

PLANNING JUSTIFICATION REPORT
FOR

13750701 CANADA INC.
PROPOSED ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF
SUBDIVISION APPLICATION

4646 COUNTY ROAD 2
PART OF LOT 13 REGISTERED PLAN NO. 52
MUNICIPALITY OF PORT HOPE

March 7, 2025

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1.0 INTRODUCTION

Candevcon Group Inc. has been retained by 13750701 Canada Inc. to prepare this Planning Justification Report in support of the Zoning By-law Amendment and Plan of Subdivision Application for the development of the property at 4646 County Road 2 in the Municipality of Port Hope. The property is within the settlement area of Welcome Hamlet that consists of a number of single detached and service uses. The proposed Draft Plan of Subdivision is to facilitate the total development of 13 single detached lots, a stormwater management block and a local road with access from County Road 2.

A Pre-Application consultation meeting was held with municipal and county staff on November 20, 2023 and comments were provided shortly after to outline the requirements for a formal submission. The Zoning By-law Amendment and Draft Plan of Subdivision are supported by technical reports and drawings addressed in the consultation meeting, constituting a complete application as described in Section 34 (1) and 51 (24) of the Planning Act.

The purpose of the report is to outline the nature of the proposed development and to evaluate the proposal in the context of the applicable policy framework. Reviews of the Provincial Planning Statement (2024), the Northumberland County Official Plan, and Port Hope Official Plan have been conducted. The report provides an analysis of, and justification for, the proposed development in accordance with good planning principles and a basis for the advancement of the applications through the planning process.

2. BACKGROUND AND CONTEXT

2.1 Site Description

The subject site is located at the southeast corner of County Road 2 and Dale Road within the Hamlet of Welcome, specifically at 4646 County Road 2. Welcome is a small community located north of Highway 401 and the main settlement area of the municipality of Port Hope in the County of Northumberland. The hamlet is situated around County Road 2 and County Road 10 and contains a variety of uses, predominantly rural residential housing.

The subject site contains a rural residential house that is also currently used as an art gallery. The house is proposed to be retained and integrated into the subdivision on one of the proposed lots. Along with the house, the property contains an agricultural field which is suitable for development. Together, the site is 3.93 hectares in size (9.71 acres) and does not contain any other natural heritage area and topographic features.

2.2 Surrounding Land Uses

Welcome Hamlet is a small community of approximately 100 lots that are occupied by a variety of uses ranging from residential, open space, industrial, commercial, and agricultural. Highway 401 is located 1.3 kilometres south from Welcome and the main settlement area of Port Hope is nearby where most essential services and other amenities are available. The following provides an overview of the surrounding proposed land uses:

North: Directly north are a row of rural residential houses situated along Dale Road and a local park and baseball diamond.

South: South of the site are a row of rural residential houses along County Road 2 and agricultural lands. Further south is Highway 401 and Port Hope's main settlement area (approximately 1.3 to 2km south).

East: Agricultural land part of Port Hope's rural area.

West: Across County Road 2 are several rural residential lots, a place of worship, a local park, a gas station, and convenience store part of Welcome Hamlet



Figure 1: Aerial Image

3. PROPOSED DEVELOPMENT

3.1 Development Proposal Summary

The proposed development contemplates residential uses consisting of single detached dwellings and a stormwater management block (**Figure 2 – Draft Plan of Subdivision**). The single detached dwellings will be situated on lots that are reflective of surrounding residential uses to be compatible with the community. A single local road is planned to provide a single access point from County Road 2 and form a cul-de-sac at the end of the subdivision. The street will have a right-of-way of 18 metres and will follow municipal standards for turning radius. The proposed road access is nearby the existing intersections of Dale Road, and Guideboard Road however there will be no negative impacts due to low traffic.

The proposed residential uses consist of 13 single detached dwellings with varying frontages and depths due to the street layout. Twelve new houses are proposed to be constructed while the existing house on Lot 13 will be retained for continued residential use. The minimum area of each lot is 0.228 hectares and the size of the lots maintains a consistent built form and density with the other parcels in Welcome to contribute a sustainable housing stock to the community. The frontages and depths of each lot is outlined in Table 1 below:

Table 1:

LOT / BLOCK AREA SCHEDULE					
LAND USE	LOT / BLOCK	MINIMUM FRONTAGE	MINIMUM DEPTH	AREA	%AGE
RESIDENTIAL	LOT 1	18.8m	81.5m	0.228 ha.	75%
RESIDENTIAL	LOT 2	29.0m	75.4m	0.228 ha.	
RESIDENTIAL	LOT 3	31.6m	68.8m	0.228 ha.	
RESIDENTIAL	LOT 4	61.4m	35.0m	0.228 ha.	
RESIDENTIAL	LOT 5	32.5m	45.8m	0.228 ha.	
RESIDENTIAL	LOT 6	38.8m	38.0m	0.228 ha.	
RESIDENTIAL	LOT 7	30.3m	44.2m	0.228 ha.	
RESIDENTIAL	LOT 8	35.2m	59.9m	0.228 ha.	
RESIDENTIAL	LOT 9	35.8m	67.3m	0.228 ha.	
RESIDENTIAL	LOT 10	32.2m	73.9m	0.228 ha.	
RESIDENTIAL	LOT 11	29.6m	80.0m	0.228 ha.	
RESIDENTIAL	LOT 12	34.4m	80.0m	0.228 ha.	
RESIDENTIAL	LOT 13 (EXISTING)	60.3m	33.7m	0.228 ha.	
STORMWATER MANAGEMENT POND	BLOCK 1			0.23 ha.	6%
OPEN SPACE	BLOCKS 2-2A	-	-	0.07 ha.	2%
ROADS	STREET 'A'	-	-	0.67 ha.	17%
TOTAL				3.93 ha.	100%

The Draft Plan of Subdivision proposes a total of 13 single detached units on 3.93 hectares of residential land to achieve a residential density of 3.30 units per hectare. This low density use is reflective of the large rural residential lots and does not overwhelm the elements that form a Hamlet surrounded by agricultural uses.

The stormwater management block is located on the north side of the subdivision close to County Road 2 where stormwater will outlet to. Due to the size of the development, the stormwater management block will contain an underground tank and not a pond. Above surface will be maintained as open space and has the opportunity to host small recreation amenities or a parkette for immediate residents. Additional open space through landscaping are provided along Street 'A'.

