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-----Original Message-----

From: Sandra Buttell <[REDACTED]>  
Sent: Monday, May 27, 2024 7:23 PM  
To: Campbell, Dwayne <campbelld@northumberland.ca>  
Subject: Growth Management.

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: External E-Mail

Good afternoon Dwayne,

Thank you for providing the recent Open House and presentation in Cobourg on May 23, 2024.

I am the retired owner of an engineering company, who has lived in Pickering for 30 years, before moving to Port Hope in 2013.

I have zero knowledge of the County's Official Plan and the amendment processes, but after receiving your information flyer and map of the Port Hope proposal in the mail a number of potential concerns immediately occurred to me.

1. The Amendment provides no alternatives for Port Hope Council to consider - surely alternative development areas with their appropriate pros/cons must be provided for such an important decision that will shape the Town of Port Hope forever?
2. It was stated that residential development north of Hwy 401 in PH was rejected due to concerns that any new subdivisions would be isolated. I do not believe that this statement holds water after living south of Hwy 401 for 30 years in Pickering! Not once did I ever think that my development was isolated from downtown Pickering and Hwy 2. I believe that this 401 development separation has also been successfully achieved in Ajax, Whitby, Oshawa and Newcastle without any issues.
3. A residential development option north of Hwy 401 in PH, between Toronto Rd and Choate Rd and extending north towards Welcome would seem a viable option and maybe provide some benefits in reducing the amount of prime farming land that would be lost to development;
  - Large areas of land in this section appear to be un-farmed scrub land.
  - Easy access/egress to Hwy 401 for commuters.
  - Easy access/egress to downtown PH (via Toronto Rd or Cranberry Rd/Victoria St. N.)
  - Minimal requirement for removal of old growth woods/trees.
4. Regarding the current proposal to develop the west side of PH for housing;
  - Access/egress to Hwy 401 for commuters will drive traffic into existing developments and could cause severe bottlenecks on Toronto Rd, Lakeshore Rd & Marsh Rd.
  - Traffic volume on Lakeshore Rd would be greatly increased and could result in problems for the Hamlet of Port Britain.
  - Traffic volume on the Waterfront Trail (Lakeshore Rd) could increase to an unacceptable volume with resultant safety concerns for cyclists, hikers, etc..
  - Large areas of existing woodland would need to be removed south of Marsh Rd.
  - Significant areas of this proposed development area would be lost due to the required set-backs from the CP Rail tracks due to noise/vibration/safety.

I would appreciate it if you could provide me with the email address of the appropriate members of PH Council who will be addressing the GMA in September.

I would like to send a copy of this message to these members of Council.

Thank you for organizing the upcoming open house in Port Hope, as the proposed Amendment impacts the town greatly. I hope you are contacting the residents in the south west area of Port Hope with invitations to this open house?

Kind Regards,  
John Buttell



Sent from my iPad