



MUNICIPALITY OF

PORT HOPE

56 Queen Street Port Hope, ON L1A 3Z9 | t: 905-885-4544 | f: 905-885-7698

Zoning By-law or Official Plan Amendment

For additional details on the application process please contact:

Planning Division

Tel. 905-885-2431

Email: planning@porthope.ca

5 Mill Street South

Port Hope, ON L1A 2S6

**[Office Use Only] File
No.:**

**[Office Use Only]
Date Received:**

**[Office Use Only]
Deemed Complete:**

**[Office Use Only] Fee
Paid:**

[Office Use Only] Received by:

General Information

Application Fees

The application fees can be found on the [Fees and Charges](#) page either in the 'Official Plan Amendment' or 'Zoning By-law Amendment' tables.

Note: Any further costs and expenses which may be incurred by the Municipality of Port Hope in the processing of a Zoning By-law or Official Plan Amendment application, as determined by Municipal Council, may be charged to the applicant.

Please indicate which application you are applying for.

- Zoning By-law Amendment- Basic Amendment, Temporary Use
- Zoning By-law Amendment - Major (large scale residential and ICI projects), Interim Control
- Zoning By-law Amendment - Remove Holding Symbol
- Temporary Use By-law
- Temporary Use By-law Extension
- Official Plan Amendment - Basic
- Official Plan Amendment- Major (large scale residential and ICI projects)
- Concurrent Official Plan and Zoning By- Law Amendments

Owner/Applicant/Agent Information

Owner(s) of Subject Lands:

Glenn Rankin and Debbie Smithson

Mailing Address:

5868 County Road 65

Telephone number

Fax:

Owner's Email:

debandglen12@gmail.com

Applicant:

Check if different than owner

Applicant name:

Larry MacDonell

Mailing Address:

2015 Altona Road, Pickering

Telephone:

647-535-7783

Fax:

Applicant's Email:

lmacdonell@rogers.com

Agent:

Check only if applicable

Agent name:

D.G. Biddle & Associates Limited

Mailing Address:

96 King St. E. Oshawa .

Telephone:

905-576-8500

Fax:

Agent's Email:

michael.fry@dgbiddle.com

Who would you like the communications to be sent to? (Check all that apply)

Owner

Applicant

Agent

Description of the Subject Land

Location of the Subject Lands

Urban (Roll # starts with 1423-125)

Rural (Roll # starts with 1423-223)

Municipal Number:

5868

Street Name:

County Road 65

Lot Number(s):

Part of Lot 27

Concession:

5

Lot(s)/Block(s):

Registered Plan No:

Part Number(s):

1

Reference Plan No:

39R 8831

Length of Ownership:

17 Years

Are there any encumbrances affecting the subject lands? (i.e. Existing Mortgages, Easements, Right-of-Ways, Restrictive Covenants, Site Plan Agreements)

Yes

No

If yes, please describe:

Description of Subject Lands

Provide all measurements in metric units.

Frontage:

832.6m

Area:

24.6ha

Average Width:

611.59m

Average Depth:

399m

Existing Use(s):

Farm/Agricultural Land/Residential

Abutting land uses (surrounding properties that share a common boundary with the subject land)

North - Rural Residential
South & East - Agricultural
West - Wood lands

Official Plan Designation

Hamlet

Zoning By-law Designation

Development (D) Zone

Existing Building(s) of Structure(s)

If there are any existing buildings or structures, please complete the details below. If there are no existing buildings or structures, please continue to the next section 'Proposed Uses, Building(s) or Structure(s)'.

1. Type of building or structure

Frame Shed

Date constructed

unknown.

Front lot line setback

44.8m

Rear lot line setback

210.21m

Side lot line setback

354.82m

Other side lot line setback

172.69m

Height of building

4m

Dimensions

3.3mW x 9.8mL

Floor area

32.34m²

2. Type of building or structure

Date constructed

Front lot line setback

Rear lot line setback

Side lot line setback

Other side lot line setback

Height of building

Dimensions

Floor area

3. Type of building or structure

Date constructed

Front lot line setback

Rear lot line setback

Side lot line setback

Other side lot line setback

Height of building

Dimensions

Floor area

Proposed Uses, Building(s) or Structure(s)

Complete the section below if there are any proposed changes to the uses, building(s) or structure(s) on the subject land, including new builds.

