the feature on individual properties by providing warning clauses with best management practices to future landowners.
- Light duty sediment fencing should be installed along the 10 metre dripline setback during construction. This setback should be clearly marked with a barrier that will remain during the entirety of construction.
- Install a continuous, permanent fence along the rear lot lines of the 13 lots in order to further discourage landowner alteration within Blocks 105 and 106.
- Given that approximately 1.5 hectares of the 9-hectare significant woodland will be removed, a woodland offsetting plan will be implemented within the local area. To offset the removal of trees, a total area of 3 hectares of woodland (a ratio of 2:1 (enhancement area : removal area)) will be enhanced on a property, also owned by the applicant, approximately 2.5 kilometres west of the subject lands. A detailed Compensation Plan is expected to be provided as a condition of draft plan approval. Based on the other protective measure taken above (including selective tree removal), it is expected that the removal of 1.5 hectares of the significant woodland will not result in negative impacts to the woodland function.

2. Wetlands

There are two (2) wetlands identified on the subject lands; however, neither wetland was identified as a significant feature. Therefore, the policies of Section 2.1 of the PPS do not apply to these features. Nonetheless, the wetlands are regulated by the GRCA in accordance with Ontario Regulation 168/06.

The wetland located in the southeast corner of the site is associated with the adjacent watercourse and a 15 metre development setback from this feature has been recommended in the EIS. The other wetland, located along the eastern boundary in the vicinity of the Street "C" road access to Porter Crescent, is not hydrologically connected to the other wetlands and watercourses on the site. As such, it is proposed that this wetland be removed from the site and compensated at a 2:1 ratio (wetland created : wetland lost) on Block 103.

3. Permanent Streams and Fish Habitat

The EIS proposes a 15 metre setback from the southern watercourse, and a 30 metre setback from the northern watercourse, which is capable of supporting a sensitive fish community. This setback will ensure that there are no negative impacts to potential fish habitat within the watercourses. Sediment fencing should be installed at the setback limit and inspected and maintained throughout the construction period.

4. Candidate Wildlife Habitat

Potential habitat for the bat maternity colonies was identified within the woodland in the northern section of the property, north of the hydro lines. Since there is no development proposed within this area, further mitigation measures are not required.

A potential waterfowl nesting area exists within the significant woodland within the development area. Further surveys will be carried out in spring 2022 in order to determine the presence of this potential habitat.

5. Habitat of Endangered or Threatened Species (Barn Swallow)

Barn swallow, which is identified as a Threatened Species at Risk (SAR), was observed on the site and nests were found within the existing barn structure. However, the Endangered Species Act (ESA) allows for alteration of human-made structures that provide habitat for the barn swallow. Therefore, the removal of the barn may take place, provided the requirements of Ontario Regulation 830/21 of the ESA are followed, which requires the landowner carry out a barn swallow management plan.



6. Earth Science ANSI

As noted, the subject lands are identified within the Garden Hill Pitted Outwash Plain, an Earth Science ANSI. An outwash plain is the result of melt water from receding Pleistocene-era glaciers mixing silt sands and gravels of crushed limestone till, which create interbedded kame deposits. The Garden Hill Pitted Outwash Plain is located on the southside of the Oak Ridges Interlobate Moraine, where the glacial lobe receded in a southwest direction. Based on the soil conditions of the subject lands, which were analyzed by GHD in the enclosed **Evaluation of the ANSI Pitted Outwash Plain**, there is no portion of the Pitted Outwash Plain ANSI located on the subject lands. Therefore, no mitigation related to the ANSI is required.

Based on the identification of features on the subject lands, and the proposed mitigative measure that will be taken to protect those features, the proposed development is consistent with Section 2.1 of the PPS.

2.2.6 Cultural Heritage and Archaeology

It is stated in Section 2.6 of the PPS that “*development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential...*”. A Stage 1 and 2 Archaeological Assessment is currently being undertaken on the property, given the site’s proximity to the Ganaraska River. While it is anticipated that, given the existing disturbance on the site, that there are no archaeological resources on the subject lands, it is proposed that archaeological clearance from the Ministry of Heritage, Tourism, Sport and Culture Industries (MHTSCI) must be obtained by the applicant as a condition of draft plan approval in order to ensure that development not take place on lands containing archaeological resources, should they be found during the Assessment. Provided MHTSCI clearance is provided prior to final approval, the proposed plan of subdivision is consistent with Section 2.6 of the PPS.

