



Working together with our community

Public Hearings Committee – September 03, 2025

Subject: Application ZNPL2025225 proposing to rezone the subject lands from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with special provisions for the lands described legally as PORT DOVER PLAN 207 PT BLK 77 PT LOTS 10 TO 12 RP 37R11761 PART 4, and municipally as 9 Scott Drive, Port Dover.

Report Number: CDS 25-032
Division: Community and Development Services
Department: Planning
Ward: Ward 6
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-032 for development application ZNPL2025225 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 m of the subject lands; and a yellow notification sign was posted on the site on August 6th, 2025.

Discussion:

The purpose of this public hearing is to provide Council and the public with an overview of the development proposal and afford the opportunity to comment and provide feedback on the proposed amendments.

Site Context:

The site is approximately 0.19 hectares (0.46 Acres) in size and is currently vacant.

Surrounding land uses:

North – existing single detached residential, electrical transformer

South- existing single detached residential

East – existing single detached residential

West – existing single detached residential



Figure 1: View of Subject Property from Scott Drive

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities.

Explanation: The proposed development would provide additional housing options for residents of Norfolk County.

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 applications.

Attachments:

Attachment A - Development Overview
Attachment B - Existing Planning Policies
Attachment C - Technical Comments
Attachment D - Public Comments
Attachment E - Proposed Zoning Bylaw Amendment

Approval:

Approved By:
Al Meneses, CAO

Reviewed By:
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Manager of Planning Services

Prepared By:
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Planner