

# 208 Market Street East (Royal Canadian Legion Port Dover) Proposed Zoning Bylaw Amendment

**Application File Number:** ZNPL2020120

**Applicant:** Royal Canadian Legion

**Agent:** Ron Rayner

**Statutory Public Hearing**

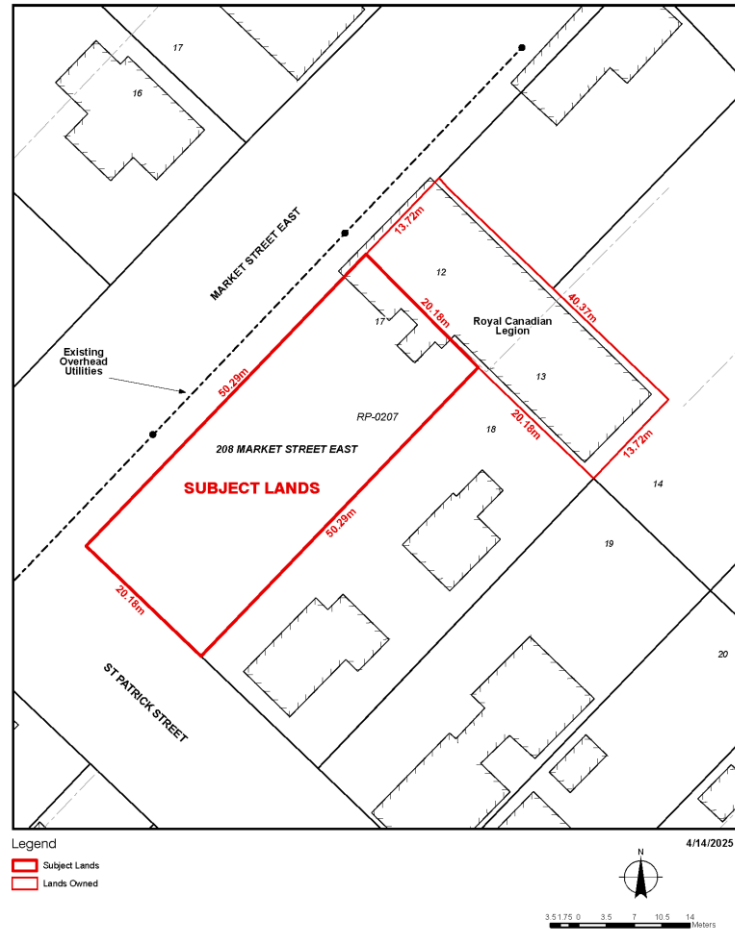
Date: June 3, 2025

# Site Context

## LOCATION OF LANDS AFFECTED

ZNPL2025120

CONCEPTUAL PLAN  
Urban Area of PORT DOVER



## Site Characteristics:

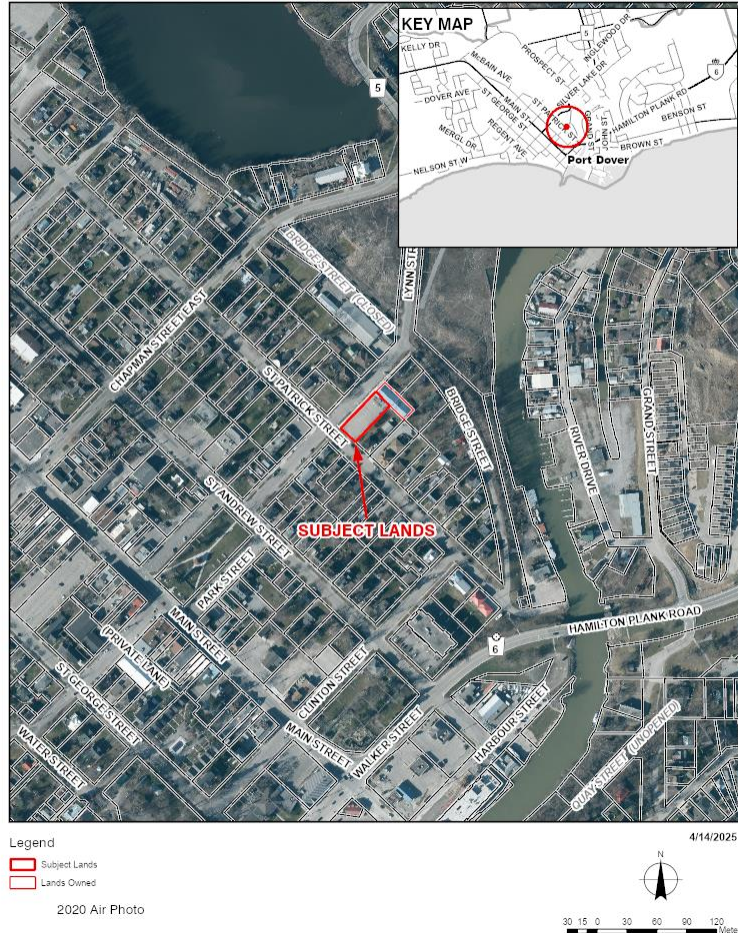
- Total land area: approximately 0.08 hectares (0.2 acres)
- Located on Market Street in Port Dover
- The subject land is currently used as a parking lot

