

**Hillstreet Developments Ltd.**  
**5868 County Road 65, Osaca**  
PART OF LOT 27, CONCESSION 5, MUNICIPALITY OF PORT HOPE  
COUNTY OF NORTHUMBERLAND  
Osaca, Ontario

# PLANNING JUSTIFICATION REPORT

**Zoning By-law Amendment**  
**Draft Plan of Subdivision**



**D.G. Biddle & Associates Limited**  
consulting engineers and planners

File No. 122049

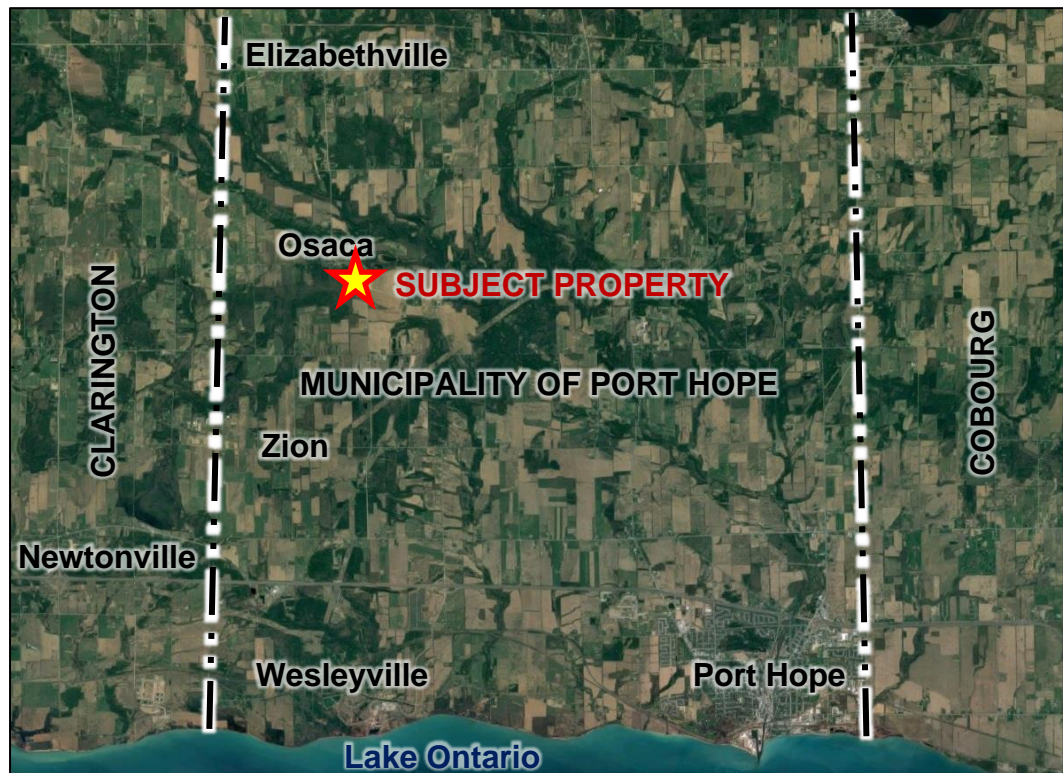
April 2023

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**1.0 INTRODUCTION**

D.G. Biddle and Associates Limited has been retained by Hillstreet Developments Ltd. to provide professional consulting services in support of applications to amend the zoning by-law and to draft-approve a plan of subdivision to allow for the development of a 58-lot residential subdivision in the Hamlet of Osaca. The property is legally described as Part of Lot 27, Concession 5, Municipality of Port Hope, County of Northumberland.



**Figure 1: Subject property in the Municipality of Port Hope**

The Zoning By-law Amendment seeks to make the following changes:

Document	Requested Amendment
Municipality of Port Hope Zoning By-law 20/2010	A) Amend Zoning By-law Schedule “B” to change zone category from Development (D) Zone to Environmental Protection (EP) Zone, Hamlet Residential One (RESV1) Zone, Hamlet Residential One Exception XX (RESV1(XX)) Zone and Hamlet Residential One Exception YY (RESV1(YY)) Zone.  B) Add Hamlet RESV1(XX) and RESV1(YY) Zones and respective performance standards to Zoning By-law text.

This Planning Justification Report will evaluate the proposed development based on conformity with the applicable planning legislation, provincial and local planning policy, and will demonstrate compatibility with surrounding uses.

## **2.0 SUMMARY OF FINDINGS**

The proposed residential subdivision development is in conformity with overarching provincial planning policy and the County of Northumberland and Municipality of Port Hope Official Plans.

The development proposal will require a site-specific amendment to the Port Hope Zoning By-law to allow for a reduced street frontage for forty-three of the proposed new lots.

The requested zoning category change to Hamlet Residential One (RESV1), Hamlet Residential One Exception XX (RESV1(XX)) and Hamlet Residential One Exception YY (RESV1(YY)) Zones will allow the subject lands to be developed in a more compact form which will help address the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Municipality of Port Hope Official Plan with regard to compact development, efficient use of land and infrastructure.

The proposed development is in conformity with relevant planning policy and demonstrates further merit as described herein:

- The proposed residential development minimizes servicing by locating within the Hamlet Boundary and immediately adjacent to the built boundary and in close proximity to existing municipal services.
- The proposed subdivision represents development that will assist the County of Northumberland and Municipality of Port Hope to meet population targets and to meet housing targets for the Hamlet of Osaca.

