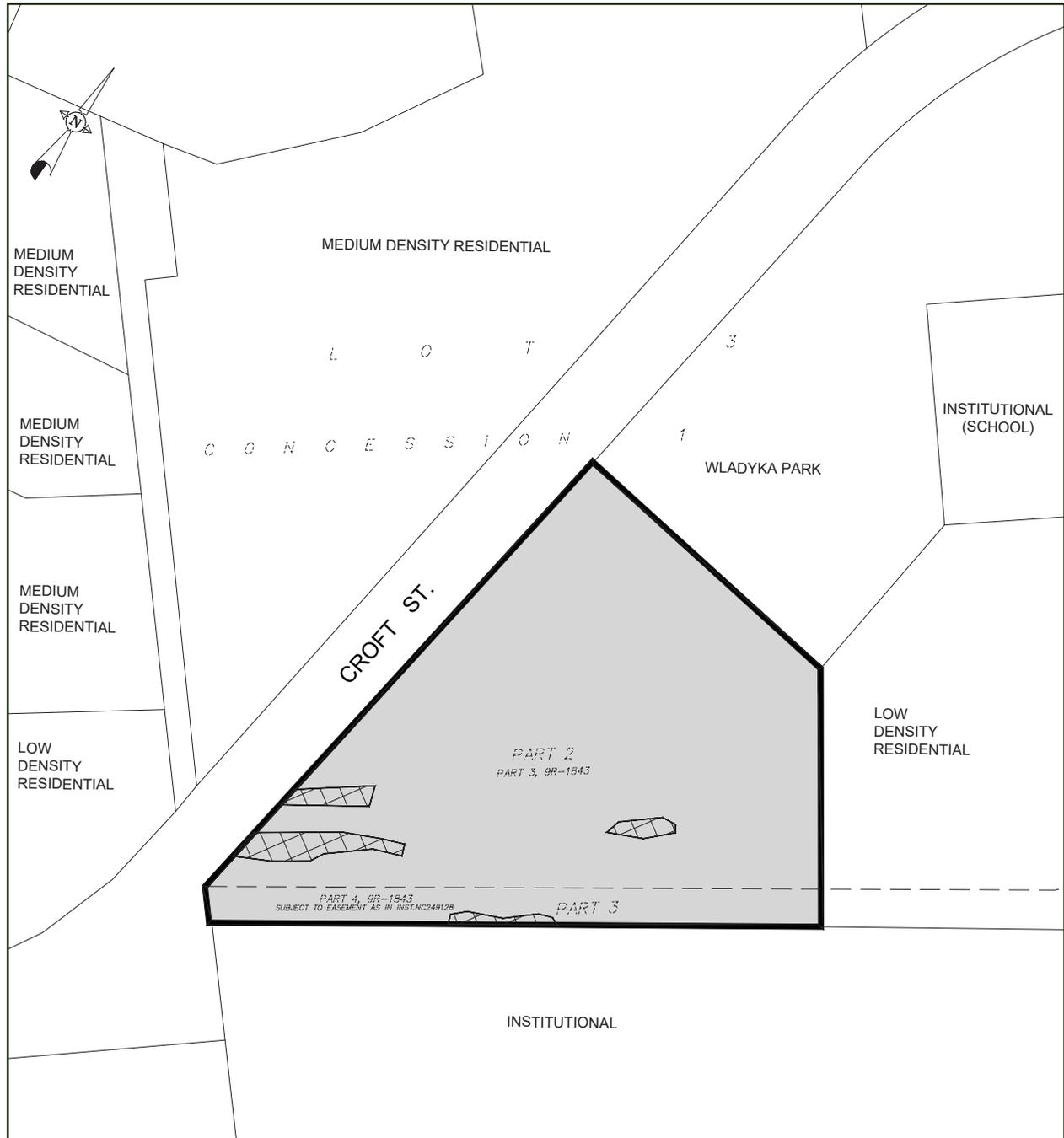


Draft Official Plan Amendment



LEGEND:

 LANDS TO BE DESIGNATED FROM MEDIUM DENSITY RESIDENTIAL TO "HIGH DENSITY RESIDENTIAL"

 LANDS DESIGNATED WITH A "PHYSICAL CONSTRAINT AREA" OVERLAY TO REMAIN

LOCATION
 PART OF LOT 3,
 CONCESSION 1,
 GEOGRAPHIC TOWNSHIP OF HOPE,
MUNICIPALITY OF PORT HOPE
 COUNTY OF NORTHUMBERLAND

OFFICIAL PLAN AMENDMENT No. _____
 TO OFFICIAL PLAN - SCHEDULE "C-1"
 LAND USE - URBAN AREA
SCHEDULE '1'

