



**NOTICE OF PUBLIC MEETING (REVISED)**  
**Concerning a Proposed Official Plan Amendment (OP01-2019),**  
**Zoning By-Law Amendment (ZB06-2019),**  
**and a Proposed Draft Plan of Subdivision (SU01-2019)**  
**“Phase 5” of the Lakeside Village Community**

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TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope in accordance with Sections 22, 34 and 51 of the Planning Act will hold a statutory **Public Meeting** on **Tuesday, March 10, 2020 at 6:30 p.m.** at the **Port Hope High School Gymnasium - 130 Highland Drive, Port Hope** to consider an **application to amend Municipal Official Plan** (File No. OP01-2019), an **application to amend Zoning By-law 20/2010** (File # ZB06-2019) and an **application for a Draft Plan of Subdivision** (File # SU01-2019), all submitted by Walker, Nott, Dragicevic Associates Limited on behalf of of AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc. and Penryn Mason Homes Inc. for lands located south of Strachan Street and west of Victoria Street South (see Figure 1: **Subject Lands Map**).

The majority of the subject site is within ‘Special Policy Site Area 9’ (Penryn Park Estate). The western portion of the subject site (locally known as the “Skora lands”) is designated ‘Low Density Residential – Urban’.

Zoning By-law 20/2010, as amended, places the proposed subdivision lands into five residential categories, two commercial zone categories and two open space/major recreational zones.

**THE PURPOSE** of the proposed Draft Plan of Subdivision application is to facilitate the development of 369 dwelling units comprised of 326 single detached dwellings and nine (9) townhouse blocks (consisting of 43 townhouse units) in a freehold tenure on the subject lands (see Figure 2: **Draft Plan**). The applicant is proposing the removal of the 3.15 ha woodland located on the west side of Victoria Street South.

**THE PURPOSE** of the proposed Official Plan Amendment is to:

- re-designate a portion of the subject lands on the west side of Victoria Street South to a site specific “Medium Density Residential” designation in order to facilitate the development of townhouse units.
- re-designate the lands within ‘Special Policy Site Area 9’ (Penryn Park Estate), including the portions of the subject lands that were previously part of the Port Hope Golf and Country Club to a site-specific “Low Density Residential-Urban” designation to allow residential uses consistent with the adjacent approved Mason Homes Plans of subdivision.

**THE PURPOSE** of the Zoning By-law amendment is to establish appropriate development standards to accommodate the proposed subdivision.

Additional information relating to the proposed Official Plan Amendment (File # OP01-2019), Zoning By-law Amendment (File # ZB06-2019) and Draft Plan of Subdivision (File # SU01-2019) is available to the public on the Municipal webpage: <https://porthope.ca/community-consultation/penryn-mason-homes-phase-5> 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, to be held at a later date, or make written submissions to the Municipality of Port Hope in respect of the proposed plan of subdivision, official plan amendment and the zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision, before the official plan amendment is adopted and before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Municipality of Port Hope to the Local Appeal Planning Tribunal.**

If a person or public body does not make oral submissions at the public meeting, to be held at a later date, or make written submissions to the Municipality of Port Hope in respect of the proposed plan of subdivision, official plan amendment and the zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision, before the official plan amendment is adopted and before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Appeal Planning Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Municipality of Port Hope in respect of the proposed plan of subdivision, 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 21<sup>st</sup> Day of February, 2020.

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Figure 1: Subject Lands Map



