

711 Main Street, Port Dover Proposed Zoning Bylaw Amendment

Application File Number:ZNPL2025173

Applicant: Timothy & Laura Rodger

Agent: Vallee Consulting

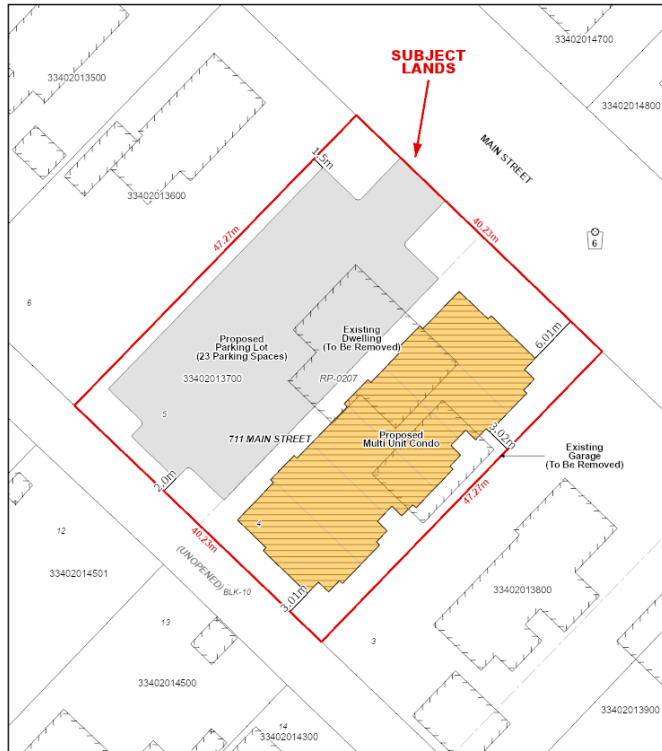
Statutory Public Hearing

Date: September 3, 2025

Site Context

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Urban Area of PORT DOVER

ZNPL2025173



Legend

Subject Lands

Site Characteristics:

- Total Land Area approximately 0.19 Hectares (0.47 Acres)
- Located on Main Street in Port Dover
- The subject land is currently vacant

Surrounding Land:

North – existing residential land

South – existing residential land

East – existing residential land

West – existing residential land

Port Dover Community Centre, Port Dover Arena, and Downtown Port Dover are in the vicinity of the subject lands.

Site Context

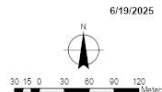
Context Map

MAP A
CONTEXT MAP
Urban Area of PORT DOVER

ZNPL2025173



Legend
Subject Lands
2020 Air Photo



Development Proposal

To rezone the subject lands from Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with special provisions.

This proposal would allow for residential development on the subject lands.

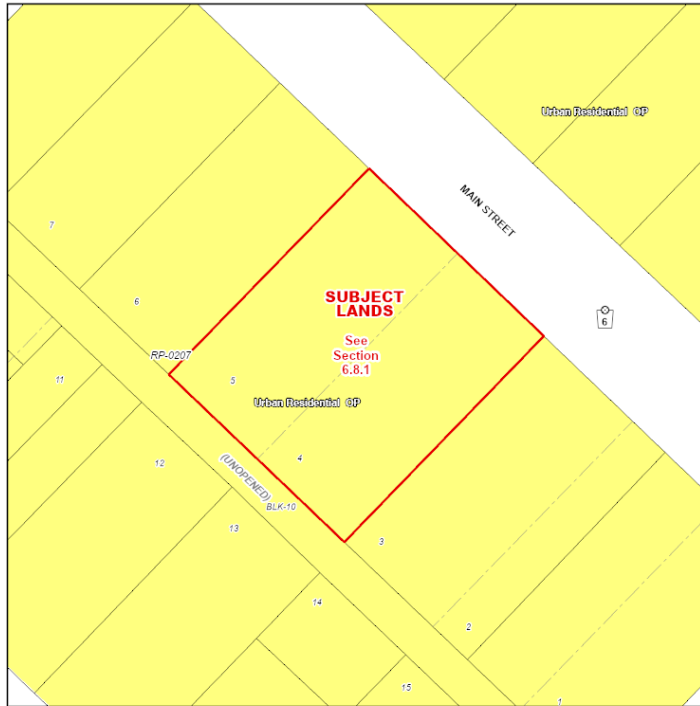
The Proposal consists of 12 stacked townhouse units with an internal access road and off-street parking.

Site Context

Official Plan Map

MAP B
OFFICIAL PLAN MAP
Urban Area of PORT DOVER

ZNPL2025173

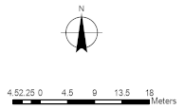


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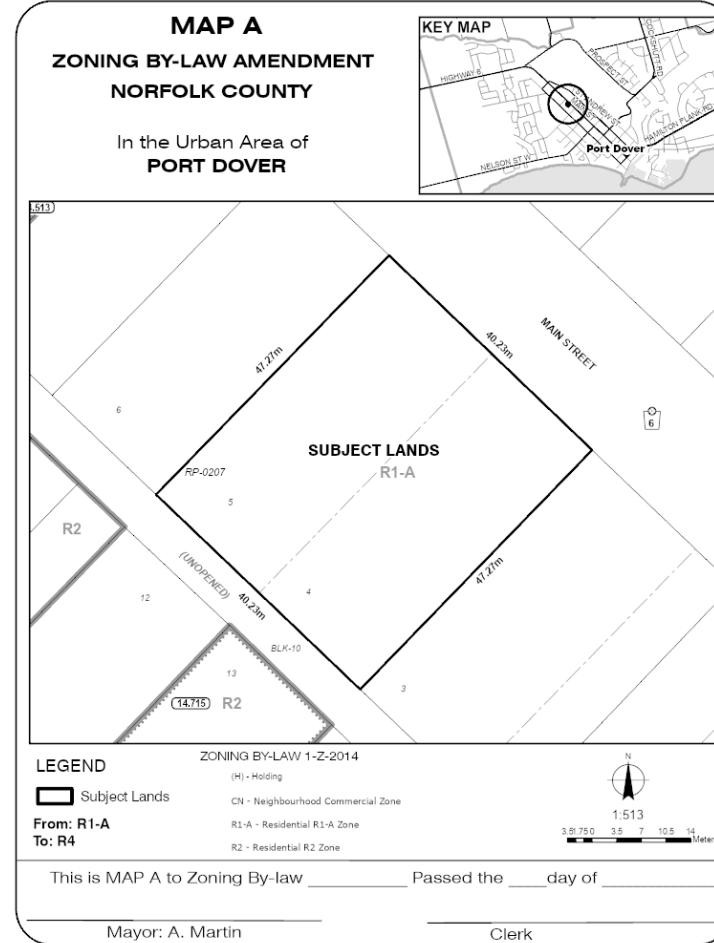
Official Plan Designations

- Subject Lands
- Urban Residential
- Special Policy Area
- Urban Area Boundary

6/19/2025



Proposed Zoning By-law Amendment Map



Preliminary Review

Technical Reports:

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



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 vacant. |
| 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-25-028 for development application ZNPL2025173 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.