2.2.7 Natural and Human-Made Hazards

Section 3.1 and 3.2 of the PPS address developments that occur within natural and human-made hazards. As noted, the subject property contains floodplain associated with the two watercourses, as well as the nearby reservoir pond/Ganaraska River. As noted on the **Draft Plan**, all development, including stormwater management ponds and roads, will be located outside of the floodplains.



In addition, a Phase 1 Environmental Site Assessment was undertaken by Greer Galloway Group Inc. in order to determine if the site contains any potential for human-made hazards. As noted in the ESA, the subject lands do not contain any Areas of Potential Environmental Contamination (APEC) and no further analysis (Phase 2) is required.

Therefore, the proposed plan of subdivision on the subject lands is consistent with the policies in Section 3 of the PPS.

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe (GGH) that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan prevails where there is a conflict with the PPS. The subject lands are located within the GGH (designated by O. Reg 416/05). Therefore, any planning application on the subject property must conform to its policies.

2.3.1 Policies for Where and How to Grow – Managing Growth

Although Section 2.2.1.2 of the Growth Plan notes that a vast majority of growth will be directed to settlement areas with planned municipal water and wastewater systems, subsection b) notes that limited growth is contemplated in Rural Settlements. Furthermore, development will be directed to all types of settlement areas and will generally be directed away from hazardous lands. Section 2.2.1.4 further notes that the Growth Plan will support the achievement of complete communities that provide a diverse range of housing “to accommodate the needs of all household sizes and incomes”. Given that the proposed development is taking place within an identified settlement area and has been configured to ensure that hazardous lands are avoided, it is our opinion that the proposed plan of subdivision conforms to the policies of Section 2.2.1.2. Furthermore, the proposal will also provide an alternative housing type (apartments) within an underserved area of the municipality.

2.3.2 Policies for Where and How to Grow – Housing

Section 2.2.6 provides policies that support a diverse range and mix of housing options. This includes increased densities and affordable options. As stated in this report, there is a need for housing within the Municipality. The inclusion of apartment units within the proposed development will also provide a



greater range of housing within the Municipality beyond the predominant single detached dwelling units, particularly in the rural areas.

2.3.3 Natural Heritage System

Section 4.2.2 of the Growth Plan sets out policies for protecting natural heritage features and biodiversity throughout the Growth Plan area. According to Section 4.2.2.1 *“[t]he Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017”*. Since the subject property is located within the delineated settlement area of the Hamlet of Garden Hill, the policies relating to the Natural Heritage System do not apply.

