

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. xx/2023

*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 legally described as Pt Lot 18, Con 8, Part 1 of 39R14123 municipally known as 3402 Ganaraska Road, 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 December 14, 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 “B” - Sheet 23 (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, from the current Rural Institutional Exception 2 ‘IR(2)’ Zone to Hamlet Commercial Exception 141 ‘COMV(141)’ Zone, all in accordance with Schedule “A” attached hereto and forming part of this By-law.
- 2. THAT Part 12, entitled “EXCEPTIONS” of Zoning By-law No. 20/2010, as otherwise amended, is hereby amended by adding the following to Part 12 – Exceptions:

Col.1	Col.2	Col.3	Column 4	Column 5	Column 6
Zone	Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
COM V	141 (xx/2023) B-23		i. <i>Retail Store</i> ii. <i>Specialty Food Store</i> iii. <i>Outside Display and Sales Area, Accessory</i> (subject to Section 4.22) iv. <i>a single detached dwelling</i> v. <i>home occupation</i> vi. <i>community garden</i> vii. <i>agriculture</i>		(i) Maximum gross floor area of building used for retail store/specialty food store– 440 m <sup>2</sup>

			(excluding livestock facilities).		
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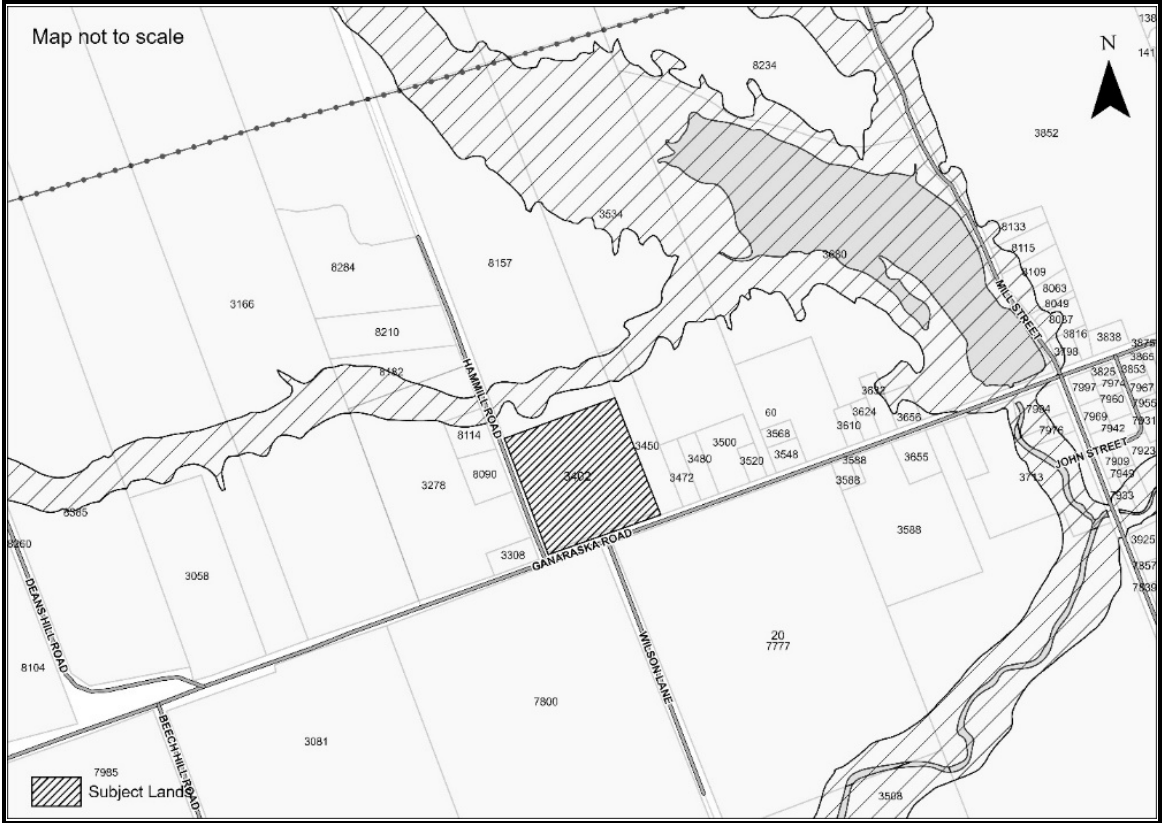
- 3. THAT Zoning By-law No. 20/2010, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 20/2010, as otherwise amended, shall in all respects remain in force and effect save as same may be otherwise amended or hereinafter dealt with.
- 4. THAT this By-law shall come into force on the date a corresponding Site Plan Agreement for the retail store/specialty food store for the subject lands municipally known as 3402 Ganaraka Road is executed by the parties).

READ A FIRST, SECOND AND THIRD TIME and finally passed on the xx day of January, 2023.

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Olena Hankivsky, Mayor

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Brian Gilmer, Clerk

Schedule “A” to By-law xx/2023

 <p>Map not to scale</p>	
<p><b>From:</b> Rural Institutional Exception No. 2 ‘IR(2)’ Zone <b>To:</b> Hamlet Commercial Exception No. 141 ‘COMV(141)’ Zone</p>	
<p><b>SCHEDULE A TO BY-LAW xx/2023</b></p>	<p><b>The Corporation of the Municipality of Port Hope</b> 56 Queen Street Port Hope, ON L1A 3Z9</p>
<p>READ A FIRST, SECOND and THIRD time and finally PASSED on the xx day of January, 2023.</p> <p>MAYOR: _____</p> <p>CLERK: _____</p>	