

## MINUTES OF SETTLEMENT

### ONTARIO LAND TRIBUNAL CASE NO. OLT-22-003126 (formerly PL200619)

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2107401 Ontario Inc. Et Al  
Subject: Request to amend the Official Plan - Failure of the Municipality of Port Hope to adopt the requested amendment

Existing Designation: Low Density Residential  
Proposed Designated: Medium Density Residential, Low Density Residential-Urban

Purpose: To permit the development of 369 dwelling units  
Property Address/Description: Various Locations  
Municipality: Municipality of Port Hope  
Approval Authority File No.: OP01-2019  
LPAT Case No.: PL200619  
LPAT File No.: PL200619  
LPAT Case Name: 2107401 Ontario Inc. Et Al v. Port Hope (Mun.)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2107401 Ontario Inc. Et Al  
Subject: Proposed Plan of Subdivision - Failure of the Municipality of Port Hope to make a decision

Purpose: To permit the development of 369 dwelling units  
Property Address/Description: Various Locations  
Municipality: Municipality of Port Hope  
Municipality File No.: SU01-2019  
LPAT Case No.: PL200619  
LPAT File No.: PL200621

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 2107401 Ontario Inc. Et Al  
Subject: Application to amend Zoning By-law No. 20/2010 - Refusal or neglect of the Municipality of Port Hope to make a decision

Existing Zoning: RES4(28)(H1), RES3(47)(H1), RES3(48)(H1), 'RES3(115), RES1-1(H1)  
Proposed Zoning: Site Specific (To be determined)  
Purpose: To permit the development of 369 dwelling units

Property Address/Description: Various Locations  
Municipality: Municipality of Port Hope  
Municipality File No.: ZB06-2019  
LPAT Case No.: PL200619  
LPAT File No.: PL200620

**BETWEEN:**

**2107401 Ontario Inc., AON Inc, Penryn Park Estates Inc, and Penryn Mason Homes Inc.**

**(herein collectively referred to as the “Appellants”)**

**and**

**The Municipality of Port Hope**

**(herein referred to as “the Municipality”)**

WHEREAS the Appellants filed planning applications with the Municipality for Official Plan Amendment (OPA), Zoning Bylaw Amendment (ZBA) and Draft Plan Approval (DPA) (hereinafter the “Applications”) for the lands described as Phase 5 of the Lakeside Village Community;

AND WHEREAS the Applications were deemed complete by the Municipality on November 28<sup>th</sup>, 2019 and appealed by the Appellants to the Local Planning Appeal Tribunal (LPAT) on November 17<sup>th</sup>, 2020 as a result of non-decision by the Municipality on the Applications;

AND WHEREAS the Appellants and the Municipality reached a settlement respecting the development of a portion of the Phase 5 lands, save and except Block 272 on the revised draft plan of subdivision, which settlement was implemented by the Ontario Land Tribunal (formerly LPAT) in an Interim Order dated June 9, 2021;

AND WHEREAS the development of Block 272 was scheduled for a hearing before the Ontario Land Tribunal to commence in August of 2023;

AND WHEREAS party status requests for the remaining parties to this appeal were withdrawn;

AND WHEREAS the Appellants have prepared a revised draft plan of subdivision (which draft plan is attached hereto as Appendix A) for the development of Block 272 (“the Phase 5B Lands”);

AND WHEREAS the Parties have been working to resolve all outstanding issues as between them with regards to the development on the Phase 5B Lands and have prepared the draft planning instruments attached to these Minutes of Settlement in contemplation of the resolution of those issues (Draft Plan of Subdivision – Appendix A; Draft OPA – Appendix B; Draft ZBA – Appendix C; Draft Plan Conditions – Appendix D);

AND WHEREAS the parties are desirous of finally resolving the appeals as it relates to the Phase 5B Lands and to establish the manner in which consideration of Phases 6 and 7 will proceed, and have agreed to continue good faith efforts to resolve any outstanding issues in accordance with these Minutes of Settlement;

NOW THEREFORE IN RECOGNITION OF THE TRUTH AND ACCURACY of the recitals above and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by the Parties hereto), the Parties do hereby agree as follows:

1. The Parties will notify the Ontario Land Tribunal of their request to convert the currently scheduled 12-day contested hearing to a 1-day settlement hearing on a date during the 12-day time frame to be agreed upon by the Tribunal and the Parties (the “Settlement Hearing”), to release the remaining hearing dates and to waive the filing requirements set out in the Procedural Order dated January 27, 2023 (subject to such further direction from the OLT respecting the Settlement Hearing).
2. The Municipality confirms that it is supportive of development in principle on the Phase 5B Lands in accordance with the attached draft planning instruments (draft OPA, draft ZBA, draft Plan of Subdivision and draft Plan Conditions) and these Minutes of Settlement, subject to the Parties refining the details of said planning instruments and preparing a supporting planning report for final approval to be considered at the Council meeting on August 1, 2023.
3. Provided the Parties finally resolve the matter in accordance with these Minutes of Settlement, at the commencement of the Settlement Hearing (or such other mutually agreeable date as may be scheduled by the Ontario Land Tribunal), the Municipality will advise the OLT that it is supportive of development on the Phase 5B Lands in accordance with the finalized planning instruments (OPA, ZBA, Draft Plan of Subdivision and Draft Plan Conditions) and will file with the Tribunal any resolutions of Council that may be required to evidence such support and to make such submissions through their solicitors as may be necessary before OLT in order to give effect to the approval of the planning instruments attached.
4. At the Settlement Hearing, the Appellants shall present such witnesses as may be required to demonstrate to the OLT that the finalized planning instruments are appropriate for the proposed development of the Phase 5B Lands.

5. Upon issuance of the OLT's order approving the development of the Phase 5B Lands in accordance with the finalized Draft Plan of Subdivision, the Appellants agree that they will:
  - a. survey and convey in fee simple and without encumbrance and without costs to the Municipality the Little Creeks Lands as identified in the attached Appendix E, being Parts 1 and 3 on Plan 39R10743, as well as Block 42 on Plan 39M834; and
  - b. provide trees or financial contributions up to a value of One Hundred Thousand Dollars (\$100,000.00) to be used by the Municipality for planting within the Municipality (which may include use by the Municipality for its tree bank) within 9 months of the OLT's order in accordance with a tree planting plan to be agreed on by the Municipality and the Appellants;
  - c. implement an enhanced landscaping strip on the Phase 5B Lands in accordance with the Draft Plan Conditions – Appendix D, consisting of enhanced planting and shrubbery along the front of dwellings adjacent to Victoria Street South; and
  - d. using best construction practices, make best efforts to preserve four trees identified by Municipal staff within the municipal road allowance along Victoria Street South during the construction of the Phase 5B lands.
6. The Parties acknowledge that there shall be no requirement for any additional parkland dedication by the Appellants for the development of Phase 5B, and further that as the Appellants have previously over-dedicated for parkland that there shall be no further parkland dedication required to be provided as part of the development of Phases 6 and 7 when they are brought forward for development.
7. The Appellants have engaged in pre-consultation meetings with the Municipality for Phases 6 and 7 and while there is no formal application before the Municipality as of the execution of these Minutes of Settlement, Municipal staff has indicated that it is generally supportive of development on Phases 6 and 7 subject to formal submission and final review of all required studies and reports which are to be submitted by the Appellants, which updates may include but are not limited to an easement through Block 42 to allow for a sanitary and stormwater connection through the said block.
8. The Municipality further agrees that when the Appellants bring forward applications for Phases 6 and 7, that it will process these applications expeditiously and will work with the Appellants to resolve any matters that may arise. The Municipality acknowledges that in addition to not seeking any further parkland dedication from the Appellants for Phases 6 and 7, the Municipality will not make any request for additional plantings beyond those required as part of the Municipality's standard subdivision requirements or any other community recreational improvements or contributions that have not been recommended and agreed to as part of the development review and which are not authorized under the Planning Act or other similar legislation.

9. In the event that the Parties are not able to finalize the settlement of all matters for the August 1 Council meeting, the Parties agree that they will seek direction from the OLT at the scheduled Settlement Hearing to identify all outstanding issues and to schedule a contested hearing on such issues at the earliest available date.
10. Save and except for as expressly identified herein, these Minutes of Settlement shall not in any way fetter the discretion of Council or be construed as, or considered to fetter the discretion of Council with regards to any position or action that it may otherwise take with regards to future phases of development for the draft approved lands nor limit or restrict in any manner the normal exercise of discretion by Council of the Municipality or its legal counsel.
11. The Parties agree that they shall each bear their own costs in connection with the Appeals, the settlement of same and the drafting of these Minutes, provided that if the matter is not finally settled by August 1, the Parties reserve their right to make cost submissions. The Parties further agree that neither Party shall seek an award of costs against the other from the OLT or any other body.
12. These Minutes of Settlement may be executed by the Parties in counterpart form, which together shall constitute a complete set of these Minutes. These Minutes may be executed by the respective solicitors of the parties hereto and delivered by email.

DATED THIS    DAY OF            , 2023.

**2107401 Ontario Inc., AON Inc., Penryn Park Estates Inc,  
and Penryn Mason Homes Inc.**

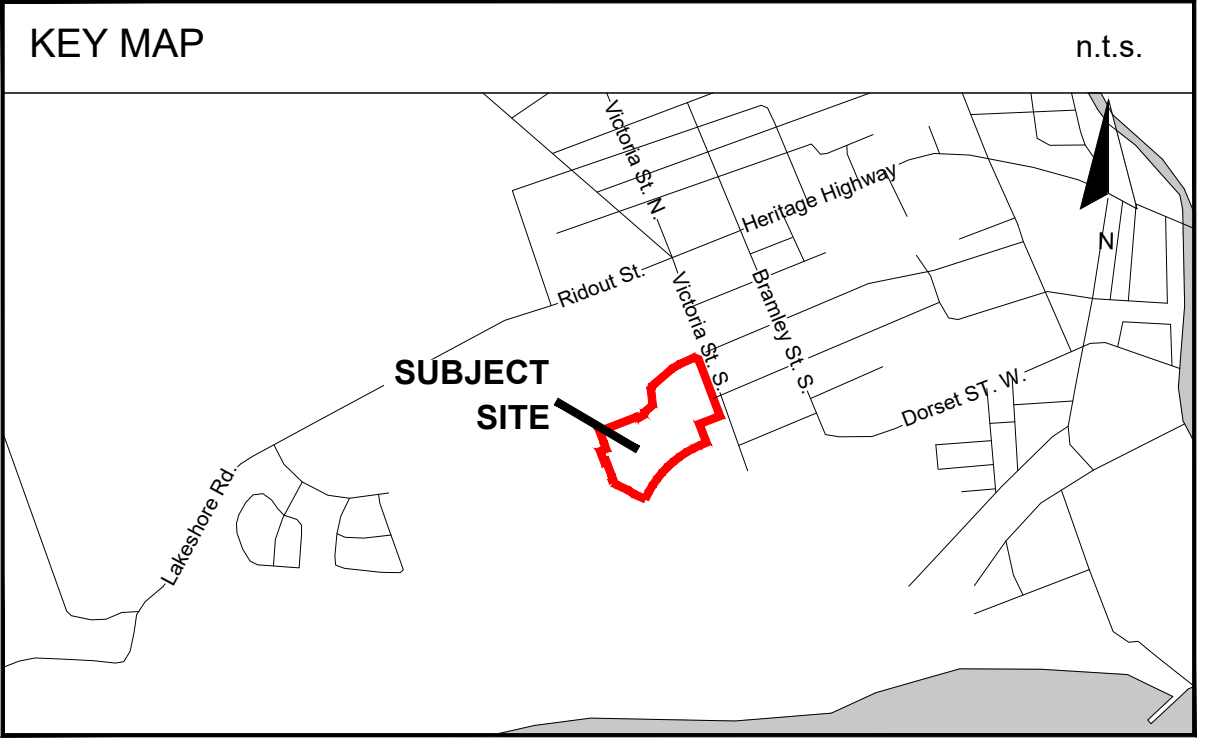
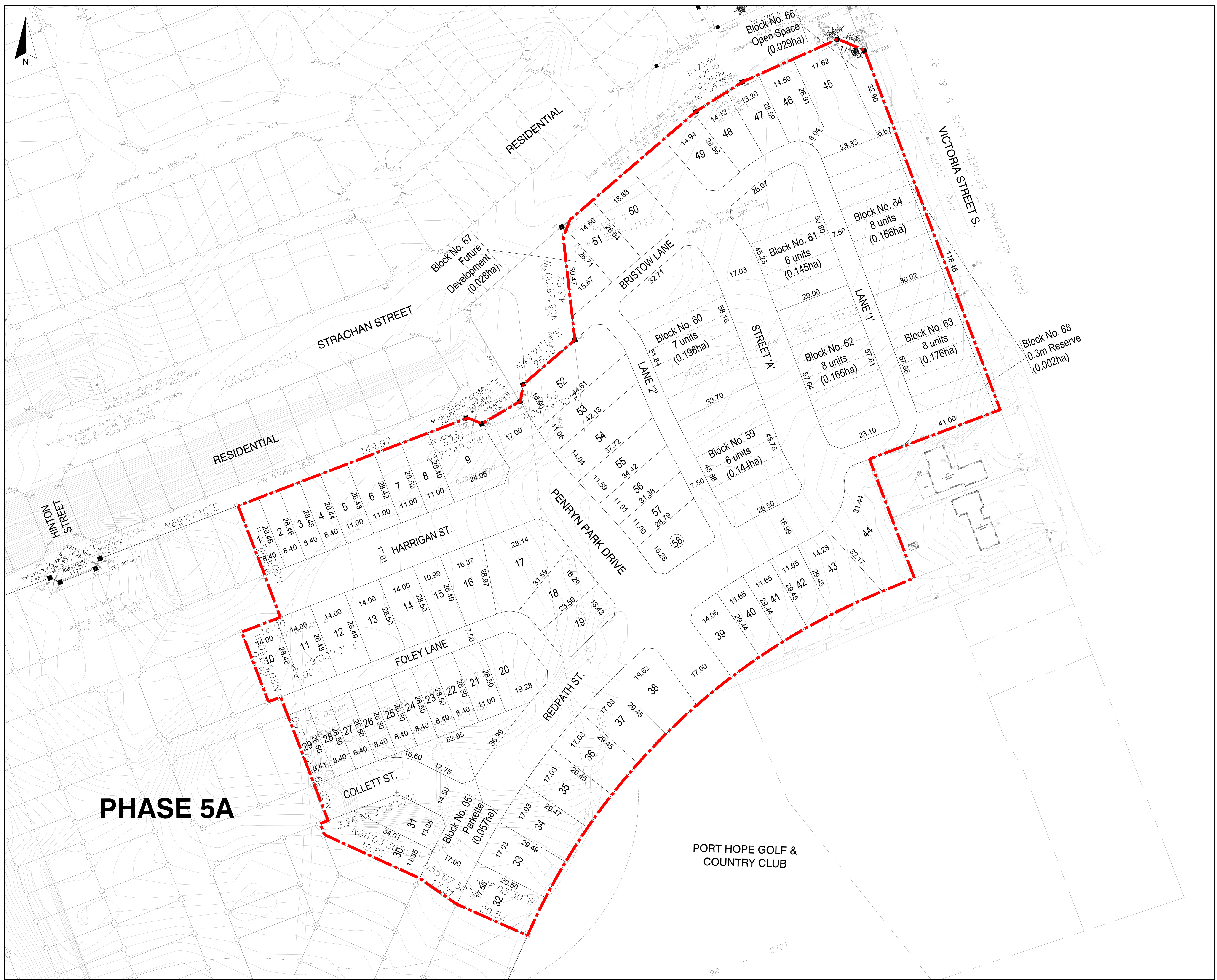
---

