



**Municipality of Port Hope
Notice of Complete Applications
Proposed Zoning By-law Amendment (ZB02-2023) and
Draft Plan of Subdivision (SU01-2023)
5868 County Road 65**

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope hereby considers an **application for Zoning By-law Amendment (ZB02-2023)** and a **Draft Plan of Subdivision (SU01-2023)** under Section 34 and 51 of the Planning Act, for lands west and south of County Road 65 in the Hamlet of Osaca (**Figure 1: Subject Lands Map**) to be Complete Applications in accordance with the Planning Act.

The subject lands are currently designated 'Hamlet' in the Municipality of Port Hope Official Plan and are zoned Development 'D' by Zoning By-law 20/2010, as amended.

The purpose of the proposed Draft Plan of Subdivision application is to facilitate the development of 58 single detached dwellings on the subject lands (**Figure 2: Draft Plan of Subdivision**).

The purpose of the proposed Zoning By-law Amendment application is to rezone the subject lands from Development 'D' zone to Hamlet Residential 'RESV1', site specific 'RESV1(142)' and 'RESV1(143)' and Environmental Protection 'EP' Zone to permit the proposed land uses (**Figure 3: Zoning By-law Amendment Sketch**).

Additional information relating to the proposed Draft Plan of Subdivision (SU01-2023) and Zoning By-law Amendment (ZB02-2023) 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 or ask questions about the application in writing until a decision is made on the application. Comments and questions can be sent to the 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 17th Day of May, 2023.

Sagar Babbar, M.A
Planner
Municipality of Port Hope
56 Queen Street, Port Hope ON L1A 3Z9
Tel: 905-885-2431 ext. 2506
Toll Free: 1-855-238-0948
Fax: 905-885-0507
Email: planning@porthope.ca