1. Type of building or structure

Front lot line setback

Rear lot line setback

Side lot line setback

Other side lot line setback

Height of building

Dimensions

Floor area

2. Type of building or structure

Front lot line setback

Rear lot line setback

Side lot line setback

Other side lot line setback

Height of building

Dimensions

Floor area

3. Type of building or structure

Front lot line setback

Rear lot line setback

Side lot line setback

Other side lot line setback

Height of building

Dimensions

Floor area

Access and Services

What form(s) of access are available to the subject land? Select all that apply.

Unopened road allowance

Open municipal road/street

County road

Provincial highway

Other public road/street

Existing right-of-way

No access

Specify location:

County Rd 65

Water and Wastewater/Sewage Disposal Services

Indicate which water supply service is currently available on the subject land. Select all that apply.

Municipal Water System

Well-Privately owner and operator, individual or communal

Other

No water supply service currently available

If you selected 'other', provide details. If you selected 'no water supply service currently available', indicate the proposed service type and approximate date of installation.

Indicate which wastewater/sewage disposal service is currently available on the subject land. Select all that apply.

- Municipal sanitary sewage system
- Septic system: privately owned and operated
- Privy
- Other
- No wastewater/sewage disposal service currently available

If you selected 'other', provide details. If you selected 'no wastewater/sewage disposal service currently available', indicate the proposed service type and approximate date of installation.

Indicate which storm drainage service is currently available on the subject land. Select all that apply.

- Sewers
- Ditches
- Swales
- Other
- No storm drainage service currently available

If you selected 'other', provide details. If you selected 'no storm drainage service currently available', indicate the proposed service type and approximate date of installation.

Status of other Planning Applications

Is the subject land currently the subject of a Plan of Subdivision application?

Yes

No

If yes, please indicate the file number(s).

Concurrent.

Is the subject land currently the subject of a Consent application?

Yes

No

If yes, please indicate the file number(s).

Is the subject land currently the subject of a Minor Variance application?

Yes

No

If yes, please indicate the file number(s).

Is the subject land currently the subject of a Site Plan application?

Yes

No

If yes, please indicate the file number(s).

Apart from this current application, have you applied for an Official Plan, Zoning By-law amendment, Plan of Subdivision, Consent, Minor Variance or Site Plan for any land that is located within 120 metres of the subject land?

Yes

No

If yes, please indicate the file number(s).

Purpose of Official Plan Application

Complete this section if you are applying for an Official Plan Amendment.

Which type of Official Plan amendment is being proposed?

- To add a new policy to the Official Plan or change, delete or replace existing Official Plan policy
- To change or replace the existing Official Plan land use designation of the subject lands

What is the requested land use designation for the subject land?

What land uses are permitted by the current designation?

Is this a proposal to alter the boundary of a settlement area or to implement a new area of settlement?

- Yes (application must be accompanied by supporting material to fulfill the requirements of a comprehensive review, as defined)
- No

Is this a proposal to remove land from an area of employment?

- Yes (application must be accompanied by supporting material to fulfill the requirements of a comprehensive review, as defined).
- No

Describe the purpose of the proposed Official Plan Amendment?

Describe the policy to be added, changed, replaced, or deleted.

Purpose of Zoning By-law Amendment Application

Complete this section if you are applying for a Zoning By-law Amendment.

Describe the nature and extent of the proposed rezoning.

The proposal will require a site-specific amendment to the Port Hope Zoning By-law to allow for a reduced street frontage for some of the proposed lots. The By-law amendment will change the zoning from Development D Zone to Environmental Protection 'EP' Zone, Hamlet Residential One 'RESV1' Zone, Hamlet Residential Three 'RESV3' Zone and Hamlet Residential Four 'RESV4' Zone

Why is this rezoning being requested?

