



Working together with our community

Public Hearings Committee – September 03, 2025

Subject: Application ZNPL2025173 proposing to rezone the subject lands from Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with special provisions for the lands described legally as PDOV PLAN 207 BLK 10 LOT 4 TO 5 REG and civically as 711 Main Street, Port Dover.

Report Number: CDS 25-028
Division: Community and Development Services
Department: Planning
Ward: Ward 6
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-028 for development application ZNPL2025173 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 6, 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 (0.47 Acres) in size and is currently contains a single detached dwelling.

Surrounding land uses:

- North – existing residential land
- South – existing residential land
- East – existing residential land
- West – existing residential land



Figure 1: View of Subject Property from Main Street

Proposal Summary:

The applicant is proposing to rezone the subject lands from Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with a special provision. The special provision is proposed to include the following:

- minimum 158 square metres of lot area per unit without garages;
- reduction from 3 metres to 1.5 metres from parking area to dwelling and interior lot line;
- reduction from 24 resident required parking spaces to 19 spaces;
- reduction of rear yard setback from 7.5 metres to 3 metres;
- maximum of 8 dwelling units increased to 12 dwelling units.

The proposal consists of 12 stacked townhouse units with an internal access road and off street parking.

The following studies have been completed in support of the proposed applications:

- Functional Servicing & Stormwater Management Report (Vallee Consulting)
- Legal Boundary Survey (Jewitt and Dixon)
- Traffic Impact Study (Paradigm Transport Solutions)

A concept plan can be found below.



Figure 2: Concept Plan

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:
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