



**Municipality of Port Hope
Notice of Public Meeting
Concerning a Proposed Official Plan Amendment (OP01-2018),
A Proposed Zoning By-Law Amendment (ZB10-2018)
And a Proposed Draft Plan of Subdivision (SU03-2018)
“Phase 2” of the Talbot Drive Subdivision**

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope in accordance with Sections 17, 34, and 51 of the Planning Act will hold a **Public Meeting** on **Wednesday, August 7, 2019 at 6:30 p.m.** at the Town Hall to consider a proposed **application to amend Official Plan of the Municipality of Port Hope** (File # OP01-2018), **Zoning By-law 20/2010** (File # ZB10-2018), and an **application for a Draft Plan of Subdivision** (File # SU03-2018), both submitted by all submitted by Spencer Hutchison of Pula Planning Consultant on behalf of 1853992 Ontario Inc. for lands on the north side of Ward Street, west of Hamilton Road (see **Subject Lands Map**).

The subject lands are currently designated “Medium Density Urban Residential,” “Low Density Urban Residential,” “Open Space,” and “Park” with a Physical Constraint Area in the Municipal Official Plan and zoned Medium Density Residential Exception No. 67 with Holding 1 Provision ‘RES3(67)(H1)’ and Open Space ‘OS’ Zones with an Environmental Protection – Flood Plain “EP-F” Overlay Zone by Zoning By-law 20/2010, as amended. Gages Creek and its respective floodway, which are protected from the proposed development, run along the eastern and southern boundaries of the site.

THE PURPOSE of the proposed Draft Plan of Subdivision is to facilitate the development of 4 blocks for 21 street townhouses on the subject lands. The proposed plan includes the northward extension of Talbot Drive as a 20 metre wide road allowance across Gages Creek and terminating in a new temporary cul-de-sac at the north end of the subdivision.

THE PURPOSE of the proposed Official Plan Amendment is to reinstate previously approved Medium Density Residential and Open Space land use designations.

THE PURPOSE of the proposed Zoning By-law Amendment is also to re-establish the zones of the south and western portions of the property, as per Zoning By-law 51/2005, from the current “OS” Zone to RES3(67)(H1) Zone.

ANY PERSON may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law amendment. Should you be unable to attend the Public Meeting, your written submission will be received at the address given below up until the time of the Public Meeting.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Port Hope to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Port Hope before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, before the Official Plan Amendment is adopted, and 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 a public meeting, or make written submissions to the Municipality of Port Hope before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, before the Official Plan Amendment is adopted, and 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 Local Planning Appeal 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 on the proposed draft plan of subdivision, official plan amendment, and zoning by-law amendment, you must make a written request to the Municipality of Port Hope at the address below.

Additional information relating to the proposed Draft Plan of Subdivision (File # SU02-2018) and Zoning By-law Amendment (File # ZB09-2018) is available 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.

DATED AT THE MUNICIPALITY OF PORT HOPE THIS 3rd day of June, 2019.

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Subject Lands Map