The rezoning is being requested to allow for a reduced street frontage and to define the lot are and required set backs.

Previous Land Use of the Subject Land

If you answer 'Yes' to any of the questions below, you are required to include a previous use inventory with the application submission, showing all former uses of the subject land and/or adjacent land.

What was the previous use of the subject land?

Agricultural land /Farm and Residential

Has there been an industrial or commercial use on the subject land or land adjacent to the subject land?

- Yes
- No
- Unknown

Has the grading of the subject land been changed by adding earth or other material?

- Yes
- No
- Unknown

Has a gas station been located on the subject land or land adjacent to the subject land?

- Yes
- No
- Unknown

Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

- Yes
- No
- Unknown

Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

- Yes
- No
- Unknown

What information did you use to determine the answers to the above questions?

The Environmental Site Assessment

Provincial Policy

Please identify the features or development circumstances of interest to the Municipality by answering the questions below. Each question will note the 'potential information needs'.

Class 1 Industry: small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Potential Information Needs

Assess development for residential and other sensitive uses within 70 metres.

If a feature, specify the distance in metres.

Class 2 Industry: medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Potential Information Needs

Assess development for residential and other sensitive uses within 300 metres.

If a feature, specify the distance in metres.

Class 3 Industry within 1000 metres: processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Potential Information Needs

Assess development for residential and other sensitive uses within 1000 metres.

If a feature, specify the distance in metres.

Landfill site

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Sewage treatment plant

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Waste stabilization pond

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Active railway lines

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Controlled access highways or freeways, including designated future ones.

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Potential Information Needs

Address possible leachate, odour, vermin, and other impacts.

If a feature, specify the distance in metres.

Potential Information Needs

Address the need for a feasibility study for residential and other sensitive uses.

If a feature, specify the distance in metres.

Potential Information Needs

Assess the need for a feasibility study for residential and other sensitive uses.

If a feature, specify the distance in metres.

Potential Information Needs

Evaluate impacts within 100 metres.

If a feature, specify the distance in metres.

Potential Information Needs

Evaluate impacts within 100 metres.

If a feature, specify the distance in metres.

Operating mine site

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Non-operating mine site within 1000 metres

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Electric transformer stations

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

High voltage electric transmission lines

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Transportation and infrastructure corridors

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Potential Information Needs

Will development hinder continuation or expansion of operations?

If a feature, specify the distance in metres.

Potential Information Needs

Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?

If a feature, specify the distance in metres.

Potential Information Needs

Determine possible impacts within 200 metres.

If a feature, specify the distance in metres.

Potential Information Needs

Consult the appropriate electrical power service.

If a feature, specify the distance in metres.

Potential Information Needs

Will the corridor be protected?

If a feature, specify the distance in metres.

Prime agricultural land

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Agricultural operations

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Mineral Aggregate resource areas

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Mineral Aggregate operations

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Existing pits and quarries

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Potential Information Needs

Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated.

If a feature, specify the distance in metres.

20m .

Potential Information Needs

Development to comply with the Minimum Distance Separation Formulae.

If a feature, specify the distance in metres.

20m

Potential Information Needs

Will development hinder access to the resource or the establishment of new resource operations?

If a feature, specify the distance in metres.

Potential Information Needs

Will development hinder continuation of extraction?

If a feature, specify the distance in metres.

Potential Information Needs

Will development hinder continued operation or expansion?

If a feature, specify the distance in metres.

Significant wetlands

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Significant portions of habitat of endangered and threatened species

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Significant: fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat.

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Sensitive groundwater recharge area, headwaters, and aquifers

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Significant built heritage resources and cultural heritage landscapes

Yes - feature is on site or within 500 metres

Yes - development circumstances apply

No

Potential Information Needs

Demonstrate no negative impacts.

If a feature, specify the distance in metres.

35m northeast

Potential Information Needs

Demonstrates no negative impacts.

If a feature, specify the distance in metres.

?

Potential Information Needs

Demonstrate no negative impacts.

If a feature, specify the distance in metres.

?

Potential Information Needs

Demonstrate the groundwater recharge areas, headwaters and aquifers will be protected.

