



Working together with our community

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## Public Hearings Committee – April 01, 2025

Subject: Application ZNPL2024428 proposing to amend the zoning bylaw by changing the zoning of three residential lots near the park block from Urban Residential Type Zone (R1B) to Open Space (OS) Zone. Please be advised that the Holding (H) provision will remain. A redline application to facilitate a revised park block is to be provided to the County, showing a naturalized area as well as a stormwater management block configuration. One additional residential lot is being redlined to increase the number of units. This additional lot and the adjacent redlined lots comply with the existing zoning by-law.

Report Number: CD -25-045  
Division: Community Development  
Department: Planning  
Ward: Ward 6  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CD 25-045 for development applications ZNPL2024428 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 March 13, 2025.

### Discussion:

The applicant (Vallee) is proposing a zoning by-law amendment and a redline revision application of an approved site plan. ZNPL2024428 is proposing to amend the zoning bylaw by changing the zoning of three residential lots near the park block from Urban

Residential Type 1B Zone (R1B) to Open Space (OS) Zone. Please be advised that the Holding (H) provision will remain. Also a redline application to facilitate a revised park block is to be provided to the County, showing the naturalized area and the stormwater management block configuration. One additional residential lot is being redlined to increase the number of units. This additional lot and the adjacent redlined lots, comply with the zoning by-law and do not trigger an amendment.

An overview of the development application has been submitted for the subject lands in Port Dover and is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and an overview of development considerations. The draft by-law amendment is included as Attachment E.

#### **Strategic Plan Linkage:**

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Create an Optimal Place for Business".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and for business.

#### **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 submitted, "complete" development applications.

#### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Policy and Zoning  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Proposed Zoning Bylaw Amendment

#### **Approval:**

Approved By:  
Al Meneses, CAO

Reviewed By:  
Bhodan Wynnnyckyj  
Manager of Planning  
Community Development Division  
Planning Department

Prepared By:  
Josh Mueller, BES URPT CPT MCIP  
Planner  
Community Development Division  
Planning Department

## **ATTACHMENT B**

### **Existing Policies and Zoning Considerations**

#### **Planning Act**

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

#### **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 proposed OPA and ZBA applications are consistent with a number of key directions to develop healthy livable and safe communities as set out in Section 2.1.6 of the PPS. The intention of the OPA and ZBA is to allow future residential development on underutilized lands, while incorporating an adaptive re-use of existing buildings to complement the nearby downtown area and Central Business District.

Section 2.2.1 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents [...].

The proposed amendment will allow for mixed-use residential development on an existing underutilized lot.

Section 2.3.1 discusses Settlement Areas and the intent of how they should be the focus of growth and development.

The subject lands are located within the Settlement Area of Norfolk County.

Section 2.4.1 discusses Strategic Growth Areas' goal to create complete communities through a range of housing options, intensification, and more mixed-use development.

The ZBA application supports this goal through the intensification of underutilized land into mixed-use development with a variety of housing options, and the site specific provisions to allow a range of non-residential uses within the existing buildings.

Section 2.8.1 discusses promoting economic development.

Through the rezoning and resignation of the subject lands, there are opportunities for future employment and businesses within the existing building

Section 3.6.1 discusses planning for sewage and water services.

The subject lands will use existing municipal services.

Section 4.6 discusses protecting cultural heritage.

The subject lands contain heritage buildings, which will be preserved

Section 5 Discusses Natural Hazards and protection of public health and safety. The Lynn River is adjacent to the subject properties. The proposed development will not provide any further risk in the hazard lands.

## **Conformity with the Official Plan**

The Norfolk County Official Plan (the Plan) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk's residents. This Plan 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.

## **2.2 Goals and Objectives**

The six strategic goals and associated objectives set out in this Section of the Plan form the basis for the detailed policies that follow and reflect the six themes identified in the Strategic Plan.