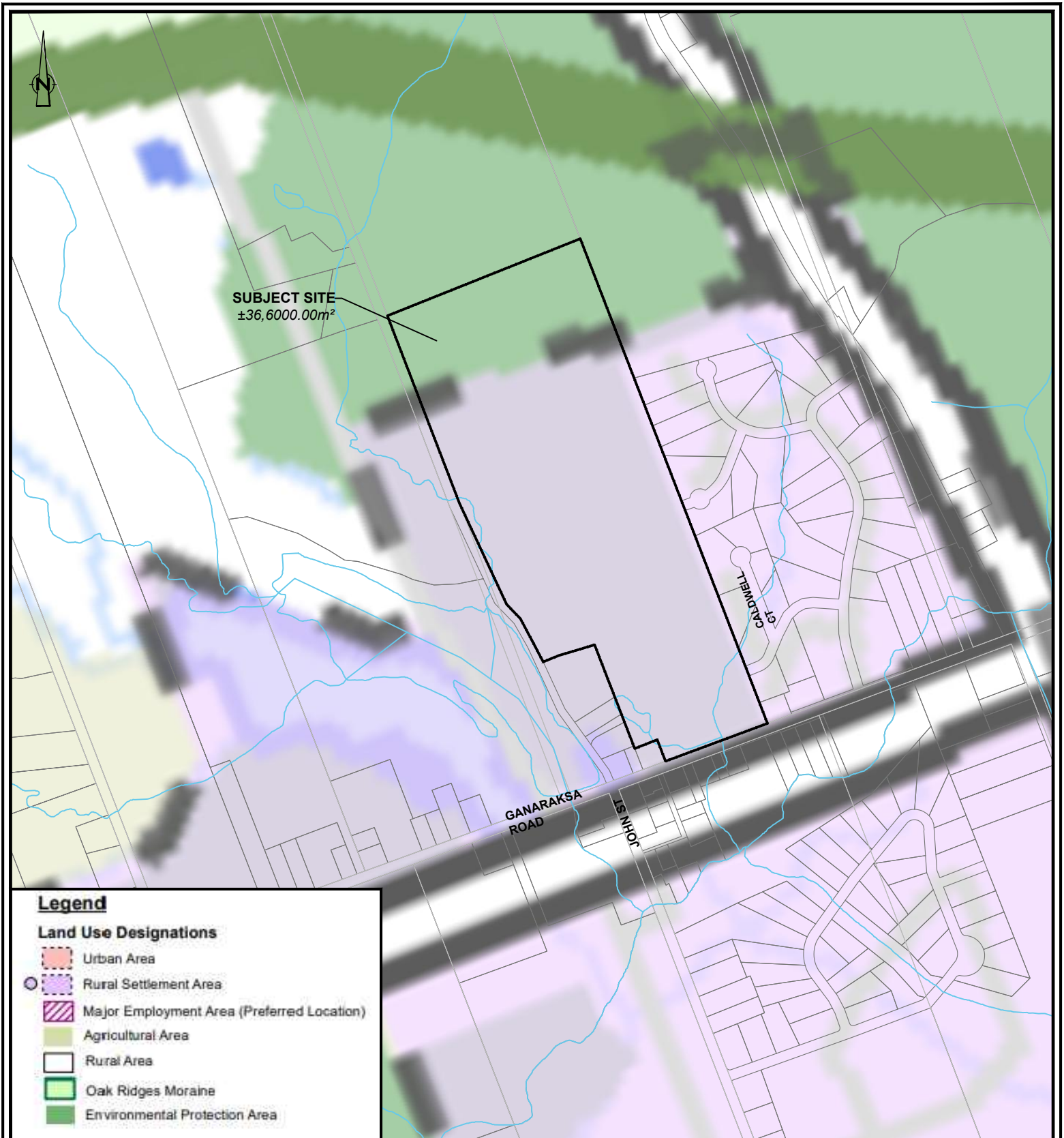
Therefore, the proposed development on the subject lands conforms to the applicable policies of the Growth Plan.

2.4 Northumberland County Official Plan

The Northumberland County Official Plan (NCOP) establishes land use categories and policies to manage growth and protect resources within the County until the year 2034. According to “Schedule A Land Use” to the NCOP, the subject property is designated Rural Settlement Area (**Figure 3 – Northumberland County Official Plan Schedule “A”**).

According to Section C1.4 of the NCOP, a full range of uses, including residential uses, are permitted within Rural Settlement Areas, *“based on the nature of their servicing”* and subject to local Official Plan policies. Furthermore, Section C1.5.1 b) states that one of the goals of the NCOP is to *“[ensure] the provision of an appropriate range of housing types and densities to meet the needs of current and future residents.”*

The proposed plan of subdivision will provide residential uses at an appropriate density that can be adequately serviced with private septic and well, with no negative impacts. In addition, the proposed apartment units will provide a housing type that is an appropriate alternative to the dominant single detached dwelling type within rural and rural settlement areas.



**FIGURE 3 - NORTHUMBERLAND COUNTY OFFICIAL PLAN
SCHEDULE 'A'
LAND USE**

GARDEN HILL SUBDIVISION

Mistral Land Development
GANARASKA ROAD, GARDEN HILL
PART OF LOT 16, CONCESSION 8
MUNICIPALITY OF PORT HOPE
COUNTY OF NORTHUMBERLAND



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PROJECT NO: 21-2131

DATE: April 19 2022

HORIZ. SCALE: 1:10,000

2.4.1 Subdivision Review Considerations

Section E1.4 of the NCOP also includes a list of requirements for an application for plan of subdivision that must be considered by the applicable approval authority. They are as follows (non-applicable policies have been omitted):

- a) *The approval of the development is not premature and is in the public interest;*

As discussed in Section 2.1 of this Report, the proposed plan of subdivision is not premature and is in the public interest.

- c) *In areas without full municipal services, the plan can be serviced with an appropriate water supply and means of sewage disposal;*

As discussed previously, the proposed plan of subdivision can be adequately serviced with private individual septic systems and wells.

- e) *Stormwater management plans shall be required for any new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious area. Stormwater management will be undertaken in accordance with MOECC Guideline "Stormwater Management Planning and Design Manual, 2003.*

The municipality shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The municipality shall promote naturalized stormwater management facilities, constructed with gentle slopes. Applications for development shall be required to be supported by a stormwater quality/quantity management study.