**Signed by their Solicitor, Kagan Shastri DeMelo Winder Park LLP  
Per Paul M. DeMelo**

**The Municipality of Port Hope**

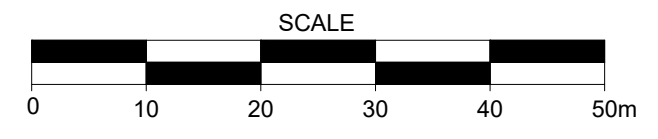
---

**Signed by its Solicitor, Templeman LLP  
Per Jennifer Savini**



# DRAFT PLAN OF SUBDIVISION

LOT 9 CONCESSION 1, AND PART OF PART 1 PLAN 9R-2726, PART OF PART 1 PLAN 11123, PART OF PART 8 PLAN 11123, PART 12 PLAN 11123 AND PART OF PART 13 PLAN 11123, MUNICIPALITY OF PORT HOPE, COUNTY OF NORTHUMBERLAND



**LEGEND**  
 PHASE 5B LANDS (48,999.01m<sup>2</sup> / 4.899ha)

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE \_\_\_\_\_ GORDON MASON, PRESIDENT

DATE \_\_\_\_\_ BRAD SMITH, PRESIDENT

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE \_\_\_\_\_ DAVE COMERY, O.L.S.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**

- |                  |                             |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN            |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER          |
| c) SEE KEY PLAN  | i) SILT TO CLAY SILT        |
| d) RESIDENTIAL   | j) SHOWN ON PLAN            |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE                     |
| f1) NONE         |                             |

LAND USE STATISTICS			
LAND - USE	LOT No. / BLK. No.	UNITS	AREA (ha)
Single Detached Residential (26' Courtyard)	1 - 4, 29 - 22	12	0.287
Single Detached Residential (36' Courtyard)	5 - 8, 15 - 16, 18 - 21, 49 - 48, 53, 55 - 58	17	0.639
Single Detached Residential (46' Courtyard)	9 - 14, 17, 45 - 47, 50 - 52, 54	14	0.711
Single Detached Residential (36' Classic)	30 - 31, 39 - 42	6	0.223
Single Detached Residential (46' Classic)	38, 43 - 44	3	0.188
Single Detached Residential (54' Classic)	32 - 37	6	0.291
Courtyard Towns	59 - 67	43	0.992
Parkette	65		0.057
Open Space	66		0.029
Future Residential Development	67		0.025
0.300m Reserves	68		0.002
Street's & Lanes			1.4550
<b>TOTAL</b>	<b>68</b>	<b>101</b>	<b>4.899</b>

**IPS INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7  
 TEL: 705-812-3281 FAX: 705-812-3438 E: info@ipsconsultinginc.com WWW: ipsconsultinginc.com

Date: July 26, 2023 Drawn By: A.S.  
 File: 21 - 1147 Checked: K.B.

**THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE**

**BY-LAW NO. XX/2023  
(APPROVED BY ORDER OF ONTARIO LAND TRIBUNAL)**

*Being a By-law to adopt Official Plan Amendment No. 12 to the Official Plan for the Municipality of Port Hope, which will re-designate certain lands municipally known as Part of Lot 9 Concession 1, and Part of Part 1 Plan 9R-2726, Part of Part 7 Plan 11123, Part of Part 8 Plan 11123, Part 12 Plan 11123 and Part of Part 13 Plan 11123, Municipality of Port Hope, County of Northumberland*

Whereas the Ontario Land Tribunal, pursuant to its Order dated xx, XX 2023, deems it advisable to amend the Municipality of Port Official Plan as follows:

1. That Amendment No. 12 to the Official Plan of the Municipality of Port Hope, being the attached Schedule "A" is hereby approved.

Approved by Order of the Ontario Land Tribunal  
Decision/Order issued XX, 2023, OLT-22-003126.



**Schedule “A” to By-law XX/2023 (OLT)**

**AMENDMENT NO. 12**

Municipality of Port Hope Official Plan

## **Amendment No. 12**

### **Municipality of Port Hope Official Plan**

#### **PART A: BACKGROUND INFORMATION**

##### **1. THE PURPOSE OF AMENDMENT NO. 12**

The purpose of Amendment No. 12 to Municipality of Port Hope Official Plan is to amend the Official Plan in order to redesignate the subject lands to a Special Site Policy exception permitting residential uses in order to facilitate the development of the subject lands to allow for residential uses similar to those permitted on the adjacent lands to the west which are designated 'Residential 2'. The residential development will consist of approximately 58 single detached dwelling units with a range of lot sizes and 43 townhouse dwellings in a plan of subdivision which includes public streets and lanes. The amendment will establish a population threshold density of development in the Greenfield Area of the urban area of the Municipality of Port Hope in excess of the current density target in the Official Plans of the County of Northumberland and the Municipality of Port Hope, and consistent with the density target of the Growth Plan 2020.

##### **2. LANDS AFFECTED BY AMENDMENT NO. 12**

Amendment No. 12 applies to the lands Municipally known as Part of Lot 9 Concession 1, and Part of Part 1 Plan 9R-2726, Part of Part 7 Plan 11123, Part of Part 8 Plan 11123, Part 12 Plan 11123 and Part of Part 13 Plan 11123, Municipality of Port Hope, County of Northumberland. The land has an area of approximately 4.899 ha (12.12 ac) and contain a single detached dwelling. General location of the subject lands within the Municipality is shown on the attached Schedule "A" to Amendment No. 12.

##### **3. BASIS OF AMENDMENT NO. 12**

An application has been submitted to amend the Official Plan designation and the Zoning By-law currently in effect in order to permit residential uses on the subject lands. The application seeks to amend the current Official Plan "Residential 1", "Residential 2" and "Local Commercial 1" designations within Special Policy Area 9 to a new Special Policy Area 12 which will provide for a mix and range of size of residential dwelling units within the community. The amendment provides for the introduction of single detached residential dwellings on lots which are smaller than those otherwise permitted by policy and townhouses on the subject lands. The proposed development will maintain an appropriate and compatible land use relationship with the surrounding area.

#### 4. PLANNING RATIONALE

The proposed amendment is consistent with the Provincial Policy Statement (2020) (PPS) and complies with the Provincial Growth Plan (2020) (Growth Plan). It is consistent with the urban area development pattern of the Municipality of Port Hope, policies of the Municipal Official Plan, and the County of Northumberland Official Plan.

##### Provincial Policy Statement (2020)

The PPS provides policy direction on all matters of provincial interest relating to land use planning and development and came into effect on May 1, 2020. All decisions made with respect to applications submitted on or after May 1, 2020 “shall be consistent with” the PPS.

PPS Policies 1.1.1 a) b) and d) promote efficient development patterns and the provision of a market-based range and mix of residential types.

PPS Policies 1.1.3.1 and 1.1.3.2 focus development within settlement areas promoting land use patterns that prioritize the efficient use of land and resources and infrastructure and are transit supportive.

PPS Policy 1.4.3 calls for an appropriate range of housing types and densities to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

PPS Policy 2.1.5 provides that development in significant woodlands is not permitted unless it is demonstrated that there will be no negative impacts on the natural features or ecological functions. It is not a strict prohibition against any development in significant woodlands where development can proceed without impacting the ecological function of the natural feature. The ecological function, as a whole, has been considered through an Environmental Impact Study and arborist report.

PPS Policy 2.6.3 protects heritage properties by prohibiting development and site alteration on adjacent lands except where the proposed development and site alteration has been evaluated and demonstrates that the heritage attributes of the protected heritage property will be conserved. Conditions of approval of a draft plan of subdivision will require a review of heritage attributes and implementation of any required mitigation measures.

The development provides for an efficient development pattern that will result in a range of residential units in the context of a larger community; makes full use of planned and available infrastructure and municipal services; contributes to the housing supply in the Greenfield urban area; and provides for further consideration

of areas of significant built heritage.

Based on supporting studies that have been submitted and/or will be completed through the approval of a draft plan of subdivision, the proposed amendment is consistent with the Provincial Policy Statement.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan took effect on August 28, 2020, and was established under the Places to Grow Act, 2005, for municipalities within the Greater Golden Horseshoe. While the PPS provides overall policy direction on matters of provincial interest, the Growth Plan builds on the policy direction of the PPS and provides additional and more specific policy direction. Accordingly, the Growth Plan, providing policies to manage growth to the year 2051, is to be read in conjunction with the PPS.

##### Growth Plan Policy 1.2.1:

- Supports the achievement of complete communities that are designed to support healthy and active living.
- Prioritizes intensification and higher densities to make efficient use of land and infrastructure and support transit viability.
- Supports a range and mix of housing options.

Growth Plan Policy 2.2.1 directs that the vast majority of growth will be focused in settlement areas that:

- Have a delineated built boundary.
- Have existing municipal water and wastewater systems.
- Can support the achievement of complete communities.

Growth Plan Policy 2.2.6 encourages the achievement of intensification and supports a range and mix of housing options.

The proposed minimum density required by the amendment is consistent with the minimum density target of the designated Greenfield Areas, as set out in Policy 2.2.7 of the Growth Plan. The proposed residential use provides an opportunity for a range of residential units in the context of a larger community development; makes full use of surrounding infrastructure and services; and contributes to the range of housing supply opportunities in the primary urban area within the Municipality.

The proposed amendment complies with the Growth Plan.

#### Northumberland County Plan (2016)

The County Official Plan designates the entirety of the subject site as “Urban Area”. In the context of the Municipality of Port Hope this area is intended to be the focus of growth within the County with greater specificity of the range of permitted uses to be determined in the local Official Plan.

