THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW 45-2026

Being a By-law of the Corporation of the Municipality of Port Hope to amend Comprehensive Zoning By-law No. 20/2010, as amended with respect to Additional Residential Units and Innovative Housing Types

WHEREAS Zoning By-law No. 20/2010, as 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 December 9, 2025, the Council of the Corporation of the Municipality of Port Hope conducted a public meeting, in regard to the proposed zoning, as required by Section 34(12) of the Planning Act. R.S.O. 1990, c.P.13, as amended; and

WHEREAS on May 5, 2026, Council considered Report DS-07-26 and on July 7, 2026, Council considered Report DS-12-26 pertaining to recommendations on Additional Residential Units and Innovative Housing; and

WHEREAS the Council of the Corporation of the Municipality of Port Hope deems it advisable to amend Zoning By-law 20/2010, as otherwise amended, to allow for more flexible additional residential units provisions and permit innovative housing types and therefore implement the Official Plan of the Municipality of Port Hope; and

WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held on December 9, 2025, and that a further public meeting is not considered necessary in order to proceed with this amendment; and

WHEREAS Council has resolved that the changes made to the proposed Zoning By-law since the public meeting are appropriate and in the public interest and no further notice is required in accordance with Section 34(17) of the Planning Act;

NOW THEREFORE the Council of The Corporation of the Municipality of Port Hope ENACTS as follows:

1. THAT Part 3 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by adding in alphabetical order the following definitions:

   "Residential Building": A separate *building* designed, intended, or used to contain a *dwelling unit* to be occupied as an independent and separate housekeeping unit for one or more persons, providing kitchen and sanitary/water facilities and sleeping accommodations for the exclusive use of the occupants, and having private entrance from the building or from a common hallway, stairway, or vestibule inside the building.

   The residential buildings regulated by this By-law are defined below:

   "Residential Building, Tiny House": A *dwelling unit* in a *residential building* that is designed to be portable and provide permanent living accommodation and constructed in accordance with the Ontario Building Code, but does not include *mobile homes*, recreational vehicles, motor homes, travel *trailers*, tent *trailers* or *trailer* otherwise defined.

2. THAT Part 3 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by deleting the definition of "Dwelling Unit", Accessory Dwelling", "Additional Residential Unit", "Apartment Dwelling", "Garden Suite", "Mobile Home dwelling", "Modular Home", "Multiple Dwelling", "Porch", Semi-detached dwelling", "Single detached dwelling", "Street townhouse dwelling", "Triplex dwelling" and replacing it with the following:

"Accessory Dwelling Unit": A *dwelling unit* that is accessory to the *principal use* of a non-residential building."

"Additional Residential Unit": A *dwelling unit* that is self-contained, subordinate to and located within the same *building* or on the same *lot* of a *primary dwelling unit*.

"Dwelling Unit": An area of a *building* operated as a housekeeping unit in a dwelling, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

"Residential Building, Apartment": A *residential building* containing five or more *dwelling units* that share a common access to the outdoors through a common entrance and/or a common corridor system.

"Residential Building, Garden Suite": A detached dwelling unit in a *residential building* that is accessory to the *primary dwelling unit* on the same *lot* and which is designed to be portable and temporary.
"Residential Building, Multiple": A *residential building* containing four or more *dwelling units* that would not be considered any other type of *dwelling unit* as defined by this By-law.

"Residential Building, Semi-Detached": A *residential building* that is divided vertically into two dwelling units that share a common wall above and below grade. A wall that has a minimum height of 2.4 metres above grade and which has a minimum depth of 6.0 metres is required to separate the pair of *dwelling units* within the same *building*.

"Residential Building, Single Detached": A *residential building* containing only one *dwelling unit*."

"Residential Building, Street Townhouse": A *residential building* that is vertically divided above and below grade into a minimum of three *dwelling units*, each of which has an independent entrance to the outside at the front, rear, and/or side of the building and a yard abutting at least two of the exterior walls of each *dwelling unit*.

