
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE THAT the Port Hawkesbury Town Council for the Town of Port Hawkesbury has given First Reading at the December 19, 2023, Public Meeting and intends to consider and, if deemed advisable,

- a) Adopt a By-law entitled: **Commercial Development District Support Program By-law**. The purpose of the By-law is to provide a tax incentive for development within an area defined through the Municipal Planning Strategy and Land Use By-Law as a “Commercial Development District”.
- b) Amend the *Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law* to create a Commercial Development District (CDD) Overlay to enable the implementation of a Commercial Assessment Phase-in By-law (CAPB) and to permit mixed use residential unit(s) above ground floor commercial uses in the Commercial Main Street (C5) Zone; and
The proposed redesignation of PIDs 50157486, 50155985 & 50155795 from the Open Space Designation to the Downtown Designation and concurrently rezone the properties from Open Space (O-1) to Commercial Main Street (C-5).
- c) Amend the *Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law* to redesignate a portion of PID 50113745 and 50156132, and the entirety of PID 50029362 from Open Space to Residential; and
The rezoning of a portion of PID 50113745 from Recreation Open Space (O-1) to Residential Two Unit (R-2).
- d) Amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to redesignate PID 50174382, Macleod Avenue, from the Open Space Designation to the Downtown Designation and concurrently rezone the property from Open Space (O-1) to Commercial Main Street (C-5); and
The redesignation of a portion of PID 50272939 and the entirety of PID 50272947, PID 50127885, PID 50316686, & PID 50316678 from Open Space to Residential.

A copy of the Commercial Development District Support Program By-law is available on the Town of Port Hawkesbury website (www.townofporthawkesbury.ca) and through social media on the Town Facebook page.

Copies of the Staff Reports, providing more detailed information on the proposed amendments, can be inspected on the website of the Eastern District Planning Commission at www.edpc.ca.

A Public Hearing considering the Commercial Development District Support Program By-Law and other proposed amendments will be held on:

Date: Tuesday, January 23, 2024

Time: 5:00 p.m.

Location: Shannon Studio, Civic Centre, 606 Reeves Street,

Port Hawkesbury, Nova Scotia

Members of the public who would like to provide written or oral submissions (in favour or opposition) concerning the above By-Law and or proposed amendments are asked to contact Melissa Warner at mwarner@townofph.ca or call 902-625-7893 by 4:00pm Monday, January 22, 2024.

Posted January 03rd and January 10th, 2024 in accordance with the requirements of the *Municipal Government Act*.