## **3.0 SITE AND NEIGHBOURHOOD CONTEXT**

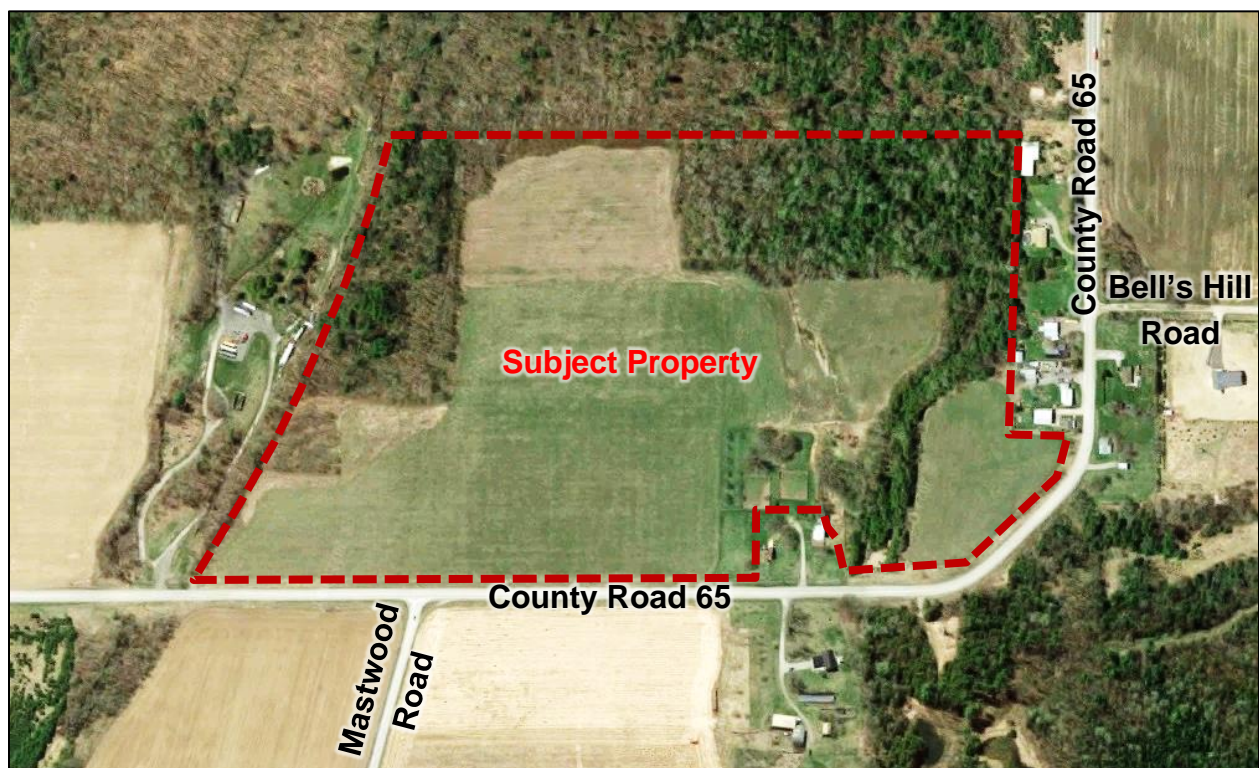
### **3.1 SITE CONTEXT**

The subject property is located on the west side of County Road 65, approximately 1.2km north of the 5<sup>th</sup> Line in the Hamlet of Osaca. The property has street frontage of 833m, a depth of 399m, and an area of 24.6ha.



The property is currently being used as a farm. There is a wetland located at the northwest corner of the property that drains into a small stream out to County Road 65 to the east. The stream cuts the agricultural lands into two areas, a 13.5ha area at the south and a 1.4ha area at the northeast. A barn and dwelling are located towards the northeast corner of the property, adjacent to County Road 65.

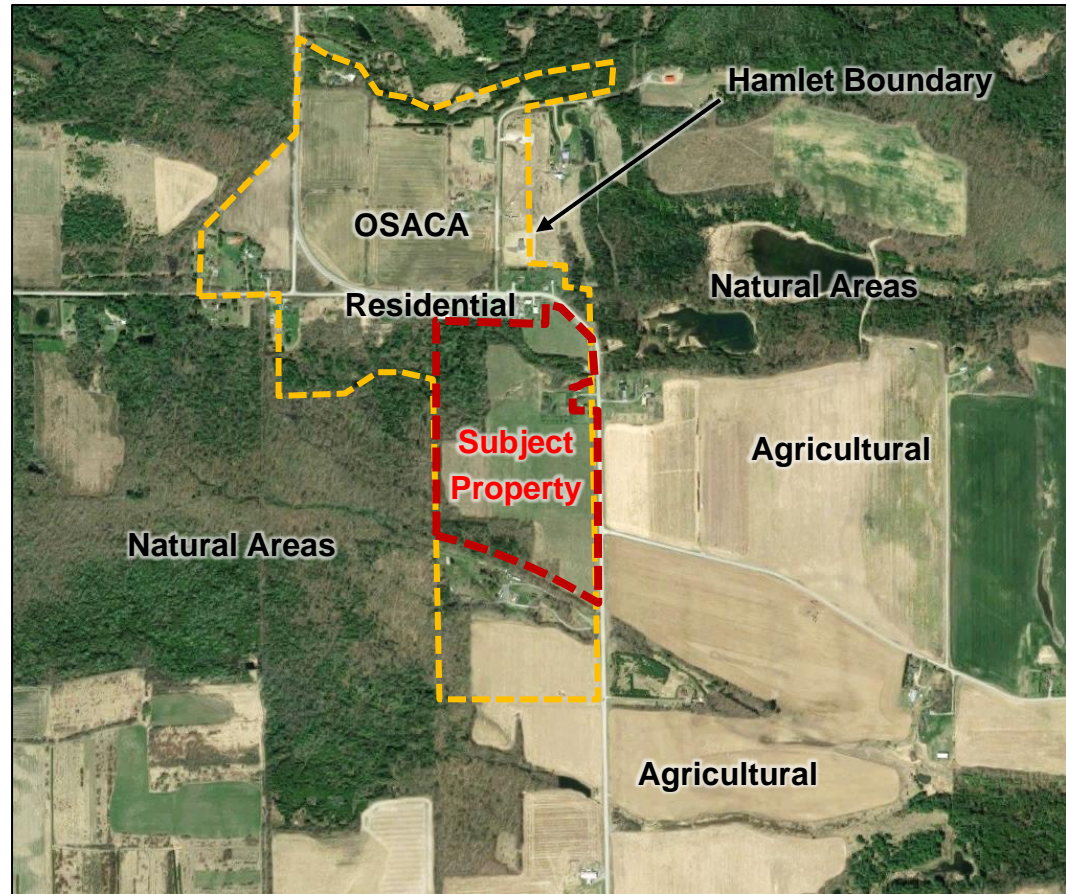
Most of the property is very flat with a grade of less than 0.2% from the middle of the property to both the north and south. The wetland and stream is encompassed by a wooded area. There is also a wooded area at the southwest corner of the property with a row of trees that extends along to the south property line out to County Road 65.



**Figure 2: Site context**

### **3.2 NEIGHBOURHOOD CONTEXT**

Surrounding land uses include rural residential uses to the north, agricultural uses to the south and east, and woodlands to the west. Lands to the west and northeast of the property are identified as Environmental Protection.



**Figure 3: Neighbourhood context**

The whole of the development lands are located within the Osaca Hamlet Boundary

#### **4.0 PROPOSED DEVELOPMENT**

The proposed Plan of Subdivision will consist of 58 detached dwelling lots fronting onto four new local streets. Lands within the wetland complex are intended to be conveyed to the Municipality as open space. Lands on the north side of the open space block will be developed for four detached dwelling lots on a new public street. Land south of the open space block will be developed for 54 detached dwelling lots on three new public streets. A firefighting reservoir block is proposed central to the subdivision. The existing farm dwelling is intended to be severed from the development parcel prior to the registration of the plan of subdivision.

The zoning by-law amendment will apply to the entire property. The zoning by-law amendment is intended to allow for a reduction in minimum lot frontage from 30 m to 12.7m. The Plan of Subdivision will not apply to the existing residential dwelling and lands immediately adjacent. These lands are to be retained by the land owner.