The subdivision contributes to the development of a compact urban form and the addition to a community that contains a number of walkable amenities. As discussed, residents of the subdivision will be within walking distance of services within the hamlet that include a place of worship (New Hope United Church), park and ball diamond, gas station, variety store, coffee shop, hotel and home improvement store. The intersection at County Road 2 and County Road 10 contains a north-south pedestrian crosswalk leading to most of these establishments however future improvements to this intersection may be warranted to improve pedestrian activity and safety.

3.2 Description of Planning Applications

Zoning By-Law Amendment and Draft Plan of Subdivision applications are being submitted concurrently to the municipality of Port Hope to facilitate this proposal for 13 single detached lots (12 new dwellings), and a stormwater management block. A local street will provide access through the subdivision and improve connectivity in the community. Port Hope zones the land as "Future Development" and a by-law amendment is required to establish the specific land use zone provisions and regulations to facilitate the proposed single detached development. This will allow the land to be used for the appropriate types of development facilitated by the Draft Plan of Subdivision, specifically provisions for residential lot sizes, area, width, depth and setbacks. The Draft Plan of Subdivision application will facilitate the single detached dwellings and road network.

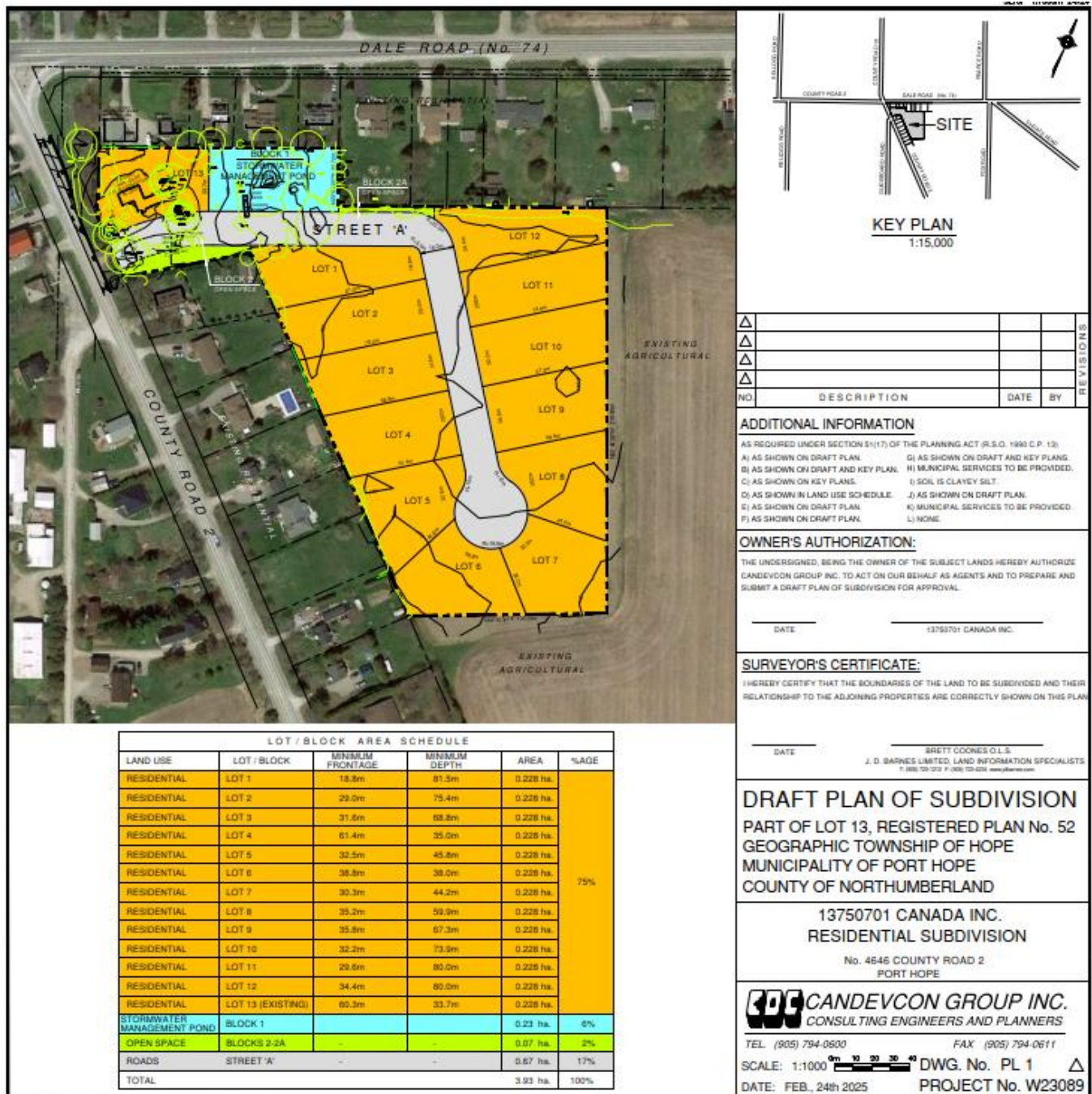


Figure 2: Draft Plan of Subdivision

4. PLANNING POLICY CONTEXT AND ANALYSIS

The following sections include detailed information regarding the applicable planning regime, which includes the Provincial Planning Statement (2024), the County of Northumberland Official Plan, and the Municipality of Port Hope Official Plan.

4.1 Planning Act

The Planning Act sets out the legislative framework and defines the powers of municipalities and authorities for land use planning in Ontario. Section 2 of the Planning Act requires decision of Council of a municipality have regard to matters of provincial interest. It is our opinion that applications for Plan of Subdivision and Zoning By-law Amendment are consistent with Section 2 as follows:

- 2 (a) *the protection of ecological systems, including natural areas, features and function*

The proposal does not impact any natural or agricultural environment.

- (b) *the protection of the agricultural resources of the Province*

The proposal does not impact agricultural resources and therefore complies with the protection policies of the Province.

- (c) *the conservation and management of natural resources and the mineral resource base;*

The proposal has regard to the conservation and management of natural resources on the property and surrounding area;

- (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

The proposal has regard to any cultural and archaeological interests. The existing house on site is a heritage house and will be preserved.

- (e) *the supply, efficient use and conservation of energy and water*

The proposed development is compact in form with residential land while supporting the use of active transportation by residents.

