ECOVUE
LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

Applications for Plan of Subdivision and Zoning By-law Amendment
9380 Burwash Road, Baltimore
Part of Lot 7, Concession 3, Township of Hamilton, Northumberland County
Prepared For Stalwood Homes
Date: August 17, 2026

This Planning Justification Report has been prepared in support of applications for Plan of Subdivision and Zoning By-law Amendment affecting the subject lands, known municipally as:
9380 Burwash Road, Baltimore; RP 39R-979; Parts 1, 3, and 4; Part of Lot 7, Concession 3, Township of Hamilton, Northumberland County

EcoVue Project No: 24-2700

416 Chambers Street
Peterborough, Ontario
K9H 3V1
PHONE // 705.876.8340
TOLL FREE // 877.652.1466
FAX // 705.742.8343
EMAIL // info@ecovueconsulting.com
WEB // www.ecovueconsulting.com

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1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of applications for Plan of Subdivision and Zoning By-law Amendment (ZBA) affecting the subject lands, known legally as Registered Plan 39R-979; Parts 1, 3, and 4; Part of Lot 7, Concession 3, Township of Hamilton, Northumberland County, and known municipally as 9380 Burwash Road, Baltimore.

A Plan of Subdivision application is being submitted to create thirty-five (35) conveyable development blocks, twenty-four (24) of which will contain a total of between 136-167 residential single detached, duplex and townhome dwelling units. The balance of the development blocks will be utilized for road access, stormwater management, and a communal servicing system.

The lands are zoned Marginal Agriculture (MA) in the Township of Hamilton Comprehensive Zoning By-law (THZBL). The MA Zone does not permit residential uses as a standalone primary use, nor does the MA Zone permit the lot sizes being proposed within the Plan of Subdivision. As such, an application for Zoning By-law Amendment is required to rezone the subject lands to permit the site-specific characteristics of the proposed Plan of Subdivision and future development of the lands.

This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the Plan of Subdivision and ZBA are consistent with, and conform to, the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

The subject lands are located in the northeast corner of the settlement area in the Township of Hamilton known as Baltimore (**Figure 1 – Site Location**). The total area of the property is 29.9 hectares (73.9 acres) with approximately 354.6 metres of municipal road frontage on Burwash Road/Community Centre Road and 168.7 metres of municipal road frontage on County Road 45. The subject lands currently contain one (1) single detached dwelling.

There is a watercourse located in the northern section of the property within a steep, forested ravine. Discussed in greater detail later in this Report, the watercourse (and an additional 15 metre vegetation buffer) will be located within an open space block, excluded from the development proposed on the balance of the lands.

The majority of the development lands are located on the uplands south of the ravine/watercourses, with the highest elevation located within the centre of the property; the area between the centre of the property and Burwash Road slope gently towards the south. The elevation of the property also drops along the eastern edge of the property, towards a watercourse to the east. Aside from the sloping areas of the property, the balance of the subject lands is devoid of large vegetation and has been traditionally used for agriculture.

The site is located within the north-east portion of Baltimore, a rural settlement area with partial services (municipal water servicing and individual private sanitary systems). Lands to the south and west are primarily low density residential.

1.2 Proposed Development

The applicants, Stalwood Homes and Behan Construction, are proposing to develop up to 167 total residential lots/units within a thirty-five (35) block Plan of Subdivision. The residential lots/units will be in the form of single detached dwellings and semi-detached dwellings.

The subdivision will be designed in a manner that will allow for flexibility with final lot configuration and sizes based on market demand and servicing arrangements. In this regard, the plan will feature a number of blocks that will be further subdivided through Part Lot Control Exemption under Section 50(7) of the *Planning Act*, which allows the developer to determine the final number, size and form of the dwelling units within each block as the development is built out. As such, a maximum and minimum dwelling unit number for each block as been determined based on typical lot sizes, the potential types of dwelling units (single or semi) and the performance standards provided in the implementing Zoning By-law.

The plan shows a range between 136 and 167 units/lots, with 39 lots will be for single detached dwellings, and the balance of the lots will be made up of a mix of single-detached and semi-detached dwellings. Each residential lot will contain a minimum of two (2) parking spaces.

The Plan of Subdivision will feature four (4) internal streets (Streets 'A' through 'D') which will provide direct road access to each of the proposed lots. Street 'A', which forms a U-shape across a large portion of the subject lands, will connect to Burwash Road and Community Centre Road (**Figure 2 – Proposed Plan of Subdivision**).

The proposed block breakdown is as follows:

- **Block 1** will contain Street 'A', 'B', 'C', and 'D'; these roads will be transferred to the Township following the proposed construction of internal roads to a municipal standard;
- **Blocks 2 through 4** will contain the proposed Stormwater Management facilities;
- **Blocks 5 and** 6 will be open space/recreational blocks;
- **Block 7** will contain an open space/drainage easement;
- **Blocks 8 through 10** will contain the gas easement which crosses the subject lands;
- **Block 11** will contain the proposed communal sewage treatment facilities (see below);
- **Blocks 12 through 29** will contain a portion of the residential development, which are proposed to be in the form of single detached and semi-detached dwellings;
- **Block 30** will contain the one (1) existing residential dwelling on the subject lands; and
- **Blocks 31 through 35** will contain the balance of the residential units, which are proposed to be in the form of single detached and semi-detached dwellings.

1.2.1 PROPOSED SERVICING ARRANGEMENT

The proposed development will be serviced with municipal water through the Creighton Heights municipal drinking water system, which will be connected via an existing 200 mm watermain within the Burwash and Community Centre Road rights of way.

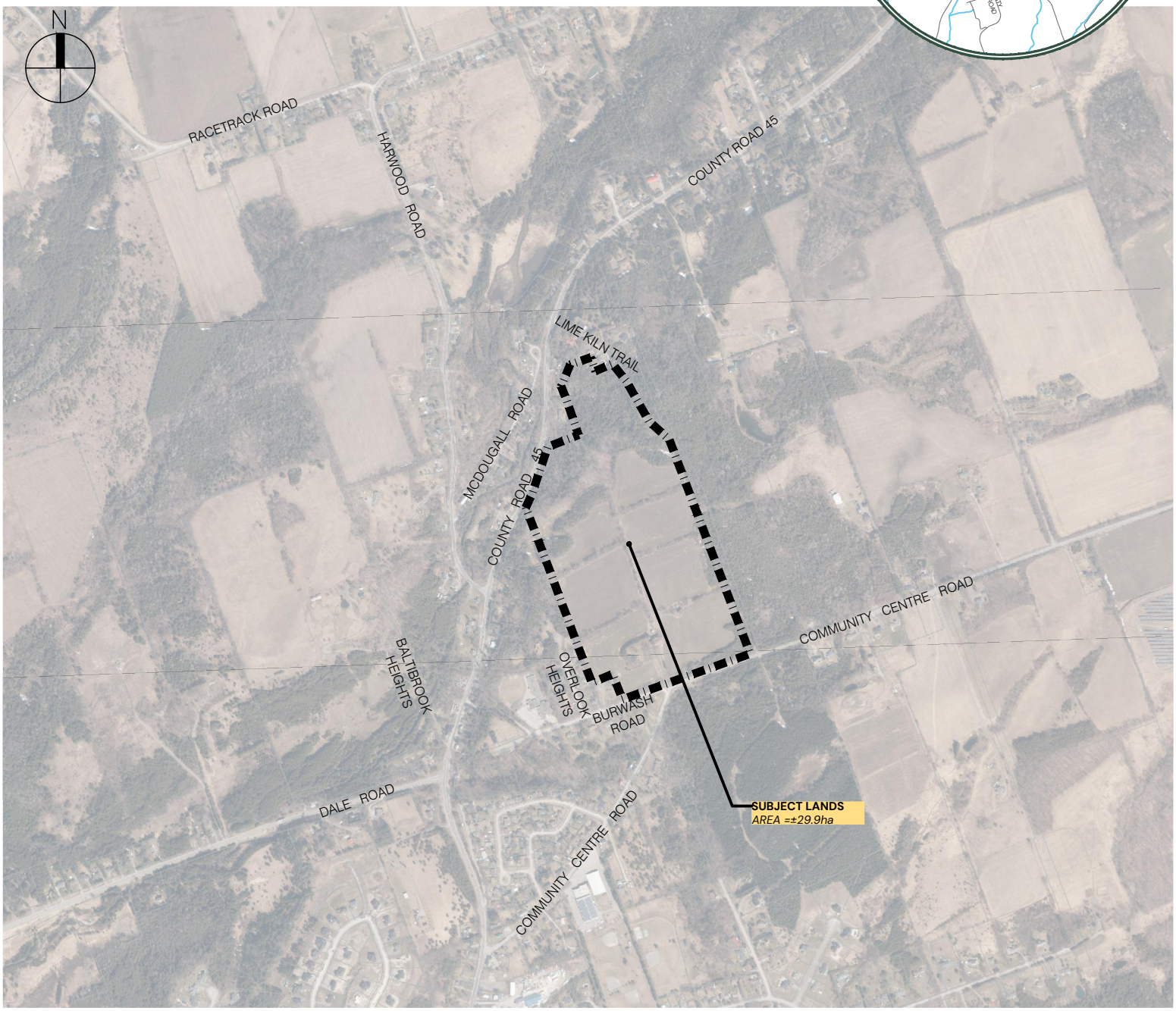
As noted, there is no municipal sanitary service available within Baltimore. As such, the applicant is proposing to service the units with a communal wastewater treatment system. The system (Miranda Water Technologies modular system) will be located within Block 11 and will be owned and operated by a single entity, likely in the form of a condominium corporation, public-private utility, or the Township. Details of the Miranda system are further discussed below.

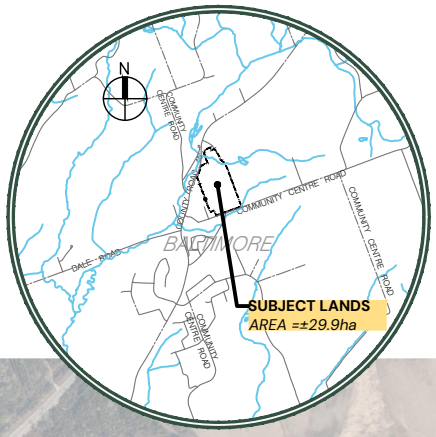
1.2.2 PROPOSED DEVELOPMENT PHASING

It is being proposed that the development occur over three (3) Phases as described below and shown on **Figure 2**:

- **Phase 1**
  - Between 54 and 72 residential lots across eight (8) development blocks and the proposed communal sewage treatment facilities contained in Block 11.
  - These blocks are proposed to consist of both single detached and semi-detached units; unit number and type (detached or semi-detached) will be confirmed during build-out, and registered through part lot control exemption.
  - The units in this phase can be accommodated within the existing municipal water system capacity.
- **Phase 2A**
  - Between 23 and 31 residential lots across three (3) development blocks. These blocks are proposed to consist of both single detached and semi-detached units; unit number and type will be confirmed during build-out and registered through part lot control exemption.
  - The Creighton Height water treatment facility will require increased capacity in order to accommodate these units.
- **Phase 2B**
  - 39 single detached dwelling lots across seven (7) development blocks, between 14 and 19 single and semi-detached lots across two (2) development blocks, and 8 semi-detached units within four (4) development blocks to be confirmed during build-out and registered through part lot control exemption.
  - The units proposed in Phase 2B will require additional infrastructure associated with the communal sanitary system, including a pumping station.

Figure 1 – Site Location





BURWASH SUBDIVISION

Stalwood Homes - c/o Anthony Dew

PART OF 9380 BURWASH ROAD

TOWNSHIP OF HAMILTON
COUNTY OF NORTHUMBERLAND

Project Number:	24-2700
Horiz. Scale:	1:15,000
Date:	June 01, 2026

ECOVUE
LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

N

LIME KILN TRAIL

COUNTY ROAD 45

MCDOUGALL ROAD

HARWOOD ROAD

BURWASH ROAD

COMMUNITY CENTRE ROAD

OVERLOOK HEIGHTS

BLOCK 5
34934.5 m^2

BLOCK 23
12835.3 m^2
SINGLE DETACHED
7 UNITS

BLOCK 10
857.4 m^2

BLOCK 25
13957.1 m^2
SINGLE & SEMI DETACHED
13 - 16 LOTS

BLOCK 35
1840.0 m^2
SEMI-DETACHED
2 UNITS

BLOCK 11
2338.21m^2

BLOCK 21
8439.9 m^2
SINGLE DETACHED
7 UNITS

BLOCK 22
35844.98 m^2
SINGLE DETACHED
12 UNITS

BLOCK 20
9301.3 m^2
SINGLE DETACHED
9 UNITS

BLOCK 9
4825.2 m^2

BLOCK 24
14429.2 m^2
SINGLE & SEMI DETACHED
9 - 12 UNITS

BLOCK 1
STREET 'A'

BLOCK 1
STREET 'B'

BLOCK 1
STREET 'C'

BLOCK 1
STREET 'D'

BLOCK 26
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 27
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 28
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 29
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 33
2059.1 m^2
SEMI-DETACHED
2 UNITS

