

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 82/2022

*Being a By-law Under the Provisions of Section 34 of the Planning Act, R.S.O., 1990, c.P.13, as Amended, to Amend Zoning By-law 20/2010, as Amended, of the Corporation of the Municipality of Port Hope, for lands described as Part Town Plot LT 67 and 68, PL Stewart, Part 1 9R1077, Port Hope, municipally known as 143 Walton Street in the Municipality of Port Hope, in the County of Northumberland.*

WHEREAS Zoning By-law No. 20/2010, as amended, was passed under authority of Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS this By-law conforms with the general intent of the Municipality of Port Hope Official Plan, as amended;

AND WHEREAS on September 28, 2022 the Council of The Corporation of the Municipality of Port Hope conducted a public meeting, in regard to the proposed zoning, as required by Section 34(12) of the *Planning Act*. R.S.O. 1990, c.P.13, as amended;

AND WHEREAS the Council of The Corporation of the Municipality of Port Hope deems it advisable to amend Zoning By-law No. 20/2010, as otherwise amended, with respect to the above-described lands, and under the provisions of the *Planning Act* has the authority to do so;

NOW THEREFORE the Council of The Corporation of the Municipality of Port Hope ENACTS as follows:

1. THAT Schedule "A" - Sheet 6 (Zone Map) forming part of Zoning By-law 20/2010, as otherwise amended, is hereby amended by changing the zone classification on the subject lands identified on Schedule "A" to this By-law hereto **from** the current Downtown Commercial 'COM3' zone **to** Downtown Commercial Exception No.139 'COM3(135)' Zone, all in accordance with Schedule "A" attached hereto and forming part of this By-law;
2. That Table 12, entitled SITE-SPECIFIC EXCEPTIONS of Zoning By-law No. 20/2010, as otherwise amended, is hereby amended by adding the following:

Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
COM3	135 (82/2022) (A-6)				i) <i>Minimum Frontage</i> – 28.19 metres ii) <i>Minimum Interior Side Yard</i> –2.5 metres. iii) Notwithstanding the provisions of Section 4.2.2.b) (Accessory Dwelling Units- Commercial Zones), or any other provision in this By-law, the residential use is permitted within the <i>first storey</i> of

<b>Zone</b>	<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Special Provisions</b>
					the <i>building</i> and within 12.0 metres of Walton Street and Pine Street South.

3. THAT Zoning By-law No. 20/2010, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 20/2010, as otherwise amended, shall in all respects remain in force and effect save as same may be otherwise amended or hereinafter dealt with.
  
4. THAT this By-law shall come into force on the date it is passed by the Council of The Corporation of the Municipality of Port Hope, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

READ A FIRST, SECOND AND THIRD TIME and finally passed in Open Council this 20<sup>th</sup> day of December, 2022.

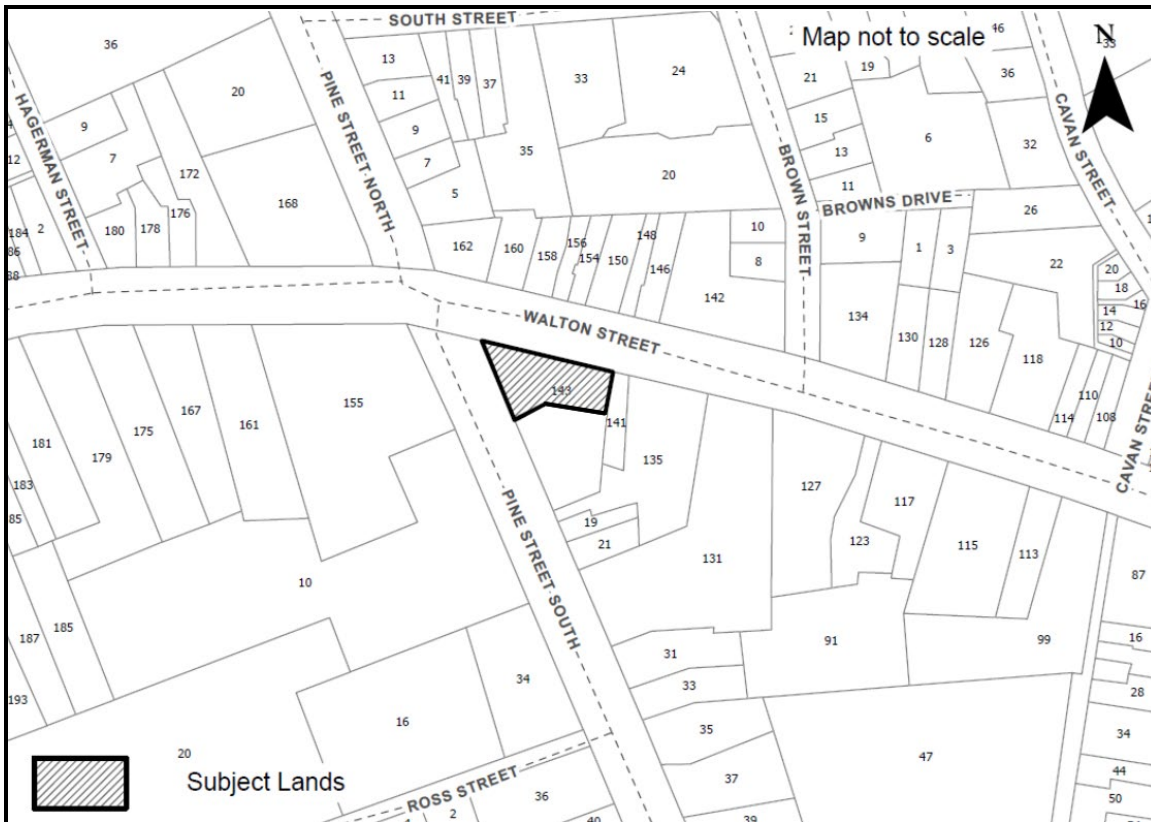
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Olena Hankivsky, Mayor

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Brian Gilmer, Clerk

**Schedule "A" to By-law 82/2022**



**From:** Downtown Commercial 'COM3' zone  
**To:** Downtown Commercial Exception No.139 'COM3(139)' zone

**Schedule "A" to By-law 82/2022**

READ A FIRST, SECOND and THIRD time  
 and finally PASSED on the 20<sup>th</sup> day of December,  
 2022.

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

**The Corporation of the  
 Municipality of Port Hope**  
 56 Queen Street  
 Port Hope, ON L1A 3Z9