



Council Meeting – April 28, 2026

Subject: Application ZNPL2025329 to amend the Zoning By-law to change the zoning of a parcel of land on St. George Street
Report Number: CDS-26-054
Division: Community and Development Services
Department: Planning and Realty Services
Ward: Ward 6
Purpose: For Decision

Recommendation(s):

That application ZNPL2025329, affecting the lands described as PORT DOVER PLAN 207 RWY PT LOT 19 IRREG PLAN 37R 213, Port Dover Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from Urban Residential Type 1 (R1-A) Zone to Urban Residential 4 (R4(H)) Zone with a Holding (H) provision and special provision, **be approved**, as shown in Attachment D to Report CDS-26-054 and

Further that all public input received for this application was considered as part of the decision, as outlined in staff report CDS-26-054.

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 townhouse units. A special provision is also proposed to address various site conditions. A Holding (H) provision will be placed on the lands to address drainage issues.

The applicant is proposing to rezone the subject lands from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4(H)) Zone with special provision 14.1113. The special provision includes a reduced interior side yard setback for open decks/porches and a reduction in required landscape space for the interior units.

The application has been revised to request a reduction of the required landscape open space for the interior town house units. This was requested after the Public Hearing Committee Meeting of February 3rd, 2026.

Key Findings and Analysis: The approval would allow for four townhouse units to be constructed on the subject parcel in Port Dover.

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

Conclusions: Planning staff are recommending approval of the application.

Discussion -

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

The applicant is proposing to rezone the subject lands for the development of four townhouse units. The special provision includes a reduced interior side yard setback for open decks/porches and a reduction in required landscape space for the interior units.

There were concerns and issues with this proposal, raised by the public and staff, including:

Public concerns:

- Site is over-developed, which will benefit the builder only and not the neighbourhood
- High water table and number of storeys
- Angled driveways, intersection safety
- Neighbourhood character

Staff concerns include:

- Parkland dedication
- No altering of drainage patterns
- Possible need for rear yard catch basin if on-site infiltration cannot be reached
- Need additional drawings showing elevations for zoning review
- Relief from the Zoning By-law will be required to permit the proposed unenclosed front porches with a 0m interior yard setback. A minimum interior yard setback of 1.2m is required for porches and decks. ZBL reference 3.6 a)
- Verify that Lot B and Lot C are not deficient in front yard landscape area. Relief required if deficient.

Public Concerns Addressed

The site is currently vacant and fully serviced. The Official Plan encourages this type of development. It is a permitted use and meets the prescribed density targets for townhouse dwellings. It will provide needed housing and is generally compatible with the surrounding land uses. This is an infill lot appropriately sized and not overdeveloped.

The high-water table and other site-specific drainage issues are being addressed by the applicant's engineer and the Norfolk Engineering department. The proposed building height is in compliance with the Zoning Bylaw.

The submitted traffic brief indicated little to no increase in traffic volume. The driveways are at a 70 degree angle which meets transportation guidelines. There is a clear unobstructed view of the street and intersection. The orientation of the lots respects access requirements and they are scaled appropriately for the neighbourhood.

Staff Concerns Addressed

The applicant is providing cash-in-lieu of parkland.

The applicant's engineer is working with the Norfolk County Engineering Department to address all drainage and water management issues on the site.

Prior to the issuance of a building permit the applicant will be required to submit elevation drawings to the satisfaction of the Norfolk Building Department.

A special provision is included with the Zoning By-Law amendment to account for reduced interior side yard setbacks, and reduced required landscaped open space percentage on the interior lots (lots B & C).

Site Context:

The site is approximately 0.17 hectares (0.43 acres) in size and is currently vacant.

Surrounding land uses:

North – residential

South – residential

East – residential

West – residential, commercial



Figure 1: View of Subject Property from St. George 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(H)) Zone with a special provision and a holding provision. The special provision is proposed to include a reduction in required interior side yard setback to 0 m for open decks/porches and a reduction to the required landscaped open space percentage (42%) for the interior lots.

This amendment would allow for a townhouse development. The applicant is proposing four townhouse units.