- (f) *the adequate provision and efficient use of communication transportation, sewage and water services and waste management systems*

The proposal provides for the efficient use of communication, transportation, sewage and water services and waste management systems for the development

- (g) *the minimization of waste*

The proposal has regard to waste management policies to help minimize waste;

- (h) *the orderly development of safe and healthy communities*

The proposal represents orderly development as that will make efficient use of land and provide future residents with access to existing pedestrian connections.

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

The proposal provides facilities, and services that are accessible for persons with disabilities by providing homes that can designed with accessible features.

(i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities

The proposal provides for educational, health, social, cultural and recreational facilities consistent municipal policies.

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

The proposal will permit the development of 13 single detached units which are similar to existing subdivisions in the neighbourhood.

(k) the adequate provision of employment opportunities

The proposal does not contain any employment uses however there are employment opportunities nearby.

(l) the protection of the financial and economic well-being of the Province and its municipalities

The proposal represents the best economic well-being of the Province by implementing new residential units on underutilized land

(m) the co-ordination of planning activities of public bodies

The planning process will see the coordination of the town, region and province public bodies to guide the proposal to their satisfaction

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

The proposal has regard to the resolution of planning conflicts if one were to arise between public or private parties

(o) the protection of public health and safety

The subdivision design has regard to the public health and safety of residents, pedestrians and other users of the site

(p) *the appropriate location of growth and development*

The proposal is within an appropriate location for growth and development as they will make efficient use of land and existing infrastructure.

(q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians*

The proposal is designed to be sustainable and improve the quality of life of residents by being supportive of active transportation and pedestrian access.

(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 single detached built form is designed to integrate seamlessly into the neighbourhood and the subdivision will be prosperous for residents by attracting a high quality urban environment

(s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate*

The proposal is sustainable by promoting active transportation and adapting EV options in the design of the buildings to mitigate emissions

Section 3(5) of the Planning Act requires a decision of a council that a planning matter shall be consistent with provincial policy and shall conform with and not conflict with provincial plans. It is our planning opinion that the applications for Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement and conform to policies outlined in Section 4.2 below.

Section 34 of the Planning Act enables municipalities to pass Zoning By-laws permitting and prohibiting uses of land, buildings, structures and establishing yard setbacks. The proposed development is an appropriate arrangement with respect to the types of uses and densities proposed.

Section 51 (24) of the Planning Act sets out the criteria that approval authorities must have regard to in considering the approval of a Draft Plan of Subdivision. It is our opinion that applications for Plan of Subdivision and Zoning By-law Amendment are consistent with Section 51 (24) as follows:

a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Matters of provincial interest are met as outlined above;

b) *whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision is within the public interest since the property has been designated for future development by the municipality;

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

The proposed subdivision conforms to the municipal Official Plan designation, and is designed to conform to the size and built form of the adjacent subdivision lots;

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

The property is currently underutilized and is suitable for development since it is located within the Welcome Hamlet settlement area;

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;

The road system and grading plan are aligned;

f) the dimensions and shapes of the proposed lots;

Conform to the municipal standards and policies;

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;

The proposed subdivision has regard to the agricultural protected lands adjacent to the site

h) conservation of natural resources and flood control;

The proposed subdivision has regard to the health and safety of conservation of natural resources;

i) the adequacy of utilities and municipal services;

The proposal will be built with accurate utilities and municipal services that are accessible;

j) the adequacy of school sites;

School sites that outside the subdivision will be adequately accessible

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

Land will be conveyed or dedicated for public purposes where required;

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;

The proposed development has regard to energy conservation strategies;

- 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 also located within a site plan control area designated under subsection;*

The proposal has regard to site plan control, if required;

We have reviewed all of the criteria and it is our planning opinion that the applications for Draft Plan of Subdivision and Zoning By-law meets and satisfy all criteria.

4.1.1 Bill 23, More Homes Built Faster Act, 2022

The Ontario government announced a bill on October 25, 2022 that aims to add 1.5 million new homes in the province in the next decade and help alleviate pressure on the housing market. Bill 23 will be influential in smaller municipalities such as Port Hope since it encourages building denser neighbourhoods to accommodate more people. The order streamlines residential projects by amending policies of other legal documents that traditionally slow the planning process and construction. This includes changes to the Planning Act, Development Charges Act, Ontario Heritage Act, and Conservation Authorities Act that will all introduce new policies to reduce delays on development approvals. Bill 23 will benefit the proposed subdivision and other projects in Port Hope that will increase housing supply and accommodate residents quicker than normal.

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement is a policy document that replaces both the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019) in regards to land use planning in Ontario. The document takes effect on October 20, 2024 and provides a streamlined policy framework for development in the province while building upon housing supportive policies from predecessor documents.

The new PPS 2024 updates policies to support an increase in housing supply, promote a range and mix of housing options, intensify around transit lines, scope employment areas, and include affordable and supportive housing. Optimizing land uses by following provincial policy will make more land become available for development and implement a balance of housing. Key changes to the PPS 2024 are the strengthening of policy to require municipalities to support intensification rather than encourage and building more housing where it's needed. The focus of the Provincial Planning Statement update is to aid in increasing housing supply, support jobs which reduce barriers and other costs in the land use planning system.

2.1 Planning for People and Homes

4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

6. Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

These policies promote the establishment of sustainable communities by recognizing that the Province's long term success is dependent upon land use optimization and planning changes being made wisely. The proposed subdivision promotes efficient development and land use patterns that are similar to existing surrounding residential. The subject site is appropriate for residential growth and follows the continual expansion of the Hamlet's settlement area. Welcome Hamlet is municipally serviced for water and not for sanitary. The sanitary system is proposed to be private with private septic tanks installed on each lot.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

The proposed development adds to the housing supply of Welcome and promotes the social, economic, health and well-being of current and future residents. The built form of the proposed dwellings are all single detached in order to have a similar density and lot size as the other buildings in the community. A large increase in density would not be appropriate for the small and agricultural community. Single

detached uses with a new road would reflect the character of the surrounding uses and offer opportunities to support new active transportation infrastructure and landscape elements.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

- 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;*
 - b) optimize existing and planned infrastructure and public service facilities;*
 - c) support active transportation;*
 - d) are transit-supportive, as appropriate; and*
 - e) are freight-supportive.**
- 3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
- 4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
- 5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
- 6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

The proposed development is within the Settlement Boundary Area in Welcome Hamlet and makes use of the currently underutilized agricultural lands. Further, the proposed development establishes a compact residential subdivision of 13 lots in a growing municipality. Port Hope has designated the site for Future Development in the Zoning By-law and are encouraging growth in lots where it can be accommodated.