As discussed in Section 2.2 of this Report, the plan of subdivision and ZBA submission includes a detailed Stormwater Management (SWM) Plan. The proposed SWM plan includes downstream facilities within dedicated stormwater blocks that will control stormwater quantity and quality within the development area.

- f) *The lands will otherwise be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities;*



There are several amenities within walking distance or a short drive of the site, including Alex Carruthers Memorial Park, which features ball diamonds, a playground, and pavilion, Garden Hill Conservation Area, and North Hope Central Public School.

g) The application, if approved, conforms to this Plan and the lower-tier Official Plan;

As discussed in herein, the proposed plan of subdivision conforms to the NCOP and the lower-tier Municipality of Port Hope Official Plan.

h) The subdivision, when developed, will be appropriately integrated with other development in the area; and,

As discussed at length, the proposed plan of subdivision will be appropriately integrated with the surrounding development, including the existing plan of subdivision to the east.

i) The proposal has regard to Section 51 (24) of the Planning Act, as amended.

The proposal is discussed in the context of Section 51(24) of the *Planning Act* in detail in Section 2.1 of this Report.

Therefore, it is our opinion that the proposed plan of subdivision conforms to the Northumberland County Official Plan.

2.5 Municipality of Port Hope Official Plan

The Municipality of Port Hope Official Plan (PHOP) is a lower-tier planning document that provides planning goals and objectives, and is intended to establish a vision for growth and guide development within the Municipality. All lands within the Municipality are identified with a land use designation that corresponds to a set of policies that describes how lands in each designation may be developed. The PHOP also contains general policies that apply to all areas of the Municipality that must be adhered to.

According to Schedule "C" (Land Use) to the PHOP, the development area on the subject lands is designated Hamlet, with the portions adjacent Mill Street within the floodplain identified as Floodplain (see **Figure 4 – Municipality of Port Hope Official Plan Schedule "C"**). Further to Schedule "C", Schedule "B" (Development Constraints) identifies "Significant Woodland" on the subject property. This "Significant Woodland" delineation coincides with the Significant Woodland identified in the EIS.