BLOCK 34
2063.1 m^2
SEMI-DETACHED
2 UNITS

BLOCK 3
8213.8 m^2

BLOCK 31
2071.8 m^2
SEMI-DETACHED
2 UNITS

BLOCK 32
1906.2 m^2
SEMI-DETACHED
2 UNITS

BLOCK 30
EXISTING SINGLE DETACHED
1 UNIT

BLOCK 17
5507.7 m^2
SINGLE DETACHED
2 UNITS

BLOCK 18
5684.8 m^2
SINGLE & SEMI DETACHED
5 - 7 UNITS

BLOCK 16
7095.8 m^2
SINGLE & SEMI DETACHED
7 - 10 UNITS

BLOCK 15
1114.4 m^2
SINGLE DETACHED
1 UNIT

BLOCK 14
1500.9 m^2
SINGLE DETACHED
1 UNIT

BLOCK 19
7971.8 m^2
SINGLE & SEMI DETACHED
5 - 7 UNITS

BLOCK 4
9083.2 m^2

BLOCK 8
1251.8 m^2

BLOCK 13
9000.7 m^2
SINGLE & SEMI DETACHED
9 - 12 UNITS

BLOCK 12
10001.5 m^2
SINGLE & SEMI DETACHED
10 - 13 UNITS

BLOCK 2
740.8 m^2

PHASE 1

PHASE 2A

PHASE 2B

EXISTING BARN STRUCTURE
TO BE REMOVED

BLOCK 7
505.0 m^2

EXISTING RESIDENCE
TO REMAIN

BLOCK 6
460.4 m^2

LEGEND

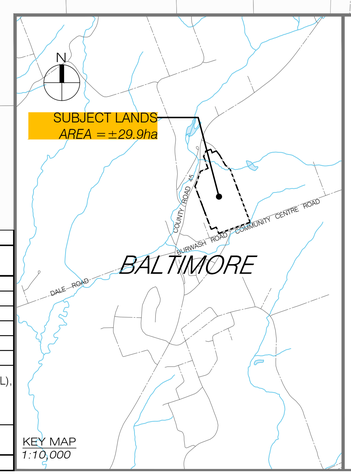
- Subject Lands
- Existing Parcel Line
- Proposed Lot/Block Line
- Proposed ROW Centreline
- Existing Watercourse
- Watercourse Buffer (15m)
- Existing Unevaluated Wetland
- Wetland Buffer (15m)
- Approximate Top of Bank
- Single Detached Residential Lot (40 Lots Total)
- Single & Semi Detached Residential Lot (90 - 121 Lots Total)
- Semi Detached Residential Lot (8 Lots Total)
- Storm Water Management Facility
- Open Space - Shared Septic Treatment Area
- Open Space - Parkland/Recreational
- Open Space - Drainage Easement

NOTES:

1. Property Boundaries and Topographic Baseplan derived from survey sketch by IBW Surveyors, 2024
2. Concept plan for discussion purposes only. Subject to change based on future studies.
3. Phase 1 = 54 - 72 units (To be serviced by Gravity to Black 10)
   Phase 2A = 23 - 31 units (To be serviced by Gravity to Black 10)
   Phase 2B = 61 -66 units (To be serviced by Forcemain or Lift Station)

CONCEPT STATISTICS

LOT/BLOCK NUMBER	AREA (sq.m)	AREA (ha)	LANDUSE COVERAGE (%)	DESCRIPTION
BLOCK 1	45284.7	4.5	15.2%	20m RIGHT OF WAY
BLOCK 2 - BLOCK 4	21316.1	2.1	7.1%	POTENTIAL STORM WATER MANAGEMENT FACILITIES
BLOCK 5, BLOCK 6	35397.3	3.5	11.9%	OPEN SPACE/ RECREATIONAL
BLOCK 7	505.0	0.1	0.2%	OPEN SPACE/ DRAINAGE EASEMENT
BLOCK 8 - BLOCK 10	6934.4	0.7	2.3%	EXISTING GAS LINE EASEMENT
BLOCK 11	2338.2	0.2	0.8%	SHARED SEPTIC TREATMENT AREA
BLOCK 12 - BLOCK 29. BLOCK 31-35	185023.3	18.5	61.9%	SINGLE AND SEMI DETACHED RESIDENTIAL LOTS (135 - 167 TOTAL), MINIMUM LOT AREA = 1000 sq.m (0.25ac), MINIMUM LOT FRONTAGE = ±20m
BLOCK 30	1886.4	0.2	0.6%	EXISTING SINGLE DETACHED RESIDENTIAL LOT, MINIMUM LOT FRONTAGE = ±47m
TOTAL	298685.4	29.9	100%	**136 - 167 TOTAL UNITS**



KEY MAP
1:10,000

CONCEPT PLAN
CP1

BURWASH SUBDIVISION
Stalwood Homes - c/o Anthony Dew

PART OF 9380 BURWASH ROAD

TOWNSHIP OF HAMILTON
COUNTY OF NORTHUMBERLAND

Project Number:	24-2700
Drawn By:	MC/PP
Horiz. Scale:	1:1300
Revision Date:	June 30, 2026

ECOVUE
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T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

1.3 Pre-Consultation and Supporting Studies

A Pre-consultation meeting was attended by the applicant team and the undersigned with staff from the County, Township and Ganaraska Conservation on April 9, 2026, to review the proposed development. The Plan of Subdivision and ZBA application submission provided to the County and Township reflects the conversations from the pre-consultation meeting, as well as the Record of Pre-Consultation that was provided to the applicant on May 8, 2026 and has been included as **Appendix A**.

In addition to this Planning Justification Report, the following materials are being submitted:

- **Environmental Impact Study**, prepared by GHD Ltd., identified a number of natural heritage features on and/or adjacent to the subject lands. The EIS concluded that, based on the proper implementation of the included mitigation measures for pre- and post-development, the proposed development will have no negative impact on the observed features.

- **Stage 1 + 2 Archaeological Assessment**, prepared by Archaeological Consultants Canada (August 2026), concluded that the subject lands are free from items or artifacts of archaeological significance/resources, and no further assessments would be required.

- **Traffic Impact Study** completed by Nextrans Inc. (August 2026) examined the proposed development in the context of the surrounding road network. The conclusion of the Report is that the existing road network can accommodate the additional traffic generated by the proposed development without any improvements.

- **Stormwater Management Plan** and **Preliminary Grading/Drainage Plan**, prepared by Engage Engineering Ltd. (August 2026). Since the development will result in additional impervious surface on the site, the Report has proposed stormwater quality and quantity measures to be implemented in order to ensure post-development flows are properly attenuated. Stormwater quantity can be accommodated through two (2) stormwater ponds that have been incorporated into the development, while stormwater quality control is proposed through a treatment-train approach of roadside swales leading to the proposed stormwater ponds.

- **Functional Servicing Report**, prepared by Engage Engineering Ltd. (August 2026) – this Report identifies a number of upgrades necessary to accommodate the proposed development.

  Speaking to sanitary servicing, the development proposes to utilize a "*network of gravity sewer conveying flows to a modular wastewater treatment system designed by Miranda Water Technologies. A sanitary pumping station will also be required on the north end of the site to convey flows via forcemain to the modular wastewater treatment system.*" Speaking to water servicing, the Report has identified that the existing Creighton Heights drinking water system does not have sufficient pressure for firefighting purposes. A dry hydrant, water storage tanks, and a pressure boosting station have been proposed, as well as more detailed upgrades coordinated with the Township, to accommodate Phases 2A and 2B of the proposed development. The Report concludes that, provided the necessary upgrades are undertaken, water and sanitary servicing can be provided without any negative impacts.

Based on the submission materials provided, it is our opinion that the submission package meets the requirements for a complete application outlined in the Township's Pre-Consultation summary.



2.0 Policy Review

Land use policies and regulations at the provincial level that affect the subject lands include the *Planning Act* and the 2024 Provincial Planning Statement (2024 PPS). At the municipal level, the Northumberland County Official Plan, the Township of Hamilton Official Plan, and the Township of Hamilton Comprehensive Zoning By-law No. 2001-58 affect the subject lands. In this section of the report, the proposed Plan of Subdivision and ZBA will be reviewed in the context of the policies and provisions contained in these documents.

2.1 *Planning Act, R.S.O. 1990, c. P.13*

Section 51 (24) of the *Planning Act*, R.S.O, 1990, as amended (Planning Act), contains criteria to be considered by any approval authority when determining the appropriateness of a proposed Plan of Subdivision. These criteria have been evaluated below:

Table 1 – Proposal Compliance with s. 51(24) of the *Planning Act*

Plan of Subdivision Criteria	Response
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	Table 2 below summarizes how the proposal is in the provincial interest.
(b) whether the proposed subdivision is premature or in the public interest;	The proposed development is not considered to be premature as there is a province-wide demand for housing, Additionally, the lands have been identified by the Township and County, through their Official Plans, for future settlement area development. It is our opinion that the Draft Plan of Subdivision will not require the unplanned or premature extension of public services and will not create land uses that are inappropriate for the subject property or the surrounding area. Matters of public planning policy, which related directly to the public interest, are addressed further in this planning report.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed Draft Plan of Subdivision conforms to applicable policies of the local official plan.

(d) the suitability of the land for the purposes for which it is to be subdivided;	This Report, along with the submitted technical studies, speak to the proposed land use suitability. In our opinion, and as demonstrated throughout these reports, the subject lands are considered to be suitable for the proposed plan of subdivision.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	All dimensions, locations and grades of the proposed blocks are shown on the **Figure 2**. The proposed development will not be impacted by land uses or existing development on adjacent lands.
(f) the dimensions and shapes of the proposed lots;	
(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;	
(h) conservation of natural resources and flood control;	The proposed Draft Plan of Subdivision will not adversely impact any natural resources. The EIS speaks to mitigation measures and states that the proposed subdivision will not have an impact on the function identified natural heritage features.
(i) the adequacy of utilities and municipal services;	Discussed throughout this Report, there is capacity within the municipal water system to accommodate Phase 1 of the plan of subdivision. Upgrades will be required to accommodate Phases 2A and 2B and have already been identified by the Township's Servicing Master Plan. The upgrades to the system are necessary for future development to continue to occur.
(j) the adequacy of school sites;	N/A

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	It is anticipated the applicant will provide cash-in-lieu of parkland in accordance with Section 51.1 of the *Planning Act*. This was confirmed in the Pre-Consultation meeting with Township staff.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	N/A
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	It is not anticipated that any blocks within the plan will be subject to site plan control, as no residential development over 10 units is proposed.

Table 2 – Proposal Compliance with Matters of Provincial Interest

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study (EIS) was undertaken to confirm the extent of natural features and provide adequate mitigation, as required. As noted in the EIS, the lands have the potential to contain natural heritage features. Mitigation measures have been proposed, and it was determined that development on the site will not result in a negative impact to the overall function of the features.

(b) the protection of the agricultural resources of the Province;	The subject lands are located within a settlement area and will not impact agricultural uses.
(c) the conservation and management of natural resources and the mineral resource base;	The subject lands do not contain natural or mineral resources.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	A Stage 1 and 2 Archaeological Assessment was completed on the subject lands which concluded that there were no artifacts of archaeological significance, and no further assessment was required. Notwithstanding, if items or artifacts of cultural heritage significance are located on-site during the construction phases, all works will cease and the proper authorities will be contacted for next steps.
(e) the supply, efficient use and conservation of energy and water;	Future development on the subdivision lands will be subject to building code requirements with progressive efficiency requirements.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The subject lands will have access to publicly maintained roads, municipal water servicing and communal sewage servicing.
(g) the minimization of waste;	N/A
(h) the orderly development of safe and healthy communities;	The proposed Draft Plan of Subdivision represents orderly development within the community and will provide additional housing options within the Township's housing stock. The residential subdivision is taking place within a settlement area on a property that has sufficient space to accommodate the units and will conform to the neighbourhood character of the surrounding community. Furthermore, the lands proposed to be developed do not contain any human-made or natural hazards and can safely accommodate the proposed development.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Any new buildings associated with the residential development require compliance with building code, which includes accessibility requirements.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	Future residents of the plan of subdivision will be in close proximity to community services in the area, including the local school and community centre.
(j) the adequate provision of a full range of housing, including affordable housing;	The development proposes between 136-167 residential units, in the form of single and semi-detached units.
(k) the adequate provision of employment opportunities;	N/A
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A
(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	As noted herein, the proposed development will take place outside of natural hazards that could potentially affect public health and safety. Furthermore, building code requirements regarding fire protection and any other health and safety matters will be met during construction.
(p) the appropriate location of growth and development;	The development can be serviced with municipal water and communal sewage system, and will not impact surrounding uses. The development is located in an established residential community, in close proximity to institutional and commercial uses. As such, the property is an appropriate location for growth and development.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	Opportunities for pedestrian connections (i.e. internal walkways) have been provided on the Concept Plan.
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The proposed units match the character and density of the Baltimore settlement area.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	Future development will be subject to energy efficiency requirements under the Building Code which ensure minimal impacts to climate change emissions.

2.2 Provincial *Planning* Statement (2024)

The Province introduced the new Provincial Planning Statement (PPS) on October 20, 2024, which replaces the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. This new document provides policy direction on matters of provincial interests as they are related to land use planning. The PPS is issued by the Province under Section 3 of the *Planning Act,* and it is required that all decisions affecting planning matters "*shall be consistent with*" policy statements issued under the *Act*. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application.

2.2.1 PLANNING FOR PEOPLE AND HOMES

Section 2.1 of the PPS contains policies and direction to municipalities that is designed to effectively plan for growth. According to Section 2.1.4 of the PPS, "*[t]o provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents […] planning authorities shall:*

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

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

Furthermore, Section 2.1.6 of the PPS states that planning authorities "*should support the achievement of complete communities by…a) accommodating an appropriate range and mix of land uses, housing options"*.

The proposed development will assist the planning authority (in this case, the Township of Hamilton and greater Northumberland County) in meeting projected requirements of current and future residents through the addition of at least 138 residential units (and upwards of 167) within lands that are designated for residential growth. The creation of new residential lots will also contribute to a range and mix of housing options, offering single detached dwellings and semi-detached units. The proposed lots will contribute to increasing the Township's housing stock to keep pace with growth.

Therefore, it is our opinion that the proposed development is consistent with Section 2.1 of the PPS.

2.2.2 HOUSING

Section 2.2 of the PPS speaks to Housing and states that the "*[planning] authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

…b) permitting and facilitating:

1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;*

As noted, the proposed development will provide much-needed housing options within the Township of Hamilton, specifically Baltimore. The development represents intensification on underutilized lands within a rural settlement area and will introduce additional housing to Baltimore.

2.2.3 SETTLEMENT AREAS AND SETTLEMENT AREA BOUNDARY EXPANSIONS

The subject property is located within a rural settlement area, and is, therefore, subject to Section 2.3 of the PPS. According to Section 2.3.1.1, "*settlement areas shall be the focus of growth and development*".

As discussed in Section 2.2 of this Report below, the subject property is designated Rural Settlement Area according to the Northumberland County Official Plan and Settlement Area according to the Township of Hamilton Official Plan.

Pursuant to Section 2.3.1.2, *"[land] use patterns within settlement area should be based on densities and a mix of lands uses which:*

a) *efficiently use land and resources;*

b) *optimize existing and planned infrastructure and public services facilities;*

c) *support active transportation;*

d) *[...]"*

The proposed development efficiently uses the subject lands by maximizing residential units on an existing underutilized lot. The lands will provide opportunities for active transportation due to their close proximity to a variety of uses such as the Baltimore Public School, Baltimore United Church, Baltimore Recreation Centre Area, as well as other commercial uses along County Road 45.