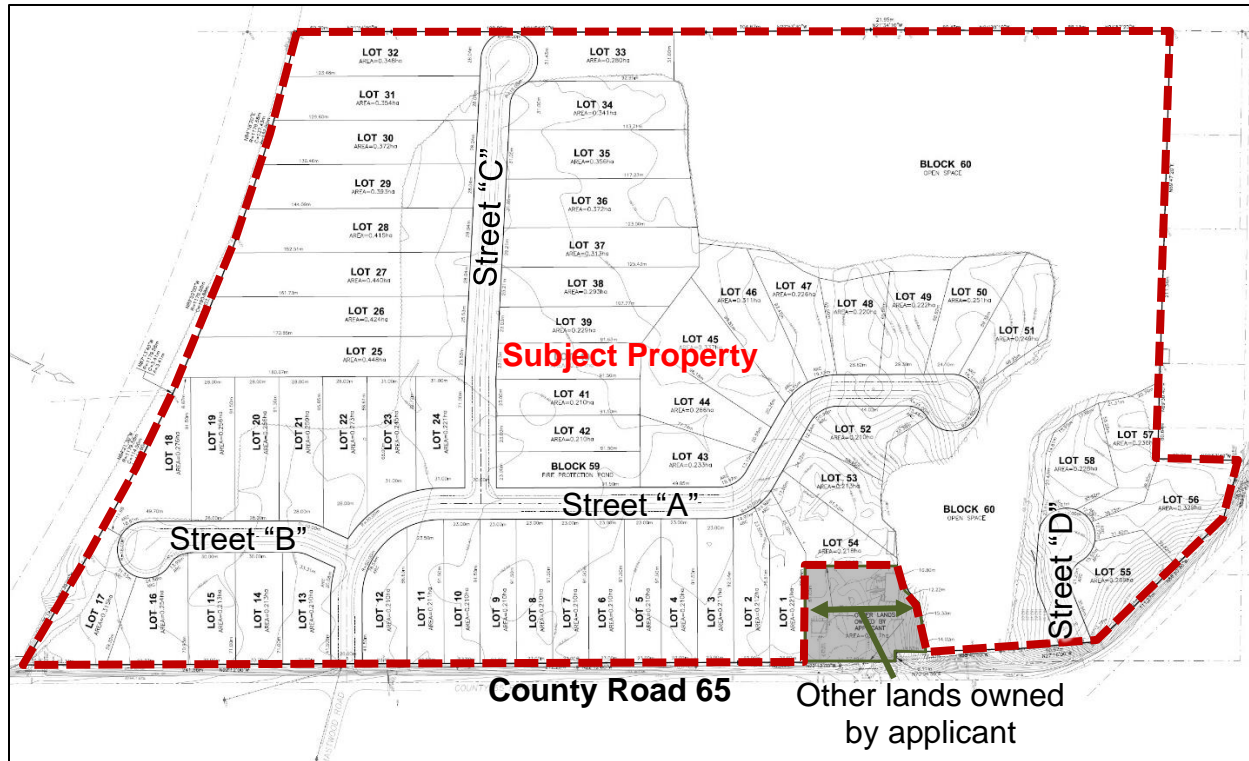


Figure 4: Proposed plan of subdivision

Table 1: Density

Use	Dwelling Units	Total Persons	Area (ha)	Density	
				Units/Hectare	Persons/Hectare
Hamlet Residential	58	182.1	15.565	3.73	11.70
<b>Net Density</b>	<b>58</b>	<b>182.1</b>	<b>15.565</b>	<b>3.73</b>	
<b>Gross Density (Total Development Area)</b>	<b>58</b>	<b>182.1</b>	<b>18.006</b>	<b>3.22</b>	<b>10.11</b>

Table 2: Parkland Dedication

Use	Net Units	Gross Developable Area (ha)	Parkland Dedication Rate	Required Parkland Dedication (ha)
Hamlet Residential	58	18.006	5%	0.900
			1ha/300 units	0.193
<b>Total Parkland Required</b>				<b>0.900</b>
<b>Total Proposed Parkland Dedication (Area)</b>				<b>0.210</b>
<b>Total Proposed Cash-in-lieu of Parkland Area</b>				<b>0.690</b>

The residential subdivision proposal is comprised of 58 detached dwelling lots with lot frontages of between 12.7m and 49.7m and lot areas of between 2,100m<sup>2</sup> and 4,480m<sup>2</sup>. The vast majority of the lots will have frontages of 23m to 31m, whereas 28 of the proposed 58 lots will have areas of 2,100m<sup>2</sup> to 2,300m<sup>2</sup>.

Cash-in-lieu of parkland dedication for the property will be paid at the time of the registration of the Plan of Subdivision.

## 5.0 PLANNING CONTEXT

The development lands are located within the Osaca **Hamlet Boundary**. The lands benefit from being within the **Rural Settlement** and **Hamlet** land use designations of both the County of Northumberland and Municipality of Port Hope Official Plans.

### 5.1 PLANNING ACT, R.S.O. 1990, CHAPTER P.13

The proposed zoning by-law amendment and plan of subdivision have regard for matters of provincial interest under Section 2 of the Planning Act. It is the author’s opinion that the proposed plan of subdivision adequately addresses the approval criteria of Section 51(24) of the Planning Act; though it is the responsibility of Council to have regard for said criteria when issuing a decision.

