



NOTICE OF PUBLIC MEETING
Concerning a Proposed Zoning By-Law Amendment (ZB01-2024)
276-282 Victoria Street North

TAKE NOTICE that the Council of the Corporation of the Municipality of Port Hope in accordance with Sections 34 of the Planning Act will hold a statutory **Public Meeting** on **December 10th, 2024 at 5:00 p.m.** at the Town Hall to consider an **application to amend Zoning By-law 20/2010** (File # ZB01-2024), submitted by EcoVue Consulting Services Inc. on behalf of the owner LBD Holdings Ltd. (Brenbrooke Homes), for lands municipally known as 276-282 Victoria Street North within the Urban Area of the Municipality of Port Hope (**Figure 1: Subject Lands Map**).

The subject lands are designated 'Medium Density Residential' in the Municipality of Port Hope Official Plan and zoned Site Specific Medium Density Residential with Holding One Provision 'RES3(97)(H1)' within Comprehensive Municipal Zoning By-law 20/2010, as amended by By-law 31/2023, as otherwise amended.

The rezoning is being requested to construct two (2) three-storey apartment buildings containing a total of 74 apartment units on the subject lands. The purpose of the rezoning application is to rezone the subject lands from 'RES3(97)(H1)' zone to Site Specific High Density Residential 'RES4(155)' to facilitate the construction of apartment units.

Additional information relating to the proposed Zoning By-law Amendment (File # ZB01-2024) is available to the public on the Municipal webpage: [Current Planning Applications - Municipality of Port Hope](#) and for review at the Municipal Development Team Office located at 5 Mill Street South, Port Hope, between 8:30 a.m. and 4:30 p.m., Monday to Friday.

The applicant, a specified person (as defined by the *Planning Act*), a public body (as defined by the *Planning Act*), and a registered owner of land to which the by-law would apply, each have the ability to appeal to the Ontario Land Tribunal a decision of the Municipality of Port Hope to pass a by-law in response to the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Porth 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 the Municipality at the address or email address shown below, 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 at the address or email address shown below, before the by-law was 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 23rd Day of October, 2024.

Ken Scullion, RPP
Planner II
Municipality of Port Hope
56 Queen Street, Port Hope ON L1A 3Z9

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Figure 1: Subject Lands Map