Figure 1: Subject Lands Map

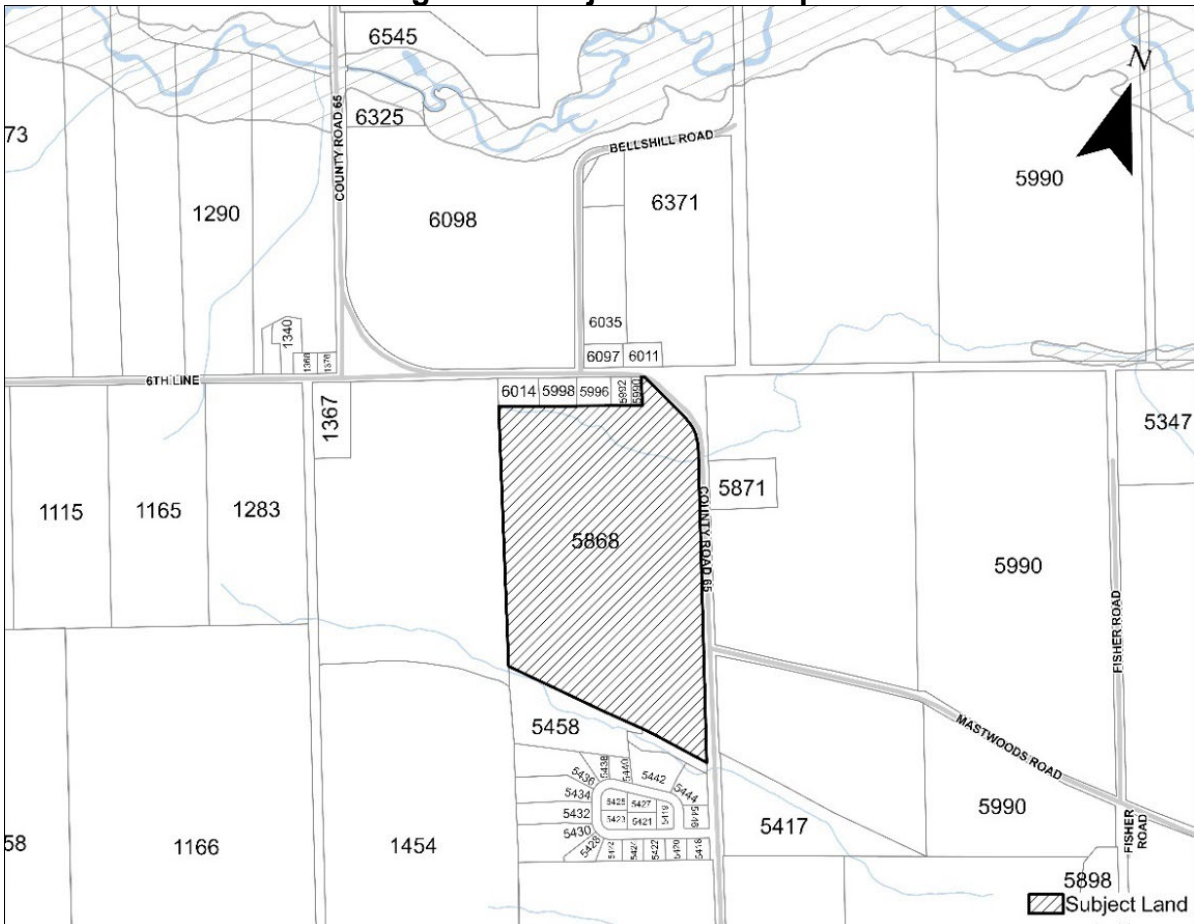
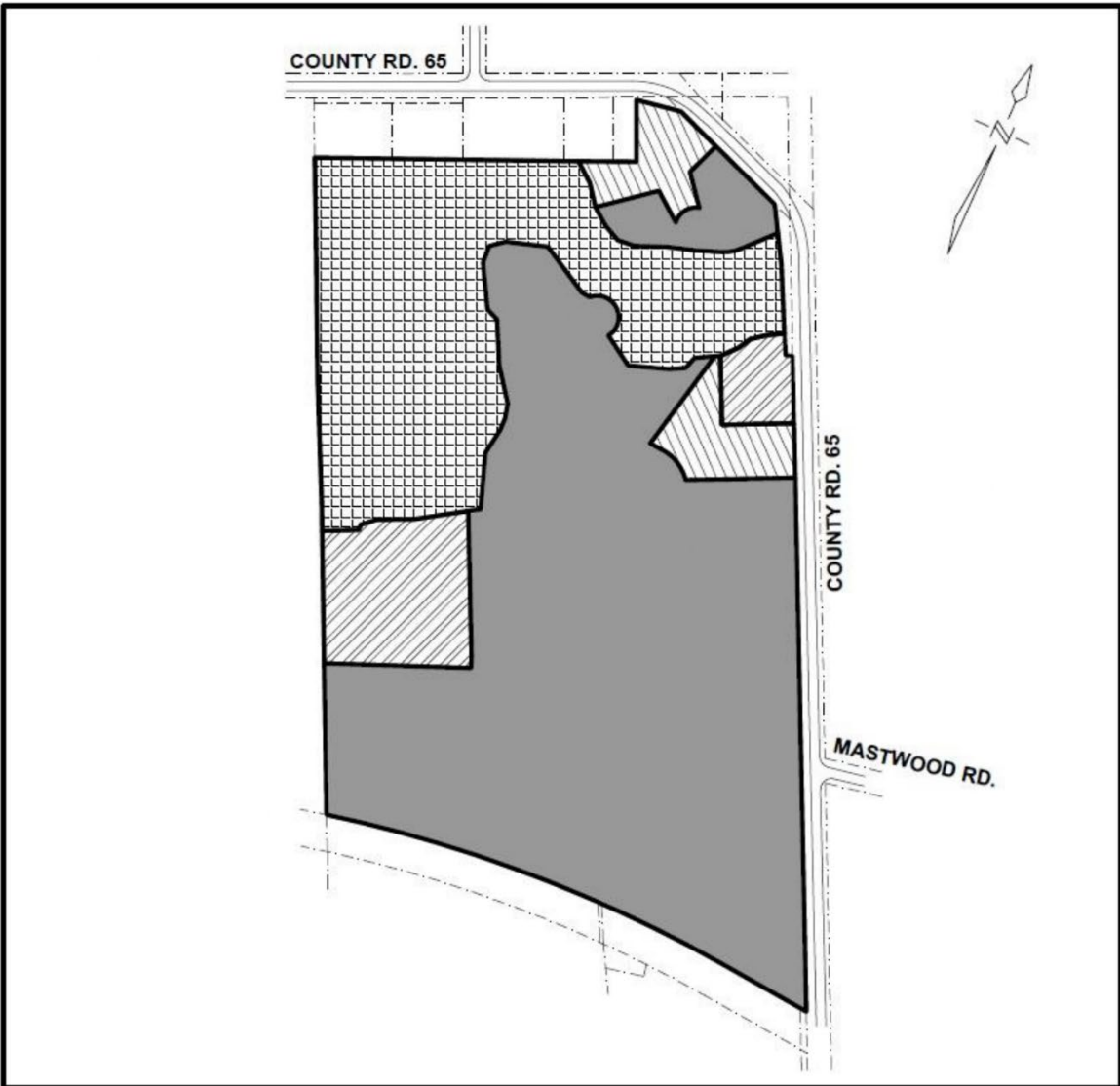


Figure 2: Draft Plan of Subdivision



LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE ENVIRONMENTAL PROTECTION (EP) ZONE.



LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE HAMLET RESIDENTIAL ONE - (RESV1) ZONE



LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE HAMLET RESIDENTIAL ONE - (RESV1(XX)) ZONE



LANDS TO BE REZONED FROM THE DEVELOPMENT (D) ZONE TO THE HAMLET RESIDENTIAL ONE - (RESV1(Y)) ZONE

ZONING BY-LAW AMENDMENT SCHEDULE - OSACA SUBDIVISION
 PART OF LOT 27, CONCESSION 5 FORMERLY IN THE TOWNSHIP OF HOPE NOW IN THE
MUNICIPALITY OF PORT HOPE COUNTY OF NORTHUMBERLAND



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SCALE 1:5000
 DRAWN B.B.
 DESIGN M.F.
 CHECKED M.F.
 DATE APR 5 2023

PROJECT **122049**
 DWG
FIG 1