The proposed development is consistent with the policies as set out in the Provincial Planning Statement. The Zoning By-law Amendment and Draft Plan of Subdivision will ensure protection of surrounding agricultural lands, existing infrastructure and will be a positive addition to the community. It supports the creation of a strong, healthy and complete community through efficient and resilient land use patterns providing a consistent housing stock, utilizing and creating a new road network and promoting active transportation.

4.3 County of Northumberland Official Plan

The Northumberland County Official Plan is a document intended to provide policy direction for managing growth and land use decisions across municipalities of the County to 2034. The Plan outlines a long-term framework for more detailed planning for protecting the environment, managing resources and directing growth while setting the basis for providing County services in an efficient and effective way. The Official Plan was approved by the Ontario Municipal Board on November 23, 2016. A vision, guiding principles and land use concepts are established by the county to present a basis that will support the County's identity.

The County of Northumberland identifies the site as a 'Rural Settlement Area' in Schedule A Land Use Plan (Figure 3). An amendment to this document is not required as the proposal is appropriate for the designation. There are a number of County policies that pertain to this development proposal.

C 1.3 General Land Use Objectives for Rural Settlement Areas

The following objectives are intended to be considered by the local municipalities in developing Official Plan policies, zoning by-laws and other municipal plans and strategies and when reviewing applications for development in rural settlement areas:

- a) To maintain and enhance the character and identity of rural settlement areas;*
- b) To encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds and needs provided appropriate servicing is available;*
- c) To promote the efficient use of existing and planned infrastructure and public services facilities;*
- d) To encourage the development of commercial uses that supports the local residents and the general area;*
- e) To encourage the continued revitalization of historic main streets and promote a mix of uses and attractions for retail, other community uses, activities and tourism;*
- f) To provide opportunities for employment uses to provide jobs for local residents;*
- g) To promote the diversification of the economic base through the provision of goods and services, including value-added products and the sustainable management or use of resources;*
- h) To provide opportunities for sustainable and diversified tourism, including the leveraging of historical, cultural and natural assets;*
- i) To encourage street design, parkland and an open space system that provides for pedestrian, cycling and other non-motorized modes of transportation to help create more healthy and complete communities; and,*
- j) Encourage the establishment and maintenance of a system of public open spaces, parkland and recreational facilities that meets the needs of present and future residents.*

The community of Welcome is categorized as a Rural Settlement Area within the County. The proposed development creates a healthy compact subdivision that represents the logical continuation of development in the community. It offers single detached dwellings and the opportunity for new residents to live in the community as they age. Rural Settlement Areas in Northumberland may accommodate specific low density growth that remains in character with the overall community and surrounding agricultural lands. The proposed development is compatible with the rural character of Welcome and will introduce a new street and lots that are similar in size to the lots on adjacent streets.

Growth Management is met in the subject application as underutilized lands are resourced to develop a vibrant and compact community of single detached units. The population of Welcome will increase as anticipated and appropriate water and septic measures are implemented with supply.

C1.5 Housing Policies

C1.5.1 Goals It is the goal of this Plan to meet the County's current and future housing needs by:

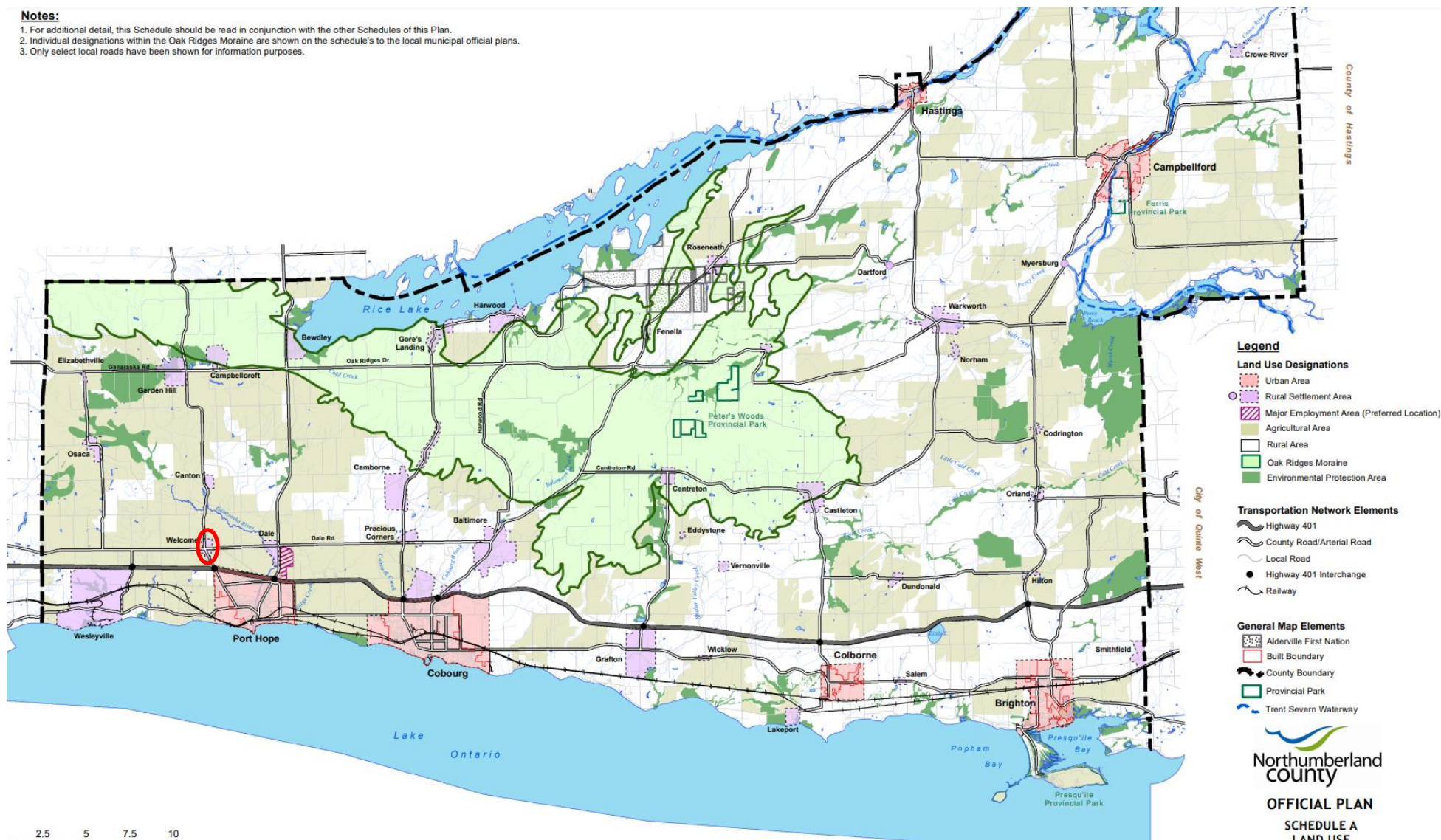
- a) Monitoring and ensuring that there is a minimum 10 year supply of land for residential development in urban areas with sufficient water and wastewater capacity;*
- b) Ensuring the provision of an appropriate range of housing types and densities to meet the needs of current and future residents;*
- c) Assisting in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations;*
- d) Permitting the development of secondary suites;*
- e) Encouraging the use of surplus public lands for affordable housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;*
- f) Encouraging the development of seniors housing in the County;*
- g) Encouraging the provision of alternative forms of housing for special needs groups;*
- h) Supporting universal physical access and encourage the building industry to incorporate such features in new residential structures;*
- i) Encouraging the development and redevelopment of lands within settlement areas and in appropriate locations at higher densities to maximize the use of infrastructure;*