Furthermore, Section 2.3.1.3 notes that "*[p]lanning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options*". As noted, the proposed residential development represents intensification and will contribute to a complete community with a mix of housing options.

The development will also optimize the existing and planned infrastructure within the Baltimore settlement area. Municipal water is available at the site, and planned upgrades can be implemented through the phasing of the development. Furthermore, the proposed communal system provides a more efficient infrastructure option compared to individual septic systems, providing for a higher yield of units.

Therefore, it is our opinion that the proposed development is consistent with Section 2.3 of the PPS.

2.2.4 RURAL AREAS IN MUNICIPALITIES

The subject property is also subject to Section 2.5 of the PPS as rural settlement areas form part of Rural Areas in municipalities. According to Section 2.5.1,

> "[h]*ealthy, integrated and viable rural areas should be supported by:*
>
> *a) building upon rural character, and leveraging rural amenities and assets;*
>
> *b) […];*
>
> *c) accommodating an appropriate range and mix of housing in rural settlement areas;*
>
> *d) using rural infrastructure and public service facilities efficiently; […].*"

The proposed residential development will diversify the housing type available within the rural settlement area of Baltimore, while utilizing existing municipal servicing (to the greatest extent possible). The proposed development represents an appropriate type and scale of

development within the context of the area. As discussed further in Section 2.2 below, the County and Township contain policies and guidelines related to intensification within this area. In our opinion, the proposed development conforms to those policies and guidelines.

Therefore, it is our opinion that the proposed development is consistent with Section 2.4.1.

2.2.5 SEWAGE, WATER AND STORMWATER

Policies related to Sewage, Water and Stormwater are found in Section 3.6 of the PPS. Section 3.6.2 states that:

> *"[m]unicipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing system."*

Section 3.6.3 of the PPS goes on to state that states that:

> *"[w]here municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety"*.

Finally, Section 3.6.5 states:

> *"[p]artial services shall only be permitted in the following circumstances:*
>
> *a) where they are necessary to address failed individual on-site sewage[…];*
>
> *b) within settlement areas, […]; or*
>
> *c) within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services."*

As mentioned in Section 1.3, the Functional Servicing Report prepared by Engage Engineering identifies that the existing Creighton Heights drinking water system (and its treated water

storage) is limited by capacity and pressure issues. The capacity issues can be accommodated through upgrades to the water treatment plant (WTP, which is currently operating at 68% capacity). Without the proposed upgrades to the WTP, the proposed development would push the WTP beyond the 80% threshold. Furthermore, the treated water storage cannot currently accommodate the proposed development; as such upgrades are necessary.

Speaking to water pressure issues, the Township of Hamilton Water Supply Master Plan Phase 1 Report shows the pressure from the Creighton Heights water system to be below optimal fire flow levels (942 L/min where 4,000 L/min required). As such, the FSR has proposed the construction of a water pressure boosting station to provide adequate pressure for fire demands on site.

That said, it has been determined that approximately 60-70 units could be accommodated within the current water treatment capacity. As such, the proposed plan of subdivision has been phased in order to utilize the residual capacity in the system.

Regarding sanitary servicing, the FSR proposes to utilize a *"network of gravity sewer conveying flows to a modular wastewater treatment system designed by Miranda Water Technologies. A sanitary pumping station will also be required on the north end of the site to convey flows via forcemain to the modular wastewater treatment system."* As noted above, the communal system will be located on Block 11 of the plan of subdivision. The pumping station will be required to service Phase 2A.

Based on the above, it is our opinion that the utilization of partial services within a rural settlement area is consistent with Section 3.6.5.

Furthermore, Section 3.6.8 of the PPS states stormwater management shall:

a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;

b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

c) minimize erosion and changes in water balance including through the use of green infrastructure;

d) *mitigate risks to human health, safety, property and the environment;*

e) *maximize the extent and function of vegetative and pervious surfaces;*

f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*

g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale*.

As discussed in the Stormwater Management Report, stormwater quantity and quality can be attenuated on site using a treatment-train approach of roadside swales and two (2) stormwater ponds. These measures will mitigate risks to human health, safety, and property, and the environment. The Report concludes that these measures will provide appropriate quality and quantity control measures to accommodate the proposed development without negatively impacting surrounding land uses.

Therefore, it is our opinion that the proposed development is consistent with Section 3.6 of the PPS.

2.2.6 NATURAL HERITAGE

Section 4.1 of the PPS speaks to natural heritage and notes that natural features and areas shall be protected for the long term.

As stated, a watercourse is located within the northern portion of the property, which has the potential to contain fish habitat. Section 4.1.6 states that "*[d]evelopment and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*"

Furthermore, 4.1.8 states that *"[d]evelopment and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."*

The Environmental Impact Study (EIS) prepared by GHD identified the following natural heritage features within and/or adjacent to the proposed development:

- Candidate Significant Woodland;
- Wetlands;
- Significant Wildlife Habitat – deer wintering congregation area; and
- Direct and Indirect Fish Habitat – within Baltimore Creek.

The EIS identifies that the proposed residential development will pose impacts on the above-noted features. In order to prevent any negative impacts to these features, the EIS has provided a number of mitigation measures, provided as a summary of recommendations (Section 7 of the EIS), to be undertaken throughout development.

Therefore, it is our opinion that the proposed development is consistent with Section 4.1 of the PPS.

2.2.7 NATURAL AND HUMAN-MADE HAZARDS

Chapter 5 of the PPS speaks to Natural and Human-made Hazards and notes that development shall be directed away from these hazardous areas "*where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards*"

According to Section 5.2.2, development shall be directed to areas outside of flooding hazards associated with a river, stream or small inland lake. Furthermore, Section 5.2.3 c) states that development and site alteration shall not be permitted in "*areas that would be rendered inaccessible to people and vehicles during times of flooding hazards…unless it has been demonstrated that the site has safe access appropriate for the nature of the development and natural hazard*".

According to available floodplain mapping, the subject lands are not located within a flooding hazard associated with a river, stream or small inland lake. Notwithstanding, the lands drop in elevation towards County Road 45, as well as around the identified watercourse on the subject lands. In addition to potential flooding, these lands are also characterized by steep slopes. Potential steep slops are located within the northern portion and along the eastern edge of the property. Discussions regarding these hazard features are noted in correspondence with Ganaraska Conservation, which have been included with the EIS.

That said, these steep slopes will remain undeveloped, with sufficient setbacks from the top of bank. Lands within the northern and eastern ravines will placed within an Open Space (OS) Zone to prohibit development. Furthermore, an open space block will be created within the northern section of the lands, which includes the creek and a large part of the associated ravine/slope.

Therefore, it is our opinion that the proposed development is consistent with Chapter 5 of the PPS.

2.3 Northumberland County Official Plan (2023)

The Northumberland County Official Plan (NCOP) is a long-range planning document that includes policies that govern and manage development within the County. In particular, the NCOP is "*one of a series of policies, guidelines and regulations that direct the actions of the County and shapes growth and development*" (Purpose of the Plan, Section 1.4). The Plan also includes a number of schedules (maps) that identify land use designations, and each designation has a corresponding set of policies that must be consulted when determining the type of uses and development that may occur within that particular designation.

According to Schedule 'A-2' (Land Use Designations) to the NCOP, the subject lands are designated Rural Settlement Area and Natural Heritage Area 2 (see **Figure 3 – Northumberland County Official Plan Schedule "A-2"**). The subject lands are also designated Linkages, Watercourses Buffer, and Enhancement Areas according to Schedule 'B-1' (see **Figure 4 – Northumberland County Official Plan Schedule "B-1"**)

2.3.1 RURAL SETTLEMENT AREAS

Section D1.3 of the NCOP contains policies related to the general land use objectives of the Rural Settlement Areas designation. Included amongst the objectives in the Rural Settlement Areas designation is 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*".

The proposed development will assist with achieving these objectives by providing increased residential density and diversity within the Rural Settlement Areas. As noted, these lands are currently underutilized while also being designated for development within the NCOP and Township of Hamilton Official Plan.

Section D1.4 (Permitted Uses in Urban Areas and Rural Settlement Areas) states that, within the Rural Settlement Areas, the following uses are permitted:

> *An appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including, schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs are permitted in urban areas.*

This Section goes on to state that:

> *Within rural settlement areas, uses that are appropriate for rural settlement areas based on the nature of their servicing is also permitted, subject to the policies of the local Official Plans.*

As mentioned, a communal sanitary system will be installed with associated infrastructure to service the proposed units. While the first phase of the development (1) can be accommodated within the existing water system, upgrades are necessary to the municipal system in order to accommodate the proposed Phases 2A and 2B. These upgrades, to be undertaken by the proponent, will ensure sufficient water servicing to the entire development.

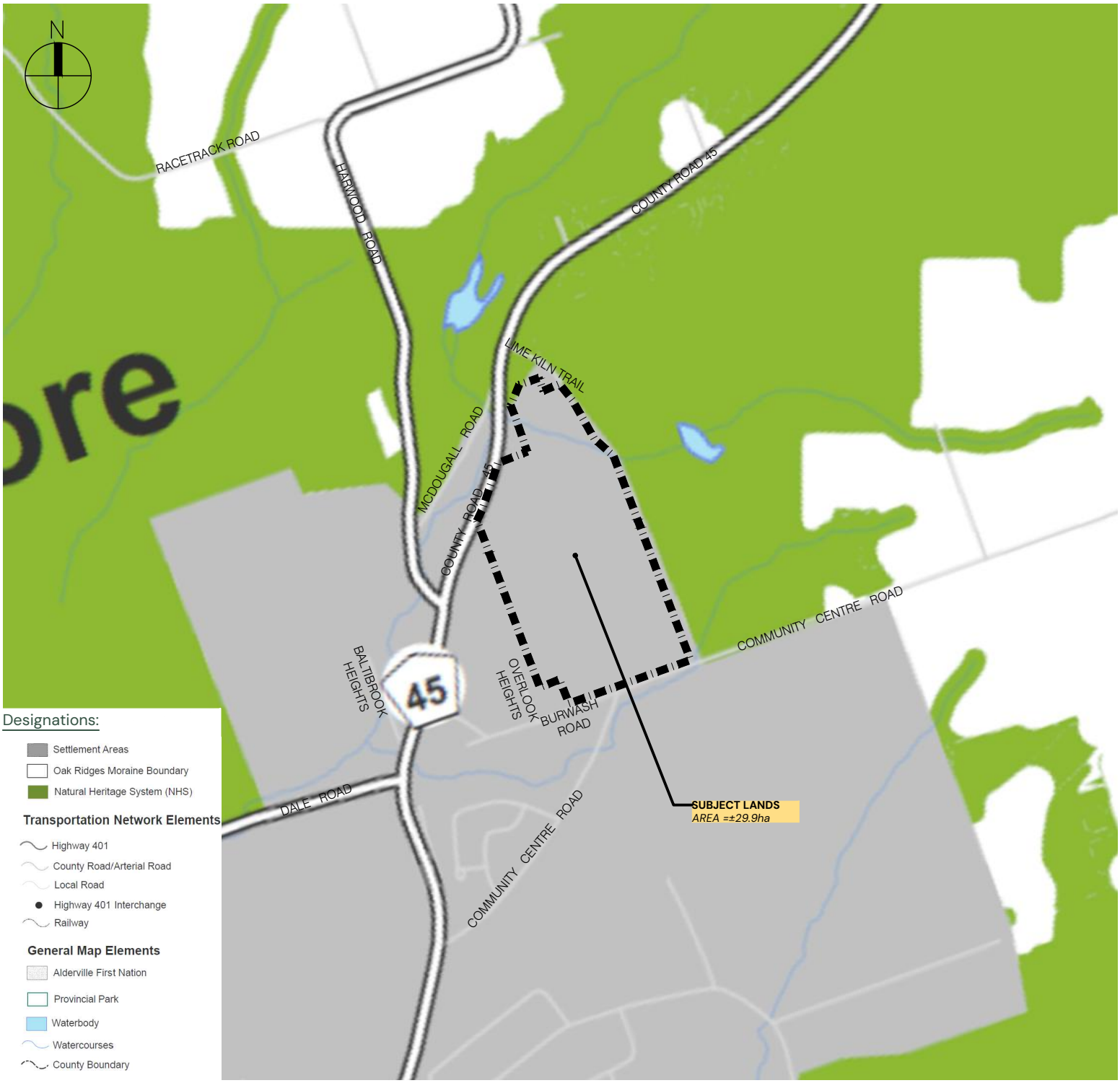
Conformity with the local Official Plan policies is discussed later in this Report.

