



Municipality of Port Hope
Notice of Complete Application and Public Meeting
Concerning a Proposed Zoning By-Law Amendment (ZB02-2024)
39 Pine Street North

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope hereby considers an **application to amend Zoning By-law 20/2010** under Section 34(10.4) of the Planning Act, submitted by Martindale Planning Services on behalf of the owner 2640573 Ontario Corp., for the lands municipally known as 39 Pine Street North within the Urban Area of the Municipality of Port Hope (**Figure 1: Subject Lands Map**) to be a **Complete Application**. Furthermore, the Council of the Corporation of the Municipality of Port Hope will hold a **Public Meeting on February 10, 2026 at 5:00 pm**, in person at the Council Chambers at Town Hall, to consider the proposed application (File: ZB02-2024).

The subject lands are designated 'Major Institutional' in the Municipality of Port Hope Official Plan and zoned Urban Institutional 'IU' within the Municipal Zoning By-law 20/2010, as otherwise amended. The property also is designated under Part IV of the *Ontario Heritage Act*.

The rezoning has been requested to construct one (1) five-storey student dormitory building containing a total of twenty-eight (28) rooms on the southern portion of the subject lands. The existing institutional use (private high school) will be maintained.

The purpose of the rezoning application is to rezone the subject lands from 'IU' Zone to Site Specific Urban Institutional 'IU(156)' Zone to facilitate the construction of the proposed dormitory.

Additional information relating to the proposed Zoning By-law Amendment (ZB02-2024) is available to the public for review between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Development Services Office located at 5 Mill Street South, Port Hope and on the municipal website under the [Current Zoning By-law and Official Plan Amendment Applications - Municipality of Port Hope](#).

Residents can always provide comments and feedback or ask questions about the applications in writing until a decision is made on the application. Comments and questions can be sent to the planning@porthope.ca.

The applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Municipality of Port Hope to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Port Hope to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality at the address or email address shown below, before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality at the address or email address shown below, before the by-law was passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Port Hope in respect of the proposed 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 8th DAY OF January 2026.

Amer Salahuddin, BA (Hons.)
Planner I
Municipality of Port Hope
56 Queen Street, Port Hope ON L1A 3Z9

Tel: 905-885-2431 ext. 2515
Toll Free: 1-855-238-0948
Fax: 905-885-0507
Email: planning@porthope.ca

Figure 1: Subject Lands Map