"Residential Building, Triplex": A *residential building* that is divided horizontally or is divided horizontally and vertically into three *dwelling units*, each of which has an independent entrance to the outside or through a common entrance or a combination of both.

"Mobile Home": any *dwelling unit* designed, built and/or manufactured to be made mobile for the purpose of providing a residence, for one or more persons and constructed:

a) In accordance with the Requirement for a Mobile Home, CAN/CSA-Z240 MH, in the applicable section of the Ontario Building Code;
b) Limited to one-storey in *height*;
c) Not be greater than two sections in size, where each section is no more than 4.88 metres (16 feet) in width;
d) Shall not contain a *basement*; and

e) Additions are not permitted except for a minor enclosed *porch* or breezeway, which may connect to the existing dwelling, if permitted

as a second *dwelling unit*.

Mobile Homes shall not include a *modular home*, motor home, travel *trailer*, tent *trailer* or *trailer*.

"Modular Home": A *residential building*, manufactured in large scale components in an off site manufacturing operation with only assembly and finishing occurring on-site and is in accordance with CSA A-277 "Procedure for Certification of Factory Built House" in the applicable section of the Ontario Building Code, but does not include a *mobile home*, motor home, travel *trailer*, tent *trailer* or *trailer*.

"Primary Dwelling Unit": The largest *dwelling unit* in which the residential use of the *lot* is conducted.

"Porch": A *structure* with a roof and at least one side that is open and unenclosed, that is accessed by stairs from grade and which provides access to the *first storey* of a *dwelling unit* or *residential building*.

3. THAT Section 4.2.1.1 (*Additional Residential Units* – General Provisions), Section 4.2.1.2 (*Additional Residential Units* Withing the Same Building as Primary Dwelling Unit on the Lot), Section 4.2.1.3 (*Additional Residential Unit* in a Detached Accessory Building in any Residential Zone), and Section 4.2.1.4 (*Additional Residential Unit* in a Detached Accessory Building in all other Zones where permitted except in any Residential Zone) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 are deleted in their entirety and replaced with the following Sections:

4.2.1.1 General Provisions

Where an *additional residential unit* is permitted by this By-law, the following provisions, in addition to those in Section 4.2.1.2 and 4.2.1.3, shall apply:

Location

a) An *additional residential unit* shall only be permitted on a *lot* containing a *single detached residential building, semi-detached residential building* or *street townhouse residential building*.

b) An *additional residential unit* shall only be permitted on a *lot* that satisfies Section 4.10 (Frontage on a Public Street) of this By-law.

c) An *additional residential unit* shall not be permitted:

   i) On lands within the Environmental Protection - Floodplain (EP-F) Overlay Zone or in a *floodplain* as identified by the Conservation Authority; and,

   ii) On a *lot* containing *shared housing (small scale), garden suite*, *bed and breakfast establishment, farm vacation home, shared housing, supervised (small scale), shared housing, supervised (large scale)* or *farm employee accommodation.*

d) Where only one (1) *additional residential unit* is permitted, the *additional residential unit* shall only be permitted within the same *building* as the *primary dwelling unit* on the *lot.*

e) Where two (2) *additional residential units* are permitted on a *lot,* such *additional residential units* may be located as follows:

   (i) One (1) *additional residential unit* within the same *building* as the *primary dwelling unit* on the *lot* and one (1) *additional*

residential unit in a detached *accessory building* located on the same lot as the *primary dwelling unit*; or,

(ii) Two (2) *additional residential units* within the same *building* as the *primary dwelling unit* in which case, an *additional residential unit* in a detached *accessory building* shall not be permitted

(iii) Two (2) *additional residential units* within one (1) detached *accessory structure* within the Low Density Residential One (RES1), Low Density Residential Two (RES2), Medium Density Residential (RES3), High Density Residential (RES4), Hamlet Residential One (RESV1), Hamlet Residential Two (RESV2) Zones, Estate Residential (RESE) and Rural Residential (RESR), in which case an additional residential unit within the same building as the *primary dwelling* shall not be permitted.