**Surrounding Land Use:** Predominantly residential and commercial.

# Site Context

MAP A  
CONTEXT MAP  
Urban Area of PORT DOVER

ZNPL2025120



## Development Proposal

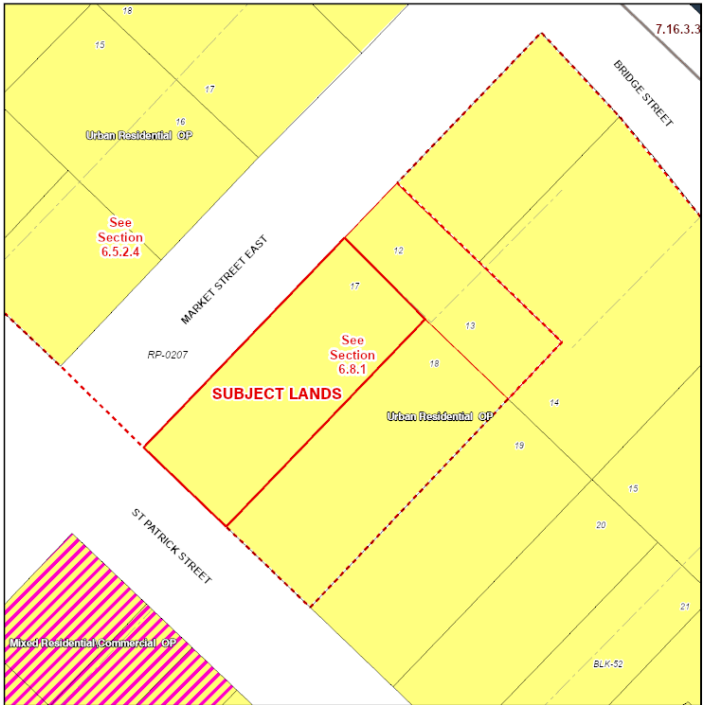
To rezone the subject lands from Residential Type 2 (R2) to Community Institutional (IC) Zone. A special provision is proposed as well to permit an outdoor patio and café.

This proposed rezoning would allow the Legion to continue to host live music and other live events in their parking lot.

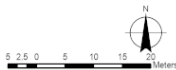
# Site Context

## Official Plan Map

**MAP B**  
OFFICIAL PLAN MAP  
Urban Area of PORT DOVER  
ZNPL2025120

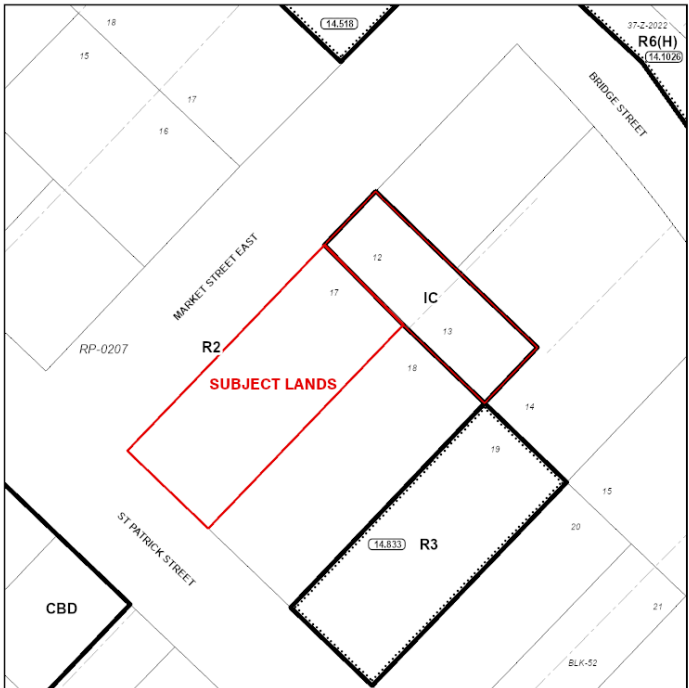


**Legend**  
Official Plan Designations  
Urban Residential  
Mixed Residential/Commercial  
Urban Waterfront  
Special Policy Area  
Urban Area Boundary  
Subject Lands  
Lands Owned



## Proposed Zoning By-law Amendment Map

**MAP C**  
PROPOSED ZONING BY-LAW AMENDMENT MAP  
Urban Area of PORT DOVER  
ZNPL2025120



**LEGEND**  
Subject Lands  
Lands Owned  
ZONING BY-LAW 1-Z-2014  
(H) - Holding  
CBD - Central Business District Zone  
IC - Community Institutional Zone  
MG - General Industrial Zone  
R2 - Residential R2 Zone  
R3 - Residential R3 Zone  
R6 - Residential R6 Zone

From: R2  
To: IC



# Preliminary Review

**Technical Reports:** No Technical Reports Submitted

**Application Comments:**

Provided comments on the application are included in Attachment C. Some comments remain pending.

**Public Input:** Public input has not been received at this time.

# Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

## Public Hearing Committee Report Recommendation:

*THAT staff report CD 25-065 for development application ZNPL2025120 be received for information;*

*AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.*