2.3.2 HOUSING

Section B9.1 (Housing Policies – Goals) of the NCOP states that:

> *"[i]t is the goal of this Plan to meet the County's current and future housing needs by:*
>
> > *a) Ensuring the provision of an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents; […]*
> >
> > *h) Encouraging the development and redevelopment of lands within settlement areas and in appropriate locations at higher densities to maximize the use of infrastructure; […]"*

Figure 3 - Northumberland County Official Plan
Schedule A-1 Settlement Structure and Natural Heritage System



BURWASH SUBDIVISION

Stalwood Homes - c/o Anthony Dew

PART OF 9380 BURWASH ROAD

TOWNSHIP OF HAMILTON
COUNTY OF NORTHUMBERLAND

Project Number:	24-2700
Horiz. Scale:	1:15,000
Date:	June 01, 2026

ECOVUE
LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
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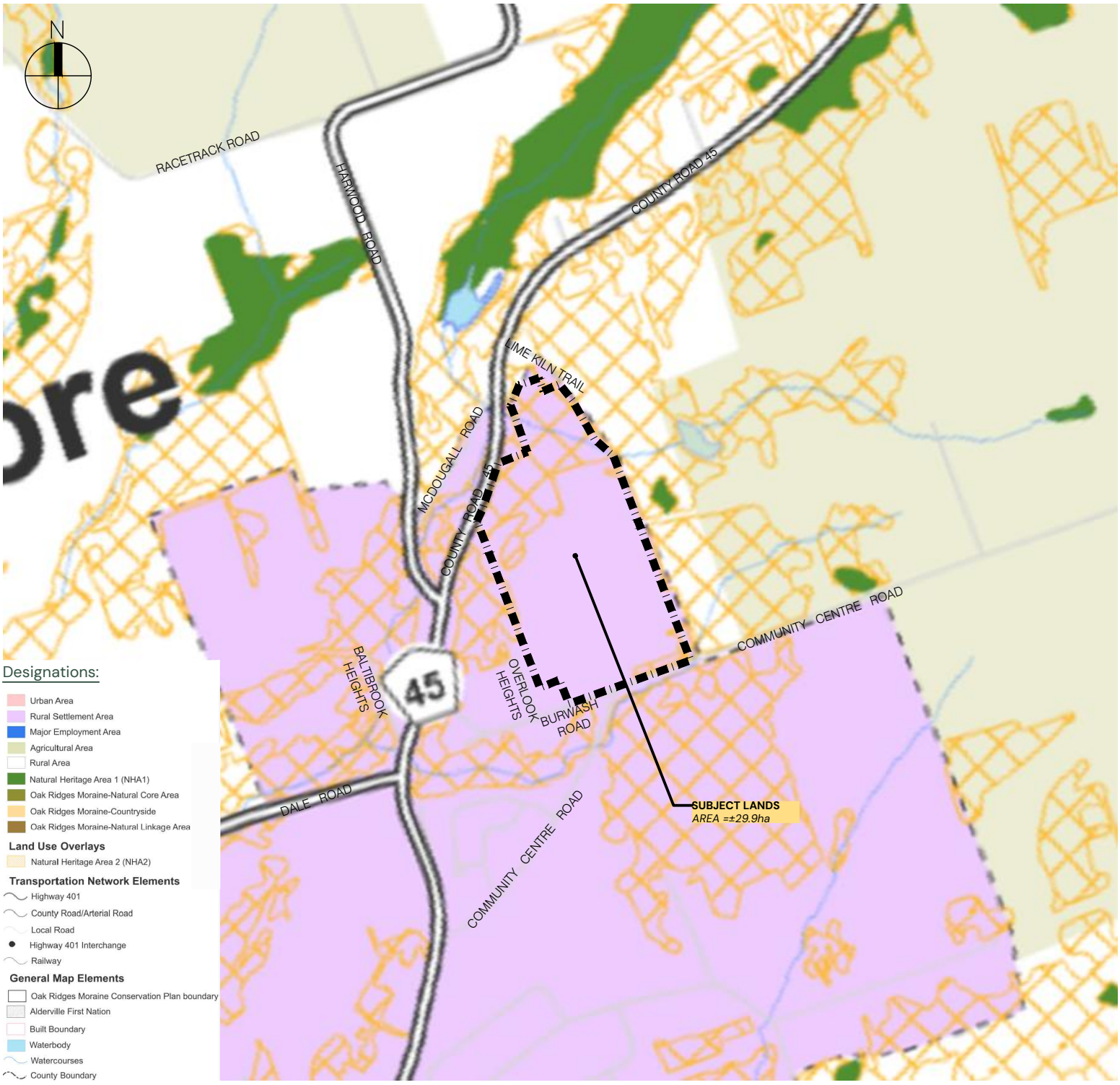
Figure 4 - Northumberland County Official Plan
Schedule A-2 Land Use Designations



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These goals are then stated within the General [Housing] Policies in Section B9.2, which states:

> *"[t]he County supports:*
>
> > *a) Residential intensification and redevelopment within urban areas and rural settlement areas, where an appropriate level of infrastructure and public service facilities are or will be available in the immediate future and subject to the policies of this Plan; […]"*

The proposed development represents intensification within a designated settlement area on a property that is currently underutilized. As such, the proposed development will assist the Township with meeting its housing goals and objectives.

2.3.3 NATURAL HERITAGE AREA 2

A portion of the subject property is within the Natural Heritage Area 2 (NHA2) designation. Section D7.2 contains policies which prohibit development and site alteration within a number of natural heritage features; subsection e) stating:

> *"[d]evelopment and site alteration shall not be permitted in the following features unless it has been demonstrated through the preparation of an Environmental Impact Study in accordance with Section C4.4 of this Plan that there will be no negative impacts on the natural features or their ecological functions:*
>
> *i) Significant woodlands;*
> *ii) Significant valleylands;*
> *iii) Significant wildlife habitat;*
> *iv) Significant Areas of Natural and Scientific Interest; and*
> *v) Regionally Important Wetlands outside of urban areas and rural settlement areas."*

Section D8.1 a) proceeds to limit development within lands adjacent to the listed natural heritage features, with subsection b) stating: *"No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study in accordance with Section C4.4 of this Plan that there will be no negative impact on the natural features or their ecological functions."*

As stated, the EIS completed by GHD identified natural heritage features on and/or adjacent to the subject lands. Notwithstanding, the EIS provided a number of mitigation measures that, when implemented during pre- and post-construction, will ensure no negative impact to the identified features. Additionally, Block 5 will remain undeveloped and is proposed to contain the watercourse which crosses the property to protect it from pre- and post-development activity.

As such, it is our opinion the proposed development conforms to the natural heritage polices within the NCOP.

2.3.4 SERVICING

Similar to the PPS, the NCOP contains a servicing hierarchy prioritizing municipal servicing. This is stated in Section B8.2a):

> *"[m]unicipal sewage services and municipal water services are the preferred form of servicing in settlement areas where such services are provided to support protection of the environment and minimize potential risks to human health and safety. For the purposes of this policy, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems."*

Furthermore, Section B8.2 e) states:

> *Partial services shall only be permitted in the following circumstances:*
>
> *i) where they are necessary to address failed individual on-site […];*
>
> *ii) within settlement areas, […]; or*
>
> *iii) within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.*

Baltimore is serviced with a municipal water servicing system, but does not contain any municipal sewage servicing. Following necessary upgrades to the municipal water system (described above, to be undertaken by the proponent in support of Phase 2A and 2B), the proposed development can be adequately serviced without impacting current users. Additionally, speaking to sewage servicing, it is proposed that a communal system be utilized,

with the intention same being owned/operated by a condominium corporation, public utility, or assumed by the Township.

As such, it is our opinion the proposed residential development conforms to the Sewage and Water Servicing policies of the NCOP.

2.4 Township of Hamilton Official Plan (2010)

According to Schedule 'A' (Land Use) to the Township of Hamilton Official Plan (THOP), the subject lands are designated Settlement Areas (see **Figure 5 – Township of Hamilton Official Plan Schedule "A"**).

2.4.1 SETTLEMENT AREAS

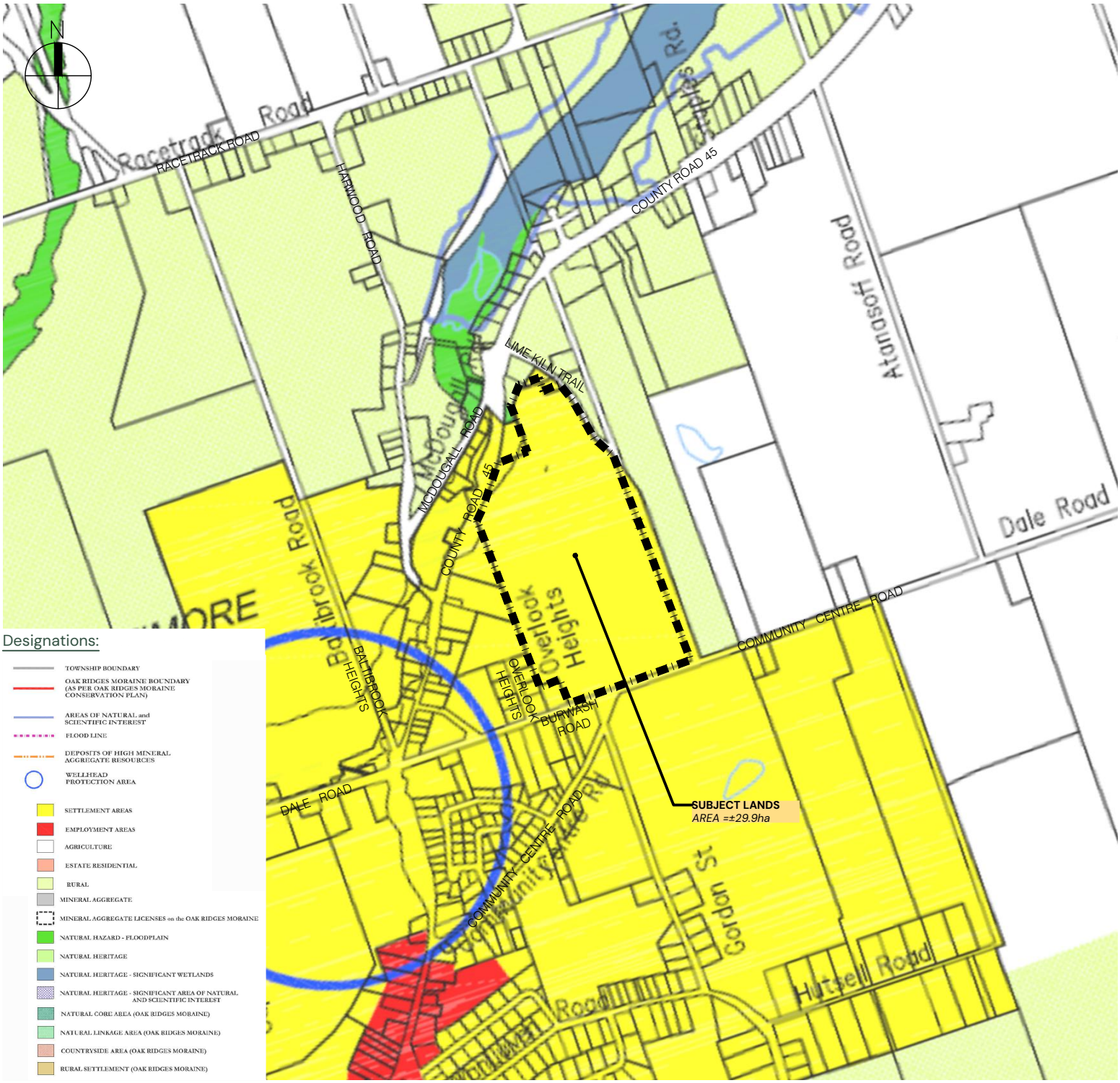
Section 3.1i) Settlement Areas – Residential Policies) states that: *"[a] full range of residential development shall be permitted including single detached, semi-detached, duplex, converted and multiple unit dwellings."* Subsection iii) goes on to state that: *"[d]evelopment shall take place in accordance with the policies of Section 11 and other relevant policies of this Plan. It is the Municipality's intention that the majority of new lot creation will generally occur by plan of subdivision. […]"*

Based on the above, the proposed residential plan of subdivision represents a priority development within the context of a THOP Settlement Area (Baltimore). Residential dwellings in the form of single and semi-detached units are being proposed on an underutilized lot that has been included in the Baltimore Settlement Area. The lands are in close proximity to other community uses, and will invite more opportunity for community involvement and investment.

Speaking to sanitary sewer and water servicing (Section 3.3), these policies have been summarized below, with non-applicable policies omitted:

- *"Portions of the Township are serviced with municipal water systems. The Settlement Areas of Baltimore […] are serviced with water systems that are owned and operated by the Township of Hamilton […]. There are no Municipal sanitary sewer systems within the Township. Development may proceed on the basis of partial services that have the effect of infilling and rounding out of existing development."*

Figure 5 – Township of Hamilton Official Plan
Schedule A – Land Use



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It is our opinion that, as these lands are already within the Settlement Areas designation, this proposal can be considered the rounding out of existing development within the area and the greater Baltimore area. Further, the introduction of a communal sewage system represents a type of servicing that, while not available within the Township at this time, represents a higher form of sanitary servicing than current partial servicing arrangements.

- *"There is limited reserve water system capacity in the Baltimore water system. Therefore, Baltimore will primarily be developed with private water and private sewage disposal systems subject to the appropriate hydrogeological and terrain analysis. Development by plan of subdivision may occur with municipal water and private sewage disposal systems with upgrades and expansion to the existing municipal water system at the full cost of the developer. Minor infill development may be considered for connection to the water system to be determined on a case by case basis. (OPA No. 11)."*

The first phase of the proposed development can be accommodated within the current reserve capacity within the Creighton Heights municipal water system. Upgrades to the municipal water system will be required for Phases 2A and 2B and will be borne by the applicant. As stated, a communal sewage system is proposed.

2.4.2 POLICIES FOR PLANS OF SUBDIVISION

Section 11.4.3 contains policies for plans of subdivision proposed within the Township. These policies have been summarized below, with the non-applicable policies omitted:

i) *The proposed development shall be at a scale which is compatible with the existing or anticipated scale of development in the area.*

It is our opinion that the proposed residential development, which will feature single detached and semi-detached units, matches the size and scale of other residential uses within the settlement area of Baltimore. Furthermore, the proposed development meets the County and Township's goals for residential density within a settlement area.

ii) *Access roads shall have the capability to support the additional traffic loads anticipated from the proposal. Where upgrading and additional maintenance may be required, the Municipality will assess the financial impact of these additional expenditures and may request a contribution from the developer to offset these costs.*

A Traffic Impact Study (TIS) has been prepared by NexTrans Consulting Engineers and included with this submission. The TIS concludes that the surrounding roads leading to the development are sufficiently accommodate the proposed development. Further to the TIS, NexTrans has provided a number of Transportation Demand Management Strategies to encourage alternative modes of transportation.

iii) […]

iv) Lots shall have access on an interior road, developed to standards satisfactory to the Municipality. A limited number of lots may be permitted access on an existing road of an appropriate standard where the Municipality and the authority having jurisdiction is satisfied that such access is appropriate. Nothing in the aforementioned shall be construed as encouraging access to existing roads. Generally, new power and telecommunication services will be located underground.

New internal roads have been proposed to service each residential lot, with the intention of being taken over by the Township upon construction to municipal standards.

v) As many trees as possible shall be preserved, particularly mature and healthy stands of trees and reforestation shall take place where appropriate.

vi) *Topography and/or vegetation shall be maintained and augmented to create an appropriate or desirable environment and buffering may be requested to ensure compatibility with adjacent uses.*

The EIS and SWM Reports have provided recommendations on existing and new plantings to protect existing features and ensure compatibility.

vii) Plans of subdivision shall be designed to allow for the appropriate integration of the subject lands with the adjacent lands.

As stated, it is our opinion that the proposed development matches the size and scale of other residential development within Baltimore and other rural settlement areas in the Township of Hamilton.

viii) The proposal shall be appropriately served by existing levels of municipal services such as fire protection, police protection, waste collection and school facilities.