### 5.2 NORTHUMBERLAND OFFICIAL PLAN (2016)

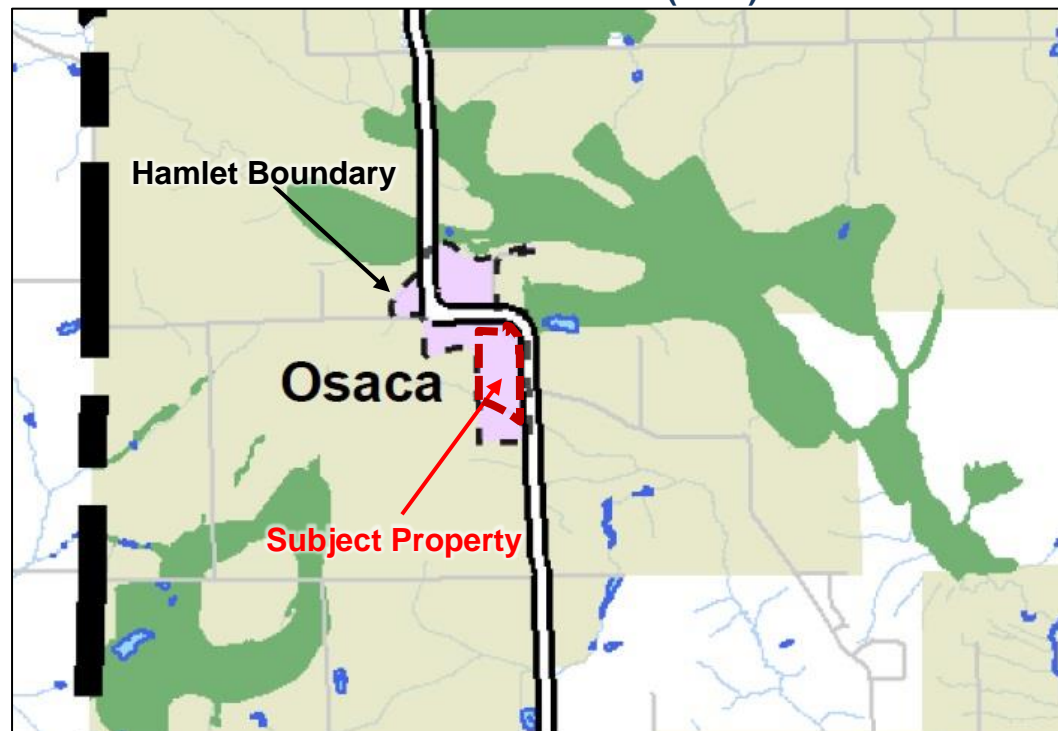


Figure 5: Northumberland County Official Plan, Schedule A excerpt



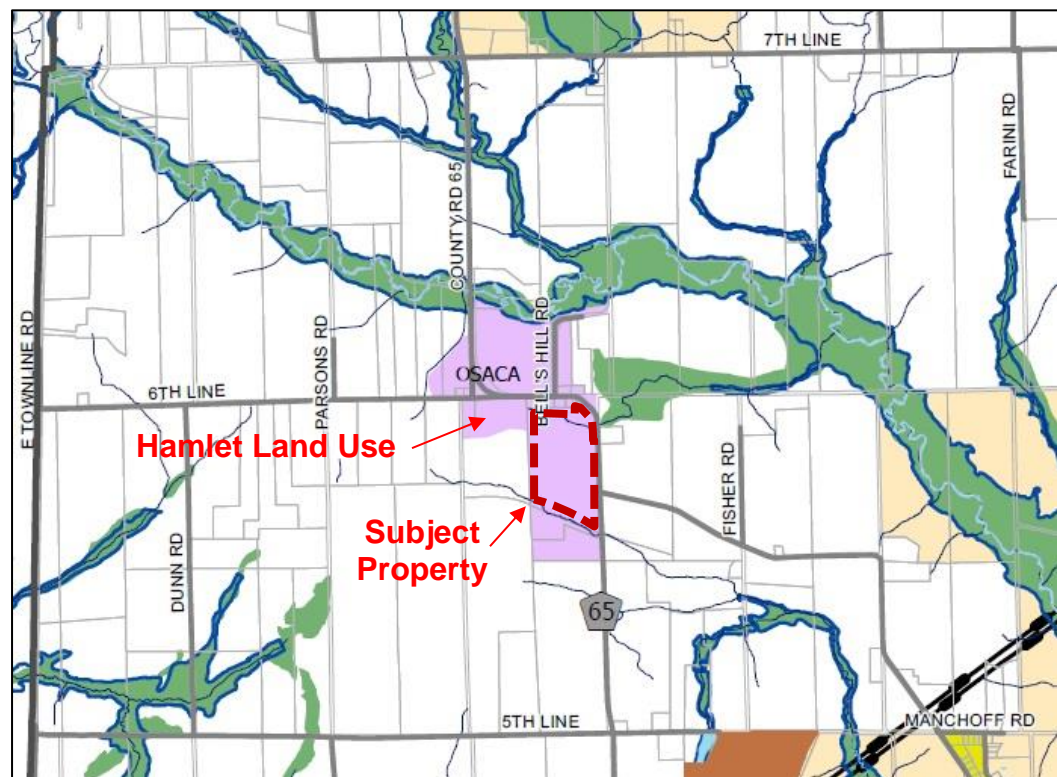
The development land is located within the **Rural Settlement** land use designation of the Northumberland Official Plan. The Rural Settlement land use designation permits predominantly residential uses on unserviced or partially serviced lots.

Having evaluated the proposed development against the land use policies of the County of Northumberland Official Plan, we have determined that the proposed use and residential hamlet subdivision are appropriate in the context of the land use permissions, existing surrounding uses and existing and planned municipal public services.

**5.3 MUNICIPALITY OF PORT HOPE OFFICIAL PLAN (2017)**

The Municipality of Port Hope Official Plan designates the whole of the development land as **Hamlet**. The predominant use of lands designated Hamlet shall be for rural residential purposes, as well as commercial and institutional uses to cater to the immediate needs of the hamlet community.

Having evaluated the proposed development against the land use policies of the Port Hope Official Plan, we have determined that the proposed use and residential hamlet subdivision are appropriate in the context of the land use permissions, existing surrounding uses and existing municipal public services.



**Figure 6: Municipality of Port Hope Official Plan, Schedule C excerpt**

### 5.4 MUNICIPALITY OF PORT HOPE ZONING BY-LAW NO. 20/2010

The Municipality of Port Hope Zoning By-law No. 20/2010 identifies the subject land as Development (D) Zone.

The D Zone identifies lands that are designated for development in the Municipality by the Official Plan but have yet to be granted full development permissions. A Zoning By-law Amendment is required to change the zone category to Hamlet Residential One (RESV1, RESV1(XX) and RESV1(YY) Zones.

The RESV1 Zone permits residential dwellings on lots with a minimum frontage of 30m and a minimum area of 2,800m<sup>2</sup>. Forty-six of the of the proposed fifty-eight lots will have street frontages of less than 30m, though the area of each lot will range from 2,100m<sup>2</sup> to 4,480m<sup>2</sup>. A change to the zoning by-law performance standards is required to allow for the reduced street frontage permissions.

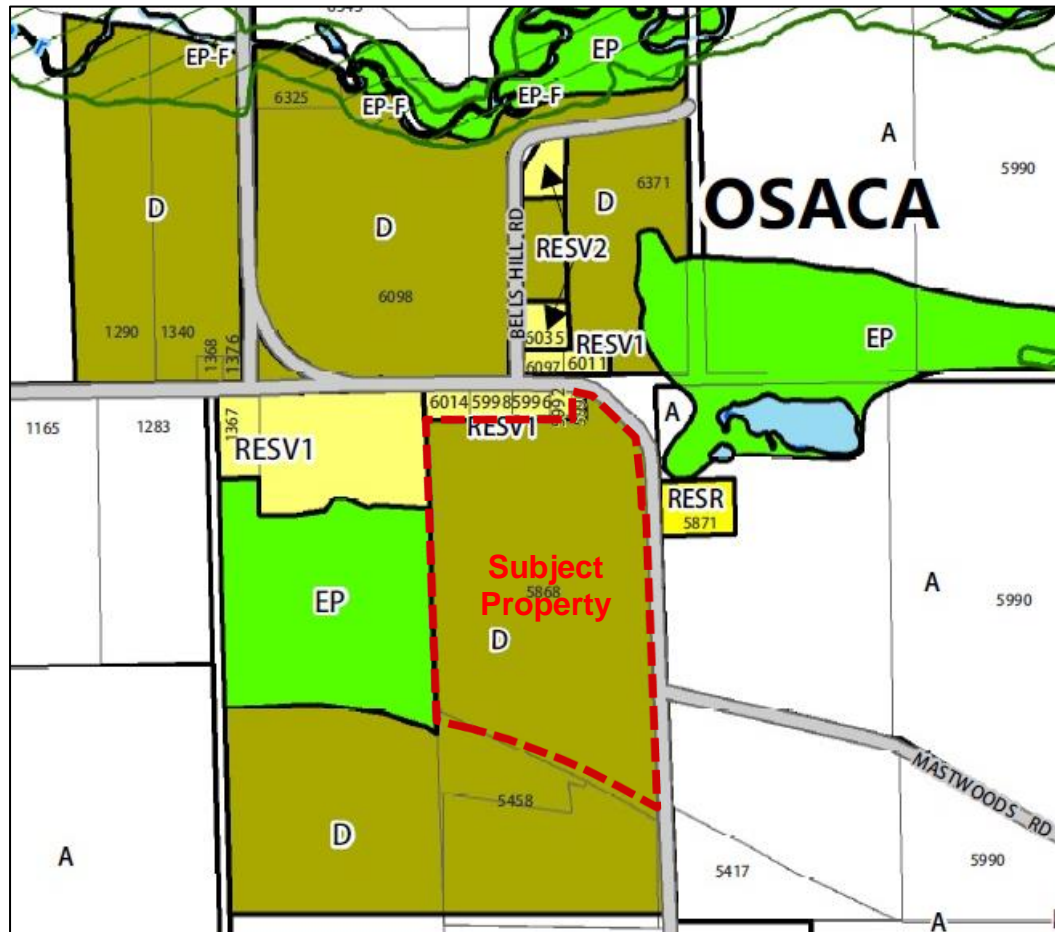


Figure 7: Zoning By-law 20/2010, Schedule B20 excerpt

The Draft Zoning By-law for the proposed subdivision is attached to this report as Appendix “B”.

