



**Municipality of Port Hope  
Notice of Complete Applications  
Concerning a Proposed Official Plan Amendment (OP01-2019),  
Zoning By-Law Amendment (ZB06-2019),  
and a Proposed Draft Plan of Subdivision (SU01-2019)  
“Phase 5” of the Lakeside Village Community**

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TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope hereby considers an **application to amend Municipal Official Plan** (File # OP01-2019) under Section 22 of the Planning Act, an **application to amend Zoning By-law 20/2010** (File # ZB06-2019) under Section 34 of the Planning Act and an **application for a Draft Plan of Subdivision** (File # SU01-2019) under Section 51 of the Planning Act, all submitted by Walker, Nott, Dragicevic Associates Limited on behalf of of AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc. and Penryn Mason Homes Inc. for lands located south of Strachan Street and west of Victoria Street South (see Figure 1: **Subject Lands Map**) to be Complete Applications in accordance with the Planning Act.

The majority of the subject site is within ‘Special Policy Site Area 9’ (Penryn Park Estate). The western portion of the subject site (locally known as the “Skora lands”) is designated ‘Low Density Residential – Urban’.

Zoning By-law 20/2010, as amended, places the proposed subdivision lands into five residential categories, two commercial zone categories and two open space/major recreational zones.

**THE PURPOSE** of the proposed Draft Plan of Subdivision application is to facilitate the development of 369 dwelling units comprised of 326 single detached dwellings and nine (9) townhouse blocks (consisting of 43 townhouse units) in a freehold tenure on the subject lands (see Figure 2: **Draft Plan**). The applicant is proposing the removal of 3.15 ha woodland on the west side of Victoria Street South.

**THE PURPOSE** of the proposed Official Plan Amendment is to:

- re-designate a portion of the subject lands on the west side of Victoria Street South to a site specific “Medium Density Residential’ in order to facilitate the development of townhouse units.
- re-designate the lands within ‘Special Policy Site Area 9’ (Penryn Park Estate), including the portions of the subject lands that were previously part of the Port Hope Golf and Country Club to a site-specific “Low Density Residential-Urban” to allow residential uses consistent with the adjacent approved Mason Homes Plans of subdivision.

**THE PURPOSE** of the Zoning By-law amendment is to establish appropriate development standards to accommodate the proposed subdivision.

Additional information relating to the proposed Official Plan Amendment (OP01-2019), Zoning By-law Amendment (ZB06-2019) and Draft Plan of Subdivision (SU01-2019) is available for review between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Municipal Development Team Office located at 5 Mill Street South, Port Hope.

**If a person or public body does not make oral submissions at the public meeting, to be held at a later date, or make written submissions to the Municipality of Port Hope in respect of the proposed plan of subdivision, official plan amendment and the zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision, before the official plan amendment is adopted and before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Municipality of Port Hope to the Local Appeal Planning Tribunal.**

If a person or public body does not make oral submissions at the public meeting, to be held at a later date, or make written submissions to the Municipality of Port Hope in respect of the proposed plan of subdivision, official plan amendment and the zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision, before the official plan amendment is adopted and before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Appeal Planning Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Municipality of Port Hope in respect of the proposed plan of subdivision, official plan amendment and zoning by-law amendment, you must make a written request to the Municipality of Port Hope at the address 56 Queen Street, Port Hope ON L1A 3Z9.

DATED AT THE MUNICIPALITY OF PORT HOPE THIS 29<sup>th</sup> Day of November, 2019.

Theodhora Merepeza, M.C.P., MCIP, RPP  
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Municipality of Port Hope  
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Figure 1: Subject Lands Map