Section B10 of the County Official Plan provides a minimum designated greenfield area density target (residents and jobs combined per hectare) of 35 people and jobs per gross hectare in the Municipality of Port Hope.

The proposed development conforms to and is consistent with the community development policies of the Northumberland County Official Plan. The proposed subdivision will exceed the minimum density target of 35 residents and jobs per hectare of the in-force Northumberland County Official Plan.

#### Municipality of Port Hope Official Plan (2017)

The subject lands are included in the Greenfield area within the Urban Settlement Area of the Municipality of Port Hope.

The lands are currently designated “Residential 1”, “Residential 2” and “Local Commercial 1” within Special Policy Area 9 in the Official Plan. Section B12.3 of the Official Plan provides a minimum designated greenfield area density target of 35 residents and jobs per hectare.

The purpose of the Official Plan Amendment would be to redesignate the subject lands in order to facilitate the development of the subject lands primarily for a range of grade related housing, with a density of development of approximately 40 persons per hectare exceeding the minimum designated greenfield area density target of 35 residents per acre.

#### Implementation

The proposed development of the subject lands shall be implemented through an appropriate Zoning By-law Amendment and approval of a draft plan of subdivision.

### **PART B: THE AMENDMENT**

The Municipality of Port Hope Official Plan is hereby amended as follows:

- i. That Schedule C-1 (Land Use – Urban Area Detail) is hereby amended by removing Special Policy Area 9 and adding a reference to Special Site Policy area \*18, in accordance with Schedule “A” attached hereto and forming part of this amendment.
- ii. That the following new Special Site Policy area \*18, be inserted in Section D8:  
  
“D8 \*18 Penryn Mason Homes – South of Strachan Street and west of Victoria Street South

Notwithstanding anything in the Plan to the contrary, the lands identified as \*18 shall be subject to the following policies:

- a) Within the area identified as “Special Policy Area \*18” on Schedule C1, the main permitted uses shall include single-detached residential dwellings and townhouse dwellings.
- b) Development shall achieve a minimum population density of 40 residents per hectare.

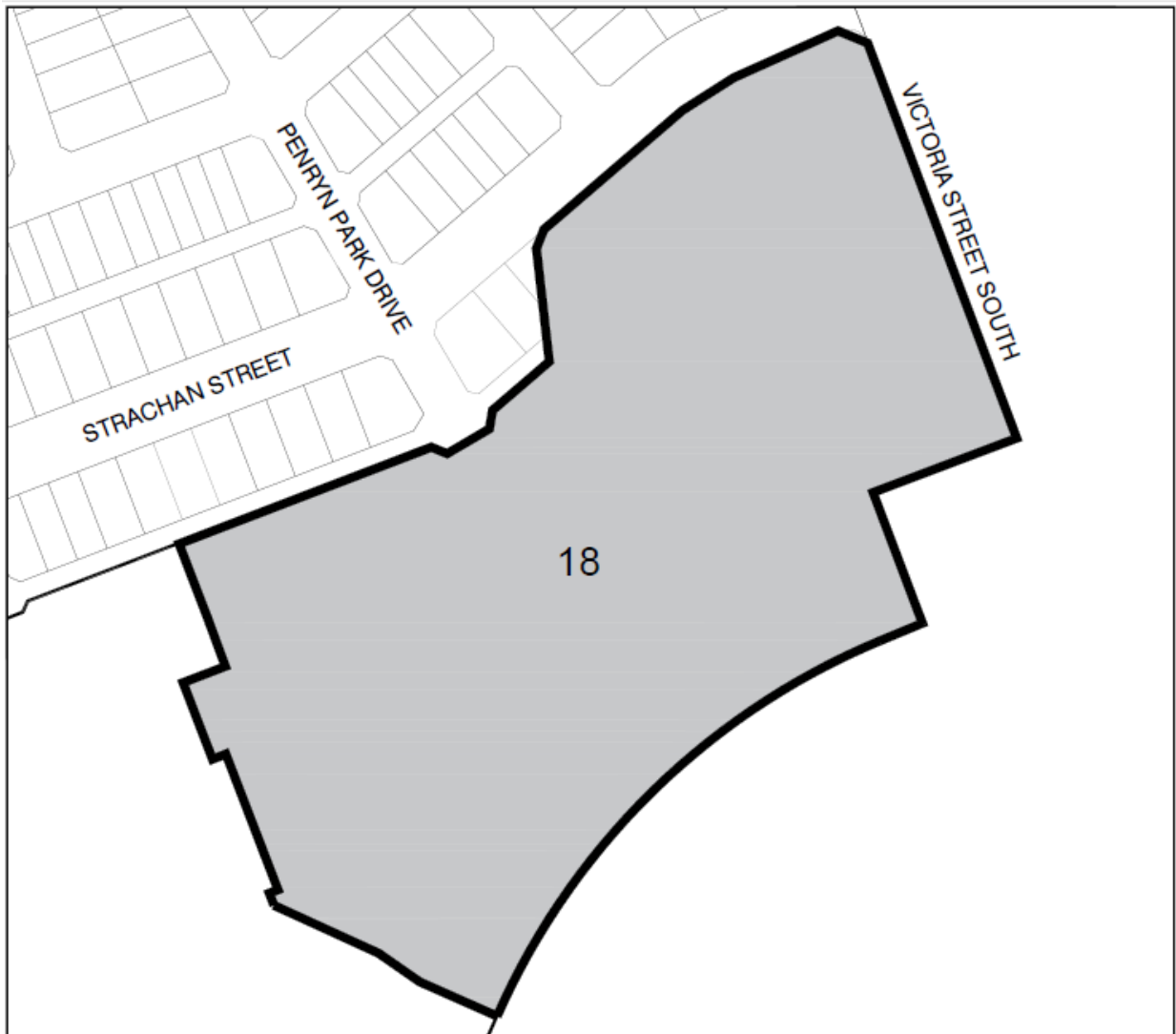
5. IMPLEMENTATION

This Amendment No. 12 to the Municipality of Port Hope Official Plan shall be implemented by an amendment to the Municipal Zoning By-law, pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13. and approval of a draft plan of subdivision, pursuant to Section 51 of the Planning Act, R.S.O. 1990, c.P. 13.

6. INTERPRETATION

- a) The provisions of the Municipality of Port Hope Official Plan, as amended from time to time, shall apply in regard to Amendment No. 12.

**SCHEDULE "A"**



**18** Re-designate Subject Lands from 'Residential 1, Residential 2 and Local Commercial 1' in Special Policy Area 9 to Special Policy Area 18

**SCHEDULE 'A'  
OFFICIAL PLAN AMENDMENT  
NO. 12**



The Corporation of the  
MUNICIPALITY OF PORT HOPE  
56 Queen Street  
Port Hope, Ontario  
L1A 3Z9

**THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE**

**BY-LAW NO. XX/2023  
(APPROVED BY ORDER OF ONTARIO LAND TRIBUNAL)**

*Being a By-law Under the Provisions of Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as Amended, to Amend Zoning By-law 20/2010, as Amended by By-law 31/2023, of the Corporation of the Municipality of Port Hope, for Part of Lot 9 Concession 1, And Part of Part 1 Plan 9R-2726, Part of Part 7 Plan 11123, Part of Part 8 Plan 11123, Part 12 Plan 11123 and Part of Part 13 Plan 11123, Municipality of Port Hope, County Of Northumberland.*

WHEREAS authority is given to the Ontario Land Tribunal (OLT) by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to approve this By-law;

THEREFORE, Zoning By-law No. 20/2010, as amended, is further amended as follows:

1. THAT Schedule A - Sheet 4 (zone map) forming part of Zoning By-law No. 20/2010, as amended, is hereby amended by changing the zone classification on the subject lands identified on Schedule "A" to this By-law hereto **from** the current High Density Residential 'RES4(28)(H1)', Medium Density Residential Exception 115 'RES3(115)', and General Commercial Exception 30 Holding One 'COM2(30)(H1)' **to** Medium Density Residential Exception 148 'RES3(148)' and Medium Density Residential Exception 149 'RES3(149)', all in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law;
2. That Schedules 'C-12.1', 'C-12.2' and C-12.3' of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 are hereby deleted and replaced with new Schedules 'C-12.1', 'C-12.2' and C-12.3' as shown on Schedules "B", "C" and "D" of this By-law;
3. THAT Part 12, entitled "EXCEPTIONS" of Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, is hereby amended by adding the following to Part 12 – Exceptions:

Col.1	Col.2	Col.3	Column 4	Column 5	Column 6
Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
RES3	148 (OLT XX/2023)		(i) Single Detached  (ii) a Public Use including a school, park, or walkway  (iii) Additional residential units in accordance with Section 4.2.1		(i) Minimum Lot Area – 230 square metres  (ii) Minimum Lot Frontage – 8.4 metres  (iii) Minimum Required Front Yard to the main wall of the dwelling a. Lot with vehicular access from a public street (front) – 4.5 metres b. Lot with vehicular access from a



					<p>lane (rear) – 3.0 metres</p> <p>(iv) Minimum Required Setback to Attached Garage from a public street – 6.0m</p> <p>(v) Minimum Required Exterior Side Yard</p> <p>a. Abutting a local road right-of-way of 17.0 metres or greater – 3.0 metres</p> <p>b. Abutting a local road right-of-way of 14.5 metres or lane right-of-way of 7.5 metres – 2.0 metres</p> <p>(vi) Minimum Required Interior Side Yard - 1.2 metres and 0.6 metres (provided the minimum cumulative interior side yard of abutting yards shall be 1.8 metres)</p> <p>(vii) Minimum Required Rear Yard</p> <p>a. Lot with vehicular access from a public street (front) – 6.0 metres</p> <p>b. Lot with vehicular access from a lane (rear) – 10.5 metres to the main rear wall of the dwelling excluding any breezeway, attached private garage, or porch</p> <p>c. For the purpose of Clause (vii) a breezeway shall not be more than one (1) storey in height and shall not have a width greater than 2.2 metres on</p>
--	--	--	--	--	---

					<p>a lot having a frontage of 7.6 metres in width. The width of a breezeway may be increased by 0.3 metres for each additional 0.3 metres of lot frontage to a maximum of 4 metres. The measurement of the width shall be from the inner side of the exterior walls or supporting structure.</p> <p>(viii) Notwithstanding the provisions of Section 4.1.1 (Private Garages) or any other provision in this By-law, the minimum setback for a private garage from a lot line dividing the lot from a lane shall be 0.3 metres from the lot line</p> <p>(ix) For the purpose of Clauses (iii) to (viii), in the case of a corner lot, the setbacks of the dwelling and garage shall be calculated as if the exterior side lot line was extended to its hypothetical point of intersection with the extension of the front lot line and rear lot line dividing the lot from a lane</p> <p>(x) Maximum number of dwellings – 60 (does not include additional residential units)</p> <p>(xi) Notwithstanding the provisions of Table 4.1 (Provisions for Urban Residential, Commercial, Employment and Institutional Zones), or any</p>
--	--	--	--	--	---

					<p>other provision in this By-law:</p> <ul style="list-style-type: none"> <li>a. the provision for 'Setback from exterior side lot line' shall not apply</li> <li>b. The maximum floor area for any accessory buildings and structures shall be 20%</li> </ul> <p>(xii) Notwithstanding the provisions of Section 4.33.1 (Sight Triangles - Application), or any other provision in this By-law, the minimum sight triangle dimensions shall be 3.0m for Local Roads with a connection to Strachan Street, and 1.5m for Laneways</p> <p>(xiii) Notwithstanding the provisions of Section 4.8 (Encroachment of Architectural Features), or any other provision in this by-law, for lots 14.0m or larger, accessed from a lane, a balcony may be permitted on the roof top of an attached garage provided:</p> <ul style="list-style-type: none"> <li>a. the garage is no higher than one storey beyond the main rear wall;</li> <li>b. that the minimum distance between any two balconies on abutting properties is 6.0 metres, and;</li> <li>c. that the garage has a minimum setback of 6.0 metres from the rear lot line.</li> </ul> <p>(xiv) Notwithstanding the provisions of Section 4.8</p>
--	--	--	--	--	--

