

**From:** [Albert Land](#)  
**To:** [Joshua Mueller](#)  
**Cc:** [Albert Land](#); [babrady-co@ola.org](mailto:babrady-co@ola.org); [Thelma Payne](#); [noah.gardner@greenparty.ca](mailto:noah.gardner@greenparty.ca)  
**Subject:** Oppose the Proposed Zoning Change - 9 Scott Drive, Port Dover  
**Date:** Monday, August 4, 2025 2:39:47 PM

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We are writing to strongly oppose the application of Proposed Zoning Change, File ZNPL2025225 at 9 Scott Drive, Port Dover

The application is applying for rezoning from Urban Residential R1- Single residential to Type R4, Multi-residential, with stacked 10 townhouses units.  
In addition application is made to increase the # of units, decrease the minimum lot area, and decrease the number of parking spots.

There are numerous reasons why we feel this rezoning should NOT be approved.

- There are currently water drainage issues on the proposed property. Previous county surveys should that there is a substantial water table, running through this property.  
Obvious by the swamp area, and wildlife that currently inhabit the area.
- There are 2 new single residential homes currently being built on the proposed property, that already have flooding issues in the basements.
- Residents on John Street, behind the proposed property, are having flooding issues as a result of the new home builds at 9 Scott Drive.
- All residents in this area have sump pumps in their basements,
- Change from single residential to multi residential, would significantly change the current neighbourhood setting. The infrastructure in this area does not support the increase in homes.
- The area is a well established mature single family residence. Having a multi residential apartment, with reduced parking would create traffic issues.
- Change in minimum lot area per unit, we feel is an issue, as the current homes on the street are on large mature lots.
- We are concerned that the proposed lot, with all of the water table issues underground, would not support the size of the building.
- Proposed reduction in parking spots for the townhouse development allows for 1.4 parking spaces per unit???
- Most families have 2 vehicles. Where will visitors park?
- We are also have concerns regarding the environmental issues with such a building constructed on this lot with the current wetlands.  
I would assume that there would be an environmental study prior to any decisions made.
- We'd also like you to be aware of some issues with the current contractors. There was a horrible fist fight on the street, with 2 subcontractors on Friday July 18, 2025 that involved the police.  
One home on the property has been vacant and for sale for for over a year. A second home on the property is also vacant. The 3rd house on property is under construction.
- We also have concerns this type of townhouse complex would have on our real estate market value.

We choose to move and live on a residential street, where neighbours help each other every day  
A 2 storey townhouse complex was not in our retirement dream.

I am aware you have received many responses to this application from our neighbours. We all stand together to oppose the Proposed Zoning B-law Amendment.  
Please keep us all informed of the date of the Public meeting. I'm sure there will be many of us there to support the

denial of the application.

Sincerely,

Albert Land

TheLma Payne

Port Dover, Ontario

**From:** [REDACTED]  
**To:** [Joshua Mueller](#)  
**Subject:** Voice Mail (37 seconds)  
**Date:** Friday, August 1, 2025 8:39:16 AM  
**Attachments:** [audio.mp3](#)

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My name is Floyd Calznetti, I live at [REDACTED]. I'm calling in regards to this to change in in residential one to residential four at 9 Scott Dr. I'd like to register my complaint against that and would like to know what I need to do to try and stop that and make it just a single dwelling like there is in the whole neighborhood. Thank you very much. Bye, bye now.

You received a voice mail from [REDACTED]

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

Chad and Andrea Husted  
[REDACTED]

Port Dover ON [REDACTED]  
[REDACTED]

**Date:** August 6, 2025

Norfolk County Planning Department  
50 Colborne Street South  
Simcoe, ON N3Y 4H3

**Subject:** Opposition to Proposed Zoning By-law Amendment – 9 Scott Drive, Port Dover

To Whom It May Concern,

We are writing to formally express our strong opposition to the proposed zoning by-law amendment for the property located at 9 Scott Drive in Port Dover.

Our primary concerns with this proposed amendment are as follows:

- 1. Reduced Parking Availability:** The proposed change forces increased parking on Scott Drive. The road does not support this as it is already a narrow street. We would also like to note that Scott Drive was scheduled for full reconstruction in 2017 and has continually been delayed. Inevitably, there will be road construction coming further limiting the mobility of traffic and parking on Scott Drive. This raises serious concerns about congestion, safety and the ability of residents and visitors to safely and conveniently access their homes and the surrounding neighbourhood.
- 2. Increased Traffic:** With the introduction of additional housing units, we anticipate a considerable increase in local traffic. This poses potential safety risks, especially for pedestrians, children, and seniors in the community. The current road infrastructure is not designed to accommodate this volume of traffic.
- 3. Negative Impact on Property Values:** The proposed zoning change and resulting densification are likely to have a detrimental effect on the value of our property and those surrounding it. We purchased our home in good faith, expecting the existing zoning and neighbourhood character to remain relatively consistent. Altering the zoning in this way changes the dynamic and appeal of our community.

We understand the need for responsible growth in Norfolk County, but this proposal does not align with the values or needs of our neighbourhood. We urge council and planning staff to reconsider this amendment and prioritize the preservation of community safety, cohesion, and property value.

Thank you for taking the time to consider our concerns. We respectfully request that this opposition be noted and that we are kept informed of any future public meetings or decisions related to this application.

Sincerely,



**Chad and Andrea Husted**  
Residents at [REDACTED]  
Port Dover ON [REDACTED]

**From:** [Scruton Marine Inc.](#)  
**To:** [DCS Planning General Email](#)  
**Subject:** FW: File No ZNPL2025225  
**Date:** Thursday, August 21, 2025 10:20:32 AM

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Good morning,

Further to my previous email dated August 4, 2025 regarding the subject file, I have edited point #6 and wish to have this amended version on record as well.

Thank you,

**MJ Scruton**  
**President**  
**Scruton Marine Inc.**

Reach me at:

[REDACTED]

Port Dover, ON

[REDACTED]

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**From:** Scruton Marine Inc. [REDACTED]  
**Sent:** August 4, 2025 08:12 AM  
**To:** 'planning@norfolkcounty.ca' <planning@norfolkcounty.ca>  
**Subject:** File No ZNPL2025225

**To: Norfolk County Planning Department**  
**Subject: Opposition to File No ZNPL2025225, 9 Scott Drive, Port Dover**

Dear Members of the Planning Department,

I am writing to express our opposition to the proposed approval of a townhouse complex within an established detached dwelling neighborhood in Norfolk County. While we understand the need for diverse housing options, we believe this proposal is not compatible with the character, infrastructure, and long-term vision of the area in question.

safety, property values, and environmental health.

For these reasons, we respectfully urge the Planning Department to reject the proposal and uphold the integrity of Norfolk County's existing planning principles and zoning regulations.

Thank you for your time and consideration.

**MJ Scruton**  
**President**  
**Scruton Marine Inc.**

Reach me at:



Port Dover, ON



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