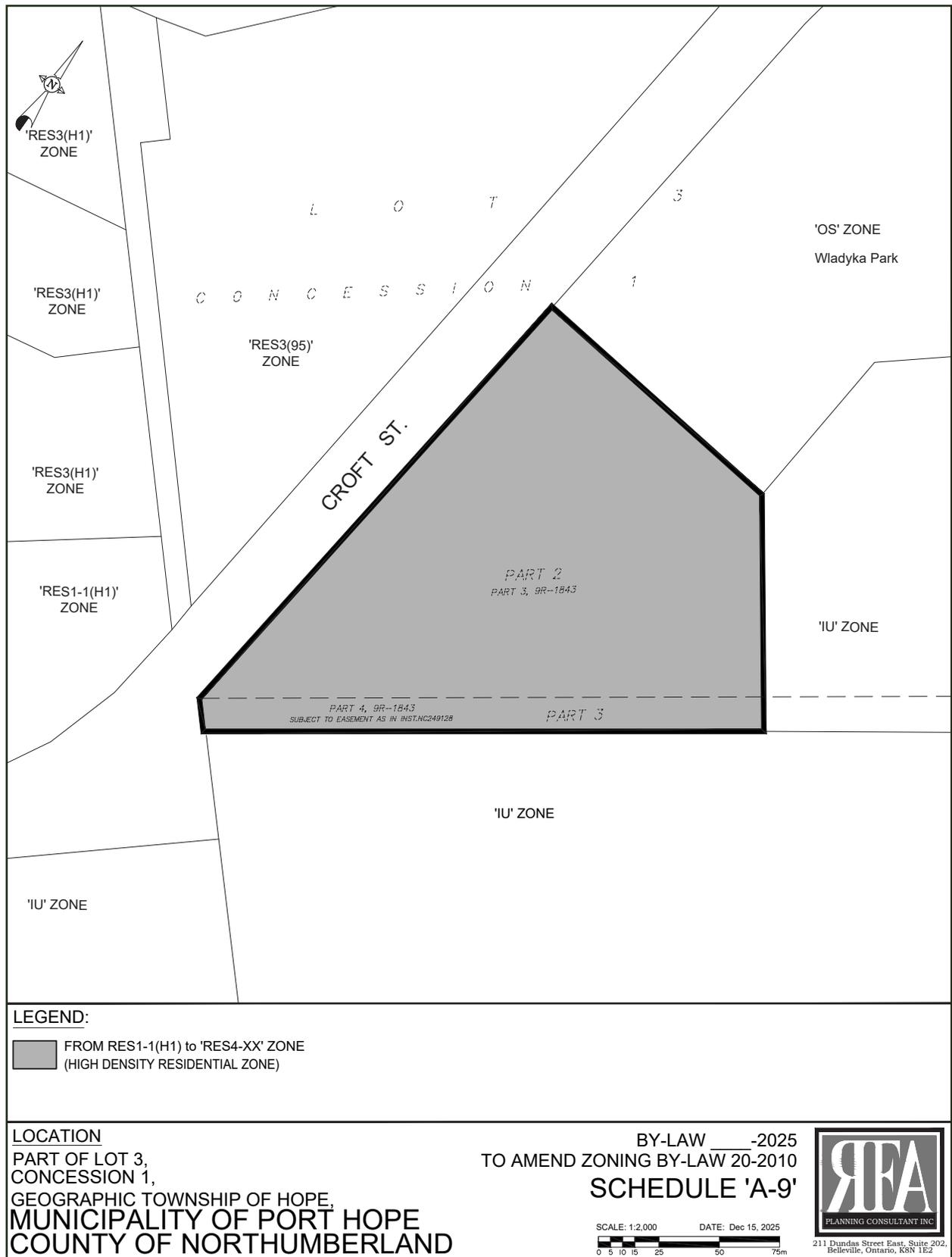


SCALE: 1:2,000 DATE: DEC 15 2025


211 Dundas Street East, Suite 202,
 Belleville, Ontario, K8N 1E2



Draft Zoning By-law Amendment



THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. XX-2025

Being a By-law Under the Provisions of Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as Amended, to Amended Zoning By-law 20/2010, as Amended of the Corporation of the Municipality of Port Hope, for lands described as Part of Lot 3, Concession 1, Registered Plan No. 39, in the Municipality of Port Hope, in the County of Northumberland.

WHEREAS Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, was passed under authority of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended; and

WHEREAS this By-law conforms with the general intent of the Municipality of Port Hope Official Plan, as amended; and

WHEREAS the Council of The Corporation of the Municipality of Port Hope conducted a public meeting, in regard to the proposed zoning, as required by Section 34(12) of the Planning Act, R.S.O. 1990, c.P.13, as amended; and

WHEREAS the Council of the Corporation of the Municipality of Port Hope deems it advisable to amend Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, with respect to the above described lands, and under the provisions of the Planning Act has the authority to do so;

NOW THEREFORE the Council of The Corporation of the Municipality of Port Hope ENACTS as follows:

1. THAT Schedule "A" - Sheet 9 (Zone Map) forming part of the Zoning By-law 20/2010, as amended by By-law 31/2023, as otherwise amended, is hereby amended by changing the zone classification of the subject lands from the current Residential One-Type One Holding Symbol 1 'RES1-1(H1)' zone to High Density Residential Exception XX Zone (RES4-XX);
2. THAT Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, is hereby amended by adding the following to Part 12 - Exceptions:

Table 6: Site Specific Provisions for High Density Residential 'RES4' Zone		
Provision		Proposed
4.25.1.d)	Where there is an opaque wall or fence having a height of 1.5 metres or more, the width of the planting strip is permitted to be reduced to 1.8 metres in width.	2.1 metres
5.5.3.1.b)	The maximum driveway width shall be equal to the garage door width plus 1.5 metres or 6.1 metres, whichever is greater, provided a minimum of 40% of the area of the front exterior side yard in which the driveway is located is the site of soft landscaping.	8 metres
5.5.3.3	On lots that have a lot frontage of 22.0 metres or greater, a second driveway crossing the same lot line as the first driveway is permitted provided:	Three (3) driveways
5.7.2.c)	Not be permitted in the front yard or exterior side yard, and shall not be located in any required yard;	No, loading spaces are located in the front yard