



**Municipality of Port Hope  
Notice of Public Meeting (REVISED)  
Proposed Zoning By-law Amendment (ZB02-2022) and  
Draft Plan of Subdivision (SU01-2022)  
3852 Ganaraska Road**

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Due to the cancellation of the public meeting on July 6, this notice is being re-issued. The Public Meeting has been re-scheduled for **Wednesday, August 3, 2022, at 6:30 p.m. in-person at Town Hall (56 Queen Street, Port Hope).**

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope in accordance with Sections 34 and 51 of the Planning Act will hold a **Public Meeting on Wednesday, August 3, 2022 at 6:30 p.m. in person** at the **Town Hall** to consider an **application for Zoning By-law Amendment** (file # ZB02-2022) and a **Draft Plan of Subdivision** (file # SU01-2022), for lands east of Mill Street and north of Ganaraska road in the Hamlet of Garden Hill (see **Subject Lands Map**).

The subject lands are currently designated 'Hamlet', 'General Agriculture', 'Natural Environment' and 'Floodplain' in the Municipality of Port Hope Official Plan and are zoned Development 'D', Rural 'RU' and Environmental Protection – Floodplain 'EP-F' Overlay Zone by Zoning By-law 20/2010, as amended.

The purpose of the proposed Draft Plan of Subdivision application is to facilitate the development of 43 single detached dwellings and one block for a 10 to 21-unit apartment building on the subject lands (See **Figure 2: Draft Plan of Subdivision**).

The purpose of the proposed zoning by-law amendment is to rezone the subject lands from Development 'D' zone to site specific RESV1 and RESV2, Open Space Zone and Environmental Protection Zone to permit the proposed land uses. The portion of the property located north of hydro lines, which is currently zoned Rural 'RU' Zone and is located outside of the Hamlet, will not be changed as a result of the proposed ZBA (See **Figure 3: Zoning By-law Amendment Sketch**).

Additional information relating to the proposed Draft Plan of Subdivision (SU01-2022) and Zoning By-law Amendment (ZB02-2022) is available to the public via the municipal website (<https://www.porthope.ca/en/business-and-development/current-planning-applications>), 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.

Residents can always provide comments and feedback in writing until a decision is made on the applications. Comments and questions can be sent to the [planning@porthope.ca](mailto:planning@porthope.ca).

**If a person or public body does not make oral submissions at a public meeting, to be determined at a later date, or make written submissions to the Municipality of Port Hope in respect of the proposed plan of subdivision and zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision or zoning by-law amendment, the person or public body is not entitled to appeal the decision of the Municipality of Port Hope to the Ontario Land Tribunal.**

**If a person or public body does not make oral submissions at a public meeting, to be**

determined at a later date, or make written submissions to the Municipality of Port Hope in respect of the proposed plan of subdivision and zoning by-law amendment before the approval authority gives or refuses to give approval to the draft plan of subdivision and zoning by-law amendment 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 plan of subdivision and 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 29<sup>th</sup> Day of June, 2022.

Theodhora Merepeza, M.C.P., MCIP, RPP  
Manager, Planning  
Municipality of Port Hope  
56 Queen Street, Port Hope ON L1A 3Z9  
Tel: 905-885-2431 ext. 2507  
Toll Free: 1-855-238-0948  
Fax: 905-885-0507  
Email: [planning@porthope.ca](mailto:planning@porthope.ca)