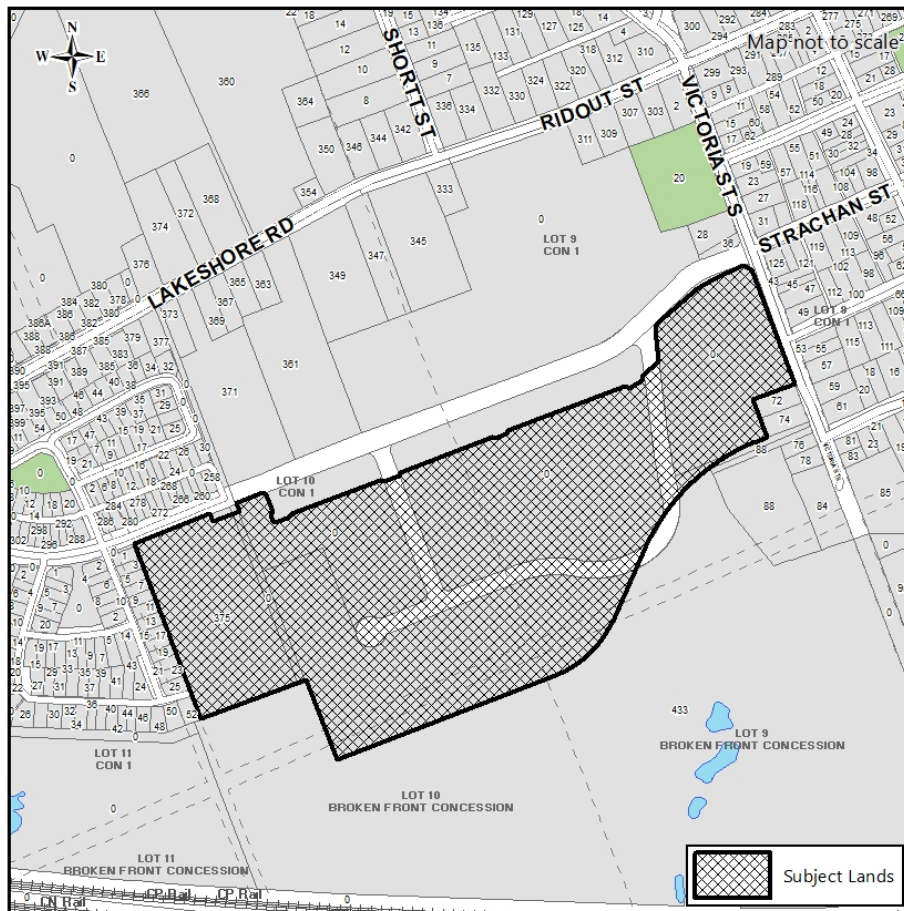
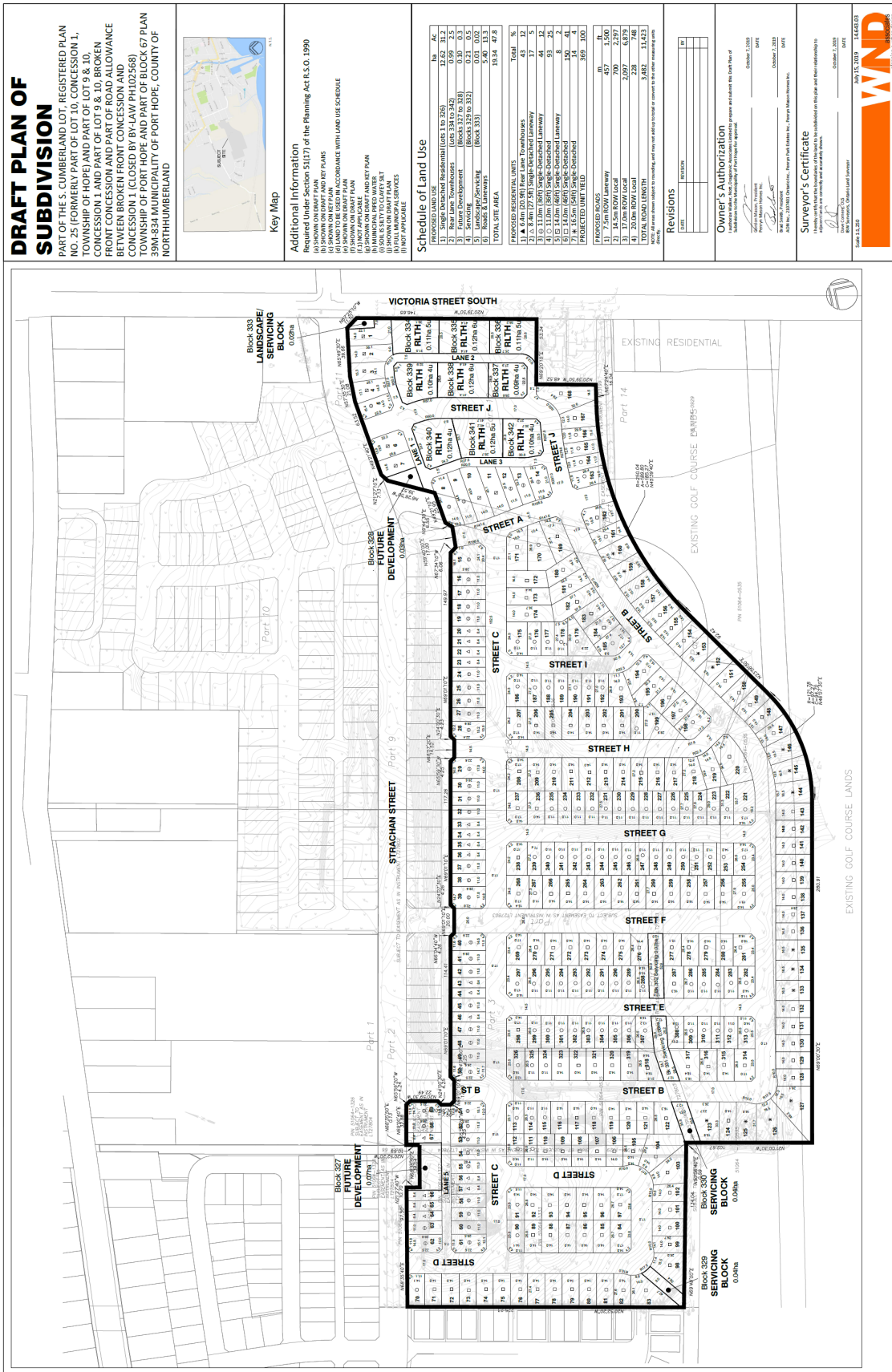


Figure 2: Proposed Draft Plan



WIND PARTNERS  
 LANDSCAPE ARCHITECTS  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111  
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