

# Municipality of Port Hope Public Meeting

276 – 282 Victoria Street North  
Zoning By-law Amendment (ZB01-24)  
Ken Scullion, RPP  
December 10, 2024



MUNICIPALITY OF

**PORT HOPE**

# Subject Area



- **North:** The Municipality's Joint Operation Centre, Highway 401
- **East:** Detached dwellings
- **South:** Semi, detached and townhome dwellings. Highland Estates Park. Low-rise apartments south of Jocelyn Street on Victoria Street North.
- **West:** Vacant employment lands. Developed commercial and employment areas further west

# Public Consultation

- Planning Act Tools
  - Resident Mail outs
  - On-site Public Notice sign
- Non-Statutory Tools
  - Notice on Municipal Website
- Notice of Complete Application: August 21<sup>st</sup>, 2024
- Site Sign Posted: August 30<sup>th</sup>, 2024
- Notice of Public Meeting: October 23<sup>rd</sup>, 2024

# Technical Circulation

<b>Staff / Agency Comments</b>	<b>Comments</b>
Works and Engineering Dept.	No objections; further work on the detailed design required at Site Plan Approval stage.
Parks, Recreation and Culture Dept.	No objections; cash-in-lieu of parkland to be considered.
Fire Dept.	No objections; would review at Site Plan Approval stage.
County of Northumberland – Planning	No objections; strongly encourages affordable units.
Ministry of Transportation	Subject property is within MTO's permit control area; therefore, Ministry approvals and permits are required prior to Municipal building permits are issued.
Ganaraska Region Conservation Authority (GRCA)	No objections; further work on the detailed design required at Site Plan Approval stage.
Alderville First Nation	Further consultation has been requested in accordance with Consultation Protocol.

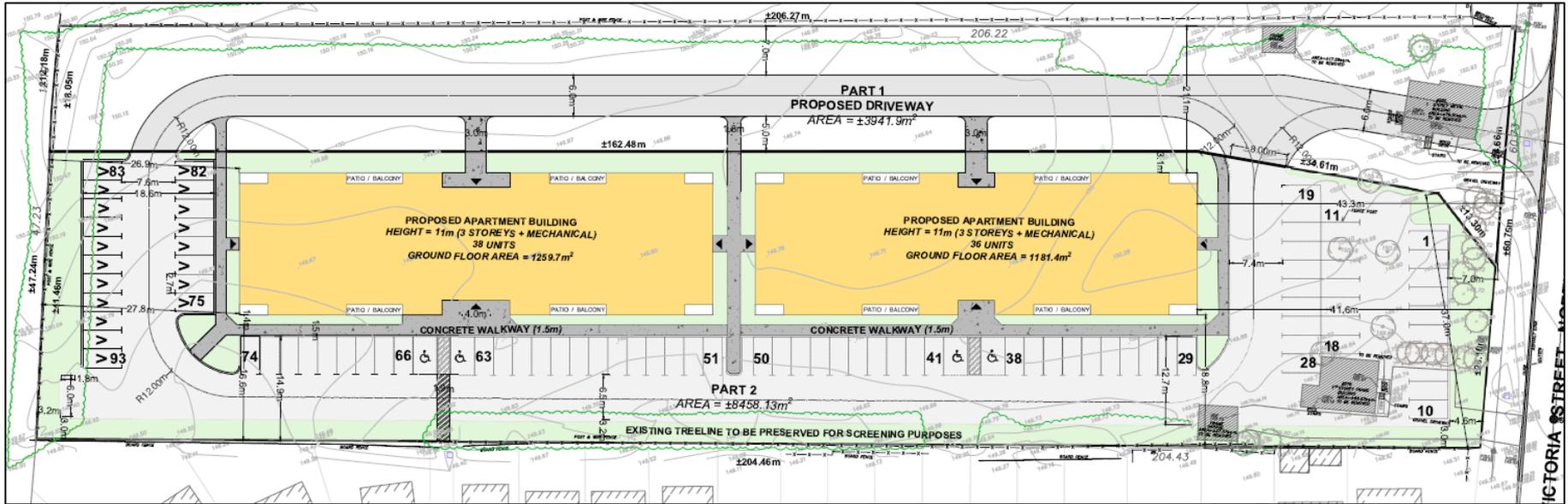
# Next Steps

- Applicant addresses public and agency circulation comments.
- Staff prepares Recommendation Report based on policy consistency / conformity and considers all comments received from public.
- Recommendation Report reviewed at the Committee of the Whole meeting to decide if the application should proceed to Council meeting for final decision.
- Council Meeting for decision. If approved, Notice of Decision given starting appeal period of 20 days.

# Third Party Appeals

- Residents appeal rights for ZBA applications have been removed by the Province through Bill 23.
- More Homes Built Faster Act, 2022
- Only prescribed “Specified Persons” and “Specified Bodies” as defined under the *Planning Act* have appeal rights for ZBA applications in Ontario.

# Site Plan



VICTORIA STREET