Any proposal requiring substantial upgrading to existing services will generally not be permitted unless it is determined by the Municipality and any pertinent agencies to be appropriate.

The current municipal water system does not have sufficient capacity or water pressure to service the entire proposed development, with the exception of Phase 1. As such, a number of upgrades, and the construction of a boosting station, have been proposed in order to service the development, and ensure no negative impact on the balance of the municipal water system. The boosting station will also ensure there is proper domestic fire flow pressure to accommodate fire fighting purposes.

ix) *The Municipality shall enter into a subdivision agreement with each developer as a condition of the approval of a Plan of Subdivision. This agreement will set out the internal and external services and obligations that shall be required of the developer.*

It is understood that a Subdivision Agreement is required with the Township.

x) *The developer should provide background information satisfactory to the Municipality demonstrating the appropriateness of the location for the plan of subdivision.*

This submission is intended to serve the purpose of demonstrating the subject property's appropriateness for the proposed development.

xi) *Plans of subdivision shall be compatible with adjacent areas and the general intent of this Plan.*

As stated throughout this Section, it is our opinion that the proposed development meets the intent of this Plan, is compatible with surrounding uses, and can be considered responsible land use planning.

xii) *Subdivision proposals will also be reviewed in terms of the policies set forth in Section 12.4 regarding Storm Water Management.*

A Stormwater Management Report (SWM) has been provided with this submission. The SWM Report has been prepared in accordance with the Township's and Northumberland County's Stormwater Management policies.

xiii) […]

Therefore, it is our opinion that the proposed development conforms to the Plans of Subdivision general development policies.

2.5 Summary of Northumberland County and Township of Hamilton Official Plans

Based on the foregoing, the proposed residential development conforms to the goals, objectives, and policies of the NCOP and THOP. Both OPs encourage and emphasize residential development within the settlement areas, particularly in areas where servicing and infrastructure can be provided. The proposed development is consistent with these objectives, while also conforming to the NCOP's and THOP's policies related to natural heritage and housing.

2.6 Township of Hamilton Comprehensive Zoning By-law No. 2001-58

The subject lands are zoned Marginal Agriculture (MA) according to the Township of Hamilton Comprehensive Zoning By-law No. 2001-58 (THZBL) (**Figure 9 - Township of Hamilton Comprehensive Zoning By-law**). The current zoning does not permit residential uses as the primary use; residential unit(s) are only permitted as accessory uses within the MA Zone. Therefore, the subject lands must be rezoned to permit the proposed residential development.

It is proposed that the subject lands be rezoned according to the proposed block and future use, in order to appropriately recognize the site-specific requirements of the proposed Plan of Subdivision. A list of the proposed zones is as follows:

- Blocks 2-5 Stormwater Management – to be rezoned to a site-specific XX Exception-XX (XX-XX) Zone;
- Block 6 – Open Space – to be rezoned to the Open Space (OS) Zone;
- Block 10 – Communal Sewage Treatment Facilities – to be rezoned to a site-specific Waste Disposal Exception-XX (WD-XX) Zone;

- Blocks 12-29 – Single Detached and Duplex Dwelling Lots – to be rezoned to a site-specific Urban Residential First Density Exception-XX (UR1-XX) Zone;
- Block 30 – existing residential dwelling, to be maintained – to be rezoned to the Urban Residential First Density (UR1) Zone; and
- Blocks 31-35 – Single Detached and Duplex Dwelling Lots – to be rezoned to a site-specific Urban Residential First Density Exception-XX (UR1-XX) Zone.

Below is a table outlining the proposed residential lot regulations in comparison to the UR1 Zone, and any other applicable general provisions of the THZBL (non-complying regulations are shown in bold and italics).

Table 3 – Requirements of the UR1 Zone and Proposed Development

Lot Regulation	Required	Proposed
Minimum Lot Area with municipal water	2,800 square metres (30,140 square feet)	Single Detached: **1,058 square metres** Semi-Detached: **920 square metres**
Minimum Lot Frontage with municipal water	30 metres (98.4 feet);	Single Detached: **23.0 metres** Semi-Detached: **20.0 metres**
Maximum Lot Coverage (all buildings)	30%	< 30%
Minimum Front Setback	10 metres (32.8 feet) minimum	**7.0 metres**
Minimum Rear Setback	10 metres (32.8 feet) minimum	**6.0 metres**
Minimum Interior Side Setback	3 metres (9.8 feet) minimum;	3.0 metres Semi-Detached: **0.0 metres**
Minimum Exterior Side Setback	10 metres (32.8 feet) minimum;	10.0 metres
Minimum Gross Floor Area of Dwelling	100 square metres (1,076.4 square feet)	>100 square metres
Maximum Building Height	11 metres (36.1 feet)	<11 metres
Minimum Parking Spaces (per lot)	2	2

***determined using calculation for shared parking rates provided in Section 5.35**

As shown above, the proposed development will not meet several lot regulations of the UR1 District. It is important to note that the size of lots being proposed by this development are of typical size and layout of residential lots seen in other settlement areas with full municipal servicing. As such, it is proposed that a modified UR1 Zone be applied to the subject lands to reflect site-specific provisions, as discussed below:

Modified UR1 Zone District Relief

- **Decreased Minimum Lot Area** – this regulation is intended to ensure appropriate lot area to locate primary structures, accessory structures, and accommodate necessary building setbacks and proper pervious surface availability. In the case of the proposed development, future development will not exceed the maximum 30% lot coverage, and maintain the other yard setbacks (as discussed above and below).

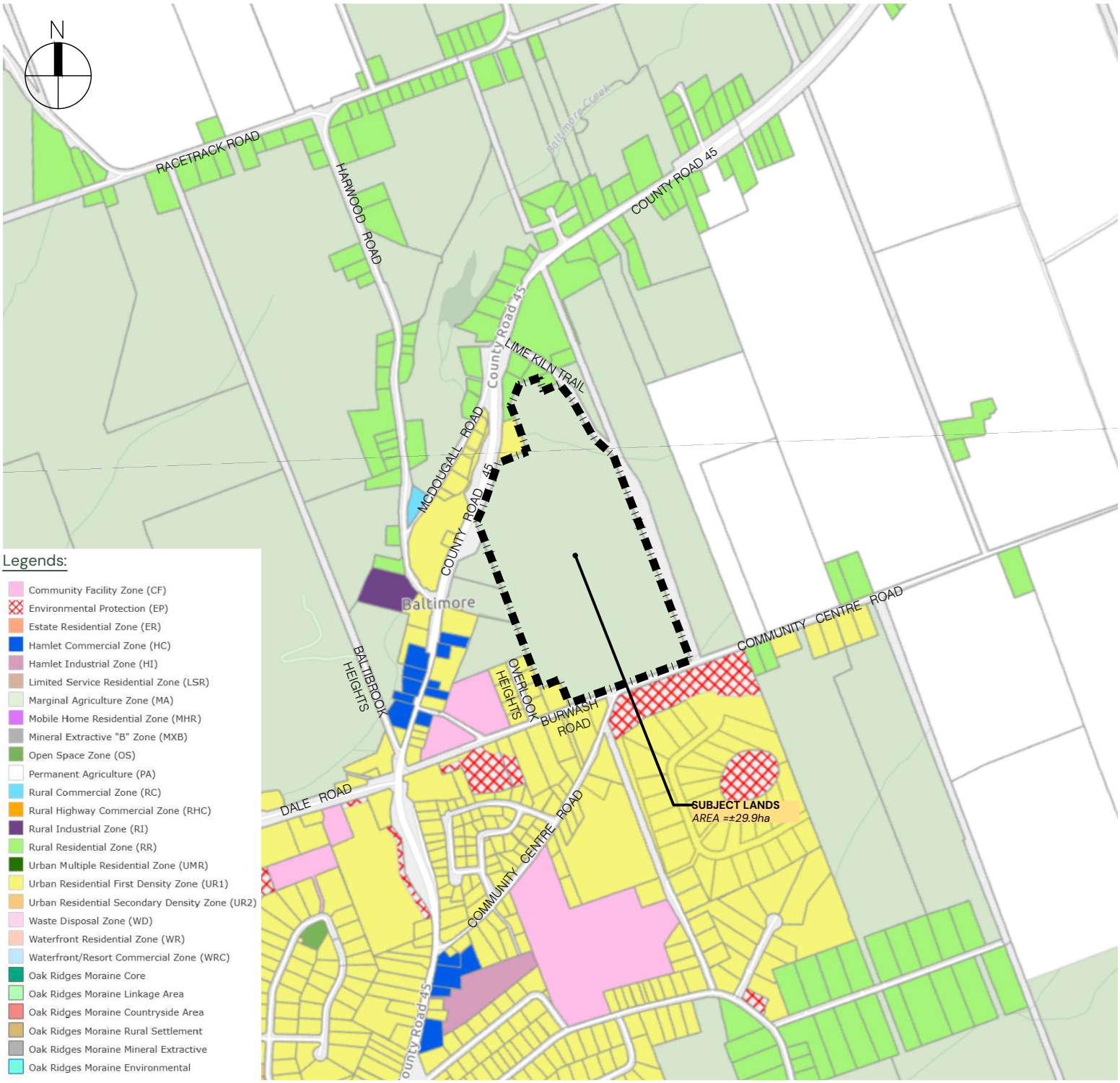
- **Decreased Minimum Lot Frontage –** this provision ensures each lot has appropriate access to the roadway while maintaining an appropriate developable area for future development. The proposed reduction from 30.0 metres to 23.0 metres for single-detached and semi-detached lots will not prohibit access to any of the proposed properties, and will still provide the minimum required side yard setbacks.

- **Decreased Minimum Front Yard Setback** – this regulation prohibits proposed buildings and structures from overcrowding and limits massing impacts on the public realm. The reduction from the required 10.0 metres to 7.0 metres is not only numerically minor, but future dwellings will be maintaining the required side yard setbacks which will further ensure that negative massing impacts do not occur.

- **Decreased Minimum Side Yard Setback** – Semi-Detached Units (0.0 metres where 3.0 metres required) – this reduction is required by nature of the shared wall of semi-detached units. These units will otherwise meet the minimum interior side yard setback of 3.0 metre in yards where the units do not attach.

Therefore, it is our opinion that the requested relief from various provisions of the Township of Hamilton Comprehensive Zoning By-law No. 2001-58 are appropriate for the proposed residential development on the subject lands.

Figure 6 – Township of Hamilton Zoning Bylaw
Online Schedule



BURWASH SUBDIVISION
Stalwood Homes - c/o Anthony Dew

PART OF 9380 BURWASH ROAD

TOWNSHIP OF HAMILTON
COUNTY OF NORTHUMBERLAND

Project Number:	24-2700
Horiz. Scale:	1:15,000
Date:	June 01, 2026

ECOVUE
LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

2.7 Summary of Policy Considerations

The proposed ZBA and Plan of Subdivision applications are consistent with and conform to the provisions set out in the policy and regulations affecting the subject lands, including the *Planning Act, R.S.O 1990, as amended*, the Provincial Planning Statement 2024, the Northumberland County Official Plan, and the Township of Hamilton Official Plan. Although an amendment is required, the proposed development meets the general intent and purpose of the Township of Hamilton's Comprehensive Zoning By-law 2001-58.



3.0 Summary

This planning report describes a Zoning By-law amendment (ZBA) and Plan of Subdivision just to the west of Burwash Road and Community Centre Road, which includes between 136 and 167 total residential units. The report provides an analysis of the ZBA and Plan of Subdivision application in the context of the Provincial Planning Statement 2024 (PPS), the Northumberland County Official Plan, the Township of Hamilton Official Plan, and the Township of Hamilton Comprehensive Zoning By-law No. 2001-58.

Based on the foregoing, it is the opinion of the author that:

- The proposed development of the site is consistent with the applicable policies of the PPS.
- The proposed Plan of Subdivision represents the type and form of development that the NCOP and THOP encourages within the settlement areas of the Township of Hamilton.
- An amendment to the Township's Zoning By-law will be required to permit the proposed development. This Planning Report sets out the details of the proposed ZBA, which is consistent with and conforms to the PPS, NCOP, and THOP, respectively.
- The proposed development represents good planning and is in the public interest.
- The application for Zoning By-law Amendment should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.

J. Kent Randall B.E.S., MCIP, RPP
Principal Planner

J. KENT RANDALL
REGISTERED PROFESSIONAL PLANNER
R.P.P.
ONTARIO PROFESSIONAL PLANNERS INSTITUTE
INSTITUT DES PLANIFICATEURS PROFESSIONNEL DE L'ONTARIO

Jessica Rae Reid, B.A
Planner



4.0 Appendices

4.1 Appendix A:
Pre-Consultation Meeting Minutes

The Corporation of the Township of Hamilton
8285 Majestic Hills Drive
P.O. Box 1060, Cobourg, ON, K9A 4W5
905-342-2810 | info@hamiltontownship.ca | www.hamiltontownship.ca

Pre-Consultation Meeting Burwash Subdivision

Date: April 9, 2026 (Virtual Meeting)
Applicant: Robe Development (Al Rose and Tom Behan)
Property Location: 9380 Burwash Road, Baltimore

Attendees

Jennifer Current, Senior Planner, Hamilton Township
Tim Jeronimus, Manager of development Services, Chief Building Official, Hamilton Township
Julia Pingle, Planning Coordinator, Hamilton Township
Brian Gilmer, CAO, Hamilton Township
Mike Robinson, Fire Chief, Hamilton Township
Scott White, Manager of Water Operations, Hamilton Township
Trevor Clapperton, Manager Parks and Facilities, Hamilton Township
Al Rose, Stalwood Homes
Aidan Rose, Stalwood Homes
Anthony, Stalwood Homes
Ashley Yearwood, Northumberland County
James Behan, Behan Construction
Tom Behan, Behan Construction
Kent Randall, Ecovue Consulting
Ken Thajer, Ganaraska Region Conservation Authority
David Metcalfe
Tom Matthews

Proposal

A 60-70 unit residential subdivision consisting of a combination of single detached and semi-detached units arranged in blocks. A phased approach is proposed with at least the first phase being serviced by a communal septic system and municipal water. Servicing of subsequent phases will depend on municipal water capacity. It was noted that by using blocks instead of lot lines in the plan of subdivision will require multiple part-lot control exemption applications, each requiring an application fee. This approach has the potential to add significantly to the cost of the development.

