



The Corporation of Norfolk County

By-Law __-OP-2022

Being a By-Law to Adopt Amendment Number 144 to the Norfolk County Official Plan in respect of lands described as Part Lot 9, Concession 1, municipally known as 511 Nelson Street West, Port Dover, Norfolk County.

WHEREAS the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that “When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval submit it for approval.”;

AND WHEREAS the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 144 to the Norfolk County Official Plan as set out in the text and Schedule “A” attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this 21st day of June, 2022.

Mayor

County Clerk

Amendment Number 144 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 144 to the Norfolk County Official Plan is to permit tourist cabins as accessory uses to the primary residential use.

Location of the Lands Affected

As shown on the attached 'Schedule "A"', the subject lands are located on Part Lot 9, Concession 1, Urban Area of Port Dover, Norfolk County.

Basis of the Amendment

A portion of the subject lands are designated Urban Residential as well as Hazard Lands and are subject to the policies of the Lakeshore Special Policy Area Secondary Plan. This amendment is to permit tourist cabins within the Urban Residential designation as an accessory uses to the primary single detached dwelling use on the subject lands. It is anticipated that two existing structures and three additional structures will be utilized to provide overnight accommodations to the traveling public. Two remaining structures are located within the Hazard Lands designation and are not recognized as permitted uses with in this designation.

The amendment satisfies the policy direction of the Provincial Policy Statement, 2020 Sections 1: Building Strong Healthy Communities and 3: Protecting Public Health and Safety. The amendment is consistent with promoting efficient development and land use patterns that accommodate an appropriate range of uses. Also, no new development is permitted by this amendment within the Hazard Lands designation, which is consistent with Section 3 as it encourages that is generally outside of the hazardous land adjacent to the shoreline of the Great Lakes which are impacted by flooding, erosion and dynamic beach hazards.

The Lakeshore Special Policy Area (LSPA) Secondary Plan provides policy direction in regards to tourism nodes and accommodations. Section 11.6.3 identifies overnight tourist accommodations as an economic development priority of Norfolk County and notes that roofed accommodations may include options such as bed and breakfast establishments, small inns, hotels and motels, guest houses or similar accommodations, subject to the policies of the Community Design Guidelines (Appendix D) and Section 5.4, Community Design of the parent Official Plan. Additionally, the subject lands are located along Ontario's South Coast Scenic Route, which generally

extends across the lakeshore along Lakeshore Road and Front Road in the west through to Radical Road/Nelson Street to Main Street in Port Dover. Section 11.7.2.1 of the LSPA promote providing a range of appropriate development opportunities which are anticipated to contribute to a picturesque route along Lake Erie.

The Urban Residential designation (Section 7.7.1 n)) permits accessory uses and it is the intent of this amendment to permit tourist cabins as an accessory use to ensure that the owner/operator is on site.

The size and scale of the accessory tourist cabins will be established through a Zoning By-law and the site layout is subject to Site Plan Control, Official Plan Section 9.6.5.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as the subject lands on 'Schedule "A"' attached to and a part of this amendment with the 144 site specific policy number.

Text Amendment

That the following site specific policy area be added to Section 7.7 Urban Residential Designation:

7.7.3.19 Port Dover – 511 Nelson Street West Site Specific Policy Area

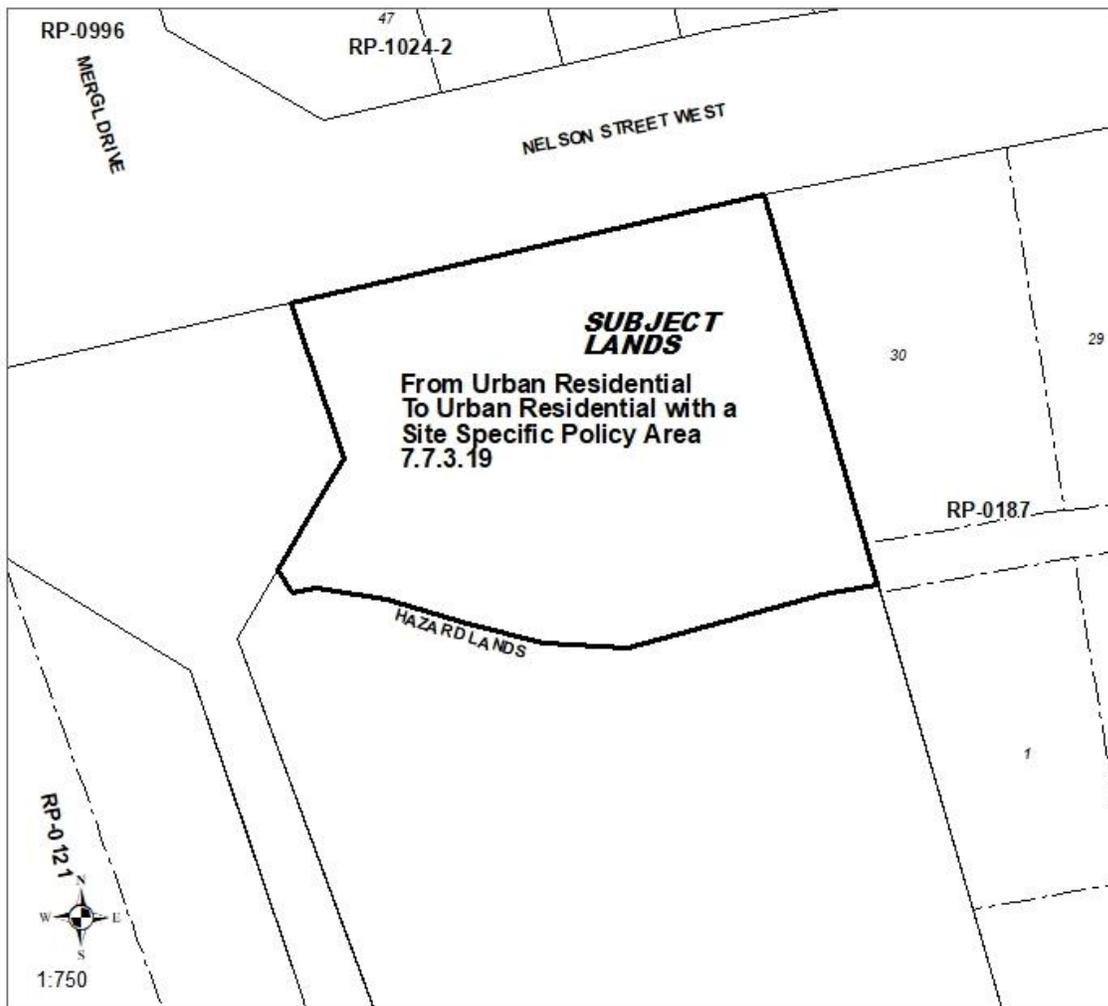
On land designated Urban Residential – Site Specific Policy Area 7.7.3.19 on Schedule "B" to this Plan, in addition to the uses permitted, accessory (to a residential use) tourist cabins shall be permitted, subject to Site Plan Control (Section 9.6.5).

Part C: Additional Information

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

Amendment No. 144

to the
OFFICIAL PLAN
for
NORFOLK COUNTY
URBAN AREA OF
PORT DOVER



SCHEDULE "A"

Applicant MARY ELGERSMA & TONY MENDOLIA
File Number OPNPL2019315
Report Number CD 22-061
Assessment Roll Number 3310334010083000000