



Working together with our community

Council Meeting – October 28, 2025

Subject: Application ZNPL2025173 to amend the Zoning By-law to change zoning of 711 Main Street, Port Dover
Report Number: CDS-25-068
Division: Community Development
Department: Planning
Ward: Ward 6
Purpose: For Decision

Recommendation(s):

That application ZNPL2025173 , affecting the lands described as PDOV PLAN 207 BLK 10 LOT 4 TO 5 REG, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with special provisions for the lands **be approved**, as shown in Attachment D to Report CDS-25-068; and

Further that all public input received for this application was considered as part of the decision, as outlined in staff report CDS-25-068.

Executive Summary:

Purpose of the Report: The purpose of this report is to provide Council with a recommendation concerning the proposed Zoning By-law amendment application.

Background and Context: The applicant is proposing to rezone the subject lands for the development of 12 townhouse units. A special provision is proposed to address various site conditions.

Key Findings and Analysis: The approval would allow for 12 stacked townhouse units to be constructed on a parcel in Port Dover.

Options: To approve or refuse the proposed Zoning By-law Amendment.

Conclusions: Planning staff is recommending approval.

Discussion -

Site Context:

The site is approximately 0.19 hectares (0.47 acres) in size and 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 proposal is to amend the Zoning By-law. The Zoning By-law is proposed to be amended from Urban Residential Type 1 Zone (R1-A) to Urban Residential Type 4 Zone (R4) 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 (see Figure 2 below).

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

- Functional Servicing & Stormwater Management Report (G. Douglas Vallee Ltd.)
- Traffic Impact Study (Paradigm Transport Solutions)
- Planning Justification Report (G. Douglas Vallee Ltd.)

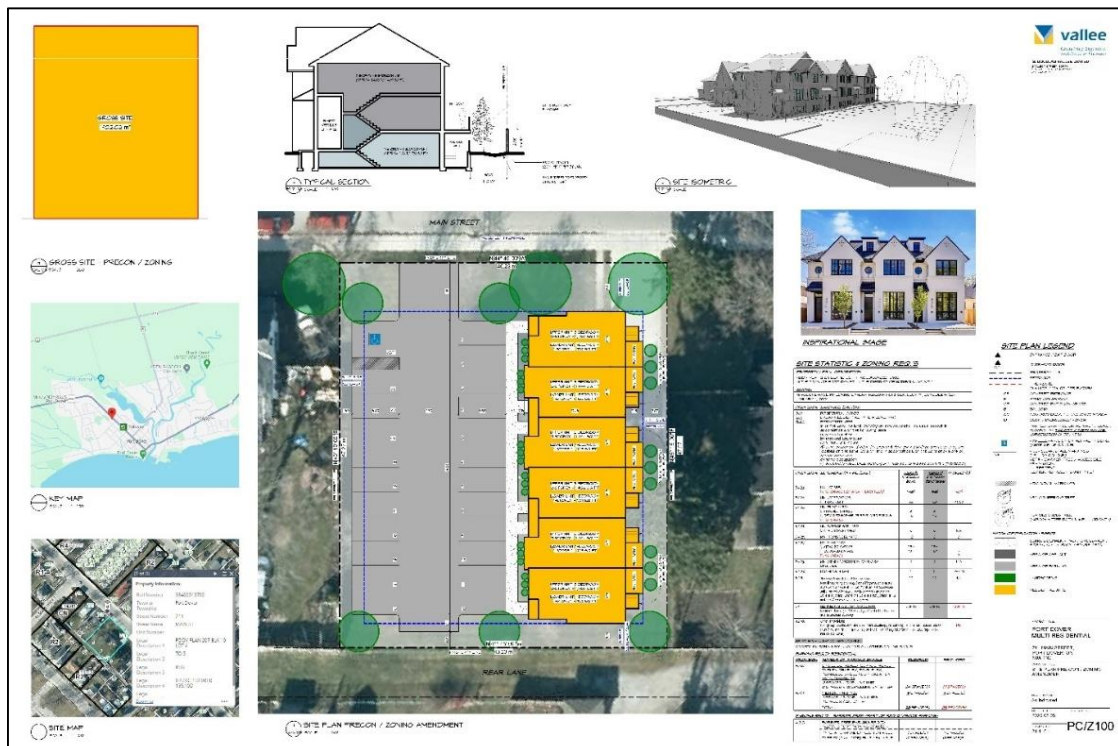


Figure 2: Conceptual Site Plan

Consultation(s) -

Technical Comments / Analysis:

A number of technical comments were received. These items can be addressed at the site plan stage of the development process.

A letter was received from a neighbouring property owner regarding artifacts found on his property. As a result of this information, Mississaugas of the Credit First Nation and Six Nations has requested a stage 1 archaeological assessment.

See Attachment A for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The application was circulated to surrounding addresses within 120 metres of the subject lands. The Statutory Public Meeting for the development application was held at September 3, 2025 Public Hearings Committee (of Council).

Several public comments were received during the public hearing meeting. The majority of the public concerns were related to traffic, location, size of development, and archaeological studies. Written comments were received as well. See Attachment B for the complete public comments.

Staff are satisfied that the concerns raised have been addressed by the applicant through the various required studies, and additional buffering and site design considerations can be addressed at the site plan stage.

Planning Considerations:

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.

The application is consistent with the housing and settlement area policies of the PPS.

Conformity with the Official Plan

The Norfolk County Official Plan (OP) provides 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 subject lands are designated as Urban Residential. The proposed development is permitted in the Urban Residential Designation. Various other policies were reviewed in the Official Plan as well. The proposal conforms to the policies of the Official Plan.

See Attachment C for a detailed review of the policy and zoning considerations and planning comments, and Attachment E for the planning justification report submitted by the applicant.

Finance Comments:

There are no direct financial impacts of re-zoning the subject lands. The subsequent development of units on the subject lands would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC).

Norfolk County would also receive Development Charges as per the most recent Development Charges By-law. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Empowering Norfolk - Putting the tools and resources in place to ensure our business' and residents' success.

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

Conclusion:

Planning staff are recommending approval of the proposed Zoning By-law amendment.

Attachment D contains the recommended Zoning By-law Amendment.

Attachment(s):

Attachment A - Technical Comments
Attachment B - Public Comments
Attachment C - Planning Consideration Review
Attachment D - Proposed Zoning By-law Amendment
Attachment E – Planning Justification Report

Approval:

Approved By:

Bill Cridland, General Manager of Community and Development Services

Reviewed by:

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Prepared By:

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