Single detached dwellings are the most appropriate type of housing for the development while providing a gentle intensification to the community. Affordable housing options will be explored and since the houses are located on large lots, there is an opportunity to implement secondary units if desired. The proposed development has been designed to accommodate various forms of transportation. The new streets will provide a sidewalk on one or side of the street, thereby encouraging active transportation and pedestrian activity on a local road.

As outlined above, the proposed development meets the policies of the County of Northumberland Official Plan. Specifically, the proposed development creates a healthy community of residential uses that will be positively integrated into the Rural Settlement Area. The urban structure is planned to provide a pedestrian friendly street, pedestrian connections and infrastructure to support the community.

Notes:

1. For additional detail, this Schedule should be read in conjunction with the other Schedules of this Plan.
2. Individual designations within the Oak Ridges Moraine are shown on the schedule's to the local municipal official plans.
3. Only select local roads have been shown for information purposes.



4.4 Port Hope Official Plan

The current Port Hope Official Plan was adopted by municipal Council in 2006 and was most recently reviewed in 2014. Formal approval of all unapproved sections and schedules was granted by the Ontario Municipal Board in 2017. The purpose of the document is to set goals, objectives and policies guiding how lands should be used and where development should occur over a 20 year period. Municipal goals and objectives reflect off the distinct urban and rural area, vibrant economy and sustainable environment for future generations.

Figure 4 – Schedule C Land Use designates the subject property as ‘Hamlet’ as it is located in one of the many hamlets in the municipality. Considering all policies in the Official Plan, the proposed development conforms to the policies in place and does not require an Official Plan Amendment. The following policies are applicable to the proposal:

D2.2 Hamlet

A mix of suitable residential, commercial, community facilities and small scale industrial uses, developed on private sewage and water systems, at appropriate densities, shall be encouraged within the Hamlet designation. The future growth of hamlet areas should be consistent with environmental, physical and socio-economic conditions. Surrounding land uses, intensity of existing development and potential soil or ground water constraints should be considered in assessing new development proposals. Clustered growth around existing areas of concentration shall be encouraged, although new development on private sewage and water services shall require larger lot sizes than is common in many of the older Hamlet areas. It is the policy of this Plan to allow for development within the hamlets on this basis in the future. Strip development adjacent to a Hamlet boundary shall be discouraged.

Permitted Uses

The predominant form of land use shall be single detached dwellings. Other residential permitted uses shall include: multiple-unit residential development; apartments units above the first floor of a retail commercial use; bed and breakfast establishments, and senior citizen housing, provided that a detailed hydrogeological study confirms an adequate supply of groundwater and the ability of the site soils to assimilate the wastes from the septic systems. A home occupation shall also be permitted as an accessory residential use.

A maximum of two additional residential dwelling unit on a lot that is the site of a single detached dwelling shall be permitted, subject to the provisions of the implementing Zoning By-law.

The Port Hope Official Plan identifies Welcome as a Hamlet for limited amounts of growth to occur in order to maintain vitality in the future. The community contains a mixture of residential, commercial, institutional and recreational uses within its small urban boundary along with a variety of services. Rural single detached dwellings are the dominant type of housing in the community and will continue to be developed at a low density to reflect the urban structure of the hamlet. Thirteen large lots with a minimum frontage of 18.8m are proposed in the subdivision to reflect the existing neighbourhood. Only one lot is proposed with a frontage of 18.8m due to the irregular shape and the next widest lots range from 29.0m to 60.3m. Each dwelling will have the potential to implement additional residential units in the form of

basement units, second floor units or garden suites. The Hamlet designation is in place to limit development in the community and ensure that it continues stable growth of residential and non-residential uses.

Section C General Development Policies

C11.3.2 Design for People

*Council shall promote the design of buildings and spaces to be functional for people of all ages.
Council shall encourage buildings and spaces that establish a pedestrian scale by promoting:*

- a) the placement of continuous horizontal features on the first two storeys adjacent to the road;*
- b) the repetition of landscaping elements, such as trees, shrubs or paving modules; and*
- c) the use of familiar sized architectural elements such as doorways and windows.*

A new local street with a cul-de-sac is proposed within the subdivision and the streetscape will contain landscape design elements and implement pedestrian connectivity. The road will contain street trees and the cul-de-sac has the potential to feature aesthetic landscaping. The design of the houses can be retrofitted to encourage barrier free features.