2.2.1 Strong and Diversified Economy

2.2.2 Protecting and Enhancing the Natural Environment

2.2.3 Maintaining and Enhancing the Rural and Small Town Character

2.2.4 Maintaining a High Quality of Life

2.2.5 Upgrading and Expanding Infrastructure

2.2.6 Well Governed Well Planned and Sustainable County

### **Section 3: Sustainable Natural Heritage.**

In partnership with the Long Point Region Conservation Authority (LPRCA), the Grand River Conservation Authority (GRCA) and the Province, the County strives to protect the natural environment.

The proposed amendments comply with the County's Goals of protecting the natural environment through the efficient use of land.

### **Section 4: Ensuring Economic Vitality**

This section discusses how the County envisions a strong and viable economy. The proposed ZBA will allow a wide variety of diversified uses and economic and employment opportunities.

### **Section 5: Maintaining Healthy Communities**

Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life.

One of the proposed uses is higher level education and skilled trades facilities.

### **Section 6 Managing Growth**

The proposal seeks to ensure that an efficient land use is practiced within Simcoe's Urban Area.

### **Section 7 Managing Land Use**

Section 7 of the OP addresses land use management as outlined in Schedule "B." More land is required for stormwater management processes.

### **Section 8 Networks and Infrastructure**

All new development will be required to connect to full municipal services, including sanitary, water, stormwater management, solid waste management, electrical power, and transportation networks.

### **Zoning By-law 1-Z-2014 and any Proposed Amendments**

Proposal is to rezone of three residential lots near the park block from Urban Residential Type 2 Zone (R2) to Open Space (OS) Zone.

# **81 Dover Mills Road Zoning Bylaw Amendment and Redline Revision**

**Application File Numbers:** 28TPL2024462/ZNPL2024428

**Applicant:** Vallee Limited

**Agent:** Vallee Consulting Ltd. c/o Eldon Darbyson

**Statutory Public Hearing**

Date: April 1<sup>st</sup>, 2025



# Site Context

## Site Characteristics:

- Total Land Area approximately 22.25 Ha (55ac)
- Located on Dover Mills Road in Port Dover
- The subject land is currently vacant

**Surrounding Land:** Predominantly residential and agricultural and open space.

**North:** Open Space

**East:** Open Space and Residential

**South:** Residential

**West:** Open Space and Agricultural

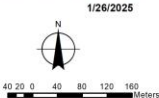
MAP A  
CONTEXT MAP  
Urban Area of PORT DOVER