If a feature, specify the distance in metres.

Potential Information Needs

Development should conserve significant built heritage resources and cultural heritage landscapes.

If a feature, specify the distance in metres.

Significant archaeological resources

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Erosion hazards

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Floodplains

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Contaminated sites

- Yes - feature is on site or within 500 metres
- Yes - development circumstances apply
- No

Potential Information Needs

Assess development proposed in areas of medium and high potential for significant archaeological resources. These resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.

If a feature, specify the distance in metres.

Potential Information Needs

Determine feasibility within the 1:100 erosion limits of ravines, river valleys and streams.

If a feature, specify the distance in metres.

Potential Information Needs

Where two-zone floodplain management is in effect, development is not permitted in the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for SPA.

If a feature, specify the distance in metres.

Potential Information Needs

Assess an inventory of previous uses in areas of possible soil contamination.

If a feature, specify the distance in metres.

Describe how the application is consistent with the Provincial Policy Statement and any applicable Provincial Plans. Does the proposal conform to or does it conflict with the applicable plans? Explain below or attach separate pages.

Refer to Appendix "A" within the Planning Justification Report.



Zoning By-law and/or Official Plan Amendment

Authorization of Owner for Applicant to Provide Personal Information

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner concerning personal information is set out below.

I, Glenn Rankin & Debbie Smithson am the owner of the land that is the subject of this application for a Zoning By-law and/or Official Plan amendment and for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize the applicant, Larry Macdonell, to provide any of my personal information that will be included in this application or collected during the processing of this application.

Owner's Signature: Debbie Smithson / Glenn Rankin

Date: Dec. 7 / 2022



Zoning By-law and/or Official Plan Amendment

Authorization of Owner for Applicant to Make the Application

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.

I, Glenn Rankin & Debbie Smithson, am the owner of the land that is the subject of this application for a Zoning By-law and/or Official Plan amendment and I authorize the applicant, Larry MacDonell, to make this application on my behalf.

Owner's Signature: Debbie Smithson / Glenn Rankin

Date: Dec 7 / 2022



Affidavit or Sworn Declaration by the Applicant

I, Larry MacDonell, of the Region
of Durham, in the city
of Pickering:

Make oath and say (or solemnly declare) that all the above information and statements contained in this application are true and that the information contained in documents that accompany this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Sworn (or declared) before me at:

The City of Oshawa in
the Region of Durham
this 29th day of December, 2022

Commissioner of Oaths, etc. Signature: WJ Burgess

Applicant's Signature: [Signature]

Commissioner of Oaths Stamp:

WENDY J. BURGESS
A COMMISSIONER, ETC.,
PROVINCE OF ONTARIO
WHILE A LICENSED PARALEGAL
LSO# P16513

While every attempt will be made to ensure all submission requirements have been relayed to the applicant, the Municipality of Port Hope does not constitute this application to be a "complete application." The Council of the Municipality of Port Hope will notify the applicant that the information and material required has been provided, or has not been provided, as the case may be, and in accordance with the Planning Act.

Personal information is being collected on this form under the authority of the *Municipal Act* and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). Please note that personal information collected will form part of the public record and is public information subject to the MFIPPA regulations and may be published as part of Council agenda and / or public consultation processes. Questions about the collection of personal information may be directed to the Municipal Clerk at 905.885.4544 or clerk@porthope.ca.


Municipality of Port Hope,
56 Queen Street,
Port Hope, ON L1A 3Z9

To Whom It May Concern:

I/We the undersigned, the owner(s) of, 5868 County 65 Rd, Port Hope, ON L1A 3V5

I/We hereby authorize Hillstreet Developments Ltd., or any of it's affiliates, it's planning consultant and any of it's authorized consultants/representatives, to submit any such applications as may be required to permit redevelopment of the property.

Yours truly,


.....
Debbie Smithson

Dated:  2022


.....
Glenn Rankin

Dated:  2022

Debbie Smithson,
Glenn Rankin,
5868 County 65 Rd,
Port Hope, ON L1A 3V5