f) A *building* on a residential *lot* that is divided into a *primary dwelling unit* and an *additional residential unit(s)* shall not constitute any other type of *dwelling unit* otherwise defined in this By-law.

g) An *additional residential unit(s)* in a detached accessory building is not permitted to have a basement or other habitable living space below grade.

h) If an additional residential unit is within the Hamlet Residential One and Two (RESV1 and RESV2), Rural Residential (RESR), and Estate Residential (RESE) Zones:

i) The minimum *lot area* shall be 0.4 hectares;

ii) If located within an *accessory building*, no part of the *additional residential unit* shall be located further than 40 metres from the *principal dwelling*.

i) If an additional residential unit is within the Agricultural (A) and Rural (RU) Zones:

i) The minimum *lot area* shall be 0.4 hectares;

ii) Notwithstanding Section 4.2.1.1 e), two (2) *additional residential units* are permitted within the same *building* as the *primary dwelling unit* on the *lot* or one (1) *additional residential unit* is permitted within the same building as the *primary dwelling unit* on the lot and one (1) *additional residential unit* within a *detached accessory building* provided the whole of the detached *accessory building* is located within 40 metres of the *building* containing the *primary dwelling unit*; and

iii) If the *additional residential unit* is in a detached *accessory building* on the lot that was created after March 1, 2017, the provisions of Section 4.14 dealing with minimum distance separation apply.

j) If an *additional residential unit* is within the Oak Ridges Moraine - Rural (ORM-RU) and Oak Ridges Moraine - Rural Settlement (ORM-RS) Zones:

i) The minimum *lot area* shall be 0.4 hectares;

ii) The *additional residential unit* shall be serviced by the same well serving the *primary dwelling unit* on the lot; and

iii) A total of one (1) *additional residential unit* is permitted and only within the same *building* as the *primary dwelling unit* on the *lot*.

k) If a new *additional residential unit* is proposed, staff may require a grading plan and/or stormwater management plan to the satisfaction of the Municipality from an independent qualified professional (P. Eng) to determine that water flows and drainage will not adversely affect the subject *lot* and adjacent *lots*.

Size

l) A maximum of three (3) bedrooms shall be permitted in an *additional residential unit*.

m) Notwithstanding Table 4.1 and 4.2, the maximum *lot coverage* for any *accessory buildings* and *structures* may be 15% of the *lot area* for Urban Residential Zones and 10% of the *lot area* for Countryside and Residential Zones if an *accessory building* contains an *additional residential unit*.

Driveways/Entrances

n) The addition of a new *driveway* to access an *additional residential unit* and which crosses the same *streetline* as an existing *driveway* on a *lot* is subject to Section 5.5.3.2.

o) A clear path suitable for pedestrian use with a minimum width of 1.2 metres shall be provided from the streetline to the entrance of an *additional residential unit* that is contained within a *detached accessory building*.

Parking

p) Parking for an *additional residential unit(s)* shall be provided in accordance with the requirements of Section 5.6 (Residential Parking Requirements) of this By-law.

q) Required off-street parking spaces may be arranged in tandem in conjunction with the required parking spaces for the *primary dwelling unit*.

Servicing

r) Where municipal services are available, both the *primary dwelling unit* and the *additional residential unit(s)* on the same lot shall be connected to municipal water and sewer services of adequate size.

s) If a *new additional residential unit* is proposed, staff may require the demonstration of sufficient municipal water and/or wastewater servicing capacity to service an *additional residential unit* to the satisfaction of the Municipality from an independent qualified professional (P. Eng).

t) An *additional residential unit* may be permitted on a *lot* where a municipal water supply system and/or municipal sanitary sewer are unavailable within the Hamlet Residential One and Two (RESV1 and RESV2), Rural Residential (RESR), Estate Residential (RESE), Agricultural (A), and Rural (RU) Zones.

u) If a new well is proposed to support an *additional residential unit*, it shall be demonstrated to the satisfaction of the Municipality that the applicable provisions of the Ontario Building Code are met and a Hydrogeological Study is to be completed to the satisfaction of the Municipality from an independent qualified professional (P.Eng.) or geoscientist (P.Geo) to determine that the groundwater quality and quantity is sufficient for the *additional residential unit* and will not adversely impact the water supply of adjacent *lots* and the *primary dwelling unit*.