					<p>(Encroachment of Architectural Features), or any other provision in this by-law, architectural features such as sills, belt courses, cornices, chimney breasts, pilasters and roof overhangs, are permitted to encroach into the smallest interior side yard on the lot provided that in no case shall the architectural feature be located closer than 0.2 metres to the interior side lot line.</p> <p>(xv) Notwithstanding the provisions of Section 4.15 (Model Homes), or any other provision in this by-law, not more than 10% of the total number of residential units contained in the draft approved Plan of Subdivision are constructed as model homes.</p>
RES3	149 (OLT XX/2023)		<p>(i) Street Townhouse</p> <p>(ii) a Public Use including a school, park, or walkway</p> <p>(iii) Additional residential units in accordance with Section 4.2.1</p>		<p>(i) Minimum Lot Area for an end unit on an interior lot – 232.0 square metres</p> <p>(ii) Minimum Lot Frontage for an end unit on an interior lot – 7.88 metres</p> <p>(iii) Minimum Required Front Yard to the main wall of the dwelling – 3.0 metres</p> <p>(iv) Minimum Required Interior Side Yard - 1.2 metres</p> <p>(v) Minimum Required Rear Yard – 10.5 metres to the main rear wall of the dwelling excluding any breezeway,</p>

					<p>attached private garage, or porch</p> <p>a. For the purpose of Clause (v) a breezeway shall not be more than one (1) storey in height and shall not have a width greater than 2.2 metres on a lot having a frontage of 6.55 metres in width. The width of a breezeway may be increased by 0.3 metres for each additional 0.3 metres of lot frontage to a maximum of 4 metres. The measurement of the width shall be from the inner side of the exterior walls or supporting structure.</p> <p>(vi) Notwithstanding the provisions of Section 4.1.1 (Private Garages) or any other provision in this By-law, the minimum setback for a private garage from a lot line dividing the lot from a lane shall be 0.3 metres from the lot line</p> <p>(vii) Maximum number of dwellings – 43 (does not include additional residential units)</p> <p>(viii) Notwithstanding the provisions of Table 4.1 (Provisions for Urban Residential, Commercial, Employment and Institutional</p>
--	--	--	--	--	--

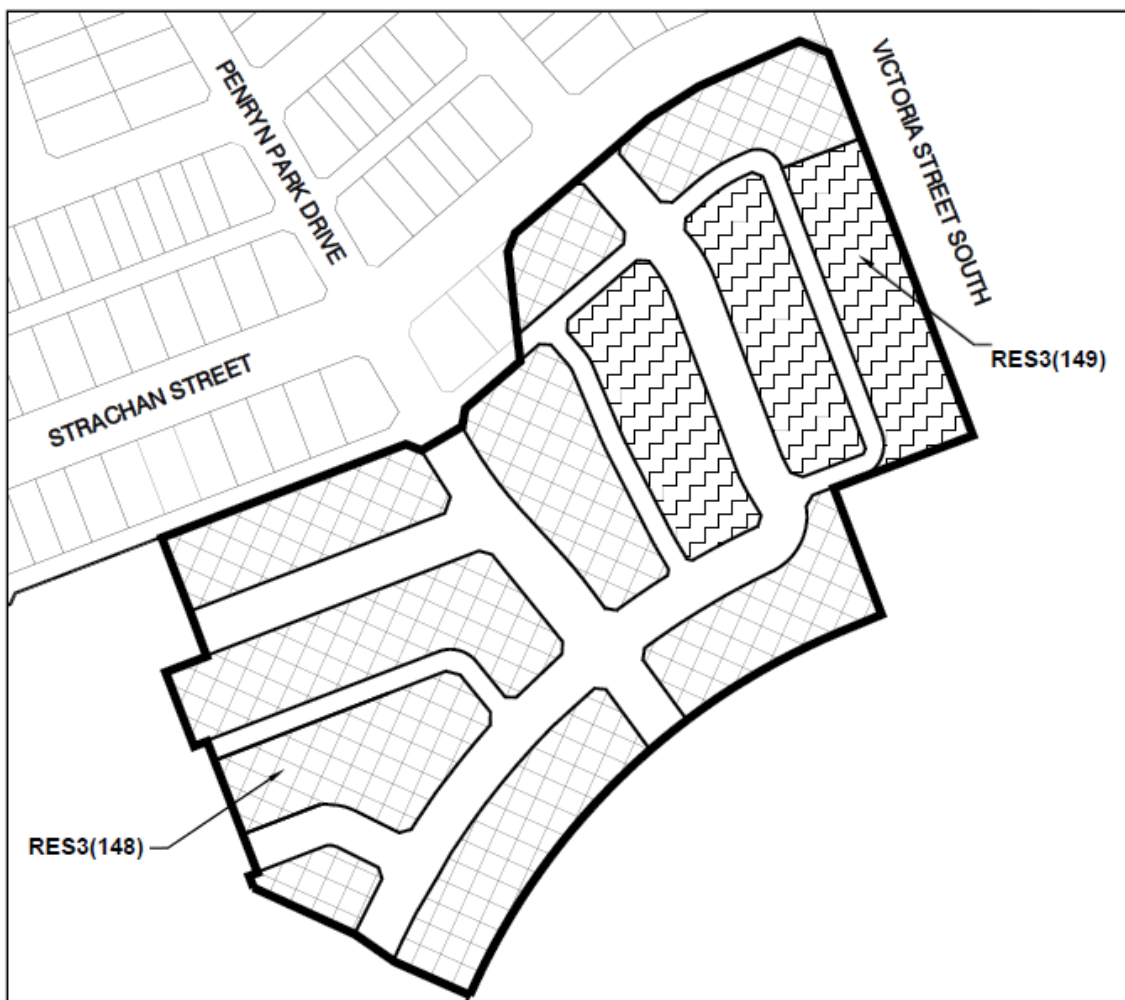
					<p>Zones), or any other provision in this By-law:</p> <ul style="list-style-type: none"> <li>a. the provision for 'Setback from exterior side lot line' shall not apply</li> <li>b. The maximum floor area for any accessory buildings and structures shall be 20%</li> </ul> <p>(ix) Notwithstanding the provisions of Section 4.33.1 (Sight Triangles - Application), or any other provision in this By-law, the minimum sight triangle dimensions shall be 3.0m for Local Roads with a connection to Strachan Street, and 1.5m for Laneways</p> <p>(x) Notwithstanding the provisions of Section 4.8 (Encroachment of Architectural Features), or any other provision in this by-law, architectural features such as sills, belt courses, cornices, chimney breasts, pilasters and roof overhangs, are permitted to encroach into the smallest interior side yard on the lot provided that in no case shall the architectural feature be located closer than 0.2 metres to the interior side lot line.</p>
--	--	--	--	--	---

					(xi) Notwithstanding the provisions of Section 4.15 (Model Homes), or any other provision in this by-law, not more than 10% of the total number of residential units contained in the draft approved Plan of Subdivision are constructed as model homes.
--	--	--	--	--	--

4. THAT Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 20/2010, as otherwise amended, shall in all respects remain in force and effect save as same may be otherwise amended or hereinafter dealt with.

Approved by Order of Ontario Land Tribunal –  
Decision/Order issued XX, 2023 in OLT File No. OLT-22-003127

**SCHEDULE "A"**



**From:** High Density Residential Exception 28 Holding One 'RES4(28)(H1)'; Medium Density Residential Exception 115 'RES3(115)'; General Commercial Exception 30 Holding One 'COM2(30)(H1)'

**To:** Medium Density Residential Exception 148 'RES3(148)' and Medium Density Residential Exception 149 'RES3(149)'

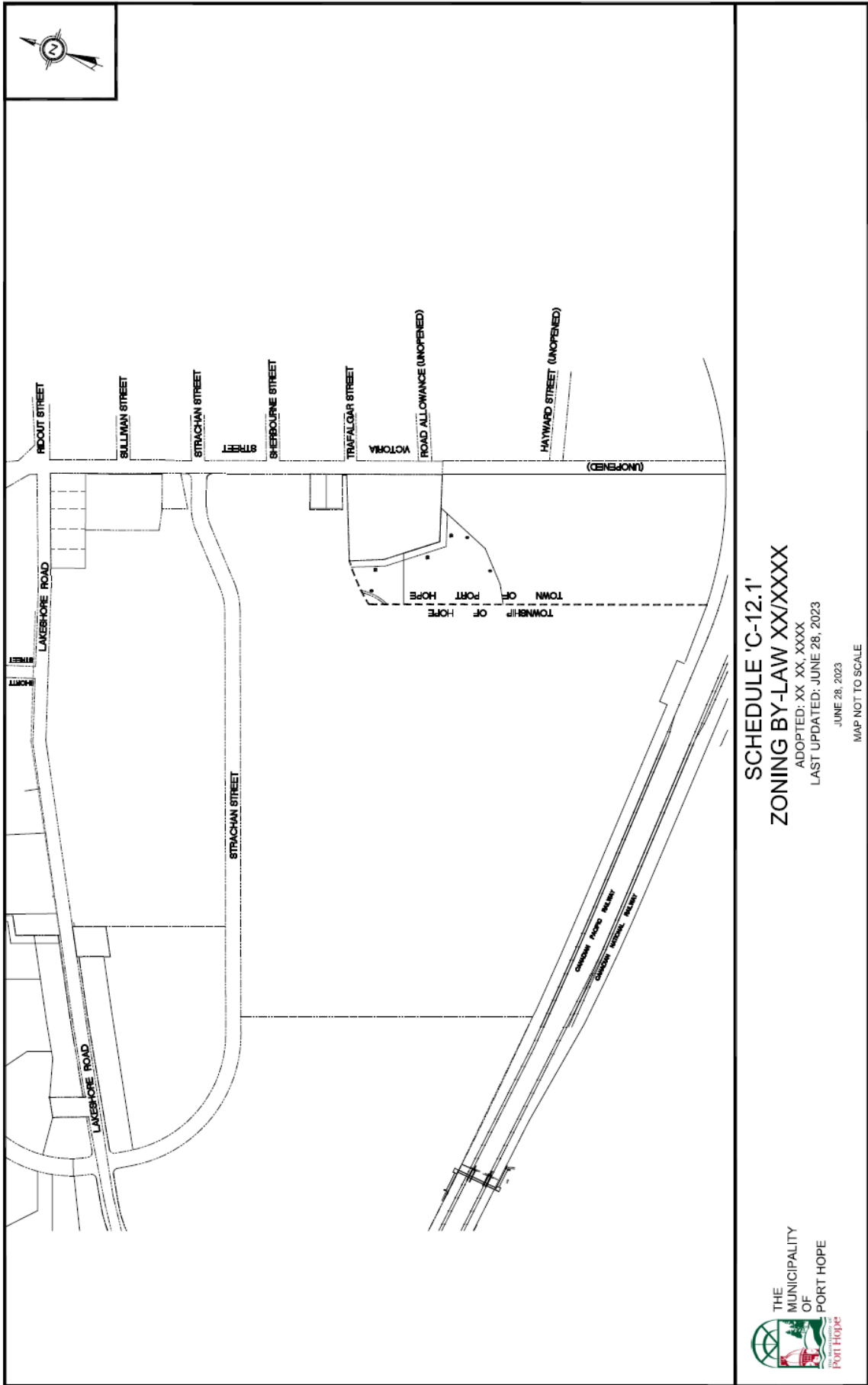
**SCHEDULE 'A'  
TO BY-LAW NO. XX / 2023 (OLT)**



The Corporation of the  
**MUNICIPALITY OF PORT HOPE**  
56 Queen Street  
Port Hope, Ontario  
L1A 3Z9



Schedule "B"



