

Draft Zoning By-law Amendment
CORPORATION OF THE MUNICIPALITY OF PORT HOPE
BY-LAW NO. XX/2022

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 a portion of 5373 and 5229 Lakeshore Road, in the Municipality of Port Hope, in the County of Northumberland.

WHEREAS Zoning By-law No. 20/2010, as 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 _____, 2022 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 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 15 (Zone Map) forming part of Zoning By-law 20/2010, as otherwise amended, is hereby amended by changing the zone classification on the subject lands from Agricultural ‘A’ Zone to Agricultural Exception # x ‘A (x)’ Zone in accordance with Schedule “A” attached hereto and forming part of the By-law.
2. **THAT** Part 12 – Exceptions of Zoning By-law 20/2010 is hereby amended to add the following:

Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
A	x	-Farm Related Tourism Establishment -Commercial Kitchen -Eco-cabins -Outdoor event area			i) 20 parking spaces at the entrance on granular base and overflow grass parking spaces;

Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
					<p>ii) The maximum number of Eco-Cabins shall be 10; Eco-cabins shall be defined as An accessory building that is used for sleeping accommodation associated with a farming operation either to accommodate farm employees or guests. The maximum gross floor area shall be 30 square meters. An Eco-cabin cannot be located in an Environmental Protection (EP) Zone. The Eco-cabin shall have vehicular access with a minimum right-of-way width of 6 metres. The location and access shall not require the removal of any vegetation.</p> <p>iii) The outdoor event area shall have a maximum area of 1200 sq. m.;</p> <p>iv) The existing lots as of the date of the passing of this By-law shall be considered as legal non-</p>

Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
					conforming with respect to lot area and those lots with access from a common element condominium or equivalent shall be considered legal non-conforming with respect to lot frontage.

3. **THAT** Zoning By-law No. 20/2010, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 20/2010, as otherwise amended, shall in all respects remain in force and effect save as may be otherwise amended or hereafter 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 on the ___ day of _____, 2022.

R.J. Sanderson, Mayor

Brian Gilmer, Clerk