## 6.0 REQUIRED PLANNING APPROVALS

The following approvals are required to implement the proposed development:

### 6.1 AMENDMENT TO THE ZONING BY-LAW

An amendment to the Municipality of Port Hope Zoning By-law 20.2010 is required to rezone the Subject Land to Hamlet Residential One (RESV1) Zone and to two new RESV1 Exception Zones; Hamlet Residential One Exception XX (RESV1(XX)) and Hamlet Residential One Exception YY (RESV1(YY)) Zones to reduce the minimum street frontage requirements.

### 6.2 DRAFT PLAN OF SUBDIVISION APPROVAL

The proposed draft plan of subdivision will create 58 detached dwelling lots, one open space block, one fire-fighting reservoir block, and new public streets.

## 7.0 PLANNING POLICY

The planning policy justification for the proposed zoning by-law amendment and draft plan of subdivision development is based on a review of the applicable policies in the Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe 2019, the County of Northumberland and Municipality of Port Hope Official Plans, and other local planning policy.

### 7.1 PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement (PPS) “**sets the policy foundation for regulating the development and use of land**” in the Province of Ontario (Part I: preamble). “**In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.**” (Part II: Legislative Authority)

As part of the Province’s vision for land use planning; “**the Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.**”



The development lands are located within the Osaca Hamlet Boundary. The proposed development is consistent with certain policies of the Provincial Policy Statement relating to the building of strong communities.

The proposed development supports the policies of the Provincial Policy Statement as follows, and as further described herein:

- The proposed development addresses policies related to the development of complete communities,
- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through its location immediately adjacent to municipal services,
- The proposed development makes up a part of the residential land use mix to meet the current needs of the community,
- The proposed development complies with the Municipality of Port Hope Official Plan policies regarding urban design and compatibility with adjacent uses.

The Provincial Policy Statement policies that specifically relate to and support the subject proposal are described in Appendix “A”.

## **7.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)**

The Growth Plan for the Greater Golden Horseshoe 2019 (2020 Consolidation) (the “Growth Plan”) provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation.

The vision for the Growth Plan is grounded in the following selected principles that provide the basis for guiding decisions on how land is developed, resources are managed and protected, and public dollars invested:

- ***Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.***
- ***Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.***
- ***Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.***
- ***Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.***

- **Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, ...**
- **Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.**
- **Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.**
- **Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network**
- **Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.**
- **Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities ... (Section 1.2.1 – Guiding Principles)**

The proposed residential development meets and/or addresses the relevant policies of the Growth Plan for the Greater Golden Horseshoe in the following manner and as described herein:

- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through its location within the Hamlet Boundary and immediately adjacent to existing municipal services.
- The proposed development addresses the relevant policies of the Growth Plan for the Greater Golden Horseshoe as further described in Appendix “A”.

### **7.3 NORTHUMBERLAND OFFICIAL PLAN**

The subject property is designated **Rural Settlement** by the County of Northumberland Official Plan. The property is located within the Osaca **Hamlet Boundary** (Schedule ‘A’). The Rural Settlement designation allows for residential uses on unserviced or partially serviced lots.

The relevant directions within Policy A2 – Guiding Principles states:

“It is recognized that the County's long-term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and development patterns. On this basis, below are a series of guiding principles that are intended to establish the basis for making land use planning decisions in the future:

1. *To recognize that the County is made up of a number of communities of different sizes and identities that all combine to establish Northumberland's*

*identity as a desirable place to live, establish roots, learn and create diverse economic opportunities.”*

The proposed development meets and or addresses the relevant policies of the County of Northumberland Official Plan as described herein:

- The proposed development represents residential growth that will help the County to meet its growth targets.
- The proposed development makes up a part of the residential land use mix to meet the current needs of the community.
- The proposed development is sensitive to adjacent land uses with regard to use and density and through subdivision design and good urban design principles.

County of Northumberland Official Plan policies for planning, growth management, and housing are addressed by the proposed development as further described in Appendix “A”.

#### **7.4 MUNICIPALITY OF PORT HOPE OFFICIAL PLAN**

The Municipality of Port Hope Official Plan designates the development lands as **Hamlet**. The development lands are located within the **Hamlet Boundary** (Map “A”).

##### **7.4.1 LAND USE AND COMPATIBILITY**

The proposed subdivision will reflect the existing built form of the area to continue the use of detached dwellings. Policies in support of the proposed development scheme with regard to land use and urban design are described within Appendix “A” attached hereto, and are generally addressed as follows:

- The proposed development is capable of sustaining limited growth in terms of in-depth development contiguous to and as a natural expansion of areas of existing development within the existing settlement area, rather than as a linear extension along major roads.
- In considering an application for a plan of subdivision within these hamlets, Council and the Committee of Adjustment shall assess what effects the proposed development would have on future in-depth development.
- The proposed development shall be used for residential purposes to conform with adjacent uses in the hamlet

##### **7.4.2 INFRASTRUCTURE AND STORMWATER MANAGEMENT**

As part of the Draft Plan of Subdivision application, D.G. Biddle and Associates has prepared a Preliminary Stormwater Drainage and Functional Servicing Report, which is intended to conform to and address, the development policies and standards of the Municipality of Port Hope and the Ganaraska Region Conservation Authority.



### **7.4.3 NATURAL ENVIRONMENT**

The subject lands contain various natural heritage features such as significant woodlands, short- and long-term natural cover, unevaluated wetlands and physical constraints such as valleylands.

The proposed development includes lot creation within 15m of the identified wetlands and within 5m of woodlands associated with those wetlands.

### **7.5 CONFORMITY WITH LAND USE POLICY**

The proposed development satisfies the relevant policies of the Provincial Policy statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Northumberland Official Plan (2017) and the Municipality of Port Hope, as described in detail within Appendix “A”.

## **8.0 SITE SERVICING, GRADING AND STORMWATER MANAGEMENT**

The site servicing, grading and stormwater management facilities will be designed to meet the requirements and design standards of the County of Northumberland, the Municipality of Port Hope, and the Ganaraska Region Conservation Authority as appropriate.

The Northumberland and Port Hope Official Plans require that where municipal water service is available within a Hamlet, new development shall connect to the municipal infrastructure. The development will use individually serviced wells and septic as municipal services are unavailable in Osaca.

## **9.0 PUBLIC CONSULTATION STRATEGY**

It is the owners’ intent to rely on the Municipality of Port Hope public consultation process to engage with the public regarding the subject Zoning By-law Amendment and Draft Plan of Subdivision applications. The Municipality will mail out public meeting notices to all property owners within 120m of the subject properties. The owner will install a public notice sign on the site as per Municipality requirements.

## **10.0 DISCUSSION**

The whole of the development lands are located within the Hamlet Boundary. The Hamlet of Osaca is not serviced with water nor sanitary sewers. Therefore, private services including wells and septic systems will be required in the proposed subdivision.

The owner has prepared a hydrogeologic assessment which demonstrates that the soil conditions can support the creation of fifty-eight residential dwelling lots within the property.

The Northumberland and Port Hope Official Plans make provisions for allowing for a reduction to the minimum lot area within hamlets where the soil conditions can support such a reduction. The lands within the development area meet these two criteria, and therefore the requested zoning by-law amendment and draft plan of subdivision are in compliance with the respective Official Plans with regard to the minimum lot area requirement.

The Hamlet Residential One (RESV1) Zone permits detached dwelling lots with a minimum lot frontage of 30m and a minimum lot area of 2,800m<sup>2</sup>. The RESV1 Zone is the predominant residential zone within the Osaca Hamlet area.