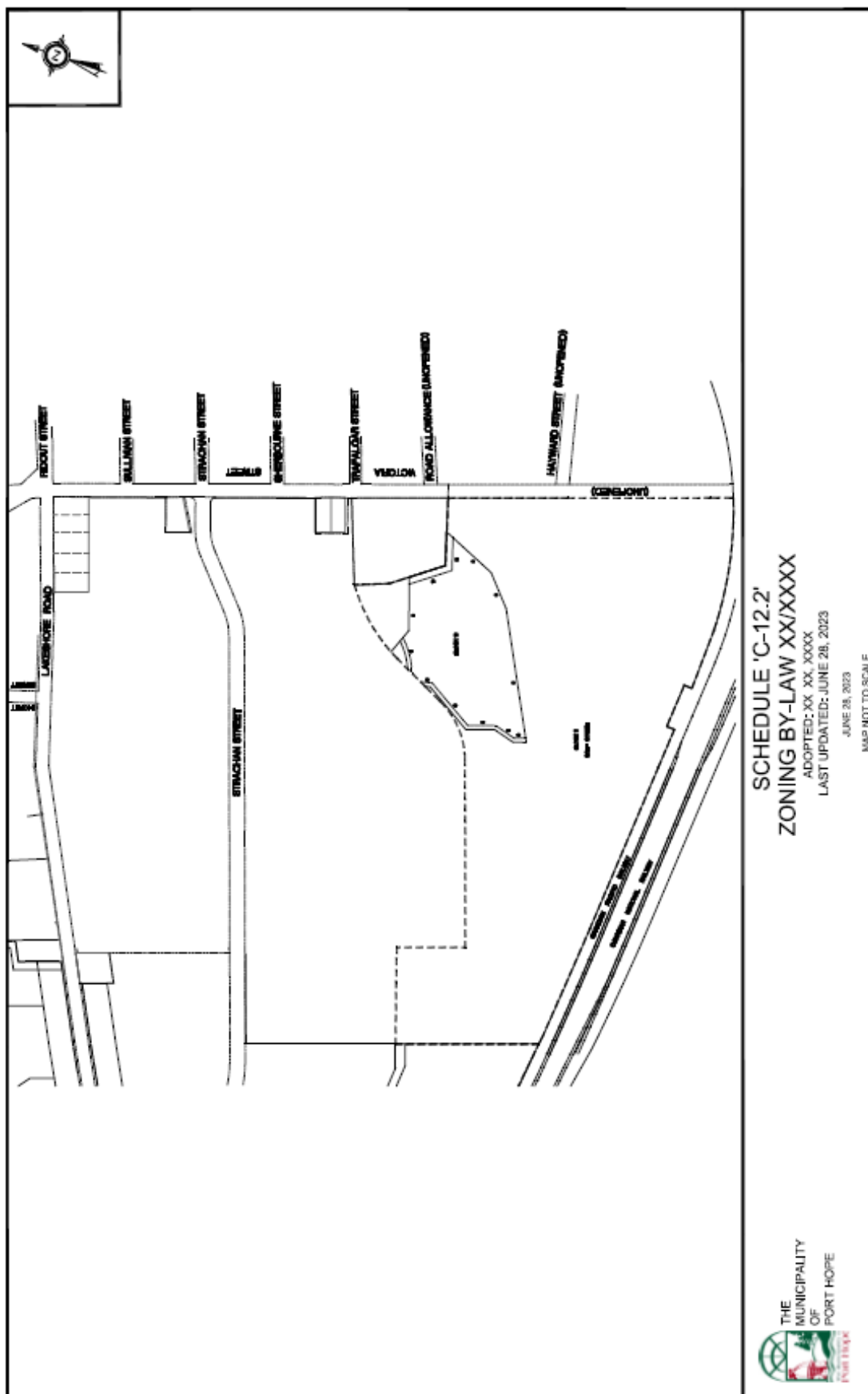
**SCHEDULE 'C-12.1'**  
**ZONING BY-LAW XXXXXX**

ADOPTED: XX XX, XXXX  
LAST UPDATED: JUNE 28, 2023

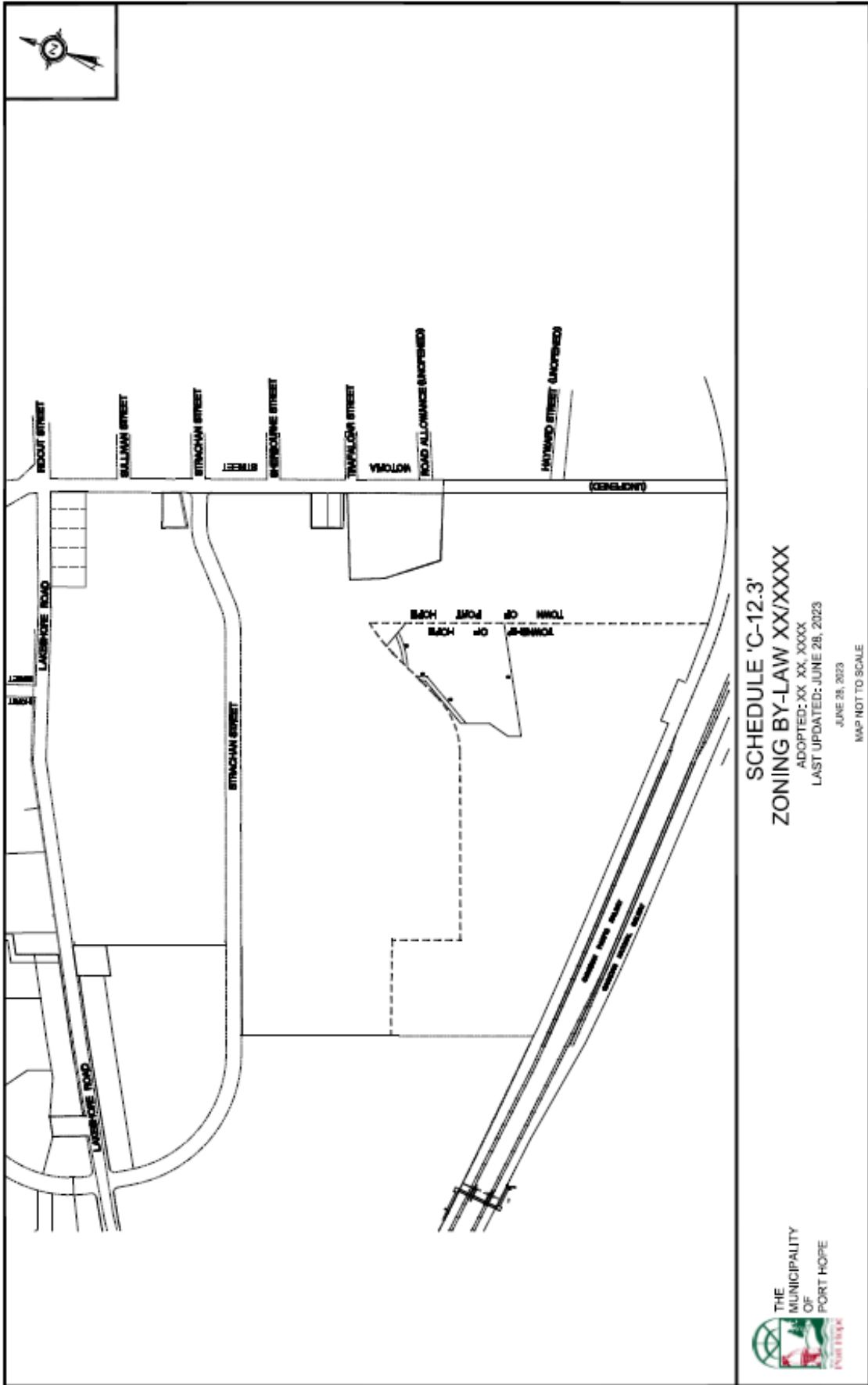
JUNE 28, 2023  
MAP NOT TO SCALE



Schedule "C"



Schedule "D"



**Conditions of Draft Approval**  
(Approved by order of Ontario Land Tribunal)

<b>Plan of Subd:</b>	<b>SU01-2019 (Phase 5B of the Lakeside Village Community)</b>
<b>Applicant:</b>	<b>AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc. and Penryn Mason Homes Inc.</b>
<b>Location:</b>	<b>Part of Lot 9 Concession 1, And Part of Part 1 Plan 9R-2726, Part of Part 7 Plan 11123, Part of Part 8 Plan 11123, Part 12 Plan 11123 and Part of Part 13 Plan 11123, Municipality of Port Hope, County of Northumberland</b>

**Conditions of Draft Approval to be cleared prior to Final Plan approval and Registration of this Subdivision are as follows:**

1. That this approval applies to the Draft Plan of Subdivision for Part of Lot 9 Concession 1, And Part of Part 1 Plan 9R-2726, Part of Part 7 Plan 11123, Part of Part 8 Plan 11123, Part 12 Plan 11123 and Part of Part 13 Plan 11123, in the Municipality of Port Hope, County of Northumberland as prepared by Innovative Planning Solutions, revised July 26, 2023 illustrating:

<b>Land Use</b>	<b>Area (Hectares/ Acres)</b>
Single Detached Residential Lots (58 dwellings)	2.339 ha/ 5.78 ac
43 Townhouses (Blocks 59-64)	0.992 ha/ 2.45 ac
Parkette/Open Space (Blocks 65 and 66)	0.086 ha/0.21 ac
Future Residential Development (Blocks 67)	0.025 ha/0.06 ac
0.3 m Reserve (Block 68)	0.002 ha/0.004 ac
Public Roads & Lanes	1.455 ha/3.6 ac
<b>TOTAL</b>	<b>4.899 ha/12.10 ac</b>

2. That the public road allowances included in this draft plan shall be shown and dedicated as public highways.
3. That the streets shall be named by the Municipality of Port Hope.
4. That prior to final approval, the Owner agrees to prepare a Heritage Impact Assessment, to the satisfaction of the Municipality, to address any development impacts on the cultural heritage landscape and features identified in the LHC

- Cultural Heritage Evaluation Report (May 2021) and implement any recommendations of the Heritage Impact Assessment on the lots within this plan of subdivision as identified in the assessment.
5. The owner acknowledges that parcel fabric along the southern eastern boundary of the Draft Plan may change as result of the findings and recommendations of the Heritage Impact Assessment. The HIA will need to address the trees identified in the LHC Cultural Heritage Evaluation Report (May 2021) along the northern edge of the Ontario Heritage designated property known as 88 Victoria Street South.
  6. That prior to final approval, the Owner agrees to prepare an archaeological assessment for the subdivision lands and submit it to the municipality and Ministry of Citizenship and Multiculturalism. Any archaeological concerns shall be addressed as per the recommendations of the archaeological assessment report; a copy of the Ministry review and acceptance letter for any archaeological assessments shall be provided to the Municipality. No demolition, grading or other soil disturbances shall take place on the subject property prior to the municipality and the Ministry of Citizenship and Multiculturalism confirming that all archaeological concerns have met licensing and resource conservation requirements. The owner acknowledges that parcel fabric of the Draft Plan may change as result of the archaeological assessment findings and recommendations.
  7. That prior to final approval, the Owner agrees to provide:
    - i. a statement from a professional engineer indicating whether any works related to this application are subject to a Schedule “C” class environmental assessment; and,
    - ii. a statement from a professional engineer, regarding potential site contamination.
  8. That prior to final approval, the Owner agrees to revise servicing blocks, as required, subject to the satisfaction of the Director, Works and Engineering.
  9. That prior to final approval, the Owner agrees to submit an updated Functional Servicing & Stormwater Management Report, as prepared by D.M. Wills Associates Limited, dated May 2020, subject to the satisfaction of the Director, Works and Engineering, prior to proceeding with the first detailed design submission.
  10. That prior to final approval, the Owner agrees to provide a detailed design, including a hydraulic analysis of the proposed water distribution system, to confirm sufficient fire flow protection as per Municipal and agency guidelines.
  11. That the Owner shall pay for a peer review of any study, report or guideline, if/as required by the Municipality of Port Hope.
  12. In the event that the subdivision agreement is not executed within one (1) calendar year from the date of approval of the engineering drawings, they shall be

- resubmitted to the Director, Works and Engineering for approval prior to execution of the subdivision agreement.
13. That prior to final approval, the following lands will be conveyed to the Municipality of Port Hope:
    - i. Open Space Blocks identified as Blocks 65 and 66.
  14. That prior to final approval, the Owner shall prepare a drawing to identify to the satisfaction of the Director, Works and Engineering the following:
    - i. Penryn Park Drive will be two-way traffic.
    - ii. Redpath Street will be two-way traffic.
    - iii. Harrigan Street will be two-way traffic.
    - iv. Collett Street will be one-way traffic.
    - v. Foley Lane will have no parking and traffic will be one-way.
    - vi. Bristow Lane will have no parking, and traffic will be one-way.
    - vii. Lane "1" will have no parking and traffic will be one-way.
    - viii. Lane "2" will have no parking and traffic will be one-way.
    - ix. An Active Transportation Plan to confirm sidewalk locations and connections.
    - x. Sightline analysis requirements at select locations based on geometric configurations and/or proposed landscape features. Any additional right-of-way required to facilitate the implementation of the said sightline analysis is at the sole expense of the owner.
  15. That prior to final approval, the Owner agrees to prepare a Utility Coordination Plan to the satisfaction of the Municipality.
  16. That prior to final approval, the Owner agrees to prepare a full streetlighting design to the satisfaction of the Municipality.
  17. That prior to final approval, the Owner agrees to prepare a Soil Management Plan in accordance with the Ontario Regulation for Excess Soils and to the satisfaction of the Director, Works and Engineering.
  18. That prior to final approval, the Owner agrees to prepare a Construction Traffic Management Plan, including dust control, to the satisfaction of the Director, Works and Engineering.
  19. That the Owner agree in the subdivision agreement to carry out or cause to be carried out all of the measures and recommendations contained within the Construction and Traffic Management Plan prepared pursuant to Condition No. 18.
  20. That the subdivision agreement between the Owner and the Municipality of Port Hope contain provisions requiring the Owner to undertake the regular cleaning of

the streets within Phase 5B of “Lakeside Village Community” subdivision as well as adjacent streets, as impacted by construction activity, all to the satisfaction of the Director, Works and Engineering.

