NOTICE OF PUBLIC MEETING
Concerning a Proposed Official Plan Amendment (OP02-2022) and Zoning By-Law Amendment (ZB04-2022)
60 Henderson Street

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope in accordance with Sections 22 and 34 of the Planning Act will hold a statutory **Public Meeting** on **Tuesday, December 13, 2022 at 6:30 p.m.** at the Town Hall to consider an **application to amend Municipal Official Plan** (File No. OP02-2022) and an **application to amend Zoning By-law 20/2010** (File # ZB04-2022), both submitted by Nautical Lands Group on behalf of Choice Property Limited Partnership (owner) and Wellings 2019 Inc. (Developers) for lands municipally known as 60 Henderson Street in the urban area of the Municipality of Port Hope (see Figure 1: **Subject Lands Map**).

The subject lands are currently designated "General Commercial" in the Municipality of Port Hope Official Plan and are zoned General Commercial with Holding One Provision 'COM2(H1)' by Zoning By-law 20/2010, as amended.

THE PURPOSE of the proposed Official Plan Amendment is to re-designate the subject lands to facilitate the development of 4 storey seniors independent living residential mid-rise building and 36 bungalow townhouse units. The proposed apartment building will consist of 74 independent living suites, a restaurant/dining area, bar, personal service area and fitness area for the residents. All the apartment and townhouse units will be rented out to the residents.

THE PURPOSE of the Zoning By-law amendment is to rezone the subject lands from 'COM2(H1)' to site specific 'RES4(139)' zone.

Additional information relating to the proposed Official Plan Amendment (File # OP02-2022) and Zoning By-law Amendment (File # ZB04-2022) is available to the public on the Municipal webpage: Current Planning Applications - Municipality of Port Hope and for review at the Municipal Development Team Office located at 5 Mill Street South, Port Hope, between 8:30 a.m. and 4:30 p.m., Monday to Friday.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Municipality of Port Hope in respect of the official plan amendment and the zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed Official Plan amendment and Zoning By-law amendment, the person or public body is not entitled to appeal the decision of the Municipality of Port Hope to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the public meeting, or make written submissions to the Municipality of Port Hope in respect of the proposed Official Plan amendment and Zoning By-law amendment before the approval authority gives or refuses to give approval to the proposed Official Plan amendment and zoning by-law amendment 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 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 9th Day of November, 2022.

Theodhora Merepeza, M.C.P., MCIP, RPP
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Figure 1: Subject Lands Map
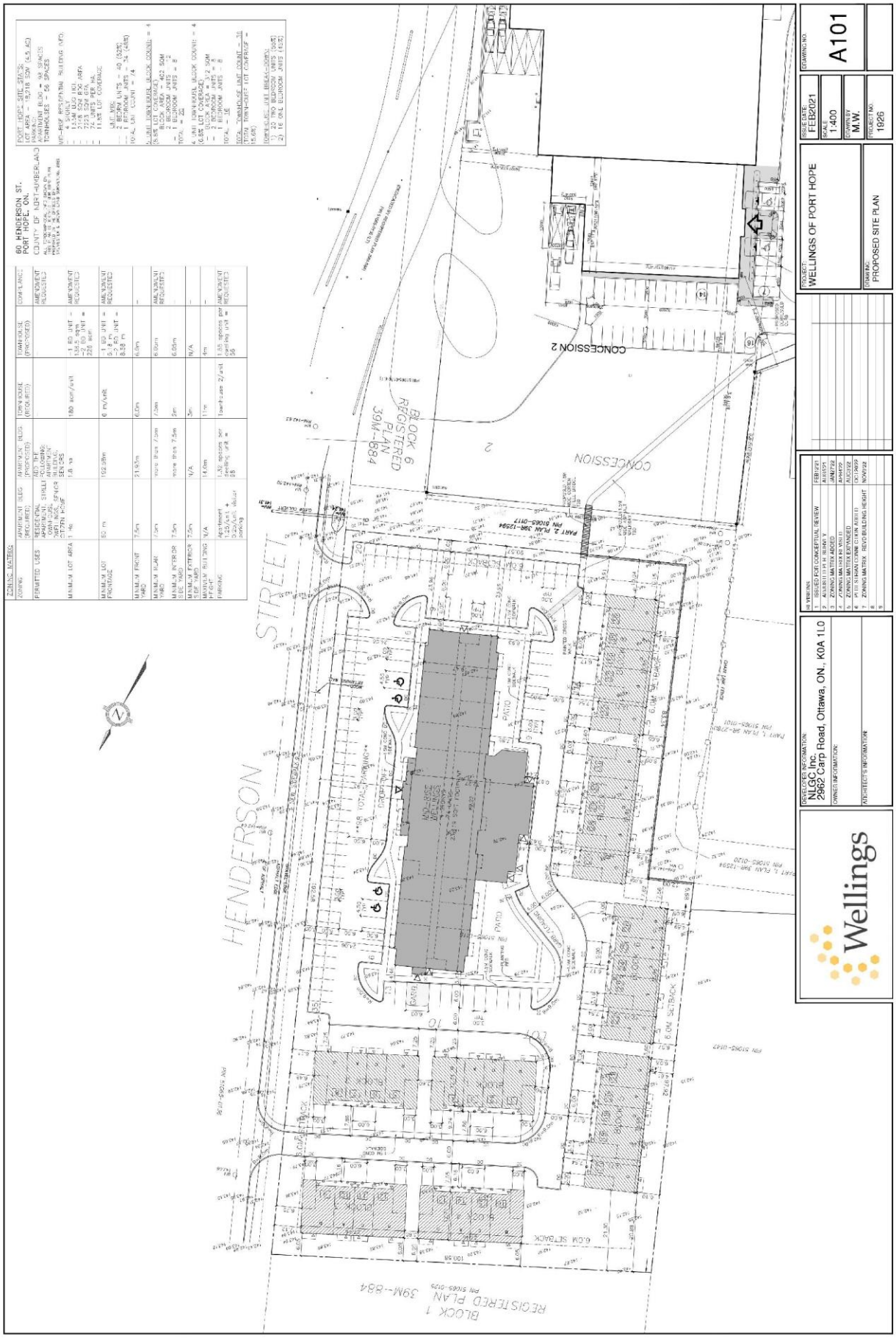
Figure 2: Proposed Site Plan