

9 Scott Drive, Port Dover Proposed Zoning Bylaw Amendment

Application File Number: ZNPL2025225

Applicant: Jenny Bettencourt

Agent: Antech Design & Engineering Group

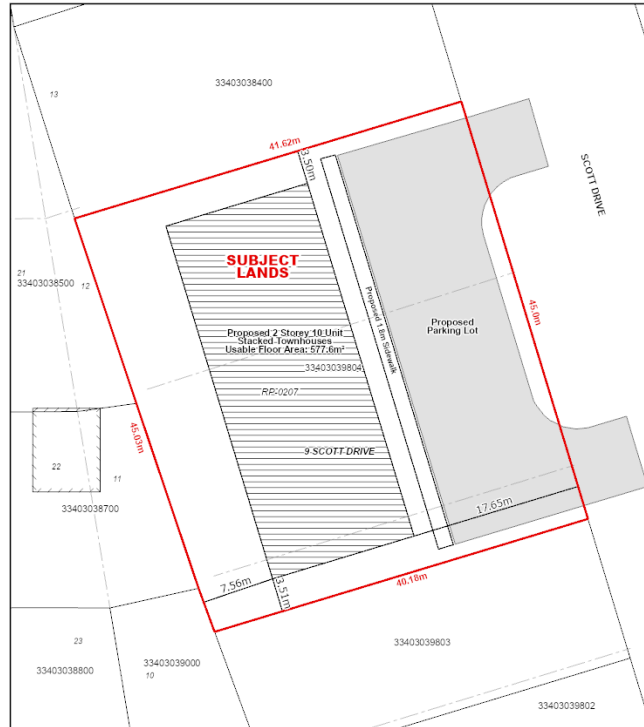
Statutory Public Hearing

Date: September 3, 2025

Site Context

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Urban Area of PORT DOVER

ZNPL2025225



Legend

Subject Lands

Site Characteristics:

- Total Land Area approximately 0.19 Hectares (0.46 Acres)
- Located on Scott Drive in Port Dover
- The subject land is currently vacant

Surrounding Land:

North – Single Detached Residential, Electrical Transformer

South- Single Detached Residential

East – Single Detached Residential

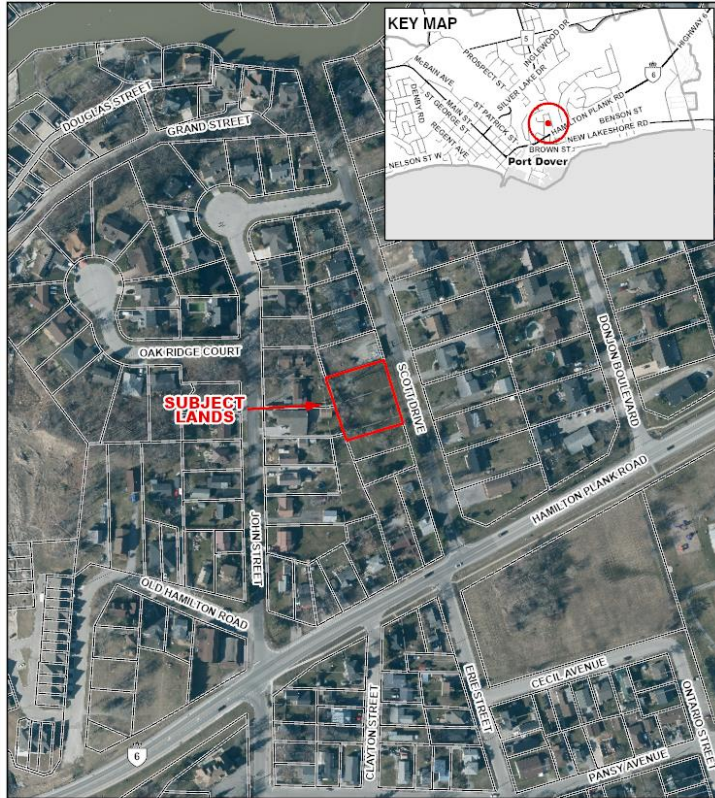
West – Single Detached Residential

Site Context

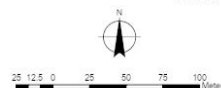
Context Map

MAP A
CONTEXT MAP
Urban Area of PORT DOVER

ZNPL2025225



Legend
Subject Lands
2020 Air Photo



Development Proposal

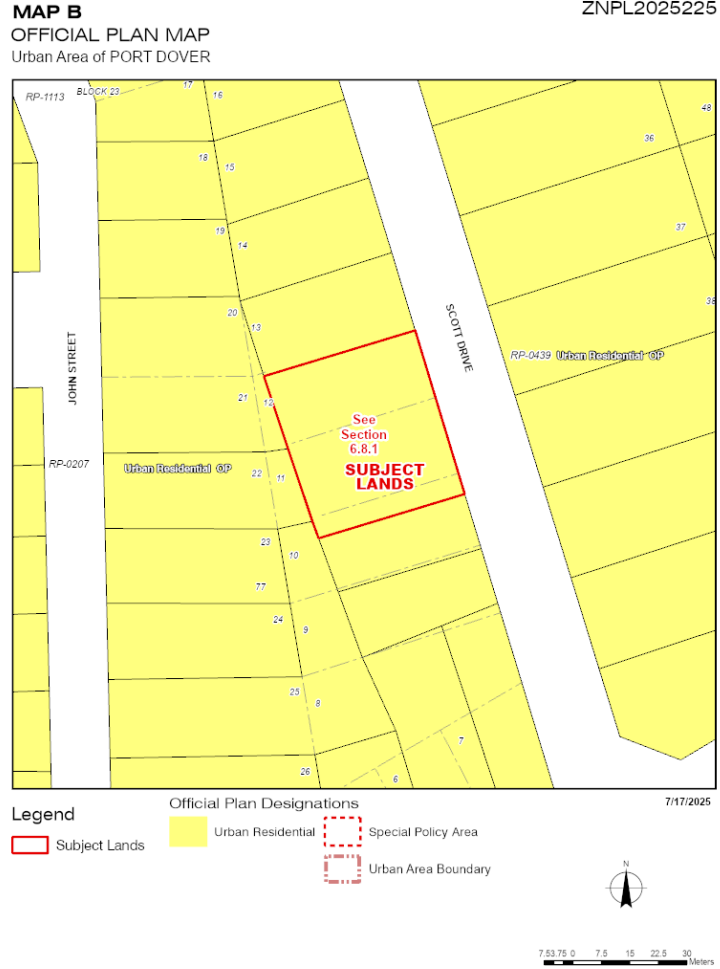
To rezone the subject lands From Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with site specific provisions for a 10 unit stacked townhouse development.

The site specific provisions would include:

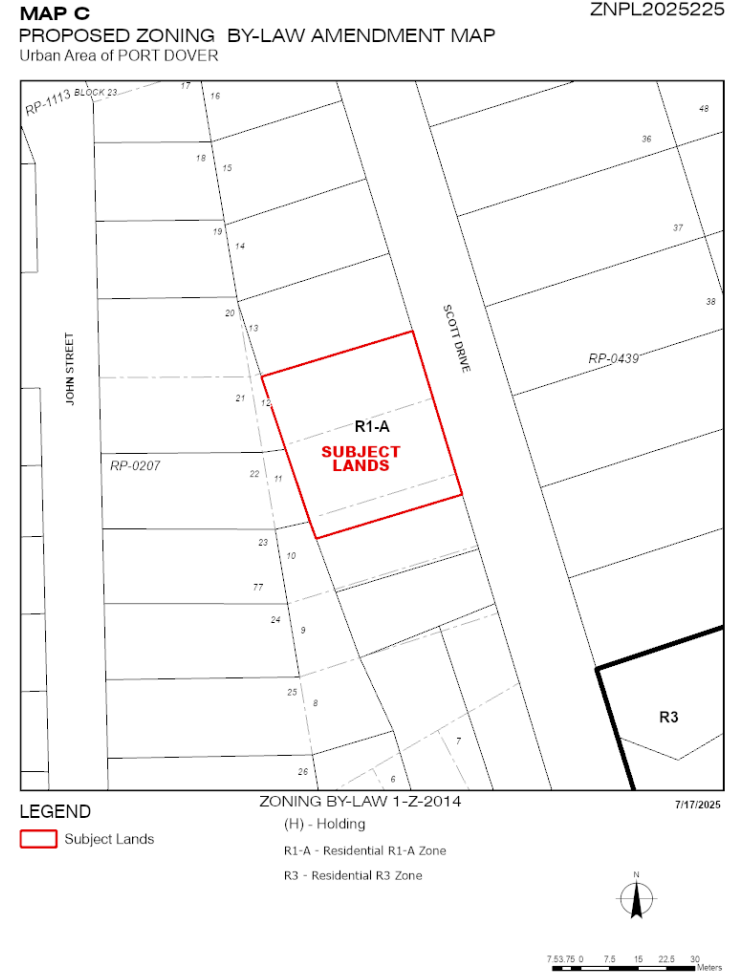
- Reduction in minimum lot area from 195m² to 184.3m² per unit
- To increase the permitted number of units from 8 to 10,
- A reduction in the required parking spaces from 2 per unit to 1.4 per unit.
- Reduction in parking aisle width from 7.3m to 6.0m.

Site Context

Official Plan Map



Proposed Zoning By-law Amendment Map



Preliminary Review

Technical Reports:

Stage 1 & 2 Archaeological Assessment
(ACC Canada)

Traffic Memo (Antech Engineering).



Technical Comments:

Technical Comments (provided to date) are
included in Attachment C

Public Input:

Public input has not been received at this
time.

Preliminary Considerations

Key Items		Preliminary Review
Redevelopment		The subject lands are underutilized and have great redevelopment potential
Servicing		The proposed redevelopment would be serviced by existing municipal services.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-032 for development application ZNPL2025225 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.