21. That the Owner agrees in the subdivision agreement, in wording acceptable to the Municipality of Port Hope:
  - i. to design and implement on-site erosion and sediment control, in order to meet the requirements of the Municipality and the Ganaraska Region Conservation Authority (GRCA);
  - ii. to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair, in a manner satisfactory to the Municipality and the Ganaraska Region Conservation Authority (GRCA).
22. That the Owner agrees in the subdivision agreement, in wording acceptable to the Municipality of Port Hope, to design and implement a landscaping plan for landscaping along the boundary of Victoria Street South, in general conformity with the Landscaping Plan prepared by John Lloyd Associates dated July 26, 2023.
23. That the Owner shall agree to design and construct all servicing requirements (roads, sidewalks, water, sanitary, storm, electrical, etc.) to the specifications of the approving authorities (the Municipality of Port Hope, Elexicon, etc.) and the cost thereof shall be paid by the Owner.
24. That the Owner shall provide proof of an ‘Offer to Connect’ from Elexicon, and also agree to protect any existing Elexicon facilities during the construction of this subdivision.
25. That prior to the commencement of any grading or construction on site, or final registration of the plan, the Owner shall submit to the satisfaction of the Ganaraska Region Conservation Authority (GRCA) the following:
  - i) That this approval relates to a draft plan of subdivision prepared by Innovative Planning Solutions (File No: 21-1147) last revised July 26, 2023.
  - ii) Prior to final approval and to any on-site grading taking place, a detailed stormwater management plan in accordance with current MECP criteria, and the Phase 5 Functional Servicing Report prepared pursuant to Condition No. 9.
  - iii) That the Owner submit a plan to the satisfaction of the GRCA and the Municipality detailing the means whereby erosion and siltation will be minimized and contained on the site both during and subsequent to the construction period, in accordance with Provincial guidelines.
  - iv) That the Owner agree in the subdivision agreement to carry out or cause to

be carried out all of the measures and recommendations contained within the reports approved under conditions ii) and iii) above.

26. That the locations for all community mailboxes for mail delivery shall be located to the satisfaction of Canada Post and the Municipality of Port Hope.

27. That the subdivision agreement between the Owner and the Municipality of Port Hope shall contain the following warning clause:

**NOTE:** *Purchasers are advised that it is unlikely that there will be door-to-door mail delivery within this subdivision. Canada Post intends to service this property through the use of community mailboxes that may be located in several locations within this subdivision.*

28. That the subdivision agreement between the Owner and the Municipality of Port Hope shall contain the following warning clause:

**WARNING:** *Purchasers are advised that the grading and drainage of the subdivision including all individual lots are designed utilizing sheet flow, side yard swales, rear yard swales and occasionally via rear lot catchbasins. It is the purchaser's responsibility to not block drainage by the construction of any fencing, decks, landscaping, etc. Any proposed changes to the grading, by the purchaser, must be approved by the Municipality.*

29. That prior to final approval, the Owner shall submit a Water Modeling Report to the satisfaction of the Director, Works and Engineering.

30. That such easements as may be required for utility, telecommunication services, drainage or servicing purposes shall be conveyed to the appropriate authority.

31. That prior to final approval, Bell Canada shall confirm by letter that satisfactory arrangements, financial and otherwise, have been made with Bell Canada for any Bell Canada facilities servicing this plan of subdivision which facilities are required by the Municipality of Port Hope to be installed underground.

32. That prior to final approval, the Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

33. That prior to final approval, the Owner will obtain a letter from the Historic Waste Program Management Office, (or its equivalent) that the schedule of the excavation phase of construction is in accordance with the Construction Monitoring Program. This shall include road, sewer and lot development excavations.



34. That the subdivision agreement between the Owner and the Municipality contain provisions, with wording acceptable to the Historic Waste Program Management Office, wherein the Owner agrees to contact the Historic Waste Program Management Office to implement the scheduled monitoring of excavations.
35. That the Owner shall enter into a subdivision agreement with the Municipality of Port Hope. Without limiting the generality of the foregoing, the Owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Municipality of Port Hope, including the provision of roads, sidewalks, boulevards, installation of services, stormwater management and drainage.
36. That the Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the Municipality of Port Hope is satisfied that adequate road access, municipal water supply, hydro service, sanitary sewers, and storm drainage facilities are available to service the proposed development.
37. The owner shall agree in the Municipality of Port Hope subdivision agreement to include the following warning clause in all purchase and sale agreements for prospective home buyers:

***WARNING: Purchasers of lots with vehicular access from a public rear lane are advised that waste collection services from the County of Northumberland shall be from the fronting public street and not the rear lane.***

38. The Owner agrees to the installation of a privacy fence 1.8 m in height along the north boundary of Block 65 and the western boundary of Block 66. Such fence shall be constructed by the owner at its sole cost to the satisfaction of the Manager, Planning, Director, Parks Recreation and Culture and the Director, Works and Engineering.
39. Prior to removal of any trees within the woodland, records of consultation with the Ministry of Environment, Conservation and Parks are required to be provided to the municipality that identify the following related to Species at Risk bat habitat and requirements under the Endangered Species Act:
  - i) Timing windows for tree removal to avoid the roosting period of bats; and
  - ii) Requirements related to authorization and/or compensation measures resulting from the destruction of the Habitat of Endangered or Threatened Species as per the regulations under the Endangered Species Act.

## NOTES TO DRAFT APPROVAL:

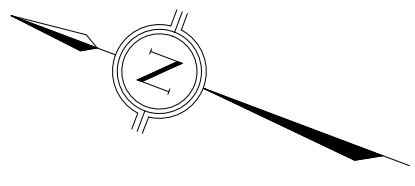
1. That engineering drawings be prepared in accordance with current Municipality of Port Hope standards, policies and requirements. Prior to the preparation of the subdivision agreement, the plans and drawings are to be submitted to and approved by the Director, Works and Engineering.
2. It is the applicant's responsibility to fulfill the conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agency to the Municipality of Port Hope, quoting the Municipal file number, within 3 (three) years of the Draft Approval date.
3. We suggest that you make yourself aware of:
  - a. section 143(1) of the Land Titles Act, which requires all new plans be registered in a land titles system;
  - b. section 143(2) allows certain exceptions.
4. All measurements in subdivision final plans must be presented in metric units.
5. Registration: The final plan approved by the Municipality must be registered within 30 days or the Municipality may withdraw its approval under Section 51(59) of the Planning Act.
6. Clearance is required (in writing to the Manager, Planning) from the following agencies:
  1. Ganaraska Region Conservation Authority, how Condition 25 has been satisfied;
  2. Canada Post Corporation, how Conditions 26 and 27 have been satisfied;
  3. Bell Canada, how Condition 31 has been satisfied;
  4. Elexicon, how Condition 24 has been satisfied; and
  5. Historic Waste Project Management Office, how Condition 33 has been satisfied.

PLANT LIST				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
Ar	5	Acer rubrum	Red Maple	70mm
Fg	4	Fagus grandifolia	American Beech	70mm
Qr	3	Quercus rubra	Red Oak	70mm
To	6	Thuja occidentalis	Eastern White Cedar	250cm
<b>Ornamental Trees &amp; Shrubs</b>				
Ag	8	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	50mm
hp	58	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	60cm 3gal
sj	38	Spiraea japonica 'Little Princess'	Little Princess Spirea	50cm 3gal
sn	38	Spiraea nipponica 'Halward's Silver'	Halward's Silver Spirea	50cm 3gal
sb	19	Syringa x 'Bloomerang Dark Purple'	Bloomerang Dark Purple	60cm 3gal
tm	66	Taxus x media 'Wardii'	Ward's Yew	60cm
vp	6	Viburnum plicatum f. Tomentosum 'Mariesii'	Marie's Doublefile Viburnum	80cm 3gal

Upon issuance of the OLT's order approving the development of the Phase 5B Lands in accordance with the finalized Draft Plan of Subdivision, the Appellants agree that they will use best construction practices and make best efforts to preserve four trees identified by Municipal staff within the municipal road allowance along Victoria Street South during the construction of the Phase 5B lands.



- GENERAL NOTES
- Contractor to verify all dimensions and site conditions, and report any discrepancies to the Landscape Architect.
  - All works are to be laid out and staked for review and approval by the Landscape Architect before proceeding with construction.
  - Construction shall be undertaken to prevent damage to adjacent property. The contractor is responsible for damages on public or private property due to his own forces.
  - Contractor is responsible to ensure that waterproofing protection, insulation, and drains are in position, undamaged and uncontaminated, and to protect membrane from damage during construction.
  - Drawings are not to be scaled.
  - It is the responsibility of the contractor to ensure that separate conduits, adequate for both irrigation and landscape lighting are installed and marked during landscape construction, allowing access to all soft landscape areas on site.
  - It is the responsibility of the contractor to ensure the cleanliness of the site and structures to the satisfaction of the of the consultant. Maintain work in a neat and orderly condition at all times.



**DRAFT**

No.	Date	Description	By	Chk
3	07-26-2023	Revised per Comments	C.G.	J.L.
2	07-24-2023	Revised to Townhomes	C.G.	J.L.
1	06-27-2023	Issued for Internal Review	T.K.	J.L.

LANDSCAPE ARCHITECTS  
**JOHN LLOYD**  
 ASSOCIATES  
 209 Wicksteed Ave. #55, Toronto, ON M4G 0B1  
 L416.778.9363  
 e:john@johnlloyd.ca  
 www.johnlloyd.ca

Project: **Lakeside Village Development**  
 Port Hope, ON

Title: **Phase 5B Victoria Street Preliminary Frontage Landscape Plan**

Scale: 1:250 Sheet No.:  
 Drawn: T.K.  
 Checked: J.L. **L-1**  
 Sheet Size: 24" x 36"  
 Job No.: 19-109

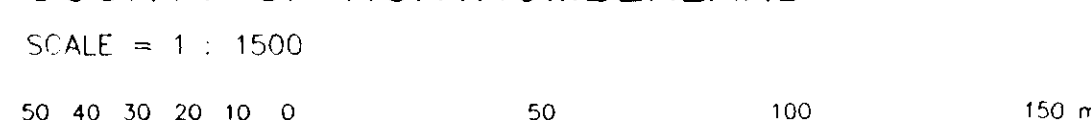
PLAN OF SURVEY OF  
 PART OF LOTS 10 AND 11 CONCESSION 1 AND  
 PART OF THE ORIGINAL ROAD ALLOWANCE  
 BETWEEN LOTS 10 AND 11 CONCESSION 1  
 FORMERLY TOWNSHIP OF HOPE, TOWN OF PORT HOPE, NOW  
 MUNICIPALITY OF PORT HOPE  
 COUNTY OF NORTHUMBERLAND

**SYLVESTER & BROWN LIMITED**  
 ENGINEERING & LAND SURVEYING  
 76 JOHN STREET  
 P. O. BOX 25  
 PORT HOPE, ONTARIO L1A 3V9  
 905-885-2260  
 2004 081

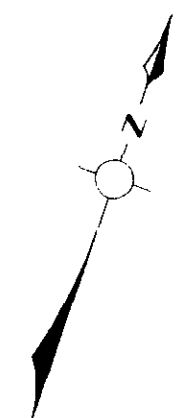
SCHEDULE		
PART	LOCATION	PARCEL
1	PART OF LOTS 10 AND 11 CON. 1 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 AND 11 CONCESSION 1 FORMERLY TWP. OF HOPE, TOWN OF PORT HOPE, NOW MUNICIPALITY OF PORT HOPE	PART OF PARCEL 10-1 CON. 1 FORMERLY TWP. OF HOPE, TOWN OF PORT HOPE, NOW MUNICIPALITY OF PORT HOPE
2	PART OF LOT 11 CONCESSION 1 FORMERLY TWP. OF HOPE, TOWN OF PORT HOPE, NOW MUNICIPALITY OF PORT HOPE	
3		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.  
 20 Jan, 2005  
 DATE  
 W. F. James Anstey  
 W. F. JAMES ANSTEY, C.S.T.

