

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. XX/2025

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 Lot 316, Smith Estate Plan, and Part of Town Plot Lots 48, 49, 50 & 58, Stewart Plan, Formerly Town of Port Hope, Municipality of Port Hope; municipally known as 86 John Street 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 _____, 2025 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 "A" – Sheet 5 (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 Downtown Commercial (COM3) Zone to Downtown Commercial with Site Specific Exception No. X 'COM3(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
COM3	X	Residential Apartment			<p>For the Lot fronting On Augusta Street:</p> <p>Notwithstanding Section 4.2.2 within the COM3(X) Zone a residential apartment with 11 units shall be permitted.</p> <ul style="list-style-type: none"> (i) Minimum Lot frontage: 28.44 m (ii) Minimum parking for the residential apartment shall be 11 spaces; (iii) Notwithstanding the provision in Table 7.2 the Minimum Interior Side Yard shall be reduced to 1.94 m on the west side where there are openings to habitable rooms. (iv) Minimum Interior Side Yards 0.0 m (east side) (v) Maximum Height 17.3 m – 5 storeys (vi) Agreement between COM3 (X) Lots: with respect to shared services, access and parking.

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.

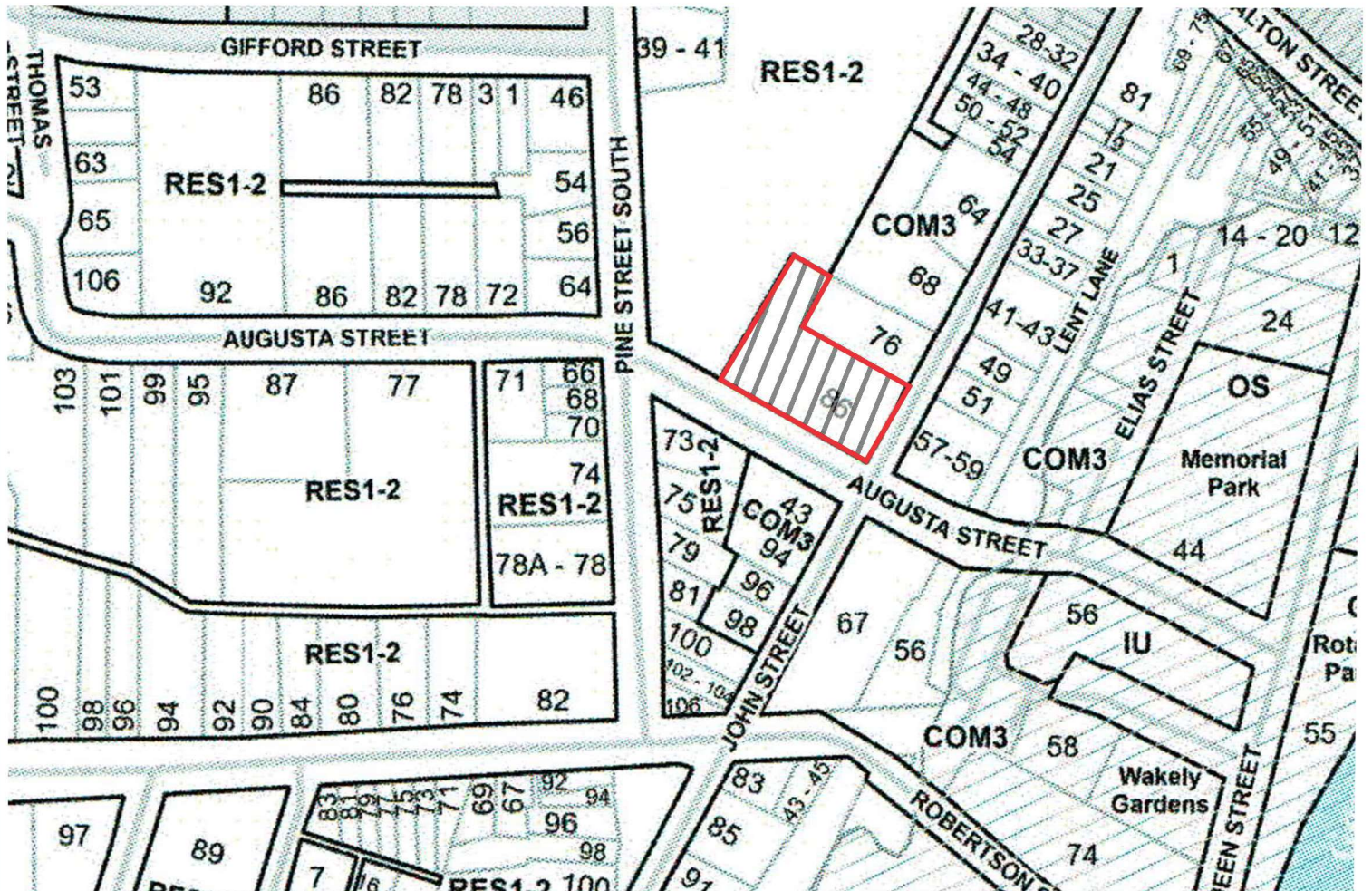
4. THAT this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Port Hope, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

READ A FIRST, SECOND AND THIRD TIME and finally passed in Open Council this XX day of XX, 2025.

Olena Hankivsky, Mayor

Shrishma Davé, Municipal Clerk

Clerk _____



Legend



Subject Lands



Lands to be Zoned from Downtown Commercial (COM3) to
Downtown Commercial with Site Specific Exception No. X 'COM3(X)'.