

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. XX/2026

*Being a By-law Under the Provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as Amended, to Amend Zoning By-law 20/2010, as Amended, of the Corporation of the Municipality of Port Hope, for lands described as Part of Lot 26 Concession 7, former Township of Hope, Municipality of Port Hope; municipally known as 7773 Longyear Lane 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 on \_\_\_\_\_, 2026 the Council of the Corporation of the Municipality of Port Hope conducted a public meeting, in regard to the above 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 “B” – Sheet 20 (Zone Map) forming part of Zoning By-law 20/2010, as amended by By-law 31/2023, as otherwise amended, is hereby amended by changing the zone classification on the subject lands identified on Schedule “A” to this By-law hereto from the current Agricultural (A) Zone to Agricultural with Site Specific Exception No. X, A(X)’, all in accordance with Schedule “A” attached hereto and forming part of this By-law:
2. The Table 12.1, entitled SITE SPECIFIC EXCEPTIONS of Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended is hereby amended by adding the following:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
A	X				<p>For the Lot fronting On Longyear Lane:</p> <p><i>Notwithstanding Section 4.2.1.1 and 4.2.1.4 within the A(X) Zone a <b>Primary Dwelling</b> shall be permitted:</i></p> <ul style="list-style-type: none"> <li>(i) With a Gross Floor Area of 305 sq.m.;</li> <li>(ii) With a walkout basement to the rear yard;</li> <li>(iii) With a building height of 5.6 m.</li> </ul> <p><i>And;</i></p> <p><i>The exiting residence shall be an <b>Accessory Residential Unit</b>:</i></p> <ul style="list-style-type: none"> <li>(i) With more than 40 m from the existing barn;</li> <li>(ii) With a floor area of 108 sq.m.;</li> <li>(iii) With 3 bedrooms and a basement;</li> </ul> <p><i>Notwithstanding Section 5.5.2 f):</i></p> <p>The existing driveways are recognized and a fourth driveway permitted.</p>

3. THAT Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 20/2010, as amended by By-law 31/2023, as otherwise amended, shall in all respects remain in force and effect save as same may be otherwise amended or hereinafter dealt with.
4. THAT this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Port Hope, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

READ A FIRST, SECOND AND THIRD TIME and finally passed in Open Council this XX day of XX, 2026.

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Olena Hankivsky, Mayor

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Shrishma Davé, Municipal Clerk