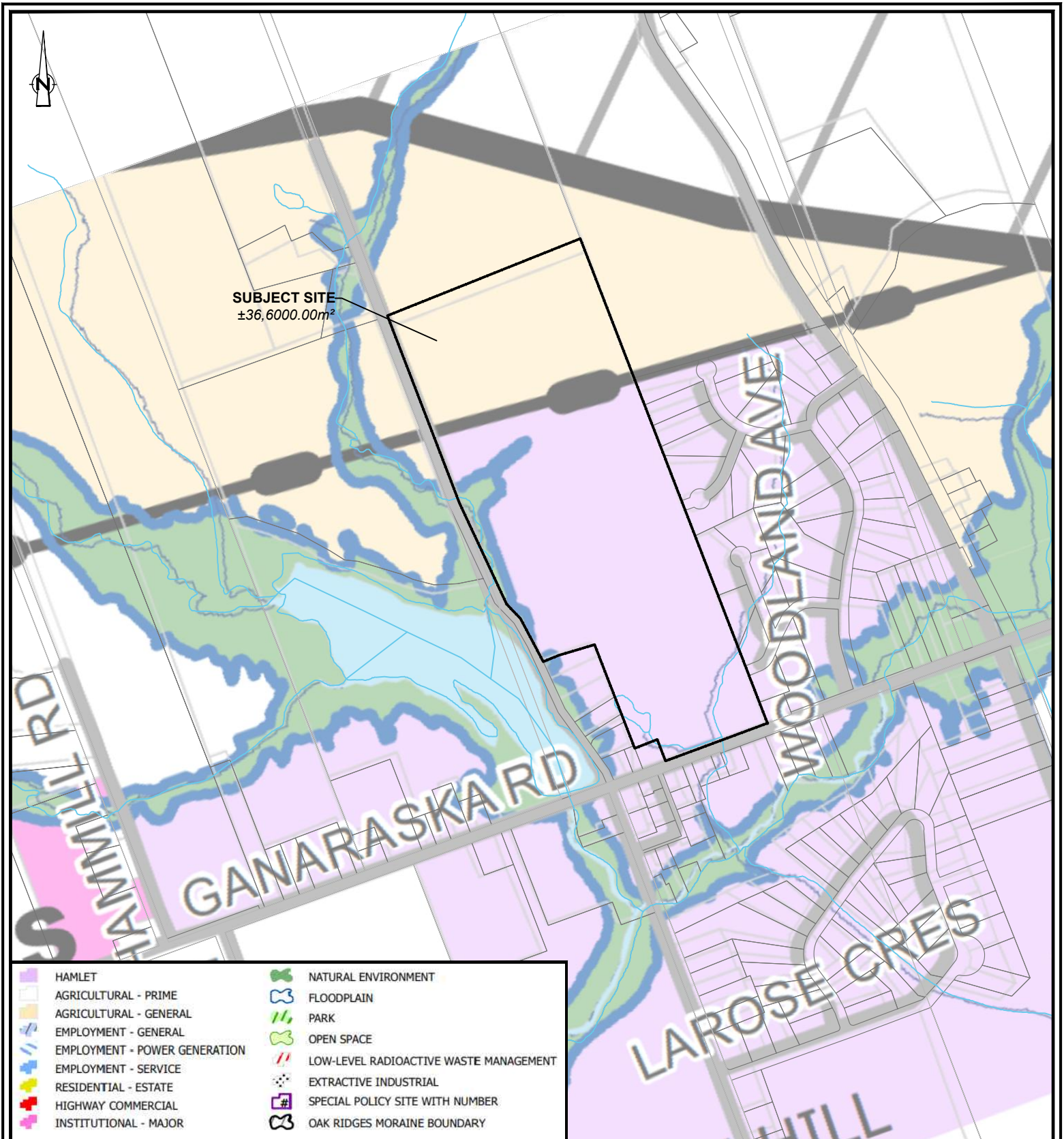


FIGURE 4 - THE MUNICIPALITY OF PORT HOPE

OFFICIAL PLAN

SCHEDULE 'C'

LAND USE

GARDEN HILL SUBDIVISION

Mistral Land Development

GANARASKA ROAD, GARDEN HILL

PART OF LOT 16, CONCESSION 8

MUNICIPALITY OF PORT HOPE

COUNTY OF NORTHUMBERLAND



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Based on the Land Use and Development Constraint Schedules, Sections D2.2 (Hamlet) and C5.2 (Natural Heritage Outside the Oak Ridges Moraine) and E3.1 are applicable to the proposed plan of subdivision.

2.5.1 Hamlet Designation

Section D2.2.1 states that it is the policy of the PHOP provide for the maintenance of existing community structure and to encourage development “*in-depth development of certain selected hamlets in accordance with their ability to sustain growth.*” As discussed in further in Section D2.2.3, Garden Hill is identified as a hamlet that is “*capable of sustaining limited growth in terms of in-depth development*”. Section D2.2.1 further states that the growth of the hamlets will be based on potential soil or ground water constraints and “*should be consistent with environmental, physical and socio-economic conditions.*”

Although the predominant form of land use in the hamlets will be single detached dwellings, “*multiple-unit residential development*” is permitted “*provided that a detailed hydrogeological study confirms an adequate supply of groundwater and the ability of the site soils to assimilate the wastes form the septic systems.*” (Sec. D2.2.2)

Plans of subdivision are the preferred form of development within the Hamlet of Garden Hill (Sec. D2.2.3). This section of the PHOP further notes that plans of subdivision will require a detailed Hydrogeological Assessment and soil analysis. Development shall not be considered “*if underground water supplies are not sufficient and/or contaminated and/or the soils are not capable of supporting the existing and the proposed level of development on the basis of private services.*” Access to individual lots within a plan of subdivision shall also generally be from internal subdivision roads, constructed to a municipal standard.

The proposed plan of subdivision conforms to the above policies for the following reasons:

- The proposed development, which features a number of lots “in-depth” from existing strip of residential development on County Road 9, is located entirely within Garden Hill, which is a hamlet that has been identified for in-depth development.
- The plan of subdivision and ZBA is accompanied by a detailed Hydrogeological Study, which has confirmed that there is an adequate water supply for providing potable water to all units

within the subdivision. Furthermore, the Study also confirmed that the soils can support individual septic systems for all 43 single detached units that will be located on the site. Block 104 can also support a large-scale septic system that will service the 10-21 unit apartment building.