C11.3.3 Design with Nature

Council shall encourage a proposed development or infrastructure undertaking in or adjacent to a Natural Heritage feature to maintain the integrity of the area through designs that:

- a) accommodate a full range of habitats;*
- b) conserve the largest area of significant natural features and functions as possible;*
- c) limit the amount of natural edge that is exposed to development;*
- d) connect the area to other natural elements and open spaces;*
- e) allow for the clustering of protected natural areas; and*
- f) provide for the protection and restoration of the area.*

The subject development has regard to natural heritage lands surrounding the community of Welcome and the property is not adjacent to any natural features. Land on the property is currently used for agricultural purposes. The Ganaraska Conservation Authority regulates the natural heritage systems of the region and the nearest features to the property are west and south not impacting the site.

C11.3.4 Design for Energy Conservation

Consistent with federal and provincial policies, Council shall encourage energy conservation by approving developments that:

- a) incorporate energy efficient arrangements, such as through the orientation of buildings and the capacity to provide alternative energy supplies;*
- b) provides for pedestrian and bike paths and facilities;*
- c) have a compact pattern of development that clusters compatible uses within close proximity to one another;*

The proposed development is compact in form with residential land uses that provides a strong network of new and existing streets to encourage and support the use of active transportation by residents. Energy conservation will be implemented with the design of the buildings and be potentially retrofitted for alternative energy sources.

C11.3.5 Integration of Built Form

Council shall ensure that the design of new development:

- a) is complementary to adjacent development in terms of its overall massing, orientation and setback;*
- b) provides links with pedestrian, cycling and road networks;*
- c) extends the existing road pattern and character to enhance orientation and integrate newly developing areas of the Municipality of Port Hope; and*
- d) maintains and enhances valued cultural and heritage resources and natural features and functions.*

The subject development contemplates a single detached built form that utilizes large lots that are 2280 square metres in area each. Housing on the lots are designed with rural residential and estate style dwellings. The residential density is generated by including a range of lot sizes and built form in harmony with the surrounding community. The street and hamlet patterns allow for an interconnected network of sidewalk and roads through the community.

C13.2.2 County Roads

The main function of the County road system is to move traffic with access to abutting property being a secondary function.

Minimum road right-of-way widths have been established by the County and where the existing right-of-way width is less than the minimum, the County may acquire additional land through the approval of a draft plan of subdivision, a severance or a site plan.

The standard right-of-way width is 30 metres. In certain instances, portions of these highways are classified as Controlled Access.

The County has established minimum setbacks for buildings on lots that abut County roads. Council shall have regard for these minimum setbacks when considering development applications adjacent to a County road.

C13.2.5 Local Roads

Local roads are either existing or proposed roads with 2 traffic lanes that are designed primarily to provide access to land. The right-of-way width for a local road shall generally be 20 metres. In newer subdivision proposals, consideration shall be given to allowing local roads with rights-of-way less than 20 metres wide. Local roads should be designed to discourage the movement of through traffic and carry low traffic volumes at low speeds such that the quality of life along the

road is good. Notwithstanding the above comments, all roads servicing industrial areas shall have a minimum right-of-way width of 26 metres.

The Local and County Road systems have been designed to connect and align with the hamlet. The new public road is a local cul-de-sac with a proposed right-of-way of 18 metres. It is designed to accommodate low traffic volumes at slow speeds for light vehicles as well as pedestrians. Street A will have one access to County Road 2 and close distance to other major roads including Dale Road leading east and County Road 10 leading north.

Following the fulsome review of the aforementioned policies, the proposed development conforms to the intent of the Official Plan. The proposed development will propose a low-density residential form in an underutilized area that is surrounded by similar residential lots. The compact built form will contribute towards the style of housing encouraged by the municipality in hamlet communities. Overall, the proposal provides an opportunity for healthy growth that will support services and residents alike as the subdivision and surrounding area develops.