The proposed new Hamlet Residential One Exception XX (RESV1(XX)) and Hamlet Residential One Exception YY (RESV1(YY)) Zones will allow for reduced lot frontages and lot areas which are intended to allow for higher density development than the RESV1 Zone while still respecting the capacity of the existing soil conditions to accommodate private water and sanitary services. Each of the RESV1(XX) and RESV1(YY) Zones will have a minimum lot area of 2,100m<sup>2</sup>, whereas the RESV1(XX) Zone will have a minimum lot frontage of 18.2m and the RESV1(YY) Zone will have a minimum lot frontage of 12.7m. The reduced lot areas have been determined to be appropriate for servicing as per the hydrogeologic assessment. The reduced lot frontages will allow for narrower and deeper lots which equates to greater density on less infrastructure (i.e. less road length) and that translates into more efficient development.

## **11.0 CONCLUSIONS AND PLANNING JUSTIFICATION**

The proposed development satisfies the relevant policies of the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020) and the County of Northumberland Official Plan (2016) and the Municipality of Port Hope Official Plan (2017).

This report has reviewed the proposed use of the subject site against the relevant Provincial, Regional and Municipal planning policy and concluded that a zoning by-law amendment to allow for the proposed residential use and density and for the development of a 58-dwelling unit residential subdivision is appropriate for the site and neighbourhood from a land use planning perspective.



It is the opinion of the author that the proposed Zoning By-law Amendment and Draft Plan of Subdivision, as outlined in this Planning Justification Report, are consistent with the Provincial Policy initiatives and current Regional and Municipal planning policy and represents good planning.

Respectfully submitted,

**D.G. BIDDLE & ASSOCIATES LIMITED  
ENGINEERS AND PLANNERS**

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Appendix “A” – Policy Review		
Policy Review		
Provincial Policy Statement 2020		
Policy No.	Policy Text	Analysis
Policy 1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> <li>a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</li> <li>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</li> <li>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</li> <li>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</li> <li>i) preparing for the regional and local impacts of a changing climate.</li> </ul>	<p>The proposed development promotes healthy, liveable and safe communities by:</p> <ul style="list-style-type: none"> <li>• Implementing efficient land use patterns through greenfield development within the Hamlet Boundary</li> <li>• Implementing cost-effective development patterns by locating in close proximity to existing public infrastructure (including roads and electricity facilities), thus reducing the need to extend infrastructure; and</li> <li>• Accommodating the known accessibility requirements of people with differing needs.</li> </ul>
Policy 1.1.3.1	Settlement areas shall be the focus of growth and development.	The proposed development is located within the Osaca Hamlet Boundary.
Policy 1.1.3.2	<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> <li>a) efficiently use land and resources;</li> <li>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</li> <li>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</li> <li>d) prepare for the impacts of a changing climate.</li> </ul>	<p>The proposed development promotes healthy, liveable and safe communities by;</p> <ul style="list-style-type: none"> <li>• Implementing efficient land use patterns through greenfield development within the Hamlet Boundary</li> <li>• Implementing cost-effective development patterns by relying on existing public infrastructure (including roads and electricity facilities), thus reducing the need for the new infrastructure</li> </ul>
Policy 1.1.3.6	New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	<p>The proposed development is located within an area identified by the Municipality of Port Hope Official Plan as a Greenfield area.</p> <p>The proposed development is located within the Osaca Hamlet Boundary and relies on existing public infrastructure (including roads and electricity facilities).</p>
Policy 1.4.1	<p>To provide for an appropriate range and mix of <i>housing options</i> and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <ul style="list-style-type: none"> <li>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through <i>residential intensification</i> and <i>redevelopment</i> and, if necessary, lands which are <i>designated and available</i> for residential development; and</li> <li>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</li> </ul>	<p>The proposed development promotes residential growth and is located within an area that has sufficient public servicing capacity by:</p> <ul style="list-style-type: none"> <li>• Implementing cost-effective development patterns by relying on existing public infrastructure (including roads and electricity facilities), thus reducing the need for the new infrastructure</li> </ul>

	<p>suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans.</p> <p>Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate <i>residential intensification</i> and <i>redevelopment</i>, and land in draft approved and registered plans.</p>	
Policy 1.4.3	<p>Planning authorities shall provide for an appropriate range and mix of <i>housing options</i> and densities to meet projected market-based and affordable housing needs of current and future residents of the <i>regional market area</i> by:</p> <p>b) permitting and facilitating:</p> <p>1. all <i>housing options</i> required to meet the social, health, economic and well-being requirements of current and future residents, including <i>special needs</i> requirements and needs arising from demographic changes and employment opportunities; and</p> <p>c) directing the development of new housing towards locations where appropriate levels of <i>infrastructure</i> and <i>public service facilities</i> are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, <i>infrastructure</i> and <i>public service facilities</i>, and support the use of <i>active transportation</i> and transit in areas where it exists or is to be developed;</p>	<p>The proposed development promotes residential growth and densities to meet the projected requirements of current and future residents by:</p> <ul style="list-style-type: none"> <li>• Increasing density through a more compact urban form</li> <li>• Accommodating the known accessibility requirements of people with differing needs</li> <li>• Implementing cost-effective development patterns by relying on the incremental extension of existing public infrastructure (including roads and electricity facilities), thus reducing the need for the new infrastructure</li> </ul>
Policy 1.6.6.1	<p>Planning for sewage and water services shall:</p> <p>a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:</p> <p>1. municipal sewage services and municipal water services,</p>	<p>The proposed development will utilize private water and sewage services.</p>
Policy 1.6.6.7	<p>Planning for stormwater management shall:</p> <p>a) be integrated with planning for <i>sewage and water services</i> and ensure that systems are optimized, feasible and financially viable over the long term;</p> <p>b) minimize, or, where possible, prevent increases in contaminant loads;</p> <p>c) minimize erosion and changes in water balance, and prepare for the <i>impacts of a changing climate</i> through the effective management of stormwater, including the use of <i>green infrastructure</i>;</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces; and</p> <p>f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</p>	<p>The proposed development will be designed to address stormwater control in accordance with the Municipality’s and Conservation Authority’s stormwater management policies.</p>
<b>Growth Plan for the Greater Golden Horseshoe 2019 (2020 Consolidation)</b>		
<b>Policy No.</b>	<b>Policy Text</b>	<b>Analysis</b>
Section 2.2.1- Managing Growth, Policy 1	<p>Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.</p>	<p>The proposed development will be consistent with future population growth trends in the Municipality.</p>

Section 2.2.1 – Managing Growth, Policy 2	<p>a) the vast majority of growth will be directed to settlement areas that:</p> <ul style="list-style-type: none"> <li>i. have a delineated built boundary; and</li> <li>iii. can support the achievement of complete communities;</li> </ul> <p>c) within settlement areas, growth will be focused in:</p> <ul style="list-style-type: none"> <li>i. delineated built-up areas;</li> <li>ii. strategic growth areas;</li> </ul> <p>d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;</p>	The proposed development is located within the Osaca Hamlet Boundary.
Section 2.2.7- Greenfield Areas, Policy 1	<p>New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:</p> <p>a) supports the achievement of complete communities</p>	<p>The proposed development promotes healthy, liveable and safe communities by:</p> <ul style="list-style-type: none"> <li>• Implementing efficient land use patterns through greenfield development within the Hamlet Boundary</li> <li>• Implementing cost-effective development patterns by locating in close proximity to existing public infrastructure (including roads and electricity facilities), thus reducing the need to extend infrastructure; and</li> </ul> <p>Accommodating the known accessibility requirements of people with differing needs.</p>
Section 3.2.8 – Public Service Facilities, Policy 1:	Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.	The proposed development will utilize private water and sewage services.