- The proposed lots within the plan of subdivision will be accessed via internal roads that will be constructed to municipal standards.
- The proposed development will blend with the surrounding existing development and provides appropriate consideration for the natural features on and adjacent to the site.

2.5.2 Natural Heritage Outside the Oak Ridges Moraine

Section C5.2 speaks to natural heritage features outside of the Oak Ridges Moraine, which includes the subject lands. As noted on Schedule “B” to the PHOP, there are “Significant Woodlands” identified on within the development. The policies of Section C5.2 generally echo the policies of the PPS, which require a demonstration of no negative impact to natural heritage features and their functions resulting from development. As discussed in detail in Section 2.2 of this Report, the proposed mitigative measures outlined in the accompanying EIS will ensure that there will be no negative impact to the Woodland, and all other features on the site, resulting from the plan of subdivision.

2.5.3 Plans of Subdivision

It is noted in Section E3.1 of the PHOP that Council for the Municipality may require studies to be prepared, in support of a plan of subdivision, that will have consideration for the following matters:

- a) the Planning Act, other provincial legislation, policies and guidelines;*

A detailed review of the Planning Act, Provincial Policy Statement, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe has been provided herein.

- b) whether the proposed subdivision is premature or in the public interest, as determined by Council;*

The proposed plan of subdivision is not premature and is in the public interest, as discussed herein.



- c) *the suitability of the land for the purposes for which it is to be used considering the land use and environmental policies of this Plan;*

As noted, a number of studies have been undertaken in support of the proposed plan of subdivision. It has been determined through these studies that the proposed plan of subdivision can be adequately accommodated on the site without negative impacts to the environment or surrounding land uses.

- d) *the dimension and shapes of the proposed lots;*

The configuration of the lots is shown on **Figure 2 – Draft Plan**.

- e) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be built on it and the restrictions, if any, on adjoining land;*

This requirement has been discussed in Section 2.4 of this Report. There are no restrictions to the development on the land or on adjacent lands.

- f) *the proposal's feasibility with regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses within or adjacent to any development constraint;*

As discussed throughout this report, the proposed plan of subdivision is consistent with, and conforms to all applicable provincial and local planning policies. A number of studies were provided in support of the development.

- g) *the area of land that is to be conveyed or dedicated for public purposes; and*

No parkland has been identified within the plan of subdivision, so it is anticipated that the applicant will provide cash-in-lieu of parkland, in accordance with the Municipality of Port Hope Parkland Dedication By-law 65-2007.

- h) *the financial impact on the Municipality of Port Hope.*

The additional residential units will provide additional tax revenue for the Municipality.



Therefore, based on the foregoing, it is our opinion that the proposed plan of subdivision and ZBA conforms to the policies of the PHOP.

2.6 Municipality of Port Hope Zoning By-law 20/2010

The subject property is zoned the Development (D) Zone and the Rural (RU) Zone according to Schedule B – Sheet 23 to the Municipality of Port Hope Zoning By-law 20/2010 (PHZBL) (**Figure 5 – Municipality of Port Hope Zoning By-law Schedule B – Sheet 23**). The D Zone only permits uses, buildings, and structures that existed as of the date of the passing of the PHZBL. Therefore, in order to permit the proposed plan of subdivision, the lands must be rezoned (by way of a Zoning By-law Amendment (ZBA)) as follows:

1. The proposed 43 lots for single detached dwellings will be rezoned to a Hamlet Residential One Exception ** (RESV1-**) Zone in order to permit the lots/units, as well as provide site-specific lot provisions/regulations.
2. The proposed Block 104 that will accommodate the apartment building will be rezoned to a Hamlet Residential Two Exception ** (RESV2-**) Zone in order to permit the apartment dwelling, as well as provide site-specific lot provisions/regulations. The RESV2 Zone permits higher density units such as apartment dwellings.
3. The stormwater blocks (Blocks 100-102) and the block containing the hydro easement (Block 106) will be rezoned to the Open Space (OS) Zone.
4. The blocks containing natural heritage features and compensation areas (Blocks 103, 105 and 106) will be rezoned to the Environmental Protection (EP) Zone. The EP Zone will also apply to portions of the lots that contain the Significant Woodland and the associated dripline setback.
5. As discussed, the portion of the site in the RU Zone (north of the hydro lines) will not be changed.

Table 1 outlines the setback requirements for the RESV1 and RESV2 Zones in comparison to the proposed single detached lots and the Block 104, respectively (non-complying dimensions are shown in ***bold and italics***).

