



**Municipality of Port Hope
Notice of Complete Application and Public Meeting
Concerning a Proposed Zoning By-Law Amendment (ZB06-2023)
5233 Mastwoods Road**

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 Nancy Michie on behalf of HiPro Farms Inc., for the lands municipally known 5233 Mastwoods Road, within the Rural 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 August 2nd, 2023 at 5:00 pm, in person at the Town Hall**, to consider the proposed application (File # ZB06-2023).

Staff note that the rezoning is being requested to satisfy a condition of provisional Consent with respect to File B09-2022.

The subject lands are currently designated as Prime Agriculture, Natural Environment, and Floodplain in the Municipality of Port Hope Official Plan and are zoned Agriculture 'A', Environmental Protection 'EP', and Environmental Protection Floodplain 'EP-F' Overlay by the Comprehensive Municipal Zoning By-law 20/2010, as amended.

The purpose of the proposed Zoning By-law Amendment is as follows:

1. To rezone the 'Parcel A' portion of the subject lands from Agriculture 'A' to Rural Residential 'RESR' with Site Specific Exception (146) to reflect the intended residential use and deficient rear and interior yard setbacks of the existing house; and
2. To rezone the 'Parcel B' portion of the subject lands as Agriculture 'A' to Agriculture 'A(1)' with Site Specific Exception (147) to prohibit residential dwellings on the retained parcel, recognize the interior yard setback deficiencies of an existing agricultural structure, and prohibit housing of livestock on the retained farm parcel.

Additional information relating to the proposed Zoning By-law Amendment (ZB06-2023) is available to the public 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.

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

If a person or public body would otherwise have an ability to appeal the decision of 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 Municipality of Port Hope 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 the public meeting, or make written submissions to the Municipality of Port Hope 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 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 5th Day of July, 2023.

Vanessa Wismer, MSc.
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Figure 1: Subject Lands Map