4.2.1.2 *Additional Residential Units* Within the Same Building as the Primary Dwelling Unit on the Lot

Where an *additional residential unit(s)* is within the same *building* as the *primary dwelling unit*, the following additional provisions shall apply:

a) The *additional residential unit(s)* shall be located entirely within the same *building* as the *primary dwelling unit*.

b) A maximum of one entrance to the *principal building* shall be permitted along each *public street*.

c) The maximum *gross floor area* of an *additional residential unit*(s) may not singularly exceed 50% of the *gross floor area* of the *primary dwelling unit*. Notwithstanding the above, if *additional residential unit*(s) are located in the *basement*, such *additional residential unit*(s) may occupy the entire *basement*.

d) Where direct access to the *additional residential unit* is provided from the *interior side yard*, the entrance to the *additional residential unit* is required to be a minimum of 1.2 metres from the *interior side lot line* and no stairs accessing the *additional residential unit* are permitted within 1.2 metres from the *interior side lot line.*

4.2.1.3 *Additional Residential Unit* in a Detached *Accessory Building* in any Residential *Zone*

a) The provisions in Section 4.1 (Accessory Buildings, Structures and Uses) apply except where modified by Sections 4.2.1.1 and 4.2.1.3.

b) The maximum *gross floor area* of the *additional residential unit(s)* within a detached *accessory building* shall not singularly or cumulatively exceed 90% of the *gross floor area* of the *primary dwelling unit*, to a maximum *gross floor area* of 100 square metres, but in no case shall exceed 45% *lot coverage*.

c) A *detached accessory building* containing an *additional residential unit* shall be setback no further than 40 metres from the *public street* that is relied upon for access.

d) Notwithstanding Table 4.1 and Table 4.2, an *accessory building* containing an *additional residential unit* shall not exceed the *height* of the *primary building* or 6.5 metres, whichever is less, to a maximum of 2-*storeys*.

e) *Accessory structures* with *additional residential units* that exceed 5 metres in *height* shall apply the required *yard setback* of the *primary dwelling* of the applicable zone.

4.2.1.4 Additional Residential Unit in a Detached Accessory Building in Agricultural (A) and Rural (RU) Zones.

Where an *additional residential unit* is within a detached *accessory building* to a *primary dwelling unit* within the Agricultural (A) or Rural (RU) the following additional provisions shall apply:

a) The provisions in Section 4.1 (Accessory Buildings, Structures and Uses) apply except where modified by Sections 4.2.1.1 and 4.2.1.4.

b) The maximum gross floor area of the *additional residential unit* within a *detached accessory building* shall not exceed the lesser of the *gross floor area* of *primary dwelling unit* or 100 m^2.

c) Notwithstanding Table 4.2 of this By-law, where an *additional residential unit* is within an *accessory structure*, the maximum *height* of that *accessory structure* shall not exceed the *height* of the *primary building* or 6.5 metres, whichever is less, to a maximum of 2-*storeys*. Notwithstanding the above, an *additional residential unit* may be within a detached *accessory structure* used as an agricultural building that does not exceed 9 metres in *height*.

4. THAT Section 4.1.1 (Private Garages) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*single detached, semi-detached* and *street townhouse dwellings*" with "*single detached residential buildings, semi-detached residential buildings* and *street townhouse residential buildings*".

5. THAT Section 4.3(b) (Farm Employee Accommodation) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*single detached dwelling*" with "*single detached residential building*".