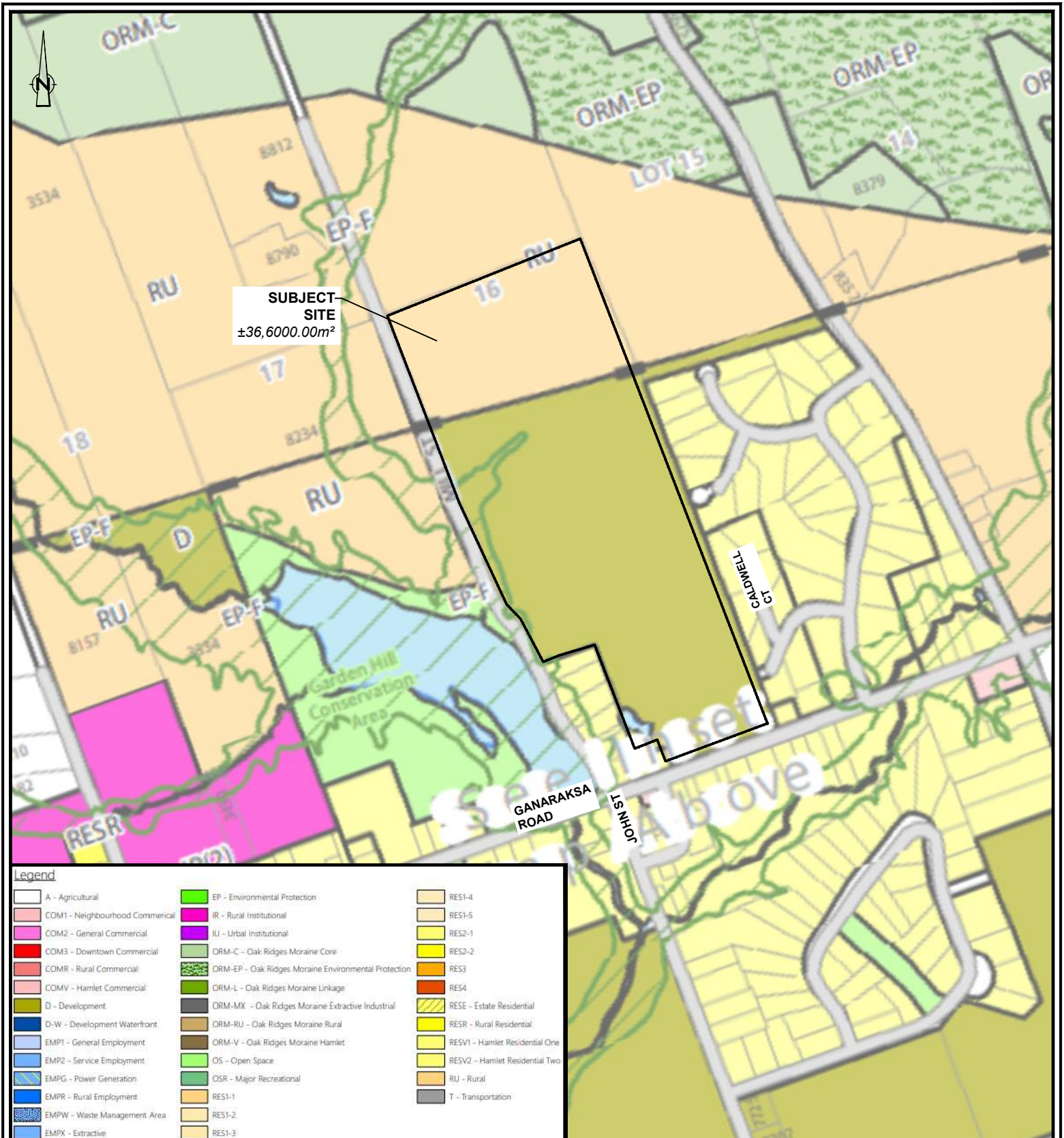
Table 2 - Provisions for Residential Uses, Municipality of Port Hope