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

- Traffic Brief, September 2025 (Aszura Engineering)
- Site Servicing and Grading Plan, October 2025 (Balan Engineering)
- Functional Servicing Brief, October 2025 (Balan Engineering)

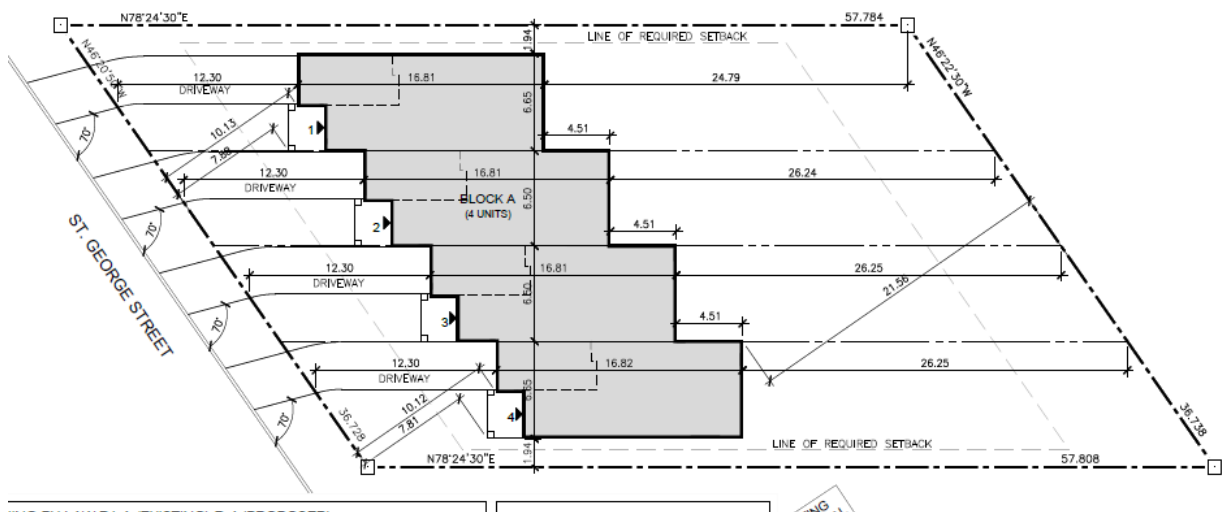


Figure 2: Concept Plan

Technical Comments / Analysis:

A number of technical comments were received.

Many of the technical comments were centered around on-site drainage and water management, parkland dedication, and zoning deficiencies.

The applicant's engineer is working with the Norfolk County Engineering Department to resolve the water and drainage issues on the site. A Holding (H) provision will be placed on the property until a site drainage plan and accompanying development agreement for the provisioning of same is secured.

The applicant will provide cash-in-lieu of parkland.

A special zoning provision will be placed on the site to account for the reduced required interior side yard setbacks (0m), and reduction in required front yard open space landscaped percentage (42%) for the interior lots (lots B & C).

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 the February 3rd, 2026 Public Hearings Committee (of Council).

Some public comments were received prior to the Public Meeting. The following is a summary of the comments through public input.

The residents of the surrounding properties were generally opposed to the proposed development citing concerns of the site being over developed and too small for the development proposal, high water table and the number of storeys, and angular driveways that would exit directly into an intersection.

The subject site is of appropriate size for the proposed development. The Official Plan encourages this type of infill development. The proposal will provide an excellent land use for an underutilized parcel.

The applicant's engineer is working with the Norfolk County Engineering Department to resolve all water and drainage issues on the site. A Holding (H) provision will be placed on the property until a site drainage plan and accompanying development agreement for the provisioning of same is secured.

The applicant submitted a Traffic Brief indicating that the angle of the driveways would be safe to enter the travelled road.

See Attachment B for the complete public comments.

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 Urban Residential. The proposed development is permitted in the Urban Residential Designation. The application was reviewed under the Urban Residential Designation land use policies. This proposal conforms to these policies.

See Attachment C for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

This application would have a positive impact on assessment growth and tax revenues as a result of the development of the vacant site. The level of assessment growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC).

Norfolk County would also receive Development Charges (DC) as per the Development Charges By-Law in effect at the time of building permit issuance at the applicable residential rate on a per unit basis. Accounting Services will work with Planning staff to administer the required security deposits of the potential development.

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:

Planning Staff are recommending approval of the proposed Zoning By-Law Amendment Application.

Attachment D contains the proposed 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:
Al Meneses, Chief Administrative Officer

Reviewed by:
Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services

Prepared By:
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