Phase One will consist of approximately 54–72 units. The developer intends to use the Miranda modular communal wastewater system which can be phased in as the development builds out. Discussions took place regarding the building that will house

the communal system and the need for it to fit into the community. There are Miranda systems currently being used in Keene and Curve Lake. The developer has offered to arrange a site visit for Township Staff.

The property is located with the Creighton Heights Well Head Protection Area (C & D). A Section 59 Notice under the Clean Water Act will be required.

GRCA identified a steep slope on the property and a potential wetland in the southeast corner of the property. GRCA staff would like to conduct a site visit.

The plan does not include parkland given proximity the Baltimore Recreation Center. The unopened road allowance abutting the eastern property line connects to Lime Kiln Road. There may be an opportunity for trail improvements.

Application Requirements

The following studies are required to accompany an application for draft plan approval of the subdivision:

- Functional Servicing Report
- Servicing Plan
- Environmental Impact Study
- Environmental Site Assessment
- Archaeological Assessment
- Planning Justification Report
- Traffic Impact Study
- Slope Stability Study Report
- Preliminary Geotechnical and:
- Preliminary Grading/Drainage Plan

The applicant's indicated that most of the required studies or underway and that the archaeology study has been submitted to the Province.

Hamilton Township's subdivision application fee is $5,000 with a $10,000 deposit and peer-review costs charged against the deposit.

Northumberland County Planning application fee is $1,000, plus a $1,000 condominium fee if required.

Northumberland County Inspection Services fee will be provided under separate cover.

Agency Comments

Ken Thajer (GRCA) emphasized that the stormwater management and functional servicing reports must comply with the GRCA technical and engineering guidelines. He noted that the floodplain information must be reviewed along with the wetland delineation and setback/meander belt. A copy of the GRCA comments is attached.

Northumberland County recommended that an environmental site assessment be undertaken even through a Record of Site Condition (RSC) is not required. A copy of the Northumberland County comments is attached.

Jennifer Current

From: Ken Thajer <kthajer@grca.on.ca>
Sent: April 14, 2026 9:11 AM
To: Jennifer Current; Yearwood, Ashley; Anastasio, Ashley; Tim Jeronimus; Lucas Kelly; Brian Gilmer; Scott White
Cc: Joanne May; Leslie Benson; Heather Birney
Subject: RE: Subdivision Pre-Consultation Meeting 9380 Burwash Road

CAUTION: External E-Mail

Re: Pre-consultation
Proposed Subdivision
9380 Burwash Road
Hamilton Township

The Ganaraska Region Conservation Authority (GRCA) is in receipt of a proposed subdivision plan for pre-consultation discussion purposes.

SUMMARY OF GRCA COMMENTS/REQUIREMENTS

1. The subject property contains the following GRCA regulated features:
    a. Watercourse(s)
    b. Meander belt associated with watercourse(s)
    c. Floodplain (mapping has not been completed for site in all locations including the watercourse in the southeast part of the property – GRCA only has floodplain mapping completed for the northwest part of the property in conjunction with Baltimore Creek)
    d. Valley slope
    e. Wetland (possible – to be confirmed)

    A GRCA permit will be required for development activities (inclusive of filling and grading) within a GRCA regulated area. Please note that GRCA regulated areas will be refined through the Planning process.
2. GRCA staff request a site visit, preferably in May 2026 with a surveyor/engineer, to determine the following:
    a. Top of bank of the valley slope. The top of bank should be staked with GRCA staff and a surveyor and subsequently indicated on the Constraints Map,
    b. The location of any wetlands. GRCA staff can identify these on site and these will be further addressed in the Environmental Impact Study (EIS),
    c. Confirmation/clarification on any other features (eg: watercourses, regulated areas, slopes etc.) that may be present on the property.
3. It is understood a geotechnical report will be required. The geotechnical engineer should also provide a slope stability study to determine the lone-term stable slope line in order to establish development limits. This is primarily a concern in the northern part of the property. The geotechnical engineer should consult with GRCA staff prior to undertaking this study. The long-term stable slope line should be indicated as a line on the Constraints Map.
4. Engineered floodplain mapping may be needed to be provided. The main concern from GRCA staff is in relation to the watercourse in the southeast part of the property. Further discussion in this regard may be required as more details emerge (particularly with the findings in the EIS).
5. Stormwater management must be addressed consistent with GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions.

PHASE/BLOCK SPECIFIC DETAILS

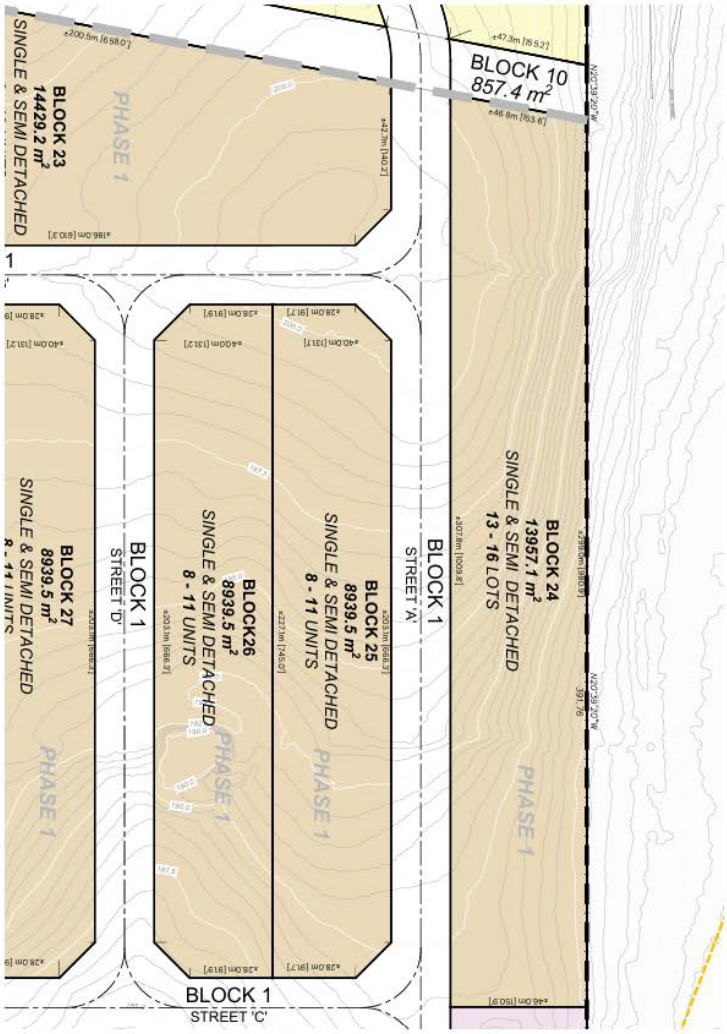
PHASE 1

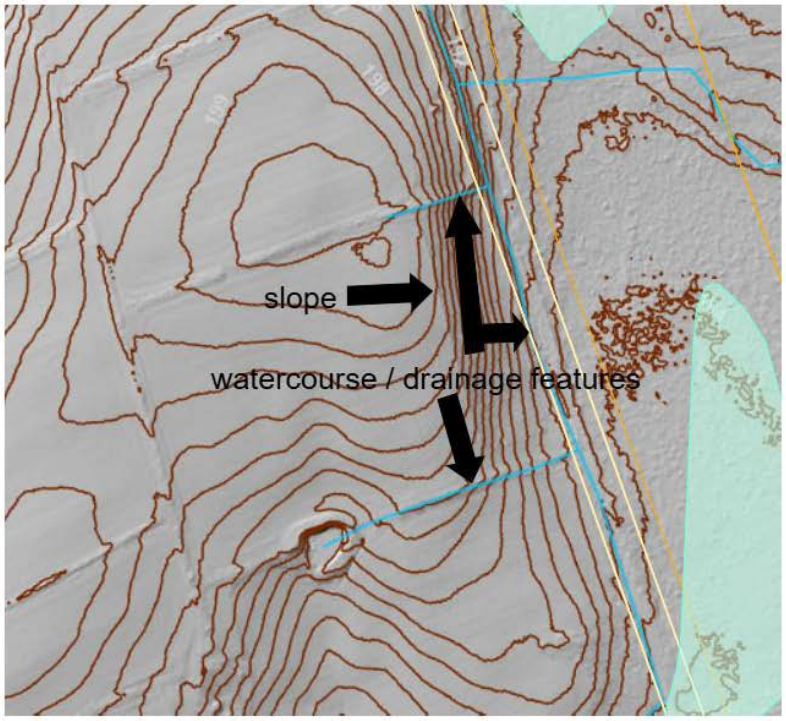
BLOCK 24 – SINGLE & SEMI-DETACHED 13-16 LOTS & BLOCK 10

There are features identified on GRCA mapping that will need to be confirmed on site on a site visit. GRCA recommends that a site visit is arranged with Authority staff in May 2026.

Specifically, GRCA mapping indicates a slope and watercourse(s).

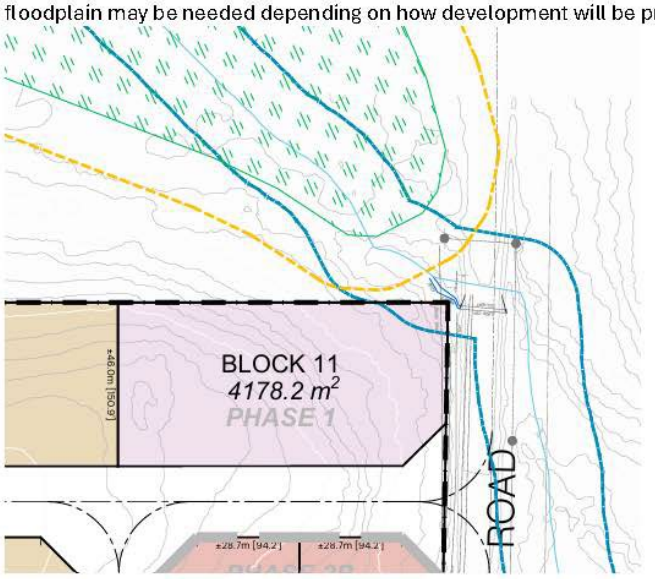
If Block 10 is to be used as a future road, consideration should be given as to whether this location is the optimum location.

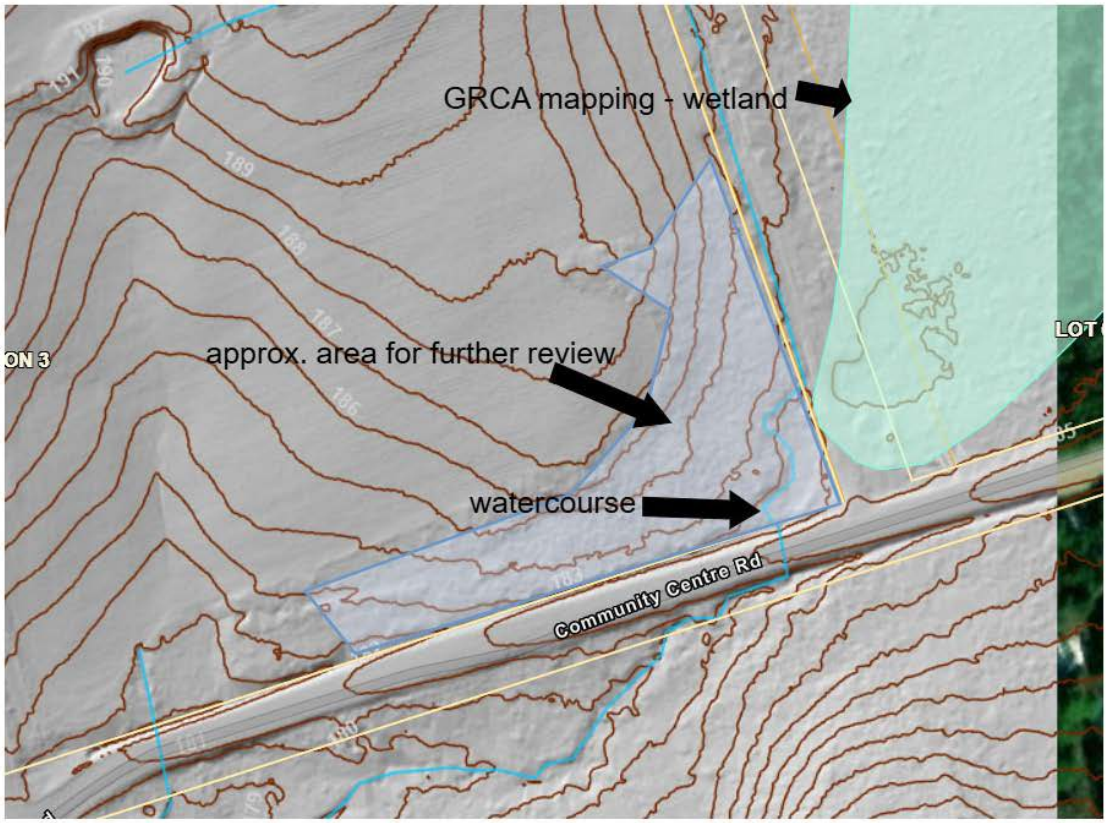




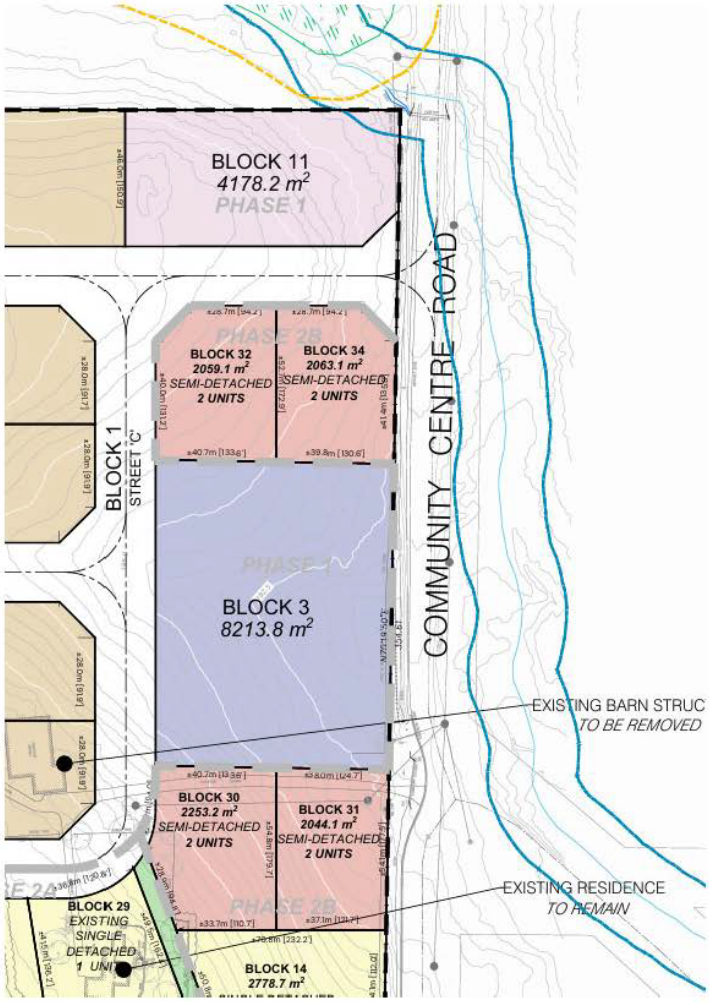
BLOCK 11: OPEN SPACE – SHARED SEPTIC TREATMENT AREA

GRCA will require details for this area. Specifically, the limits of the wetland must be determined and applicable setbacks applied to the feature. A watercourse buffer of 15m is shown which is generally satisfactory from a meander belt (erosion) perspective for this type of watercourse. However, additional information in regard to the floodplain may be needed depending on how development will be proposed within this block.