Figure 1: Subject Lands Map

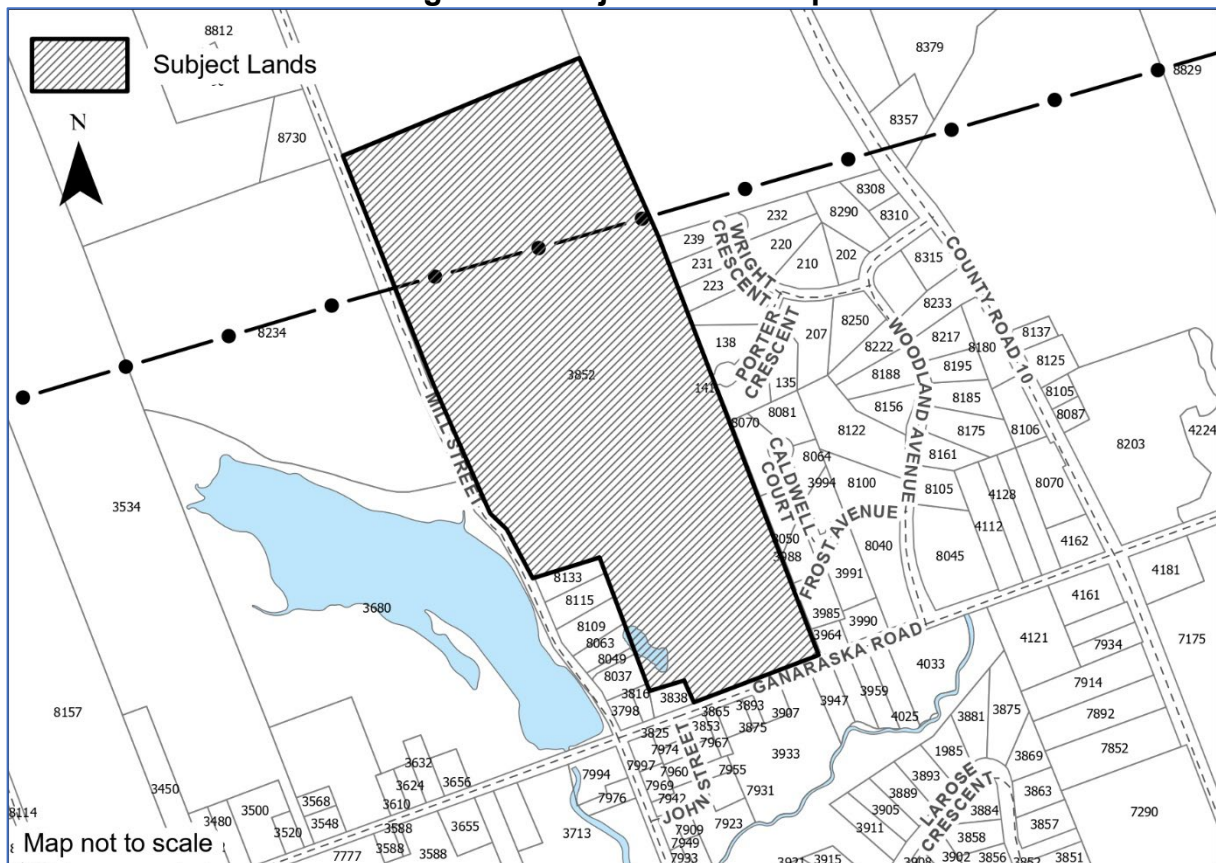
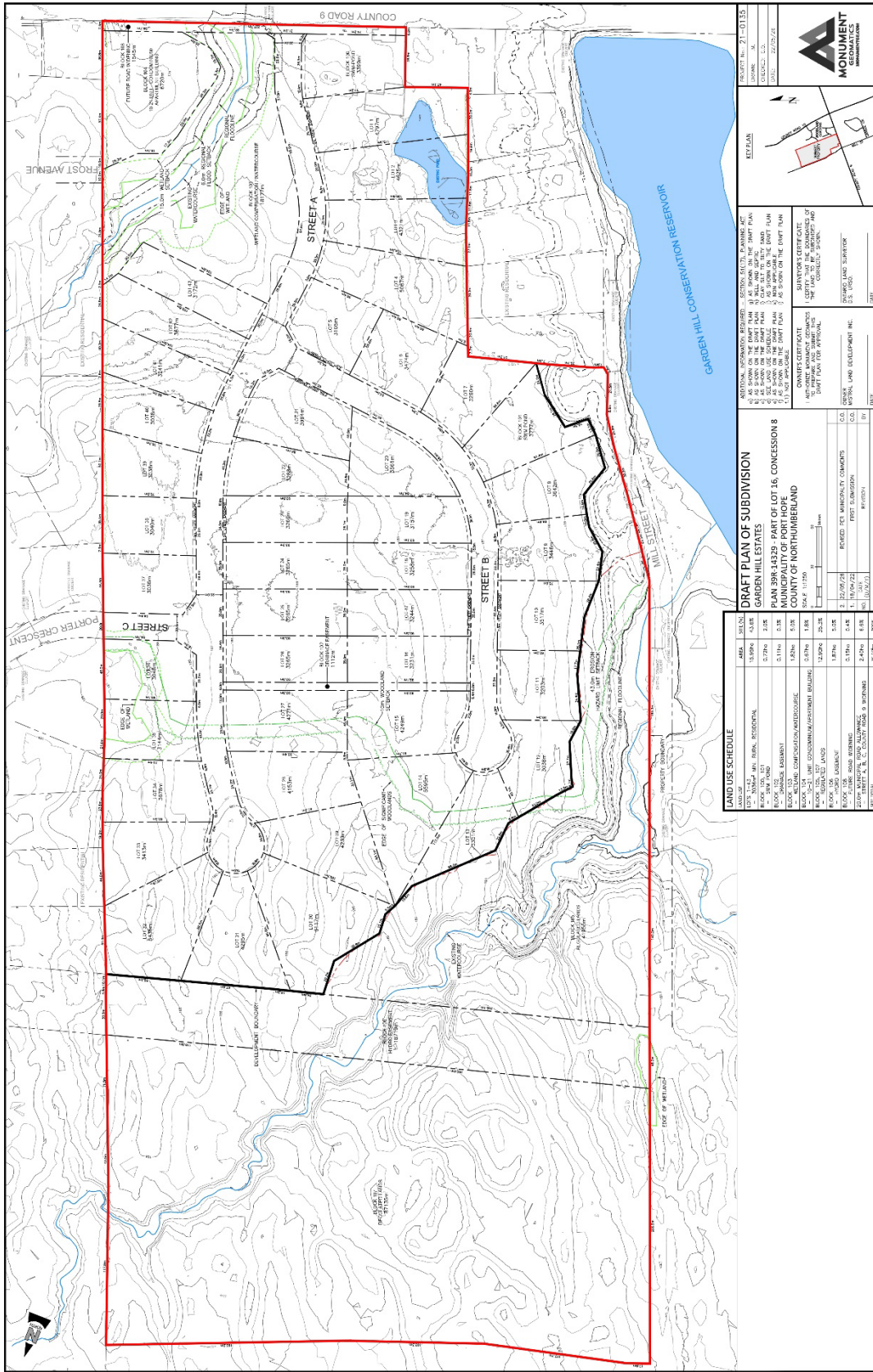