**PLAN 39R 10743**  
 RECEIVED AND DEPOSITED  
 Jan 26, 2005  
 DATE  
 [Signature]  
 A0LAND REGISTRAR FOR THE LAND TITLES OFFICE OF NORTHUMBERLAND (No. 39)



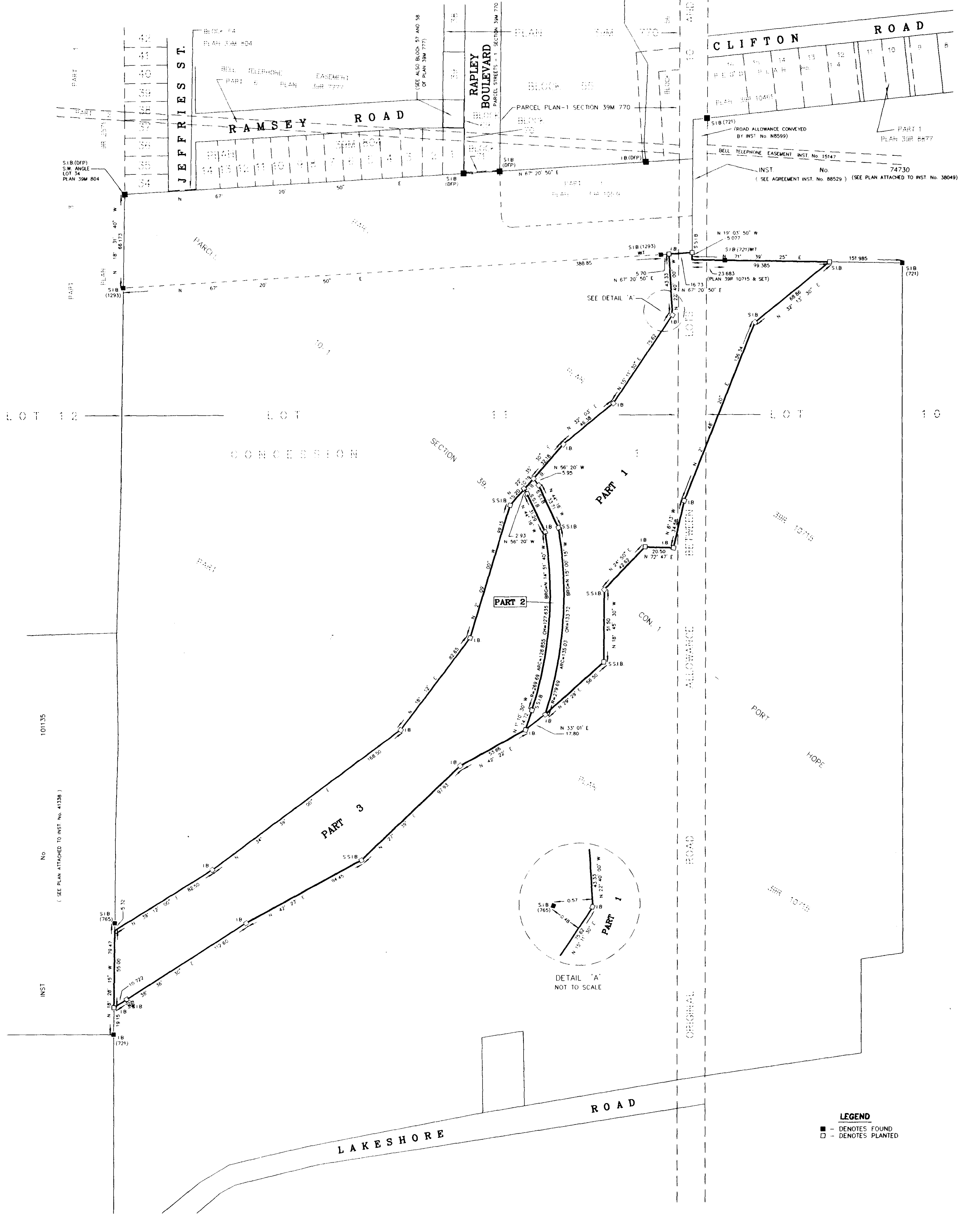
E. LYNN BROWN O.L.S.



**METRIC**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY THE FACTOR 0.304 8

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON 27 DEC. 2004  
 20 JAN. 2005  
 SYLVESTER & BROWN LIMITED  
 [Signature]  
 E. LYNN BROWN  
 ONTARIO LAND SURVEYOR

**BEARING NOTE**  
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE NORTHERN LIMIT OF PART 1 DEPOSITED PLAN 9R 2363 AND HAVING A BEARING OF N 67° 20' 50" E.

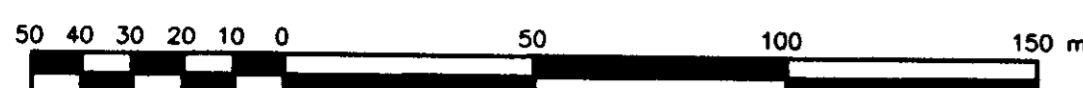


**LEGEND**  
 ■ - DENOTES FOUND  
 ○ - DENOTES PLANTED

PLAN OF SUBDIVISION OF

PART OF LOTS 10 AND 11 CONCESSION 1 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 AND 11 CONCESSION 1 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION AND CONCESSION 1 AND PART OF LOT 11 BROKEN FRONT CONCESSION AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 10 AND 11 BROKEN FRONT CONCESSION FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF HOPE, TOWN OF PORT HOPE, NOW MUNICIPALITY OF PORT HOPE COUNTY OF NORTHUMBERLAND

SCALE = 1 : 1500



E. LYNN BROWN O.L.S.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 41, BOTH INCLUSIVE; BLOCKS 42, 44, 46 TO 61, BOTH INCLUSIVE, 64, 65, 66 AND 67; THE STREET, NAMELY STRACHAN STREET, THE 0.30 METRE RESERVES, NAMELY BLOCKS 43, 45, 62 AND 63 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE AS A PUBLIC HIGHWAY.

Jan 19, 2006  
DATE

AON INC.

This plan is approved by the Ontario Municipal Board pursuant to section 51(5) of the Planning Act, R.S.O. 1990 c.P.13, as amended. Dated this 3 day of Feb 2006

*[Signature]*  
SECRETARY

*[Signature]*  
BRAD R. SMITH, EXECUTIVE VICE PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

CERTIFICATE OF REGISTRATION

PLAN 39M-834

I CERTIFY THAT THIS PLAN 39M-834 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORTHUMBERLAND (39) AT 1:00 PM O'CLOCK ON THE 7th DAY OF FEBRUARY 2006 AND ENTERED IN THE REGISTER FOR PIN 51064 - 0259 AND PIN 51064 - 0306 AND PIN 51064 - 0308

AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. LT2800

*[Signature]*  
LAND REGISTRAR

THE SUBDIVISION REPRESENTED BY THIS PLAN COMPRISES PART OF PIN 51064 - 0259 AND PART OF PIN 51064 - 0306 AND ALL OF PIN 51064 - 0308

BLOCKS 63, 64, 65, 66 AND 67 ARE SUBJECT TO A RIGHT-OF-WAY AS PER INST. NO. N12016

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON 13 JAN., 2005

18 JAN., 2006  
SYLVESTER & BROWN LIMITED

*[Signature]*  
E. LYNN BROWN  
ONTARIO LAND SURVEYOR

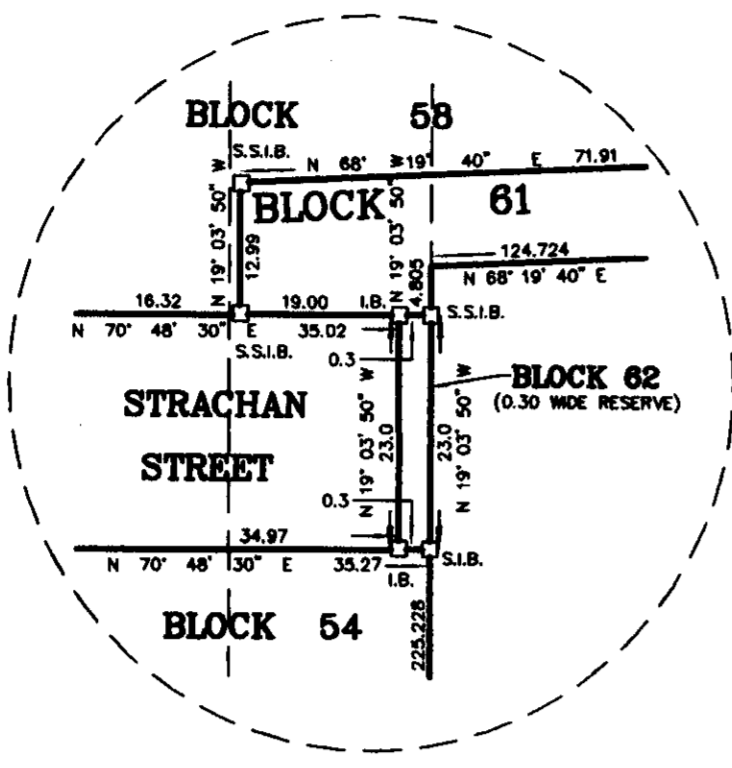
FINAL APPROVAL AUTHORITY

THIS PLAN IS APPROVED BY THE ONTARIO MUNICIPAL BOARD UNDER FILE PLO00542 ET AL PURSUANT TO THE PLANNING ACT R.S.O. 1990, c. P. 13 SECTION 51.

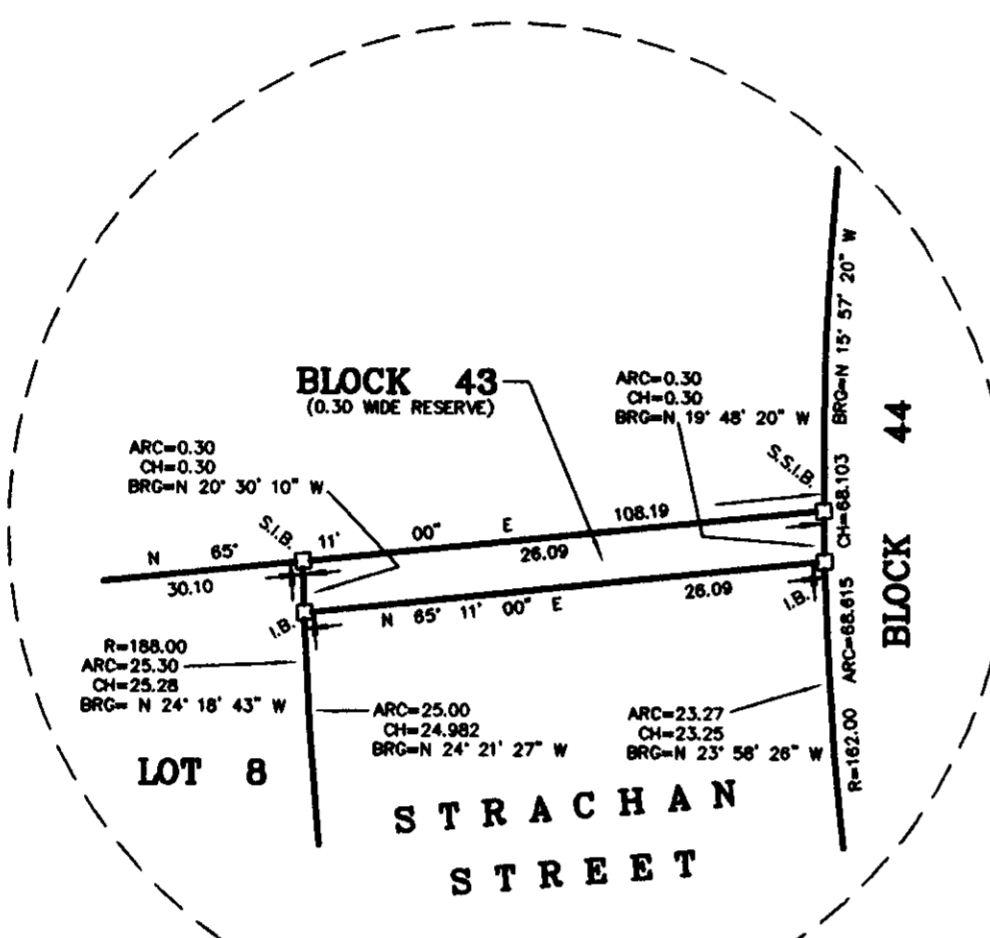
DATE \_\_\_\_\_ SECRETARY, ONTARIO MUNICIPAL BOARD

SYLVESTER & BROWN LIMITED  
ENGINEERING & LAND SURVEYING  
75 JOHN STREET  
P. O. BOX 25  
PORT HOPE, ONTARIO L1A 3V9  
905-885-2260  
2004.085

