



# Municipality of Port Hope

## Staff Report

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**Report Title:** Complete Applications  
Official Plan Amendment Application (OP02-2022)  
Zoning By-law Application (ZB04-2022)  
60 Henderson Street

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**Report to:** Planning & Development Committee

**Date of meeting:** September 6, 2022

**Report Author:**

Theodhora Merepeza, Manager, Planning

**Department responsible:**

Planning & Development

**Report Number:** Completed by  
Corporate  
Services

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### Recommendation:

That Committee receive as information and direct Staff to proceed in accordance with the notification requirements of the *Planning Act*.

### Highlights:

- The Municipality of Port Hope has received an Official Plan Amendment application and Zoning By-law Amendment application for the lands municipally known as 60 Henderson Street.
- The purpose of the Official Plan Amendment application is to re-designate the subject lands to a site specific 'General Commercial' designation in order to facilitate the development of 4 storey, 74-unit seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands.
- The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from 'COM2(H1)' zone to site specific High Density Residential 'RES4(137)'.
- Staff considers both applications to be complete applications under Sections 22 (6.1) and 34(10.4) of the Planning Act.
- The date for Public Meeting will be scheduled later in 2022.

### Background:

A complete Official Plan Amendment application and Zoning By-law Amendment application has been received from Angela Mariani representing Nautical Lands Group on behalf of Choice Property Limited Partnership (owner) and Wellings 2019 Inc. (Developers) for lands located west of Henderson Street in the urban area of the

Municipality of Port Hope (Figure 1: **Subject Lands Map**). The subject lands will be leased on a long-term basis to Wellings 2019 Inc. for the purpose of development. The subject lands have a lot area of 1.82 ha and are municipally known as 60 Henderson Street.

The subject lands are currently designated “General Commercial” in the Municipality of Port Hope Official Plan and are zoned General Commercial with Holding One Provision ‘COM2(H1)’ by Zoning By-law 20/2010, as amended.



**Figure 1: Subject Lands Map**

**Discussion:**

The applicant is proposing the development of 4 storey, 74-unit seniors independent living residential mid-rise building and 36 bungalow townhouse units on the subject lands. The proposed apartment building will consist of 74 independent living suites, a restaurant/dining area, bar, personal service area and fitness area for the residents. All the apartment units and townhouse units will be rented out to the residents. The ownership of the internal roads proposed in the plan will be discussed as part of the application process.

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands to a site specific ‘General Commercial’ designation in order to permit the proposed residential uses.

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The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from 'COM2(H1)' zone to site specific High Density Residential 'RES4(137)' Zone.

Pursuant to the *Planning Act*, staff will notify the prescribed individuals and agencies regarding the receipt of the complete applications.

**Community Consultation and Engagement:**

Once the applications are considered complete, then the technical review from the applicable departments and agencies begins as well as commencement of the Public consultation/engagement process.

In accordance with the *Planning Act*, separate Notice of Complete Applications and Public Meeting will be mailed to all assessed persons within 120 metres of the subject lands. The notice of complete application will be published in local newspaper (Northumberland News) on September 8, 2022 and posted on the municipal website. All the comments received from local residents concerning the subject applications will be made public and attached to Staff reports.

A dedicated community consultation page will be created under the Municipality's website. The page will contain links to all the materials submitted by the applicant as well as Notices and Memos prepared by staff to date. The website enables for feedback to be submitted by the residents throughout the review process. This page will be updated periodically.

Additionally, a Notice will be posted at the site of the proposed Official Plan Amendment and Zoning By-law Amendment on Henderson Street.

As part of the application process, Council must convene a formal "statutory" Public Meeting pursuant to the *Planning Act*. The Public Meeting date will be finalized in the future. At the Public Meeting, staff will present a report that will provide an overview of the planning applications, associated reports, planning legislation and comments received to date. No formal recommendations are provided in the staff report and no Council decision is rendered. The public can provide input to the Municipality's Council and staff at any point prior to Council's decision.

A Planning Recommendation report will be prepared after the statutory Public Meeting and will be presented to a Committee of the Whole meeting, prior to Council rendering a decision.

The Municipality of Port Hope encourages applicants to hold a public open house early in the process, but it is purely voluntary. It is staff's understanding that the proponent will hold an open house in early November.

**Financial Considerations:**

There are no anticipated negative financial implications imposed on the Municipality as a result of these applications. The applicant has submitted the required fees.

**Conclusion:**

1. Staff considers the application for an Official Plan Amendment (OP02-2022) for lands municipally known as 60 Henderson Street to be a *complete application* under Section 22(6.1) of the *Planning Act*.
2. Staff considers the application for a Zoning By-law Amendment (ZB04-2022) for lands municipally known as 60 Henderson Street to be a *complete application* under Section 34 (10.4) of the *Planning Act*.
3. A Public Meeting date to consider both applications will be finalized in the future as per requirements of the *Planning Act*.

Notice of the Complete Applications will be in accordance with the provisions of Section 22 and 34 of the *Planning Act*.

**Attachments:**

Attachment 1: *Proposed Site Plan*