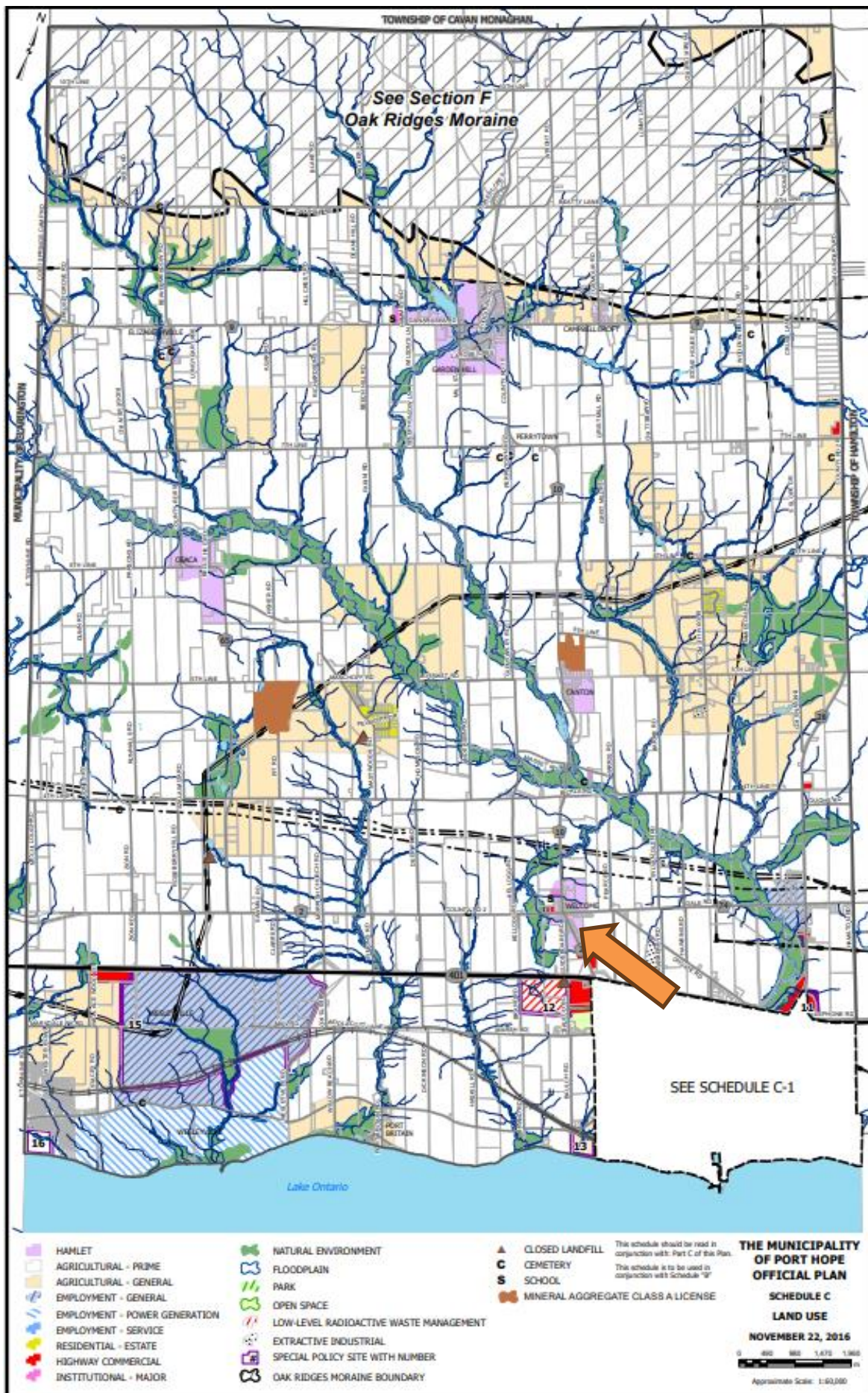


Figure 4: Port Hope Land Use Plan

5. HOUSING ANALYSIS

Municipal, County and Provincial levels of governments have established strategies and policies to address housing needs within their jurisdictions. Relevant housing policies were reviewed in detail and discussed in relation to the proposed development's conformity to these strategies. The following rationale justifies the proposal in the context of the housing strategies and needs assessment as identified by the Province, the County, and the municipality.

The development conforms to the Provincial policy regime which includes the Provincial Planning Statement. This proposal achieves the Province's objectives of establishing complete communities and aiming to provide a housing option for different living and income situations. In its design, the proposed development provides connections to active transportation and supports planned transit routes necessary for fostering affordable housing objectives.

Section 2.9: Social and Housing outlines the policies regarding affordable housing and additional residential units in the Port Hope Official Plan.

C9.1.2.1 Additional Residential Units, Granny Flats and Garden Suites

The following policies shall apply to the development of additional residential units, granny flats or garden suite:

- a) *Additional residential units shall be defined as separate and complete dwelling units that are contained within a structure of a single detached, semi-detached, or townhouse dwelling or in a building ancillary to a detached house, semi-detached house or townhouse, if the house, semi-detached house or townhouse contains a single residential unit. Grannyflats and garden suites shall also be considered accessory residential dwellings, except that a granny flat does not contain a kitchen or cooking facilities and a garden suite shall be a small independent building, physically separate from the principal dwelling unit with which it is associated.*
- b) *A maximum of two additional residential dwelling units on a lot that is the site of a single detached, semi-detached or street townhouse dwelling shall be permitted, subject to the provisions of the implementing Zoning By-law.*
- c) *The proposed additional residential units shall have regard to the type of housing found in the surrounding residential area. Standards to ensure compatibility with the surrounding residential area shall be provided in the Zoning By-law.*
- d) *Additional residential units shall be connected to the same servicing system as the main dwelling on the lot. Adequate servicing shall be available to accommodate the additional residential units, including, but not limited to water, waste water and electricity. For lots in the rural area, it shall be demonstrated that sufficient well and septic capacity is available to accommodate the additional residential units. The Municipality may require studies to demonstrate that servicing capacity exists to accommodate additional residential units.*

The Municipality of Port Hope initialed a policy review of its Official Plan to allow for Additional Residential Units within multiple types of dwellings on the same lot. The additional units include, but are not limited to garden suites and attached second units such as converted basement and garages. Second units are self-contained residential units that require kitchen and bathroom facilities, and have a separate access to the main dwelling.

Garden Suites would be self-contained residential units with a separate kitchen, bathroom and sleeping quarter within the accessory building /structure with a separate access on the same lot as the principal residence. The initiative aims to support the provision of age-friendly and inclusive housing, and reduce barriers for supplying housing that is more affordable and accessible to a variety of people.

Other common typologies of second units that are encouraged by the Municipality of Port Hope are garage conversions, basement conversions and second floor conversions. ARU policies conform with the province's Bill 23, which aims to develop additional homes for people in creative ways. ARUs and garden suites have provisions for size dimensions, parking, setbacks and access in the by-law in order to regulate the status of dwelling units.

The subject development design may benefit from additional residential units since the residential type provided are single detached dwellings. This type of residential on large lots can allocate space for additional units as an option. Garden suites and second unit conversions would help add affordable housing to meet current and future needs of residents to create a more sustainable diverse community.

6.0 PROPOSED DEVELOPMENT APPLICATIONS

6.1 Zoning By-Law Amendment

To implement the proposed Draft Plan of Subdivision, an amendment is required to the existing Zoning by-law as the lands are currently zoned “Future Development”. This will allow the land to be used for the appropriate type of residential development. The zone in the proposed draft Zoning By-law Amendment is ‘Hamlet Residential One Type X’ to stay in conformity with the hamlet residential designation. A Site Specific Exception is established for the provisions that require amendments to accommodate proposed lot sizes and dimensions.

Amendments to the Minimum Lot Area, Minimum Lot Width, Minimum Front Yard Setback, Minimum Exterior Yard Setback, and Maximum Height are projected. This will allow the thirteen lots to exist in conjunction with the hamlet. As per Table 1 in Section 3.1, only one lot is proposed to have a width less than 29.0m. Due to the corner location of Lot 1, the frontage is proposed to be 18.8m wide. All thirteen lots in the subdivision will adhere to a lot area of 2200m². A stormwater management facility containing an underground tank will be permitted in the RESV1-X zone.

Lot 13 will contain the existing house with a reconstructed driveway and configuration that requires special zoning provisions. The house itself will be retained and the new driveway will be located on the east side of the house. As a result, access to the lot is from the newly proposed ‘Street A’ and the front lot line will be identified as the ‘Street A’ property line. A provision has been added to the Zoning By-law to amend the definition of the front lot line for Lot 13. Additionally, to accommodate the distance from the existing house to newly established front lot line, the Minimum Front Yard Setback has been proposed at 4.5m.

Table 2

Provision	RESV1-X
Minimum Lot Area	2200m ²
Minimum Lot Width	18.0m
Minimum Lot Depth	N/A
Minimum Front Yard Setback	4.5m
Minimum Rear Yard Setback	10.0m
Minimum Interior Yard Setback	3.0m
Minimum Exterior Yard Setback	6.0m
Maximum Building Height	13.0m

6.2 Draft Plan of Subdivision

A Draft Plan of Subdivision Application is necessary to facilitate the residential development through the subdividing of lots. The plan illustrates how the proposed development is integrated within the existing hamlet area. The plan comprises of a 13 single detached lots, a stormwater management facility and a local cul-de-sac road that will connect with County Road 2.

