



## **DEVELOPMENT APPLICATION OVERVIEW**

**APPLICATION FILE NUMBER(S):** OPNPL2019 & ZNPL2019316

**LOCATION:** 511 NELSON STREET W, PORT DOVER

**APPLICANT:** MARY ELGERSMA & TONY MENDOLIA

**AGENT:** IBI GROUP, DOUGLAS STEWART

**COUNCIL MEETING DATE:** JUNE 21, 2022

# Site Context

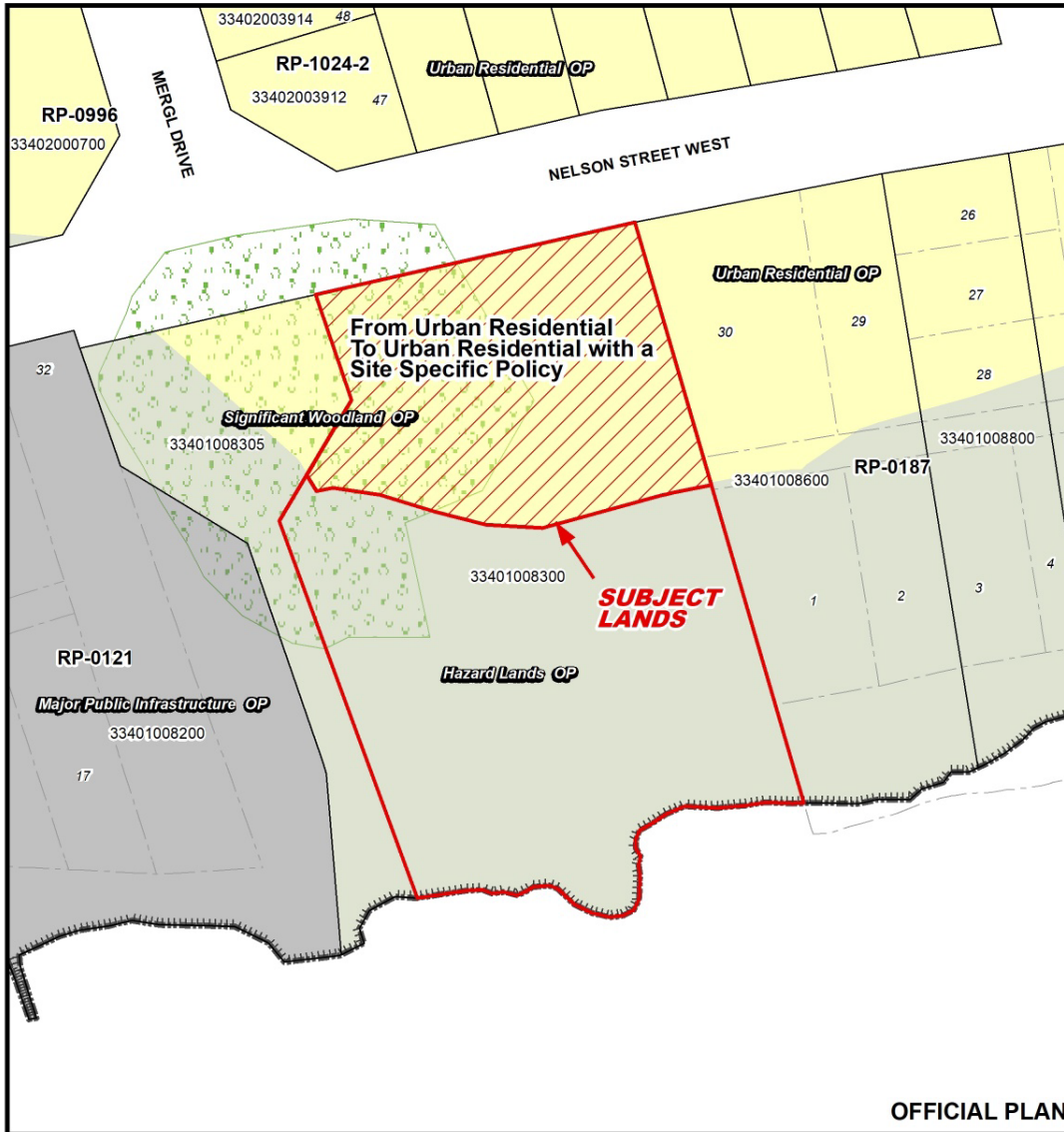




