

ATTACHMENT B

Existing Policies and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all County planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development.

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Planning Statement – 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

The Legion is located in the Settlement Area of Port Dover. The proposed Zoning Bylaw Amendment would allow the Legion to grow and provide more services beneficial to the community overall.

The Legion plans to hold music festivals and other live events in their parking lot. This would foster social interaction and promote community connectivity.

Conformity with the Official Plan

The Norfolk County Official Plan (OP) is the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk’s residents. The OP responds to the uncertain nature of the future with clear and

resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The parcel is designated as Urban Residential in the County of Norfolk Official Plan.

One of the permitted uses in the Urban Residential designation is neighbourhood community and cultural centres. The Legion would be considered a community and cultural centre.

Zoning By-law 1-Z-2014 and any Proposed Amendments

The existing zoning Urban Residential Type 2 (R2) only permits residential dwelling units and accessory structures to those dwelling units. Live music and patios are not permitted under this zone. The proposal would rezone the parking lot from Urban Residential 3 (R2) Zone to Community Institutional (IC) Zone.

Special provision 14.1078 to allow an outdoor patio and café as permitted uses in the Community Institutional (IC) Zone is proposed as well. The special provision would allow the Legion to host live music and other such events in the parking lot and on the patio.