Figure 2: Draft Plan of Subdivision



**LAND USE SCHEDULE**

LAND USE	AREA	PERCENTAGE
1. SINGLE-FAMILY RESIDENTIAL	14,398.00	63.8%
2. MULTIFAMILY RESIDENTIAL	5,779.00	2.7%
3. COMMERCIAL	5,119.00	2.3%
4. INDUSTRIAL	1,879.00	0.8%
5. OFFICE	2,679.00	1.2%
6. PUBLIC USE	1,879.00	0.8%
7. OPEN SPACE	12,979.00	59.2%
8. PARK	1,879.00	0.8%
9. RECREATION	2,179.00	1.0%
10. CULTURAL	2,479.00	1.1%
11. OTHER	1,879.00	0.8%
<b>TOTAL AREA</b>	<b>22,579.00</b>	<b>100.0%</b>

**DRAFT PLAN OF SUBDIVISION**  
**GARDEN HILL ESTATES**  
**PART OF LOT 16, CONCESSION 8**  
**MUNICIPALITY OF PORT HOPE**  
**COUNTY OF NORTHUMBERLAND**

SCALE: 1" = 125'

DATE: 10/15/2024

PROJECT NO.: 21-0135

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**ADDITIONAL INFORMATION:** SECTION 5(1), PLANNING ACT  
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PREPARED BY: [Firm Name]

**Figure 3: Zoning By-law Amendment Sketch**