# Site Context



# POLICY CONTEXT



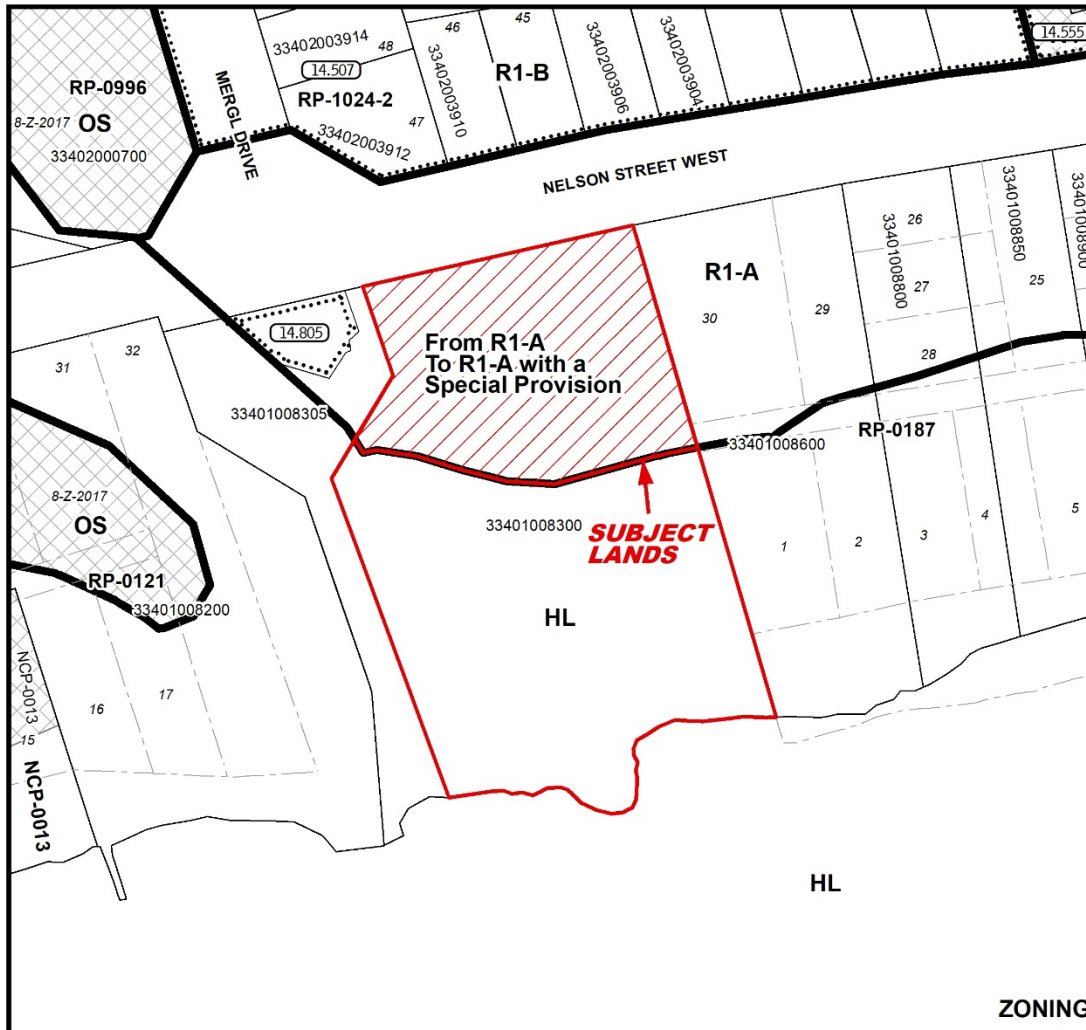
2021-06-24

## Official Plan

Designation: Hazard Lands & Urban Residential, subject to the Lakeshore Special Policy Area Secondary Plan (LSPASP)

If there is a conflict between the policies of the Official Plan and LSPASP, the policies of the Secondary Plan prevail.