BLOCKS 30, 31, 32, 34 & BLOCK 3
GRCA's concerns in relation to these blocks are from a wetland or floodplain perspective. This will be determined upon further review.

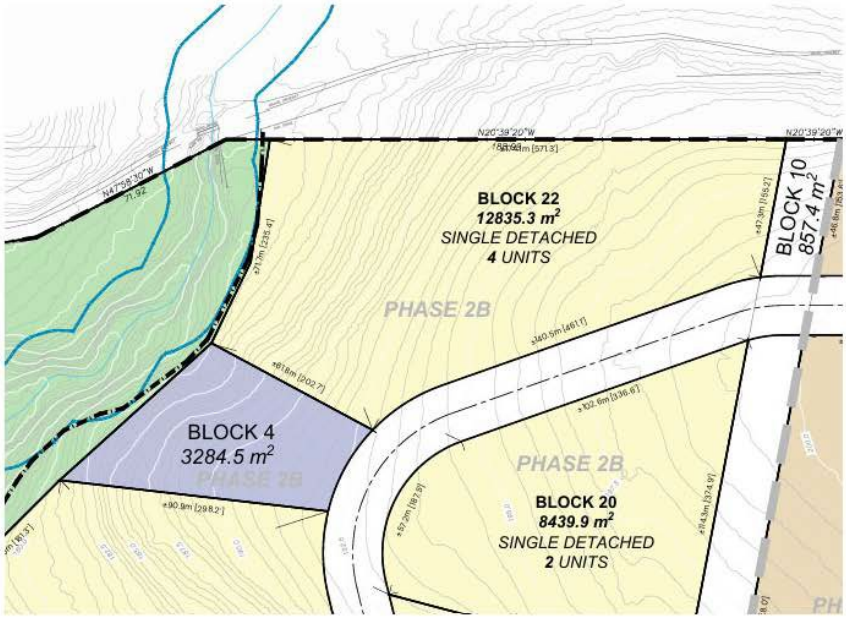


PHASE 2B

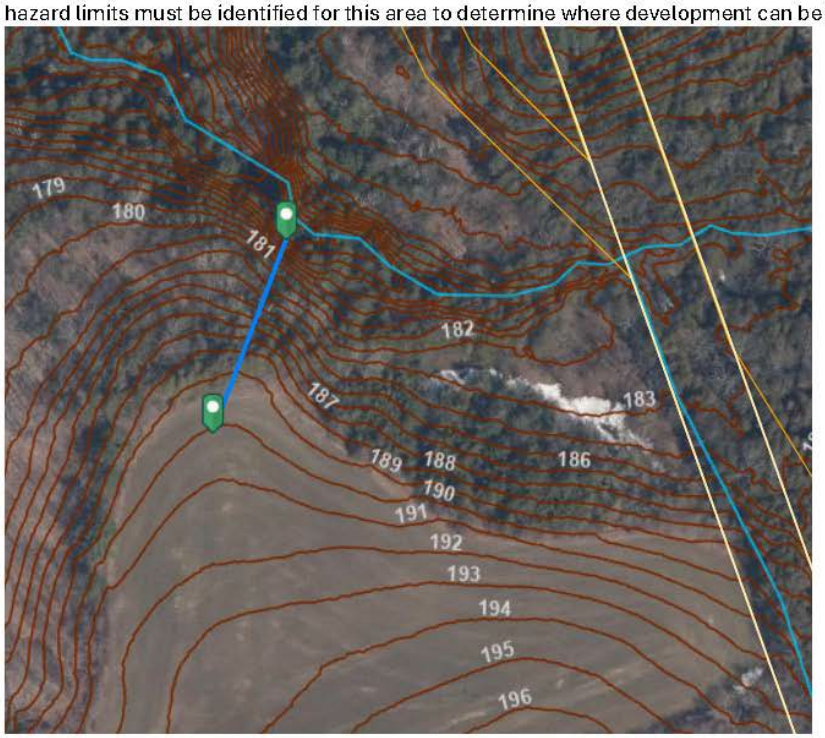
BLOCK 4 – STORMWATER MANAGEMENT FACILITY & BLOCK 22 – SEMI DETACHED 4 UNITS

Details associated with this area will need to be addressed. Furthermore, an outlet would be anticipated to be implemented in this block going to the watercourse. GRCA will require details about the outlet here.

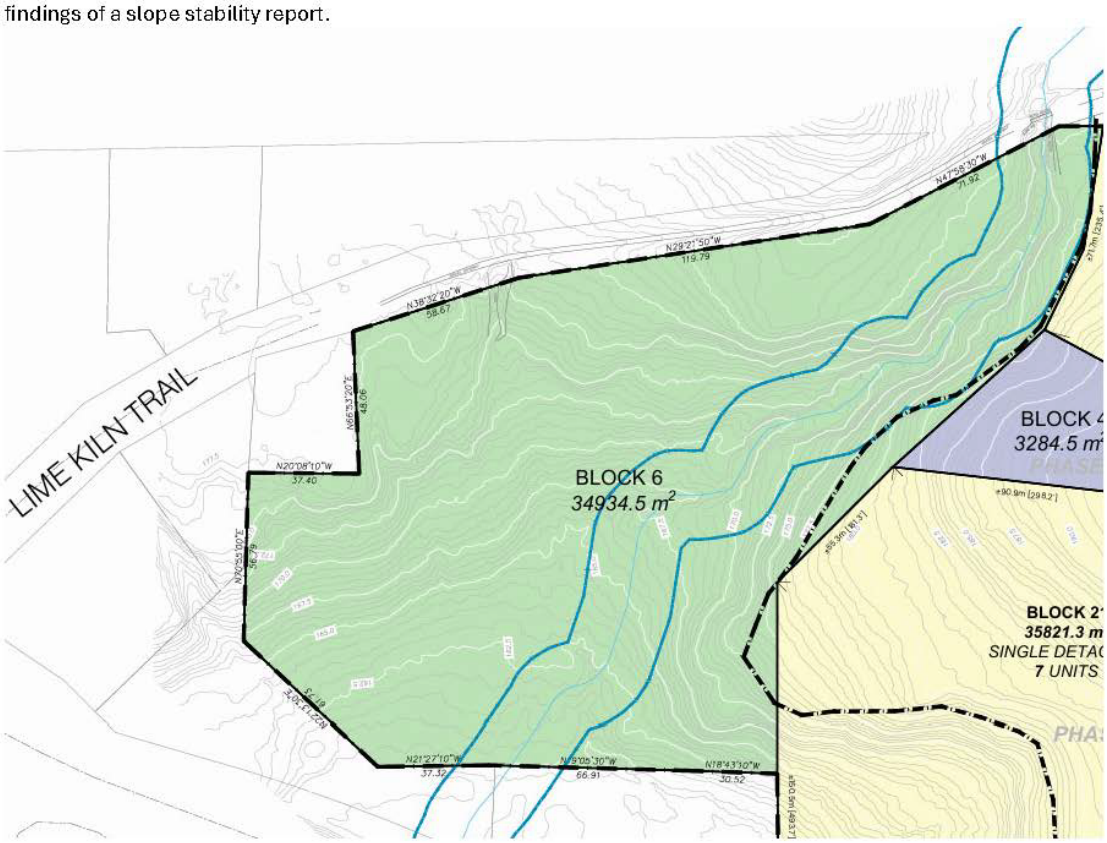
Specifically, the top of bank and long-term stable slope line must be identified on these Blocks to determine the development limits.



The below mapping excerpt shows a 15m meander belt (setback from watercourse) + 3:1 stable slope line. In general, GRCA requests an access allowance between the hazard limit and the proposed development. The hazard limits must be identified for this area to determine where development can be located.



BLOCK 6: VALLEYLANDS, WATERCOURSE & FLOODPLAIN
The following shows the area identified with the natural hazards. This may need to be refined based on the findings of a slope stability report.

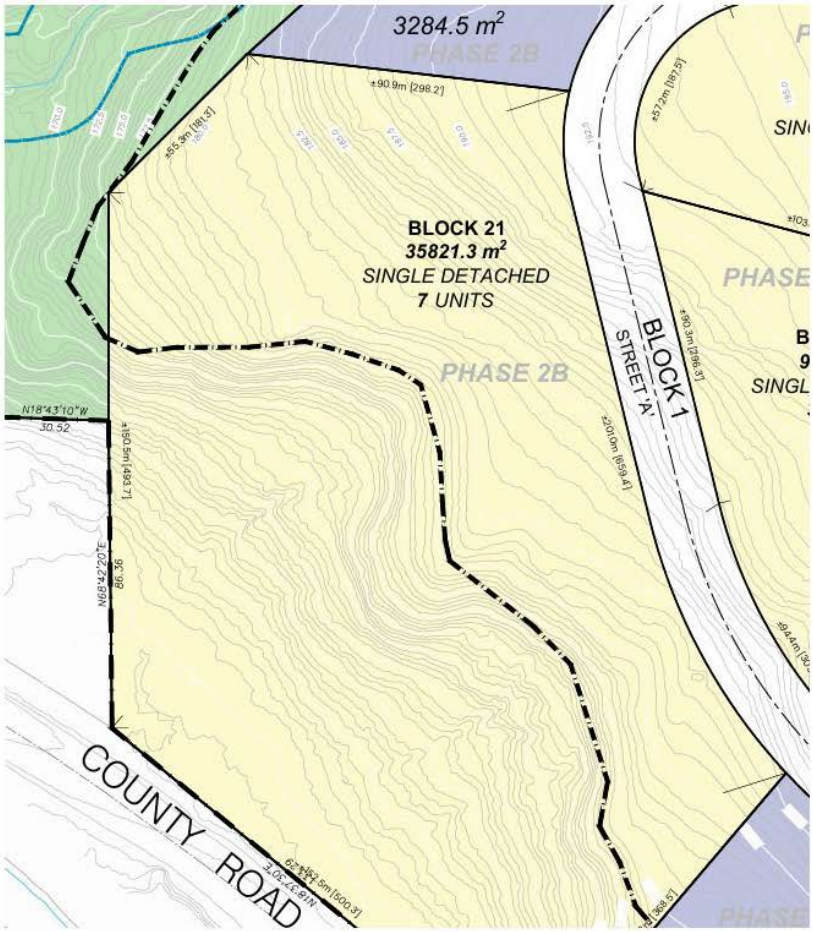


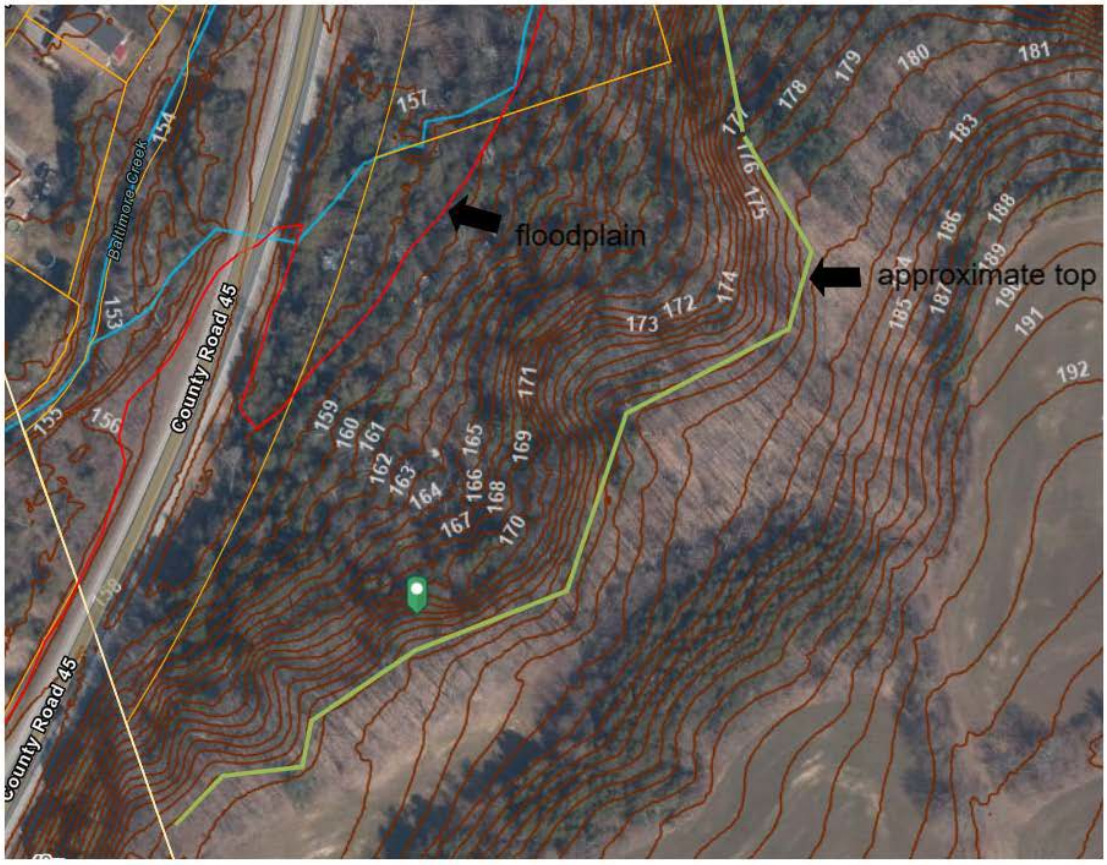
BLOCK 5: STORMWATER MANAGEMENT FACILITY & BLOCK 21: SINGLE DETACHED 7 UNITS
There is a slope in this block that is approximately 2:1 in some locations. All proposed development should be located on the tablelands and outside the long-term stable slope line. The top of bank must be shown in this location. A long-term stable slope line assuming 3:1 + a 6m access allowance can be considered in lieu of a slope stability study. However, GRCA would recommend that a slope stability study is undertaken to determine the limits of development.

