



**Municipality of Port Hope
Notice of Complete Application and Public Meeting
Concerning a Proposed Zoning By-Law Amendment (ZB02-2025)
86 John Street**

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope hereby considers an **application to amend Zoning By-law 20/2010** under Section 34(10.4) of the Planning Act, submitted by Clark Consulting Services on behalf of the owner Asunder Trade & Capital for lands municipally known as 86 John Street within the Urban Area of the Municipality of Port Hope (**Figure 1: Subject Lands Map**) to be a **Complete Application**. Furthermore, the Council of the Corporation of the Municipality of Port Hope will hold a **Public Meeting** on **June 24, 2025 at 5:00 pm**, in person at the Town Hall, to consider the proposed application (File: ZB02-2025).

The subject lands are designated 'Central Commercial' in the Municipality of Port Hope Official Plan and zoned Downtown Commercial 'COM3' within the Municipal Zoning By-law 20/2010, as otherwise amended.

The rezoning has been requested to construct one (1) five-storey residential building containing a total of eleven (11) apartment dwelling units on the westerly portion of the subject lands. The existing commercial uses (hotel and restaurant) are proposed to be maintained. The proposed rezoning would also facilitate a future severance (lot creation) to separate the proposed residential use from the existing commercial uses.

The purpose of the rezoning application is to rezone the subject lands from 'COM3' Zone to Site Specific Downtown Commercial 'COM3(157)' Zone to facilitate the construction of the proposed residential development and the considered future severance.

Additional information relating to the proposed Zoning By-law Amendment (ZB02-2025) is available to the public for review between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Development Services Office located at 5 Mill Street South, Port Hope and on the municipal website under the [Current Zoning By-law and Official Plan Amendment Applications - Municipality of Port Hope](#).

Residents can always provide comments and feedback or ask questions about the applications in writing until a decision is made on the application. Comments and questions can be sent to the planning@porthope.ca.

The applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Municipality of Port Hope to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Port Hope to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality at the address or email address shown below, before

the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality at the address or email address shown below, before the by-law was passed, 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 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 28th DAY OF MAY 2025.

Ken Scullion, RPP, MCIP
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Figure 1: Subject Lands Map

