Municipality of Port Hope
Notice of Complete Application and Public Meeting
Concerning a Proposed Zoning By-law Amendment
File No. ZB05-2026
5351 6th Line

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 JKO Planning Services Inc. on behalf of Sandra Lunney-McDonald and Chelsea Lunney-McDonald for the northern parcel municipally known as 5351 6th Line, as identified on **Figure 1: Subject Lands Map**, within the Rural Area of the Municipality of Port Hope to be a **Complete Application**. Furthermore, the Council of the Corporation of the Municipality of Port Hope will hold a **Public Meeting** on **December 8, 2026 at 5:00 pm**, in person at the Council Chambers at Town Hall, to consider the proposed application.

The subject lands are designated 'Agricultural – General', 'Natural Environment', and 'Flood Plain' in the Municipality of Port Hope Official Plan and are zoned Rural 'RU' and Environmental Protection Floodplain 'EP-F' under Comprehensive Zoning By-law 20/2010, as amended. The lands associated with the municipal address 5351 6th Line consist of two separate parcels, separated by a Hydro-owned corridor parcel. The subject lands are the northern parcel only, as shown in Figure 1. The proposed Zoning By-law Amendment applies only to the northern parcel; no zoning changes are proposed for the southern parcel.

The applicant is seeking to recognize the existing condition of the property that currently contains two separate dwelling units: a single detached dwelling and a newly constructed Additional Residential Unit (ARU) within an accessory building that is partially used for agricultural storage space. The applicant has requested to rezone the northern parcel from Rural 'RU' Zone to Site-Specific Rural Zone 'RU(161)' Zone to recognize and permit the ARU. The application also proposes site-specific zoning provisions to permit variations from the standards of the Zoning By-law, as amended, including requirements related to floor area, building height, and the separation distance between the ARU and the existing principal dwelling. No zoning changes are proposed for the southern parcel.

Additional information relating to the proposed Zoning By-law Amendment (ZB05-2026) 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 and a public body (as both 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 2nd DAY OF NOVEMBER 2026.

Amer Salahuddin, BA (Hons.)
Planner I
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Figure 1: Subject Lands Map