# ZONING BY-LAW



2021-06-24

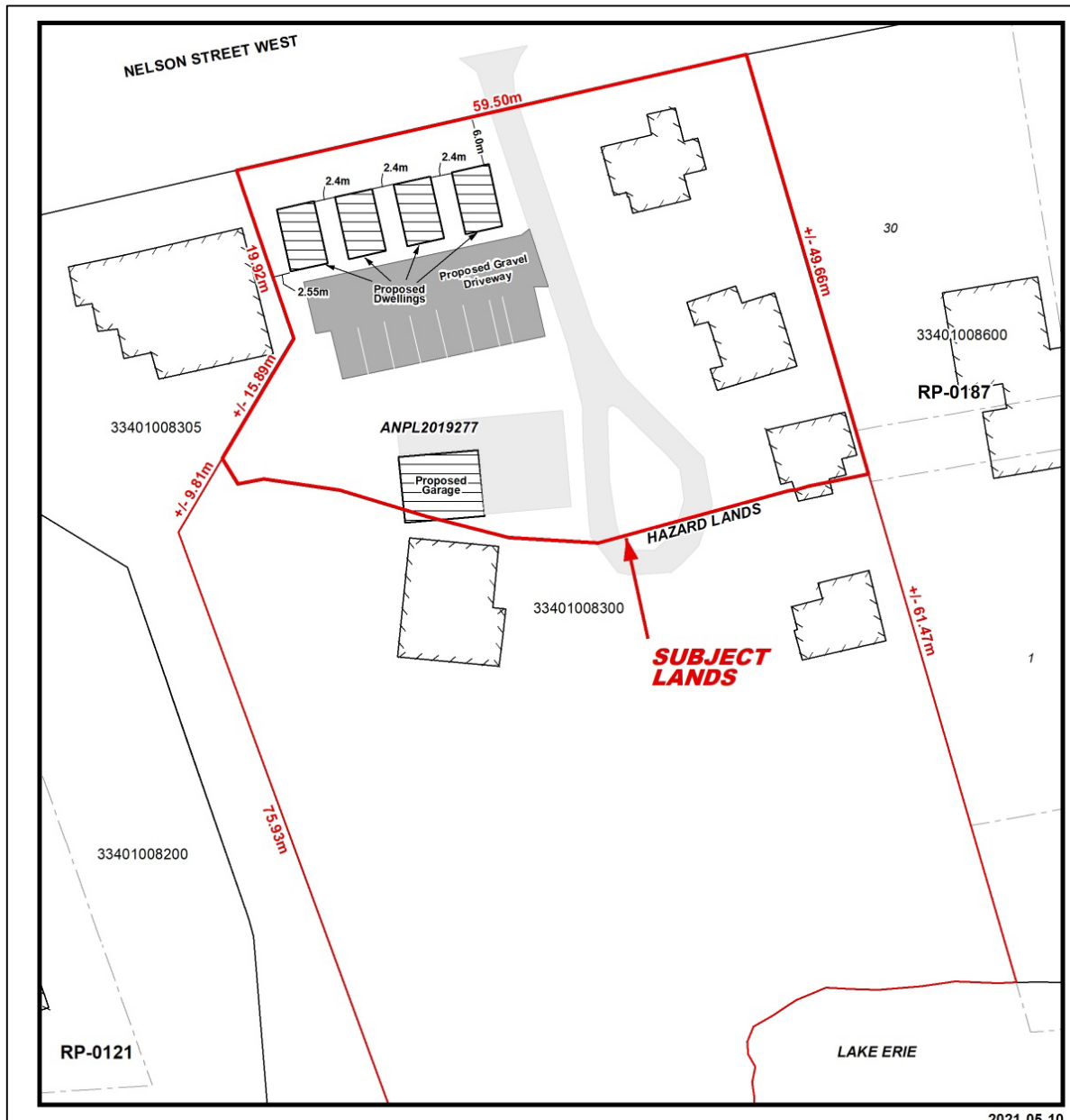
## Hazard Land Zone (HL):

- dock, pier or wharf
- Farm, excluding any building
- Parking lot or any similar non-structural use accessory to a permitted use
- Public park, provided no buildings are used

## Residential Type 1 Zone (R1-A):

- Single detached dwellings
- Bed and breakfast
- Home occupations
- Accessory residential dwelling units
- Accessory uses





# APPLICATION REVIEW & PROCESS

## Technical Reports and Information

- Conceptual Site Plan;
- Functional Servicing Report;
- Vegetation Plan;
- Architectural Drawings; and
- Planning Justification Report.

## Input Considered

### *Technical*

- Comments provided in Attachment B to staff report CD 22-061

### *Public*

- Statutory Public Hearing occurred on June 1, 2021
- Applicant lead Public Open House held on June 23, 2021
- Petition in opposition received and signed by 107 people
- Comments in support and opposition were received by staff

# RECOMMENDATION

## Original Proposal

The applicant proposed to develop 4 additional dwelling units on the subject lands and requested to recognize the existing single detached dwelling and 4 cottages on the site to permit a total of 9 dwelling units. The provisions of the R1-A zone would be used to guide the placement of the additional dwelling units.

## Modified Proposal

No additional dwelling units be recognized within the Hazard Land designation. Staff suggest that the spaces intended to provide overnight accommodation be considered as accessory “tourist cabins”. A reduction of 1 tourist cabin is recommended to ensure the size, scale and spacing is more consistent with the neighbourhood. The zoning would be subject to special provisions and site plan control.



# RECOMMENDATION

*To facilitate the Modified Proposal staff recommend:*

THAT application OPNPL2019315 ... to amend the Norfolk County Official Plan from Urban Residential Designation to Urban Residential Designation with a site specific policy area, BE APPROVED, as recommended by staff and as shown in Attachment E to Report CD 22-061;

AND THAT application ZNPL2019316 ... to amend the Norfolk County Zoning By-Law 1-Z-2014 from Urban Residential Type 1 (R1-A) to Urban Residential Type 1 with a special provision and a Holding, subject to site plan control, BE APPROVED, as recommended by staff and as shown in Attachments E and G to Report CD 22-061;

AND FURTHER THAT all public input received for this application was considered as part of the decision.