7. SUPPORTING TECHNICAL STUDIES

13750701 CANADA INC. has retained specialized consultants to complete the necessary technical studies. The following is a brief overview of the supporting technical studies that have been undertaken.

Functional Servicing Report (Candevcon Group Inc.)

Candevcon Group Inc. has prepared a Functional Servicing Report for the development dated April 14, 2025 to identify infrastructure requirements for the proposed development including functional designs of the stormwater management system and overall grading and servicing designs for the draft plan. An existing 150mm diameter watermain is located along County Road 2 and following a hydraulic analysis, it has been determined there is sufficient capacity to connect the proposed units to the water supply. A 50mm diameter watermain is proposed on the cul-de-sac. It is important to note that fire demands cannot be met with the existing supply. Storm drainage will be accommodated within the proposed stormwater management pond located on the north end of the subdivision and will outlet to County Road 2.

Traffic Impact Brief (Candevcon Group Inc.)

A Traffic Impact Brief was prepared by Candevcon to review the traffic generated by the proposed Draft Plan of Subdivision in relation to the Hamlet. The Brief's findings for the residential land use determined the traffic to be consistent with the A.M and P.M trips and that the traffic produced from the additional 13 lots would not be impactful. The Brief also outlines the Welcome Intersection Improvements Feasibility Study that was conducted by the County that will possibly add sidewalks and crosswalks to the major intersection in the Hamlet.

Noise Impact Study (Candevcon Group Inc.)

A Noise Impact Study was prepared by Candevcon to investigate the potential noise impacts on the proposed development and provide preliminary recommendations for noise mitigation measures. This Study defines projected sound levels from the adjacent roads, specifically County Road 2 and County Road 74, and recommends noise mitigation measures to satisfy the requirements of the Ministry of the Environment, Conservation and Parks (MECP). Noise mitigation measures such as barriers are not required as determined in the investigation.

Tree Inventory and Preservation Report (Kuntz Forestry)

Kuntz Forestry prepared a Tree Inventory and Preservation Plan for the property. A tree inventory was conducted and reviewed in the context of the proposed Draft Plan of Subdivision. The report includes the characterization of trees on the subject lands and provides recommendations for tree removal, preservation and replacement based on impacts associated with the proposed development and consideration of tree conditions. The report concluded that the removal of 27 trees is required to accommodate the proposed development and 8 additional trees are to be removed due to hazardous condition.

Stage 1-2 Archaeological Assessment (AS&G Archaeological Consulting)

A Stage 1 and 2 Archaeological Assessment was prepared by AS&G for 4646 County Road 2. Stage 1 background studies were conducted for the parcel to provide information about the property's geography, history, previous archaeological fieldwork and current land conditions. A Stage 2 included fieldwork and site visits to document archaeological resources on the property in relation to nearby historical settlements.

During the Stage 2 test pitting survey, a number of historical artifacts were discovered near the existing homestead on the property. The discovered site has been registered in the Ontario Archaeological Sites Database as the Samuel Jacobs Site. As a result of the report, further archaeological assessment is required and a Stage 3 report will be prepared in a future submission.

Geotechnical Investigation (Soil Engineers)

A Geotechnical Investigation was prepared by Soil Engineers Ltd to examine surface conditions and engineering properties of the disclosed soils for the design and construction of the proposed Draft Plan of Subdivision on the subject site. Through the placement of boreholes on various locations on the subject site, soil and groundwater conditions were confirmed. The report confirmed the soil types and conditions of existing Earth Fill, Silty Clay Till and Silty Sand Fill, as well as the groundwater table. Based on the results of the site investigation, the Geotechnical Report provides recommendation for placement of fill, dwelling foundation and basement floor slab construction and installation of services and construction methods.

Phase One Environmental Site Assessment (Soil Engineers)

Soil Engineers Ltd prepared a Phase One Environmental Site Assessment for the property. The Phase One ESA was conducted to determine the contaminant(s), if any, affects on any land or water on, in or under the site, and determine whether there is a need for a Phase Two Environmental Site Assessment and if so, provide the preliminary information for completion of the Phase Two assessment. The Phase One Assessment concluded, based on evaluation of information gathered from research review, that there was a potential use of pesticides during historical agricultural activities on the east side of the property. A Phase Two Environmental Site Assessment is required.

8. CONCLUSION

The proposed development represents an appropriate and logical development for the Hamlet of Welcome. The property has been designated for future development since it is within the settlement area of the Hamlet and contains suitable land for new single detached dwellings. Municipal and County staff were instrumental in the development of the hamlet and subdivision application.

The proposed development conforms with the Provincial Planning Statement by optimizing the use of land and taking advantage of existing water infrastructure and contributing to the supply of residential units in the municipality. The proposal conforms to the allocation of growth and optimization of underutilized lands. It contributes to the development of a complete community through its design to meet people's needs for daily living.

The proposal is within the Rural Settlement Area for the Northumberland County Official Plan and conforms to related policies with respect to healthy communities, efficient use of resources and existing infrastructure for the location.

The proposal is consistent with the Port Hope Official Plan as it meets the general intent of the Plan regarding policies for new development while promoting a sustainable design and safety, given the location near the corner of a major intersection in the County.

A Zoning By-law amendment is required to implement the proposed Draft Plan of Subdivision and is supportable as it permits the subdivision to be developed in a similar manner to the surrounding land uses. The site-specific zoning ensures the development is compatible with other dwellings in the immediate neighbourhood in terms of lot sizes, dwelling type, setbacks, and other characteristics. The proposed zones are consistent with the designations of the Official Plan in terms of lot frontage size and density.

In conclusion, the proposed Plan of Subdivision corresponds with the intent of the policies and objectives of the Provincial Planning Statement, Northumberland County Official Plan and Port Hope Official Plan. Each of the policies from these plans encourage healthy growth in the form of compact residential uses. This future development provides a suitable addition to the community of Welcome while contributing healthy complete communities. It is our planning opinion that the approval of the Zoning By-law Amendment and Draft Plan of Subdivision application represent good planning and can be supported from a land use planning perspective.

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