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## **Public Hearings Committee – June 03, 2025**

Subject: Application ZNPL2025120 proposing to amend the Zoning By-law to change the zoning of 208 Market Street East, Port Dover. The proposal would re-zone the parking lot of the subject property from Urban Residential Type 2 (R2) Zone to Community Institutional (IC) Zone.

Report Number: CD 25-065  
Division: Community Development  
Department: Planning  
Ward: Ward 6  
Purpose: For Public Meeting

### **Recommendation(s):**

That staff Report CD 25-065 for development application ZNPL2025120 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

### **Public Meeting Notification:**

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 metres of the subject lands, and a yellow notification sign was posted on the site on May 7, 2025.

### **Discussion:**

The applicant (Royal Canadian Legion) is proposing a Zoning By-law amendment.

The proposed Zoning By-law amendment would change the zoning of the parking lot of the Royal Canadian Legion in Port Dover from Urban Residential Type 2 (R2) to Community Institutional (IC). A special provision is also proposed to allow an outdoor patio and café as permitted uses on the property.

The proposed amendment would allow the Legion to have live music events in their parking lot. This use is not permitted under the current zoning. The live music events and other related activities help the Legion raise money to support veterans.

### **Strategic Plan Linkage:**

This report aligns with the 2022-2026 Council Strategic Priority of:

- Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities.

Explanation: This application will support an existing service group.

### **Conclusion:**

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Policy and Zoning  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Proposed Zoning By-law Amendment

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