Lot Regulation	RESV1 Zone Requirement	Proposed RESV1-Exception	RESV2 Zone Requirement	Proposed RESV2-Exception
Minimum Lot Area	2,800 sq. m	3,036 sq. m	8,000 sq. m	5,720 sq. m
Minimum Lot Frontage	30.0 m	18.6 m	30.0 m	59.7 m
Minimum Required Front Yard	10.0 m	AS REQUIRED	12.0 m	AS REQUIRED
Minimum Required Exterior Side Yard	10.0 m	AS REQUIRED	10.0 m	AS REQUIRED
Minimum Required Interior Side Yard	3.0 m	AS REQUIRED	3.0 m	AS REQUIRED
Minimum Required Rear Yard	10.0 m	AS REQUIRED	12.0 m	AS REQUIRED
Maximum Lot Coverage	30%	AS REQUIRED	30%	AS REQUIRED
Minimum Landscaped Open Space	30%	AS REQUIRED	30%	AS REQUIRED
Maximum Height	11.0 m	AS REQUIRED	11.0 m	AS REQUIRED

As shown above, and as noted on the Draft Plan, several of the single detached lots do not meet the minimum lot frontage requirements of the RESV1 Zone. Furthermore, the proposed apartment block (104) will not meet the minimum lot area of the RESV2 Zone. As such, it is proposed that site-specific RESV1-** and RESV2 -** Exception Zones be applied to the proposed residential lots.

It is our opinion that the reduction in the minimum lot frontage for the RESV1 Zone is appropriate within the context of the proposed development. This lower frontage is mainly required for the proposed lots on the cul-de-sacs, where the side lot lines extend out in a “fan”-like configuration. Despite the smaller frontages, there is still adequate space for access, and the lots will far exceed the area requirements of the RESV1 Zone.

Furthermore, the reduction in the minimum lot area for the RESV2 Zone is also appropriate within the context of the proposed Block 104. The proposed minimum lot area of 5,720 metres can comfortably accommodate the proposed apartment building, parking, and servicing, while meeting all other provisions of the RESV2 Zone.



**FIGURE 5 - THE MUNICIPALITY OF PORT HOPE
- RURAL -**

**Zone Reference Map
GARDEN HILL SUBDIVISION**

Mistral Land Development
GANARASKA ROAD, GARDEN HILL
PART OF LOT 16, CONCESSION 8
MUNICIPALITY OF PORT HOPE
COUNTY OF NORTHUMBERLAND



2.6.1 Other Dwelling Units in the Hamlet Area (Section 4.32)

Although an apartment dwelling is permitted within the RESV2 Zone, Section 4.32 of the PHOP states an apartment dwelling may not be constructed within the RESV2 Zone as of the date of passing of the PHOP, unless it is serviced with municipal sewer and water services. Since the proposed apartment dwelling on Block 104 will be serviced with private septic and water, the proposed use will not comply with this general provision.

However, it is our opinion that a privately serviced apartment building should be permitted on Block 104, notwithstanding this provision. The proposed apartment dwelling can be appropriate and safely serviced with private septic and well, and the overarching policy documents at both the provincial and local level all encourage and permit multi-unit residential buildings, provided that private services can be accommodated on the site. In particular, the PHOP encourages higher density residential development in the hamlets, where appropriate.

Therefore, it is our opinion that the proposed Zoning By-law amendment is in keeping with the intent and spirit of the PHZBL.

2.7 Summary of Policy Review

As discussed herein, the proposed applications are consistent with the provisions set out in the policy and regulations affecting the subject lands and is consistent with the *Planning Act, R.S.O 1990, as amended*, the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Northumberland County Official Plan, the Municipality Port Hope Official Plan, and the Municipality of Port Hope Zoning By-law No. 20/2010.

3.0 SUMMARY

This planning report describes the proposed plan of subdivision and Zoning By-law amendment (ZBA) and provides an analysis of the applications in the context of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the County of Northumberland Official Plan, the Municipality of Port Hope Official Plan, and the Municipality of Port Hope Zoning By-law No. 20/2010.


It is the opinion of the author that:



- The proposed plan of subdivision and ZBA is consistent with the applicable provisions of the 2020 Provincial Policy Statement.
- The proposal conforms to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.
- The proposal conforms to the purpose and intent of the Northumberland County Official Plan and the Municipality of Port Hope Official Plan.
- An amendment to the Municipality's Zoning By-law will be required to permit the proposed plan of subdivision. This Planning Report sets out the details of the proposed Zoning By-law amendment and concludes that the amendment is consistent with, and conforms to the applicable provincial and local planning documents.
- The proposed plan of subdivision represents good planning and is in the public interest.
- The applications plan of subdivision and Zoning By-law Amendment should be approved.

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S. MCIP RPP
Principal Planner