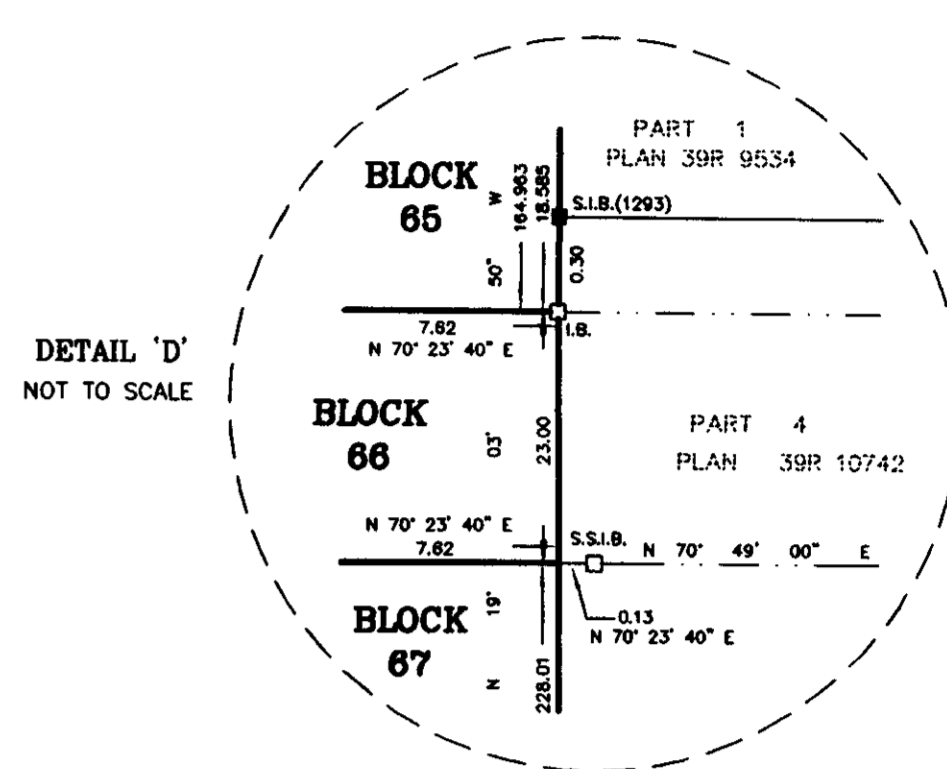
LOT/BLOCK	RADIUS	ARC	CHORD	CHORD BEARING
1	203.00	2.35	2.35	N 30° 41' 04" E
2	203.00	21.38	21.37	N 34° 02' 00" E
3	203.00	21.08	21.07	N 40° 01' 31" E
4	203.00	21.05	21.05	N 45° 57' 57" E
5	203.00	17.70	17.70	N 51° 25' 51" E
6	203.00	14.84	14.82	N 57° 24' 28" E
7	203.00	12.39	12.39	N 61° 12' 23" E
8	7.62	11.93	10.79	N 65° 41' 50" E
9	188.00	25.30	25.28	N 24° 18' 43" W
21	177.00	12.89	12.87	N 32° 24' 24" E
22	177.00	21.025	21.013	N 37° 51' 49" E
23	177.00	21.04	21.028	N 44° 40' 19" E
24	177.00	22.15	22.136	N 51° 39' 44" E
25	177.00	18.505	18.485	N 58° 24' 15" E
27	7.62	11.793	10.851	N 74° 06' 10" W
27	201.50	5.245	5.245	N 30° 30' 44" W
28	178.50	6.015	6.015	N 30° 43' 56" W
28	7.62	12.148	10.900	N 19° 53' 50" E
43	188.00	0.300	0.300	N 20° 30' 10" W
43	182.00	0.300	0.300	N 19° 48' 20" W
44	182.00	68.813	68.103	N 15° 57' 20" W
44	7.62	8.871	8.185	N 65° 11' 56" W
45	7.62	2.145	2.138	N 69° 37' 36" E
50	201.50	81.15	80.803	N 42° 47' 43" W
51	201.50	72.75	72.358	N 64° 40' 30" W
52	201.50	18.193	18.190	N 77° 19' 17" W
53	201.50	57.94	57.741	N 87° 51' 41" W
54	201.50	48.045	45.945	N 77° 21' 17" E
57	178.50	108.88	105.27	N 48° 50' 53" W
58	178.50	134.585	131.40	N 87° 38' 42" W
58	188.00	25.00	24.982	N 24° 21' 27" W
58	182.00	23.27	23.13	N 23° 58' 28" W
STRACHAN STREET	7.62	12.016	10.809	N 75° 15' 50" W



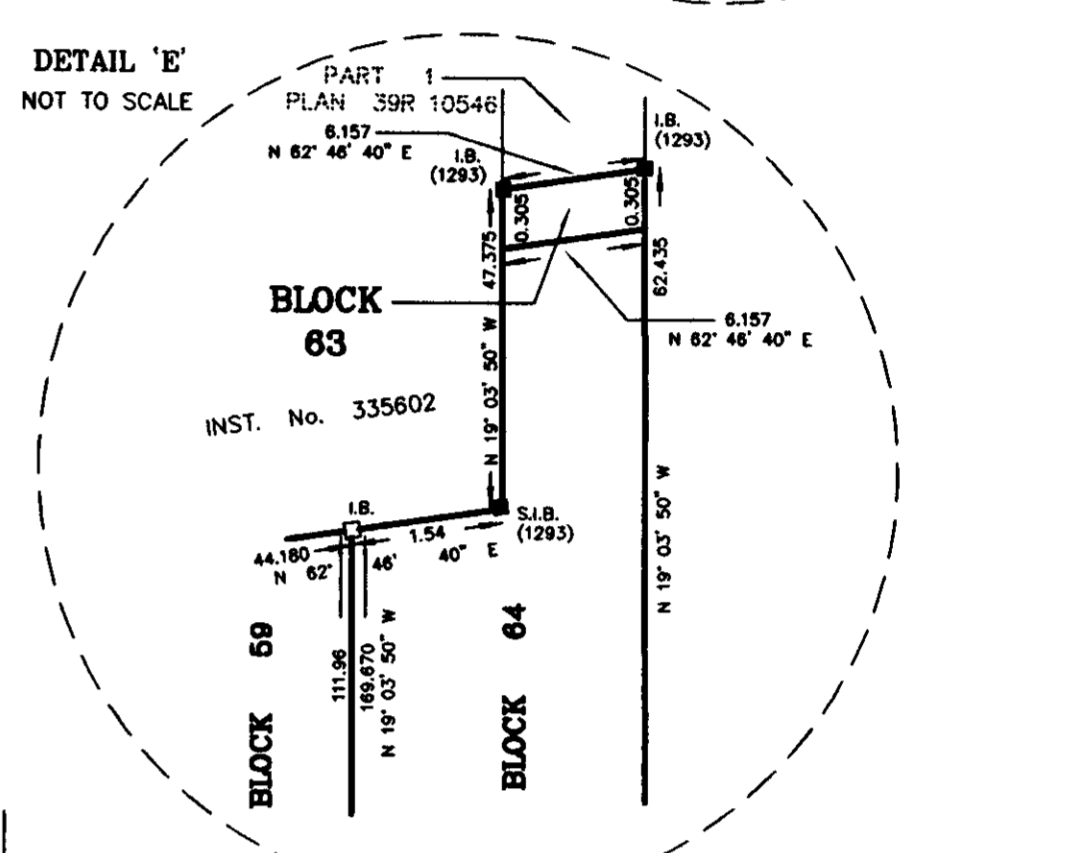
DETAIL 'A'  
NOT TO SCALE



DETAIL 'B'  
NOT TO SCALE



DETAIL 'D'  
NOT TO SCALE

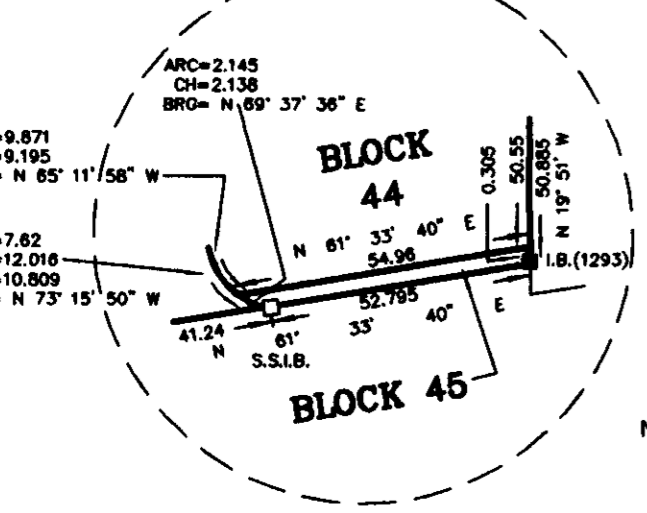
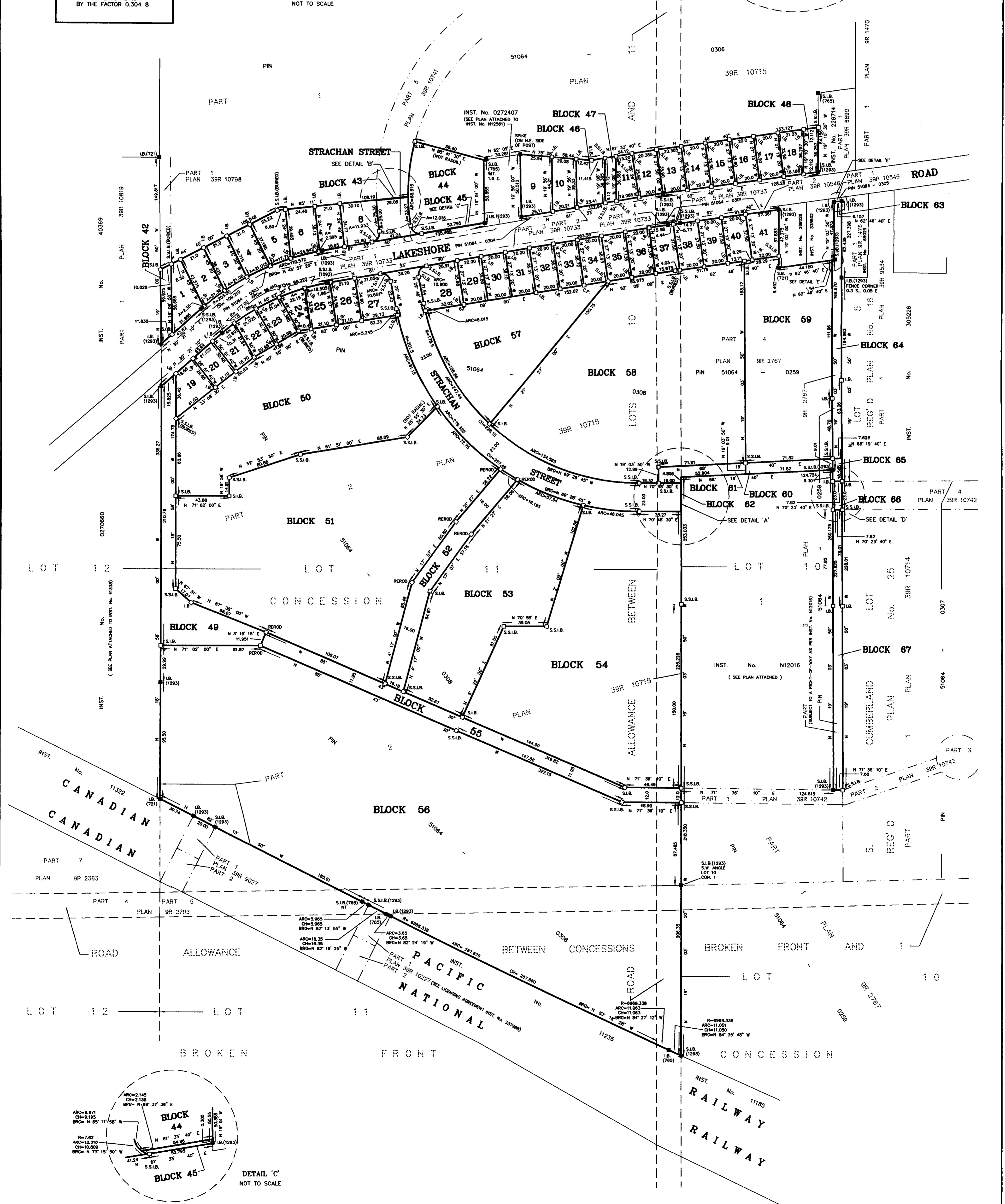


DETAIL 'E'  
NOT TO SCALE

- LEGEND
- - DENOTES FOUND
  - - DENOTES PLANTED
  - RECORD - DENOTES 0.2M 1.8 LONG RECORD PLANTED IN WET LAND

BEARING NOTE  
BEARINGS ARE ASTROMONIC, DERIVED FROM THE SOUTHERN LIMIT OF PART 3 DEPOSITED PLAN 39R 10545 AND HAVING A BEARING OF N 61° 33' 40" E.

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY THE FACTOR 0.304 8



DETAIL 'C'  
NOT TO SCALE