6. THAT Section 4.8.d) (Encroachment of Architectural Features) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*dwelling unit*" with "*residential building*".

7. THAT Section 4.12.c) (Home Industry) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*dwelling*" with "*residential building*".

8. THAT Section 4.32.3 (Other Dwelling Units in the Hamlet Areas) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "apartment dwelling", "multiple dwelling" and "townhouse dwelling" with "*apartment residential building*", "*multiple residential building"* and "*townhouse residential building*".

9. THAT Part 4.0 (General Provisions) of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is amended to add the following Sections:

Section 4.40 (Tiny Houses, Modular Homes, and Innovative Housing Technologies)

Tiny Houses, *Modular Homes* and other similar innovative housing technologies that result in the construction of a dwelling unit shall be permitted as a *primary dwelling* or *additional residential unit* and shall comply with the provisions of the Ontario Building Code.

All *Tiny Houses*, *Modular Homes* and other similar innovative housing technologies shall comply with all provisions applicable to:

a) The *primary dwelling* in the Urban Residential Zones, Residential Zones and Countryside Zones, as applicable; or,

b) The *accessory structure* for *additional residential units* of Urban Residential Zones, Residential Zones, and Countryside Zones, as applicable; and

c) The provisions of Part 4 (General Provisions) of this by-law.

Section 4.41 (Mobile Homes)

Within Countryside Zones, *Mobile Homes* that result in the construction of a dwelling unit shall be permitted as an *additional residential unit* and shall comply with the provisions of the Ontario Building Code.

All Mobile Homes shall comply with all provisions applicable to:

a) The accessory structure provisions Countryside Zones, as applicable; and

b) The provisions of Part 4 (General Provisions) of this by-law.

10. THAT Section 5.2.3.1.c) (Dimension of Parking Spaces – General Requirements) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing “detached, semi-detached or townhouse *dwelling*” with "*single detached residential building, semi-detached residential building or townhouse residential building*”.

11. THAT Section 5.2.3.1.d) (Dimension of Parking Spaces – General Requirements) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing “detached, semi-detached or townhouse dwelling” with "single detached *residential building, semi-detached residential building or townhouse residential building*”.

12. THAT Part Section 5.5.1.d) (Location of Parking) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing “apartment” and “*multiple-unit building*” with “*apartment residential building*" and “*multiple residential building*”.

13. THAT Table 5.9.2 (Bicycle Parking Requirements) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is hereby amended by replacing “*detached, semi-detached or street townhouse dwellings*” with "*single detached, semi-detached, or street townhouse residential buildings*”.

14. THAT Table 5.5 (Residential Parking Requirements) of the Municipality of Port Hope Comprehensive Zoning By-law 20/2010 is deleted and replaced with the following:

Table 5.5: Residential Parking Requirements

Use	**Minimum *Parking Space* Requirement**
Additional Residential Unit	a) Where fewer than two (2) parking spaces exist on a lot, one (1) additional parking space shall be required for the first *Additional Residential Unit;* b) Where two (2) or more parking spaces exist on a lot, no additional parking space shall be required for the first *Additional Residential Unit;* c) *Where three (3) or more parking spaces exist on a lot, no* additional parking space shall be