**Northumberland Official Plan**

Policy No.	Policy Text	Analysis										
Policy B3- Rural Lands	<p>Rural lands include all of the land not included within an urban area and include rural settlement areas as shown on Schedule A. A maximum of 20% of future population and employment growth in the County is forecasted to rural lands. The rural lands population forecasts for 2034, 2031 and 2041 are shown on Table C below.</p> <table border="1" data-bbox="553 1306 1858 1393"> <tr> <td>Municipality</td> <td>2034 pop.</td> <td>2036 pop.</td> <td>2041 pop.</td> <td>Share of Rural Lands</td> </tr> <tr> <td>Port Hope</td> <td>839</td> <td>932</td> <td>1,164</td> <td>23.25%</td> </tr> </table>	Municipality	2034 pop.	2036 pop.	2041 pop.	Share of Rural Lands	Port Hope	839	932	1,164	23.25%	The proposed development will help the County of Northumberland and the Municipality of Port Hope to meet their population and household growth forecasts.
Municipality	2034 pop.	2036 pop.	2041 pop.	Share of Rural Lands								
Port Hope	839	932	1,164	23.25%								
Policy B8.1- Servicing Growth	<p>a) Planning for sewage and water services shall:</p> <p>i) Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</p> <ol style="list-style-type: none"> <li>1. Municipal sewage services and municipal water services; and</li> <li>2. Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;</li> </ol> <p>ii) Ensure that these systems are provided in a manner that:</p> <ol style="list-style-type: none"> <li>1. Can be sustained by the water resources upon which such services rely;</li> <li>2. Is feasible, financially viable and complies with all regulatory requirements; and</li> <li>3. Protects human health and the natural environment;</li> </ol>	The proposed development will utilize private water and sewage services. Lots will be serviced by private septic services.										

	<p>c) Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.</p>	
<p>Policy B14- Servicing in Rural Settlement Areas</p>	<p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided in a rural settlement area, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In rural settlement areas, these services may only be used for infilling and minor rounding out of existing development. Partial services shall only be permitted in rural settlement areas in the following circumstances:</p> <p>i) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or</p> <p>ii) Within rural settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p>	<p>The proposed development will utilize private water and sewage services. The proposed development will be serviced by private septic services that have no negative impacts.</p>
<p>Policy B16- New Development in Existing Urban Areas/Rural Settlement Areas</p>	<p>In cases where new development is proposed outside of the built boundary in urban areas and outside of the built up area in rural settlement areas but within the urban area or rural settlement area boundary, it shall be demonstrated that:</p> <p>a) The new development area will generally serve as a logical extension to the existing built up area, is compact and minimizes the consumption of land;</p> <p>b) The scale and location of the development will be in conformity with Sections B14 and B15 of this Plan if the proposed development is to be on partial services or not serviced by municipal sewer or water services;</p> <p>c) A range of housing choices will be provided, subject to servicing constraints;</p> <p>d) All of the other infrastructure required to service the new development is available, and such infrastructure will be used as efficiently as possible;</p>	<p>The proposed development is located outside of the Built Boundary. The proposed development is located within the Osaca Hamlet Boundary. The proposed development will utilize private water and sewage services.</p>
<p>Policy C1.3- General Land Use Objectives for Rural Settlement Areas</p>	<p>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:</p> <p>a) To maintain and enhance the character and identity of rural settlement areas;</p> <p>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;</p> <p>c) To promote the efficient use of existing and planned infrastructure and public services facilities;</p> <p>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.</p>	<p>The proposed development will utilize private water and sewage services. The proposed development will enhance the character of the hamlet. The proposed development will provide additional housing supply to help address market demands.</p>
<p>Policy C1.5.1- Housing Policies</p>	<p>It is the goal of this Plan to meet the County's current and future housing needs by:</p> <p>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;</p> <p>b) Ensuring the provision of an appropriate range of housing types and densities to meet the needs of current and future residents;</p>	<p>The proposed development will provide additional housing supply to help address market demands.</p>



<p>Policy C1.5.4- Affordable Housing</p>	<p>The County supports the provision of housing which is affordable to low and moderate-income households. In this regard the minimum target for the provision of housing which is affordable in the County of Northumberland County is 25%. In addition, affordable means:</p> <ul style="list-style-type: none"> <li>a) In the case of ownership housing, the least expensive of:                             <ul style="list-style-type: none"> <li>i) Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households;</li> <li>or,</li> <li>ii) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.</li> </ul> </li> </ul>	<p>The proposed development will provide housing that is affordable to low and moderate income households.</p>
<p>Policy D2.4- Stormwater Management</p>	<ul style="list-style-type: none"> <li>a) Planning for stormwater management shall:                             <ul style="list-style-type: none"> <li>i) Minimize, or, where possible, prevent increases in contaminant loads;</li> <li>ii) Minimize changes in water balance and erosion;</li> <li>iii) Not increase risks to human health and safety and property damage;</li> <li>iv) Maximize the extent and function of vegetative and pervious surfaces;</li> </ul> </li> <li>c) The County and the local municipalities shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality.</li> </ul>	<p>The proposed development will be designed to address stormwater control in accordance with the Municipality’s and Conservation Authority’s stormwater management policies.</p>

**Municipality of Port Hope Official Plan**

Policy No.	Policy Text	Analysis
<p>Policy B4- Growth in Hamlets</p>	<p>Growth of the Hamlets shall be carefully managed, with particular consideration given to the intent of the Official Plan to focus the majority of new development in the Urban Area and the municipal financial implications associated with communal and private services</p>	<p>The proposed development is located within the Hamlet Boundary The proposed development will utilize private water and sanitary services.</p>
<p>Policy B9.2- Housing Supply</p>	<p>To encourage the provision of an adequate supply of housing accommodation, by type and tenure, in relation to the needs and demands of both present and future inhabitants of the Municipality as identified in the County of Northumberland 10-year Housing and Homelessness Plan in a form that generates a choice of lifestyles.</p>	<p>The proposed development will provide additional housing supply to help address market demands.</p>
<p>Policy B9.2- Residential Development</p>	<p>To direct new residential development in the form of new subdivisions to the Urban Area and, to a limited extent to the Hamlets.</p>	<p>The proposed development is located within the Hamlet Boundary.</p>
<p>Policy C9.1.1- Population</p>	<p>It is forecasted that the population in the Urban Area will increase by 4,531 people by 2034. Limited residential growth is also expected in the rural area. The adequacy of the supply of residential, commercial, industrial and other lands to meet future demands shall be evaluated as part of each 5-year review of this Plan.</p>	<p>The proposed development will provide additional housing supply to help address market demands. The proposed development will help meet the Municipality’s population goals by 2034.</p>
<p>Policy C11.3.3- Maintain Natural Heritage Features</p>	<p>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:</p> <ul style="list-style-type: none"> <li>a) accommodate a full range of habitats;</li> <li>b) conserve the largest area of significant natural features and functions as possible;</li> <li>c) limit the amount of natural edge that is exposed to development;</li> <li>d) connect the area to other natural elements and open spaces</li> </ul>	<p>The proposed development will maintain Natural Heritage features. The proposed development will contain a woodlot that is designated as Open Space.</p>