Top of Bank: This can be determined by GRCA with a surveyor present. GRCA staff will stake the top of bank and the surveyor should subsequently plot on the top of bank on the plan with "top of bank staked by GRCA on <date>"

Long-Term Stable Slope: This is determined by a geotechnical engineer through a study. Due to the anticipated development proposed, GRCA would recommend that a slope stability study is undertaken in order to determine the limits of development. The study must take into consideration the meander belt of the watercourse and any applicable erosion access allowance.

Floodplain: GRCA does not support the fragmentation of the floodplain. The floodplain must be included on the survey and the floodplain lands shown to remain in one ownership.


3284.5 m²
PHASE 2B
±90.9m [298.2']
±55.3m [181.3']
BLOCK 21
35821.3 m²
SINGLE DETACHED
7 UNITS
PHASE 2B
±57.2m [187.5']
BLOCK 1
STREET 'A'
±90.3m [296.3']
±201.0m [659.4']
PHASE
SINGL
N18°43'10"W
30.52
±150.5m [493.7']
N68°42'20"E
86.36
COUNTY ROAD
±152.5m [500.3']
±369.5']

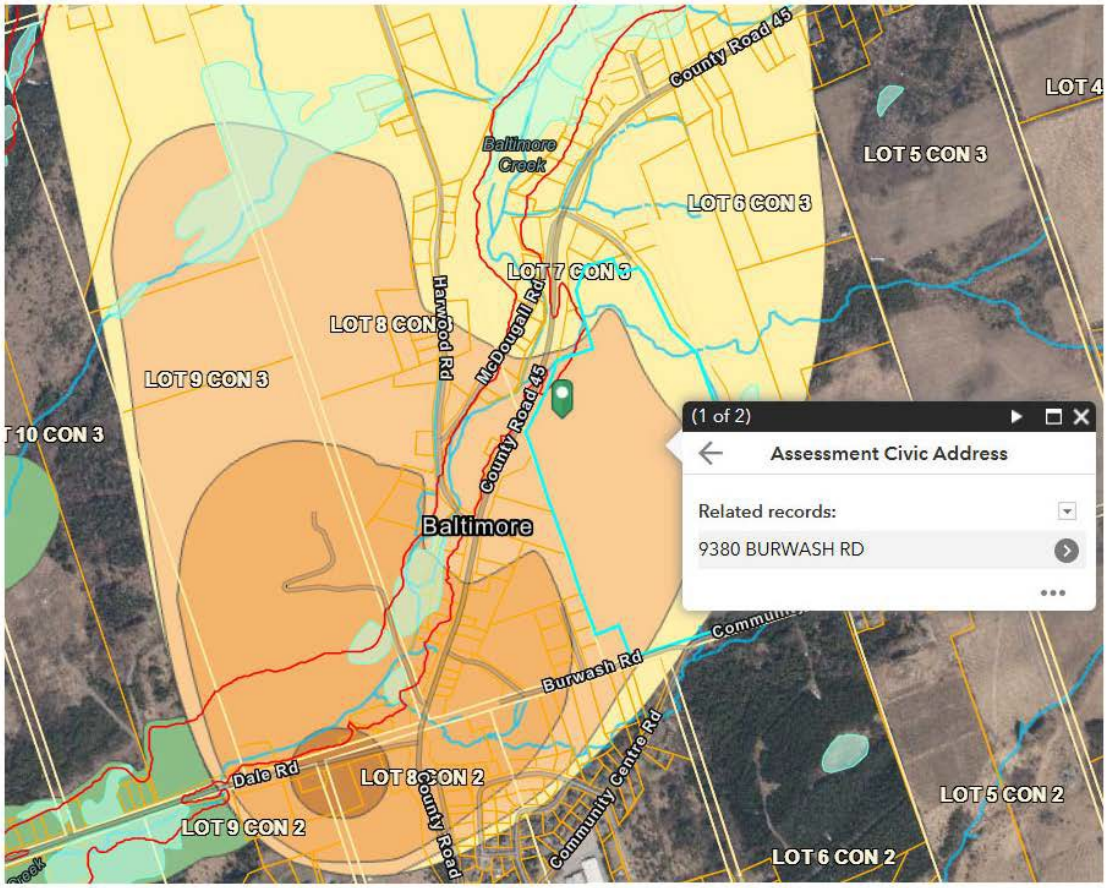


STORMWATER MANAGEMENT

Stormwater Management: GRCA requires that all stormwater management proposed is consistent with GRCA's Technical and Engineering Guidelines for Stormwater Management Submissions. A link to this document can be found on GRCA's website.

SOURCE WATER PROTECTION

The subject lands are located within the Wellhead Protection Area of the *Creighton Heights* Municipal Drinking Water System. Given that municipalities are the designated approval authority under the *Clean Water Act*, GRCA recommends consulting with Hamilton Township in this regard.



Should you have any questions, please contact me.

Regards,

Ken Thajer, MCIP, RPP
Planning & Regulations Coordinator

Ganaraska CONSERVATION

"Clean Water Healthy Lands for Healthy Communities"

2216 County Road 28
Port Hope, ON L1A 3V8
B: (905) 885-8173 ext. 245
C: (905) 269-9265

kthajer@grca.on.ca / www.grca.on.ca

From: Jennifer Current <jcurrent@hamiltontownship.ca>
Sent: March 17, 2026 8:48 AM
To: Yearwood, Ashley <yearwooda@northumberland.ca>; Anastasio, Ashley <anastasioa@northumberland.ca>; Ken Thajer <kthajer@grca.on.ca>; Tim Jeronimus <tjeronimus@hamiltontownship.ca>; Lucas Kelly <lkelly@hamiltontownship.ca>; Brian Gilmer <bgilmer@hamiltontownship.ca>; Scott White <swhite@hamiltontownship.ca>
Subject: Subdivision Pre-Consultation Meeting 9380 Burwash Road

Good morning everyone,

The Township has received a request for a pre-consultation meeting for the property located at 9380 Burwash Road. Al Rose and Tom Behan are proposing a phased subdivision on these lands, and I have attached the concept plan provided.

The following was provided by the applicants agent:

The current attached plan has been arranged in blocks to provide flexibility with lot and unit configurations as the plan is built out (lots will be created via part lot control exemption).

The current plan shows 3 phases that coincide with servicing availability:

- Phase 1 – 54-72 units of singles and semis. This phase is contingent on capacity within the existing water treatment facility. Lots will be serviced with a communal Miranda wastewater system either in a condo common element, or to be assumed by the municipality.
- Phase 2a – 24 single detached units. Contingent on the expansion of the existing water treatment facility. Lots to be serviced with the communal wastewater system.
- Phase 2b – 21 single detached and 8 semi-detached units. Contingent on the expansion of the water treatment facility with lots to be serviced with private septic systems due to the limitation of the gravity-fed wastewater system servicing 1 and 2a. However, the blocks have been designed to allow for a higher density of units should the wastewater infrastructure be available in the future.

In addition to the unit blocks, the plan also includes stormwater and servicing blocks.

The applicants are proposing to use municipal water and communal septic servicing. This will be a new form of development for the Township.

Could you please provide your availability for the following dates and times:

March 25, 26 or 27 morning or afternoon
April 8, 9 or 10 morning or afternoon

Thanks,

Jennifer Current B.A. (Hons), MCIP, RPP
Senior Planner
The Corporation of the Township of Hamilton

P O Box 1060
COBOURG ON K9A 4W5
905-342-2810 X 113
905-342-2818 Fax
jcurrent@hamiltontownship.ca

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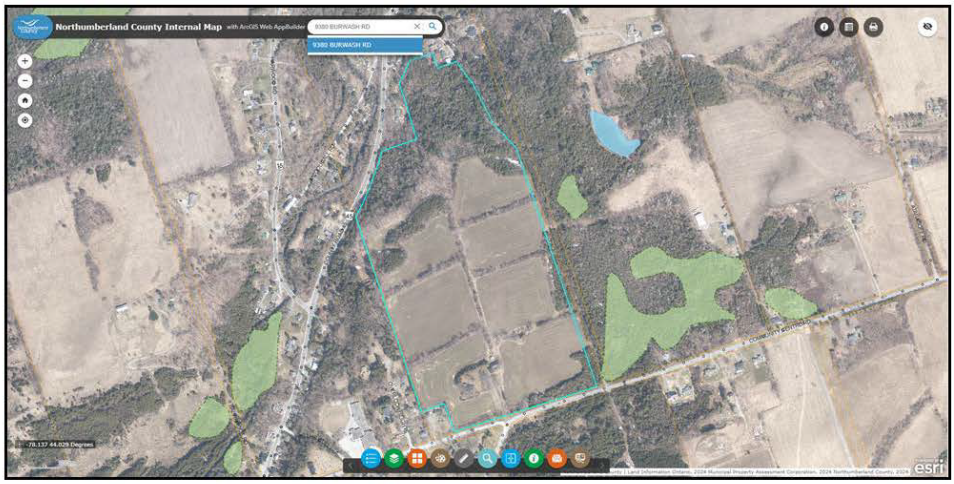
From: Yearwood, Ashley
To: Jennifer Current
Cc: Parkinson, Preston; Bruinsma, Katie; Matthews, Tom; Parkinson, Preston; Anastasio, Ashley; Metcalfe, David; Tim Jeronimus; Julia Pingle; kthaler@grca.on.ca
Subject: Northumberland County Planning Preliminary Subdivision Comments - 9380 Burwash Road
Date: April 9, 2026 11:40:06 AM
Attachments: image002.png
20260312_24-2700 Burwash Subdivision-BLOCKPLAN_24X36.pdf
NTC Waste Management By-Law-08-2023 (Reduced File Size).pdf

Good morning Jennifer, hope you are doing well and thanks for including County Planning to provide comments on this development proposal at 9380 Burwash Road in the Village of Baltimore. The attached development concept proposes a residential subdivision totaling between 108 to 126 lots for detached and semi-detached dwellings constructed over three phases on communal services. It is our understanding that the proposed communal servicing could either be operated by the Township or a future condominium corporation. It is also our understanding that the proponent intends to retain the existing dwelling on the subject property.

As such, please find our preliminary comments below for both the Township's and the proponent's consideration.



- **Northumberland County Official Plan**
  - The Northumberland County Official Plan designates the subject property as "Rural Settlement Areas," with a Natural Heritage Area 2 overlay;
  - Rural Settlement Areas permit residential development, subject to the provisions of appropriate servicing.

- **Required Supporting Studies:**
  - Planning Justification Report;
  - Environmental Site Assessment (property appears farmed with the potential history of pesticides being a potentially contaminated activity);
  - Archaeology (consultation with Williams Treaties First Nations should be considered);
  - Environmental Impact Statement (to determine the development limits of the subject property prepared to the satisfaction of the Township, in particular natural heritage);
  - Transportation Impact Study (to review any potential road improvements for any existing or future roads that intersect with County Road 45);
  - Stormwater Management Plan (to determine if there are any potential impacts onto County Road 45);
  - Hydrogeology (prepared to the satisfaction of the Township for water quality and quantity purposes as well as due to the property's proximity to the Creighton Heights Wellhead Protection Area)
  - Geotechnical (prepared to the satisfaction of the Township to determine slope stability due to existing grades)
  - Functional Servicing Report (prepared to the satisfaction of the Township to address capacity for proposed communal services).

- **Road Widening:**
  - County Public Works as identified the requirement for a road conveyance along County Road 45 totaling 18.25 metres from the painted centerline. This will be addressed in further detail through the Township of Hamilton's Subdivision Agreement.

- **Waste Management:**
  - For municipal waste collection to be considered on lots/blocks containing 5 or less units and which front onto a municipal road, the road designs must be in accordance with Schedule F of the County's Waste By-law #08-2023. This matter will be addressed through the subdivision's detailed design process (a copy of our Waste Management By-law is attached).

- **Fees (After July 1, 2026):**
  - County Planning - $1,000.00 (subdivision) + $1,000.00 (condominium – if required) + $250.00 (zoning by-law amendment);
  - County Inspection Services – due to the nature of the proposed development, fees will be determined under separate cover.

If you and/or the proponent have any questions, please do not hesitate to contact me by any means provided below.

Take care and have a great tail end of the work week!!!

Sincerely,

Ashley Yearwood, MCIP, RPP (He/Him)
Manager of Planning, Land Use Planning | Northumberland County
t 905.372.3329 x 6221 | c 905.376.5354 | f 905.372.1746 | e yearwooda@northumberland.ca
Corporate Values: Accountability. Care & Support . Collaboration & Communication . Honesty & Integrity . Innovation & Excellence . Mutual Trust & Respect

---

From: Jennifer Current <jcurrent@hamiltontownship.ca>
Sent: Tuesday, March 17, 2026 8:48 AM
To: Yearwood, Ashley <yearwooda@northumberland.ca>; Anastasio, Ashley <anastasioa@northumberland.ca>; Ken Thajer <kthajer@grca.on.ca>; Tim Jeronimus <tjeronimus@hamiltontownship.ca>; Lucas Kelly <lkelly@hamiltontownship.ca>; Brian Gilmer <bgilmer@hamiltontownship.ca>; Scott White <swhite@hamiltontownship.ca>
Subject: Subdivision Pre-Consultation Meeting 9380 Burwash Road

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Thanks,

Jennifer Current B.A. (Hons), MCIP, RPP
Senior Planner
The Corporation of the Township of Hamilton
P O Box 1060
COBOURG ON K9A 4W5
905-342-2810 X 113
905-342-2818 Fax
jcurrent@hamiltontownship.ca

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416 Chambers Street
Peterborough, Ontario
K9H 3V1
PHONE // 705.876.8340
TOLL FREE // 877.652.1466
FAX // 705.742.8343
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