Use	**Minimum *Parking Space* Requirement**
	required for the second *Additional Residential Unit, where permitted.*
Bed and Breakfast Establishment	1/room or *suite* used for the purpose of lodging for the traveling public, in addition to the required parking for the *dwelling unit*
Shared Housing (Small Scale) and Shared Housing (Large Scale)	1 space for every two tenants
Emergency Housing *Shared housing, supervised (small scale)* *Shared housing, supervised (large scale)* *Treatment Centre*	0.25/beds
Custom Workshop *Home Industry* *Home Occupation*	1 space, but only if the *use* occupies a *gross floor area* of 15.0 m^2 or greater.
Dwelling Unit, Accessory *Residential Building, Garden Suite*	1/unit, in addition to the required parking for the *dwelling unit*
Dwelling Unit, Accessory in the Downtown Commercial (COM3) *Zone*	1/unit
Residential Building, Apartment *Residential Building, Triplex*	1/unit, plus 0.25/unit dedicated for visitor parking (Reduced to 0.75 space/unit with no visitor parking requirement in the COM3 Zone)
Residential Building, *Multiple Unit*	1.5/unit, plus 0.25/unit dedicated for visitor parking (Reduced to 0.75 space/unit with no visitor parking requirement in the COM3 Zone)
Residential Building, Semi-Detached *Residential Building*, *Single Detached*	2/unit
Residential Building, Street Townhouse	2/unit
Long Term Care Home	0.5/bed
Mobile Home	1/unit
Residential Hospice	0.5 spaces per bed
Retirement Home	4 spaces, plus 0.5 *parking space*s for each of the first 30 guest rooms, plus 0.25 *parking space*s for each additional guest room

15. THAT Table 5.9.2 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*detached, semi-detached or street townhouse dwellings*" with "*single detached residential building, semi-detached residential building or street townhouse residential buildings*".

16. THAT Part 6 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing the word "*Dwelling*" with "*Residential Building*" from the following terms: "*Dwelling, Single Detached*", "*Dwelling, Semi-Detached", Dwelling, Apartment*", "*Dwelling, Multiple-Unit*" and "*Dwelling, Street Townhouse*" in Table 6.1 and the respective Special Provisions at the bottom of Table 6.1.

17. THAT Part 6 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing the word "*Dwelling*" with "*Residential Building*" from the following terms: "*Dwelling, Single Detached*" and "*Dwelling, Semi-Detached*" in Table 6.3 and Table 6.4 and the respective Special Provisions at the bottom of Table 6.3 and Table 6.4.

18. THAT Part 6 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing the word "Dwelling" with "*Residential Building*" from the following terms: "*Dwelling, Single Detached*", "*Dwelling, Semi-Detached*", "*Dwelling, Triplex*",

"*Dwelling, Multiple-Unit*" and "*Dwelling, Street Townhouse*" in Table 6.5 and the respective Special Provisions at the bottom of Table 6.5.

19. THAT Part 6 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing the word "*Dwelling*" with "*Residential Building*" from the following terms: "*Dwelling, Apartment*", "*Dwelling, Multiple-Unit*" and "*Dwelling, Street Townhouse*", "*Dwelling, Single Detached*", and "*Dwelling, Semi-Detached*" in Table 6.6 and the respective Special Provisions at the bottom of Table 6.6.

20. THAT Table 7.1 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Dwelling, Apartment*" with "*Residential Building, Apartment*".

21. THAT Table 9.1 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Dwelling, Single Detached*" with "*Residential Building, Single Detached*".

22. THAT Section 9.3 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by deleting Special Provision 7 and replacing it with the following: "7. Subject to Section 4.2.1 (Additional Residential Units) and Section 4.41 (Mobile Homes)".

23. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Multiple-Unit dwelling*" with "*Residential Building, Multiple*" in Column 4 in the RES2-1(22) Zone on Table 12.1.

24. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Street townhouse dwelling*" in Column 4 with "*Residential Building, Street Townhouse*" for the RES3(23) Zone on Table 12.1.

25. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Apartment Dwelling*" in Column 4 with "*Residential Building, Apartment*" for the RES4(25) Zone on Table 12.1.

26. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Apartment Dwelling*" and "*Street Townhouse Dwelling*" in Column 4 with "*Residential Building, Apartment*" and "*Street Townhouse Dwelling*" for the RES4(28) Zone on Table 12.1.

27. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Single Detached Dwelling*" in Column 4 with "*Residential Building, Single Detached*" for the RES2-1(37) Zone on Table 12.1.

28. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Apartment Dwelling*", "*Multiple-unit dwelling*", and "*Street townhouse dwelling*" in Column 4 with "*Residential Building, Apartment*", "*Residential Building, Multiple*", and "*Residential Building, Street* Townhouse" for the COM3(44) Zone on Table 12.1.

29. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Single Detached Dwelling*" in Column 4 with "*Residential Building, Single Detached*" for the RES1-1(70) Zone on Table 12.1.

30. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Single Detached Dwelling*" in Column 4 and Column 6 with "*Residential Building, Single Detached*" for the EMPR(82) Zone on Table 12.1.

31. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Apartment Building*" in Column 4 with "*Residential Building, Apartment*" for the RES3(86) Zone on Table 12.1.

32. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached" and "Semi-Detached" in Column 4 and Column 6 "*Residential Building, Single Detached*" and "*Residential Building, Semi-Detached*" for the RES3(94) Zone on Table 12.1 with.

33. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Multiple-unit Dwelling" in Column 4 with "*Residential Building, Multiple*" for the RES3(98) Zone on Table 12.1.

34. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Multiple-unit Dwelling*" in Column 4 with "*Residential Building, Multiple*" for the RES3(99) Zone on Table 12.1.

35. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached" and "Semi-Detached" in Column 4 and 6 with "*Residential Building, Single Detached*" and "*Residential Building, Semi-Detached*" for the RES3(102) Zone on Table 12.1.

36. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Family Dwelling" in Column 4 with "*Residential Building, Single Detached*" for the RESR(103) Zone on Table 12.1.

37. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached" in Column 4 with "*Residential Building, Single Detached*" for the RES3(115) Zone on Table 12.1.

38. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Multiple-unit Dwelling*" in Column 4 with "*Residential Building, Multiple*" for the RES3(116) Zone on Table 12.1.

39. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached Dwelling" in Column 4 with "*Residential Building, Single Detached*" for the A(118) Zone on Table 12.1.

40. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Apartment dwelling unit", Multiple- unit dwelling" and "Street townhouse dwelling" in Column 3 with "*Residential Building, Apartment*", "*Residential Building, Multiple*", and "*Residential Building, Street Townhouse*" for the COM3(124) Zone on Table 12.1.

41. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached

Dwelling" in Column 4 with "*Residential Building, Single Detached*" for the 'RES3(128)' Zone on Table 12.1.

42. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached Dwelling" in Column 4 with "*Residential Building, Single Detached*" for the 'RES3(129)' Zone on Table 12.1.

43. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached" in Column 4 with "*Residential Building, Single Detached*" for the RES3(130) Zone on Table 12.1.

44. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached Dwelling" in Column 4 with "*Residential Building, Single Detached*" for the RES3(132) Zone on Table 12.1.

45. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Single Detached" in Column 4 with "*Residential Building, Single Detached*" for the RES3(148) Zone on Table 12.1.

46. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "Street Townhouse" in Column 4 with "*Residential Building, Street Townhouse*" for the RES3(149) Zone on Table 12.1.

47. THAT Part 12 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "residential apartment", "Apartment Dwelling", and "units" in Column 6 on Table 12.1 with "*Residential Building, Apartment*" and "*Dwelling Units*" for the COM3(157) Zone.

48. THAT Section 14.14 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing the word "*Garden Suite*" with "*Residential Building, Garden Suite*".

49. THAT Part 14 of the Municipality of Port Hope Zoning Comprehensive Zoning By-law 20/2010 is hereby amended by replacing "*Garden Suite*" with "*Residential Building, Garden Suite*" in Column 4 in the T3 Zone on Table 14.1.

50. THAT Zoning By-law No. 20/2010, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 20/2010, as otherwise amended, shall in all respects remain in force and effect save as same may be otherwise amended or hereinafter dealt with.

51. 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.

BYLAW READ AND PASSED in Open Council this 11th day of August, 2026.

_____
Olena Hankivsky, Mayor

_____
Shrishma Davé, Clerk

By signing this by-law on the 11th day of August, 2026, Mayor Olena Hankivsky will not exercise the power to veto this by-law.