<p>Policy C.11.3.5- Integration of Built Form</p>	<p>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.</p>	<p>The proposed development will maintain Natural Heritage features.  The proposed development will conform to the built form of the Hamlet  The proposed development will be located on County Road 65, which is an Arterial Road.</p>
<p>Policy C.12.1.3- Stormwater Management</p>	<p>Developments shall provide appropriate storm water management facilities in accordance with current Ministry of the Environment and Climate Change Guidelines as approved by the Municipality, the Ganaraska Region Conservation Authority and, where necessary, the Ministry of Transportation.</p>	<p>The proposed development will be designed to address stormwater control in accordance with the Municipality’s and Conservation Authority’s stormwater management policies.</p>
<p>Policy D.2.2.3- Limited Growth in Hamlets</p>	<p>Garden Hill, Canton, Osaca and Campbellcroft are hamlets capable of sustaining limited growth in terms of in-depth development contiguous to and as a natural expansion of areas of existing development within the existing settlement area, rather than as a linear extension along major roads. Development of the hamlets of Garden Hill, Canton, Osaca and Campbellcroft shall be encouraged by registered plan of subdivision wherever possible.</p>	<p>The proposed development will be located wholly within the Hamlet Boundary.</p>
<p>Policy D.2.2.3- Private Services</p>	<p>In the absence of complete municipal services only those commercial and industrial uses that are of a dry nature, in that the subsurface sewage disposal systems are used solely for the disposal of domestic waste generated by the employees, shall be permitted. Council may require a hydrogeological and soil analysis report prior to approving an application for commercial or industrial development in order to assess the environmental impact of the proposal.</p>	<p>The proposed development will utilize private water and sanitary services.</p>

**Appendix “B” – Draft Zoning By-law Amendment**

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. XX/2023

*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, of the Corporation of the Municipality of Port Hope, for lands described as Part of Lot 27, Concession 5, Formerly in the Township of Hope, Now in the Municipality of Port Hope, County of Northumberland, municipally known as 5868 County Road 65 in the Municipality of Port Hope, in the County of Northumberland.*

WHEREAS Zoning By-law No. 20/2010, as amended, was passed under authority of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS this By-law conforms with the general intent of the Municipality of Port Hope Official Plan, as amended;

AND WHEREAS on \_\_\_\_\_, 2023 the Council of The Corporation of the Municipality of Port Hope conducted a public meeting, in regard to the proposed zoning, as required by Section 34(12) of the Planning Act. R.S.O. 1990, c.P.13, as amended;

AND WHEREAS the Council of The Corporation of the Municipality of Port Hope deems it advisable to amend Zoning By-law No. 20/2010, as otherwise amended, with respect to the above-described lands, and under the provisions of the Planning Act has the authority to do so;

NOW THEREFORE the Council of The Corporation of the Municipality of Port Hope ENACTS as follows:

1. THAT Schedule “B” (Zone Map) forming part of Zoning By-law 20/2010, as otherwise 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 Development ‘D’ Zone **to** Environmental Protection ‘EP’ Zone, Hamlet Residential One ‘RESV1’ Zone, Hamlet Residential One XX ‘RESV1(XX)’ Zone and Hamlet Residential One YY ‘RESV1(YY)’ Zone, all in accordance with Schedule “A” attached hereto and forming part of this By- law;
2. That Part 12, entitled “EXCEPTIONS” of Zoning By-law No. 20/2010, as otherwise amended, is hereby amended by adding the following to Part 2 – 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
RESV1	XX ZZ/2023				(i) Minimum Lot Area: 0.21ha (ii) Minimum Lot Frontage: 18.2m
RESV1	YY ZZ/2023				(i) Minimum Lot Area: 0.21ha (ii) Minimum Lot Frontage: 12.7m

3. THAT Zoning By-law No. 20/2010, 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.
  
4. THAT this By-law shall come into force on the date it is passed by the Council of The Corporation of the Municipality of Port Hope, subject to the applicable provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.

READ A FIRST, SECOND AND THIRD TIME and finally passed in Open Council this \_\_\_\_\_th day of \_\_\_\_\_, 2023.





\_\_\_\_\_  
Olena Hankivsky, Mayor

\_\_\_\_\_  
Brian Gilmer, Clerk



**Schedule “A” to By-law XX/2023**



-  LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE ENVIRONMENTAL PROTECTION (EP) ZONE.
-  LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE HAMLET RESIDENTIAL ONE – (RESV1) ZONE
-  LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE HAMLET RESIDENTIAL ONE – (RESV1(XX)) ZONE
-  LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE HAMLET RESIDENTIAL ONE – (RESV1(Y)) ZONE

**ZONING BY-LAW AMENDMENT SCHEDULE - OSACA SUBDIVISION**  
 PART OF LOT 27, CONCESSION 5 FORMERLY IN THE TOWNSHIP OF HOPE NOW IN THE  
**MUNICIPALITY OF PORT HOPE** COUNTY OF NORTHUMBERLAND



**D.G. Biddle & Associates Limited**  
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 info@dgbiddle.com

SCALE 1:5000  
 DRAWN B.B.  
 DESIGN M.F.  
 CHECKED M.F.  
 DATE APR 5 2023

PROJECT **122049**

DWG  
**FIG 1**

**Appendix “C” – Section 51 (24) of the Planning Act – Analysis**

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

Criteria Stated in Section 51 (24)	Does the Proposal Satisfy the Criterion?	Comments
(a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	Yes	The proposed subdivision addresses all relevant matters of provincial interest as referred to in Section 2.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The proposed subdivision is not premature and is in the public interest.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The proposed subdivision conforms to the land use permissions and policies of the Official Plan.
(d) The suitability of the lands for the purposes for which it is to be subdivided;	Yes	The lands are suitable for the residential subdivision.
(d1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	N/A	No affordable housing units are being proposed within this development.
(e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and adequacy of them;	Yes	Highway widths, elevations and grades are provided on the plan.

Criteria Stated in Section 51 (24)	Does the Proposal Satisfy the Criterion?	Comments
(f) The dimensions and shapes of the proposed lots;	Yes	The majority of lots proposed are of a rectangular shape with pie shaped lots at the east cul de sac. The lots vary in dimensions from 71m in length to 180m. The dimensions are shown on plan DP-1.
(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;	Yes	The proposed development is constricted by woodlands and wetlands. Drawing DP-1 outlines the required setbacks of both.
(h) Conservation of natural resources and flood control;	Yes	An Environmental Impact Study and Tree Inventory and Preservation Plan have been prepared and submitted with the subject applications which demonstrates compliance with the regulatory requirements.
(i) The adequacy of utilities and municipal services;	Yes	The proposed dwellings will be on individual septic and well for water and sanitary. Existing public utilities include electricity infrastructure. Existing private utilities include communication (telephone and cable) facilities.
(j) The adequacy of school sites;	N/A	The Plan of Subdivision will rely on the bussing of students to the nearest available primary and secondary schools.

Criteria Stated in Section 51 (24)	Does the Proposal Satisfy the Criterion?	Comments
(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Yes	Block 60 as shown on DP-1 is proposed to be dedicated to the Municipality of Port Hope as open space.
(l) The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Yes	<p>Street trees will be planted within municipal boulevards, the existing trees as shown on TIPP plan will be preserved. The planting of the trees will maintain a shade canopy to reduce the heat island effects.</p> <p>Water efficient plumbing fixtures are considered for this development to help conserve water wastage. This includes low flow faucets and shower heads. Programable thermostats are also being considered for this development allowing homeowner to run their furnace and air conditioning more efficiently, by lowering energy use during the night and other times.</p>
(m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> .	N/A	