



**Municipality of Port Hope  
Notice of Public Meeting  
Zoning By-law Amendment (ZB03-2025)  
4646 County Road 2**

---

**Public Meeting (held virtually via Zoom): August 12, 2025 at 5:00 pm**

Members of the public are invited to a Public Meeting being held by Council for the Municipality of Port Hope regarding a proposed development in the Hamlet of Welcome. The meeting is being held in accordance with the requirements outlined in the *Planning Act*.

**Subject Property:**

Location: 4646 County Road 2 within the Rural Area (**see Figure 1: Subject Lands**)  
Applicant: Candevcon Group Inc. on behalf of the owner 13750701 Canada Inc.  
File #: ZB03-2025

**Proposed Changes:**

The subject lands are designated 'Hamlet' in the Municipality of Port Hope Official Plan and zoned Future Development 'FD' within the Municipal Zoning By-law 20/2010, as otherwise amended.

The rezoning has been requested to facilitate the development of a thirteen (13) lot plan of subdivision, consisting of twelve (12) new single detached dwellings, in addition to the existing single (1) detached dwelling on the subject property. The development is proposed to be serviced through Municipal water and private wastewater systems (**See Figure 2: Draft Plan of Subdivision**).

The purpose of the rezoning application is to rezone the subject lands from 'FD' Zone to Site Specific Hamlet Residential 'RESV1(158)' Zone to facilitate the construction of the proposed residential plan of subdivision.

**Participate in the Public Meeting / Submit Comments for Consideration:**

A virtual public meeting (via ZOOM) will be held on Tuesday, August 12, 2025 at 5:00 p.m. to consider the proposed Zoning By-law Amendment application. A phone, mobile device, or computer will be required to attend the meeting. Instructions on how to provide comments during the meeting will be provided when the agenda is published, or by contacting the Clerk's office at [clerk@porthope.ca](mailto:clerk@porthope.ca).

Comments can be received in advance of the meeting by emailing [planning@porthope.ca](mailto:planning@porthope.ca) or calling (905) 885-2431 ext. 2516. Comments on the proposal are accepted up until a Council decision is made at a later date. Council deliberation related to this proposal does not take place at the Public Meeting, but at a later date following regular practices including consideration at Committee of the Whole.

### **Appeals / Party Status**

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 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.

### **Stay Informed**

Additional information relating to the Zoning By-law Amendment (ZB03-2025) and related Draft Plan of Subdivision application (SU1-2025) is available to the public via the municipal website ([Current Zoning By-law and Official Plan Amendment / Subdivision Applications - Municipality of Port Hope](#)), in person, email or by phone for review between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Municipal Development Team Office located at 5 Mill Street South, Port Hope.

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 23<sup>rd</sup> day of July 2025.**

Ken Scullion, RPP, MCIP  
Senior Planner  
Municipality of Port Hope  
5 Mill Street, Port Hope ON L1A 3Z9

Tel: 905-885-2431 ext. 2516  
Toll Free: 1-855-238-0948  
Fax: 905-885-0507  
Email: [planning@porthope.ca](mailto:planning@porthope.ca)

The map displays a residential area with various lots and streets. The 'Subject Land' is a large, irregularly shaped area in the center-right, shaded with diagonal lines. It is bounded by County Road 2 to the north and Guideboard Road to the west. The lots within the subject land are numbered 4646, 4682, 4698, 4714, 4732, 4746, 4778, 4790, 4806, 4836, 4850, 4868, 4882, and 4896. Surrounding streets include County Road 10, County Road 2, Guideboard Road, and Dale Road. Other lots shown include 3103, 3121, 3116, 3098, 3086, 3077, 3069, 3064, 3052, 3040, 3028, 4496, 4510, 4542, 4572, 4493, 4571, 4619, 4629, 4639, 4651, 2990, 4643, 4671, 4683, 4697, 4713, 4733, 4753, 4783, 4815, 4829, 4841, 4857, 4616, 4626, 4634, 4650, 4662, 4674, 4688, 4712, 4724, 4746, 2868, 2850, 2824, and 4839. A north arrow is located in the top right corner.

Figure 2: Draft Plan of Subdivision