28TPL2024426  
ZNPL2024428



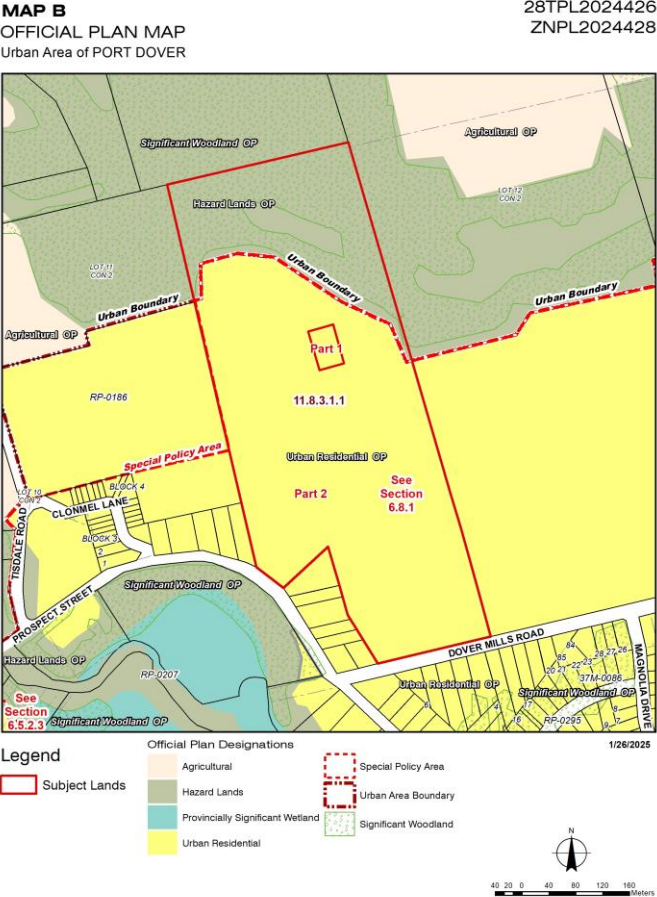
Legend

Subject Lands  
2020 Air Photo

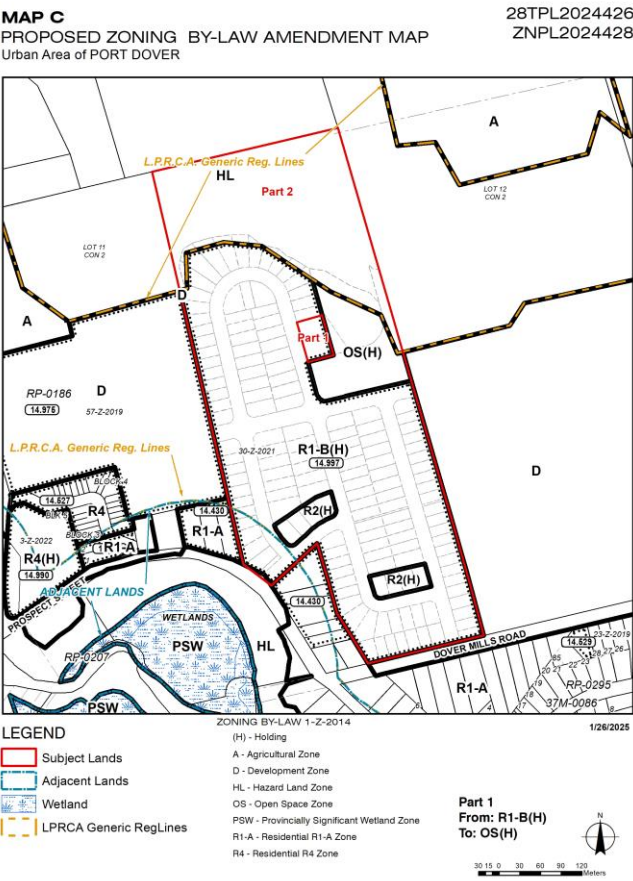


# Site Context

## Official Plan Map

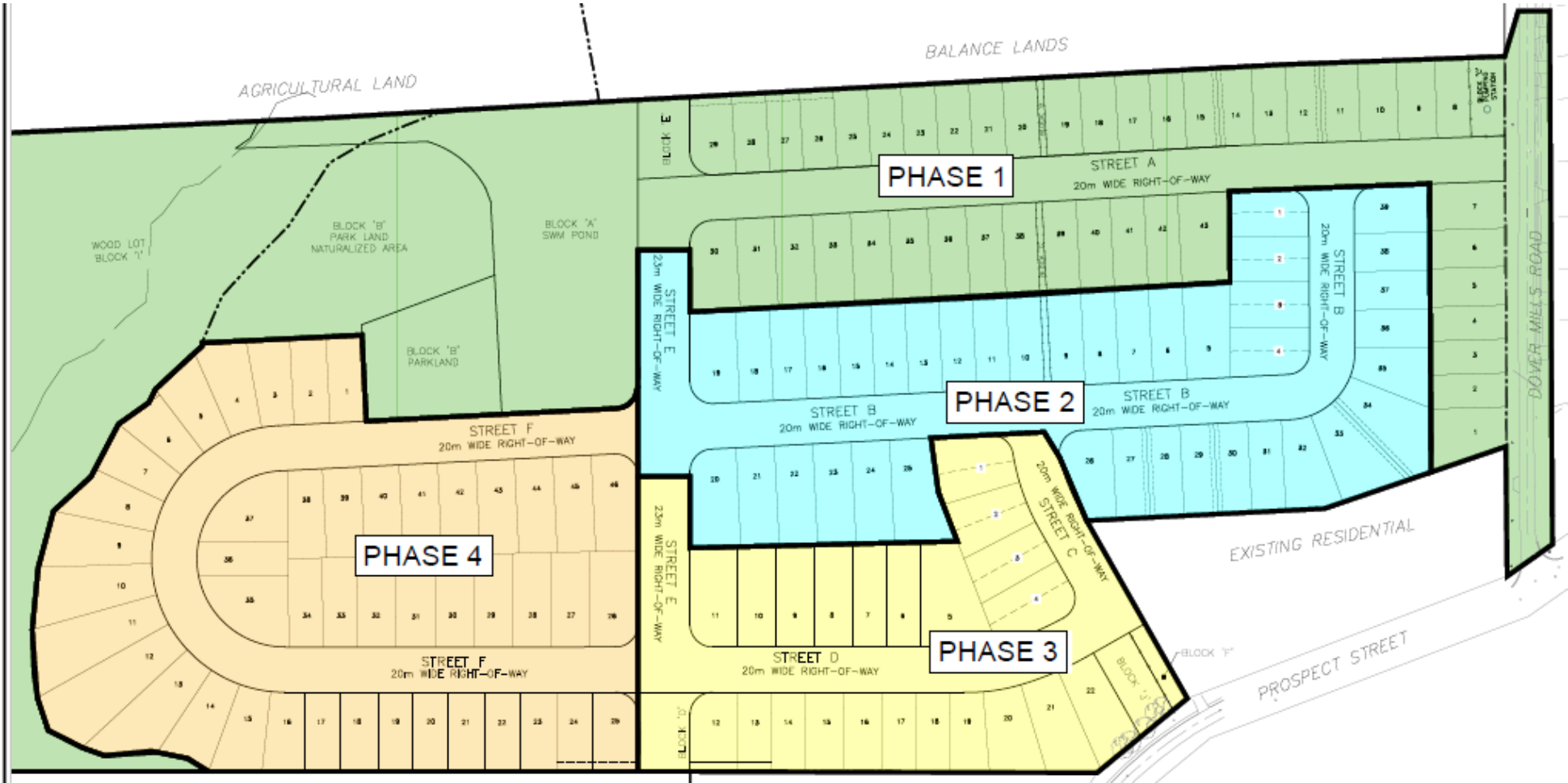


## Proposed Zoning By-law Amendment Map

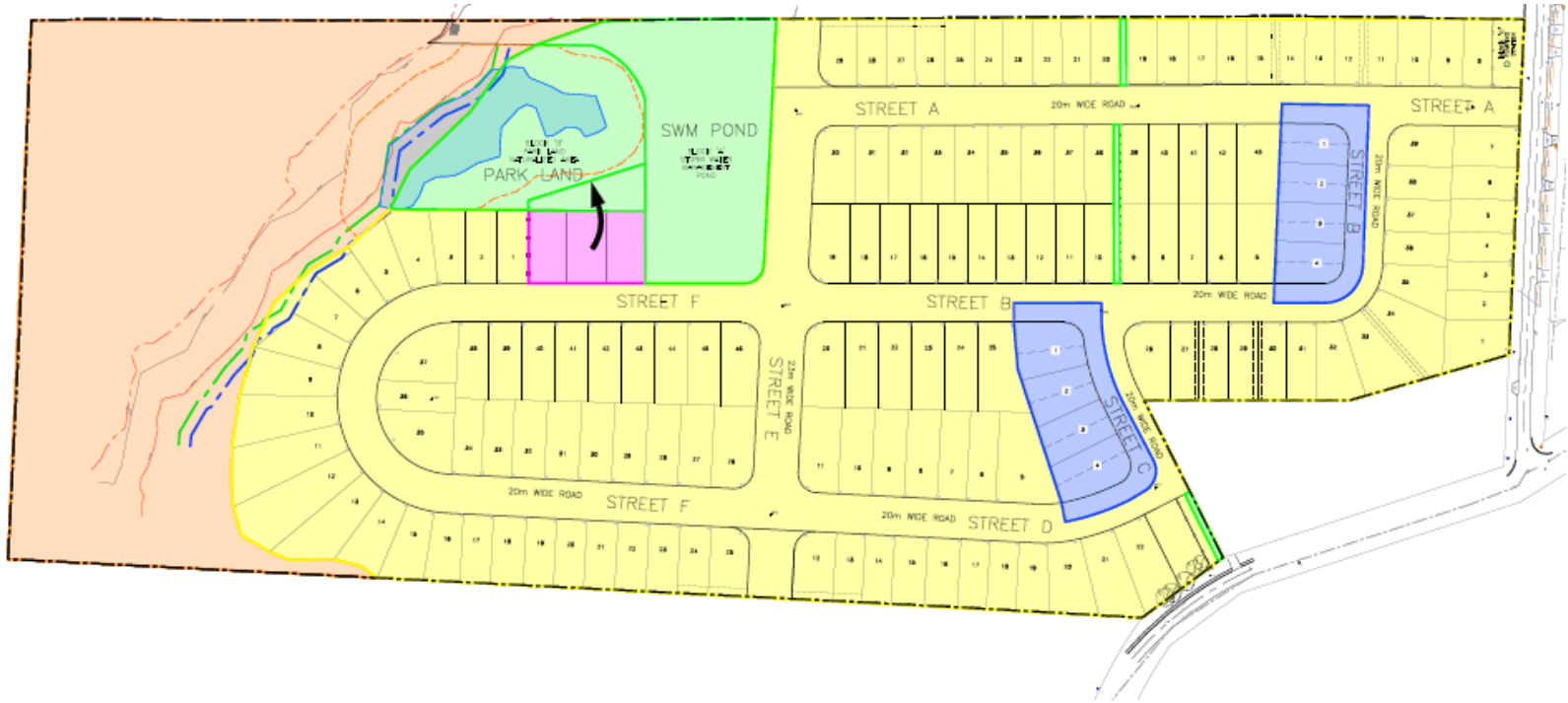


# Development Proposal

## Concept Plan



Proposed Rezoning from Urban Residential  
 1B(H) Zone to Open Space (H) Zone.



	EXISTING HL ZONE
	EXISTING R1-B ZONE
	EXISTING R2 ZONE
	EXISTING OS ZONE
	PROPOSED REZONING FROM R1-B ZONE TO OPEN SPACE OS ZONE



# Proposed Redline Adjustment



# Recommendation

## Public Hearing Committee Report Recommendation:

*THAT staff Report CD for development applications 28TPL2024462 & ZNPL2024428 be received for information;*

*AND FURTHER THAT the Committee recommends the bylaw amendment be approved.*

## ATTACHMENT C

### Technical Comments

Accessibility – Circulated

Agreements Coordinator – Circulated

**Building Inspector** – The building department has reviewed the proposal and has NO comments or conditions.

No Ontario Building Code review has been completed at this time and will be done at permit application stage.

Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project.

All general permitting inquires: by email: [permits@norfolkcounty.ca](mailto:permits@norfolkcounty.ca) or by phone: 226-NORFOLK (226-667-3655) Ext 6016

Please refer to our website for current forms, and fees.  
<https://www.norfolkcounty.ca/business/building/>

By-law Services – Circulated

Canada Post – Circulated

Development Engineering – Staff has reviewed the proposed/requested redline and zoning bylaw amendment and have no concerns with the proposed changes.

Enbridge Gas Circulated

**Norfolk Fire** – Norfolk County Fire Department does not have any concerns with these proposal at this time.

**Norfolk GIS** - Please contact NorfolkGIS for new civic addresses when building proposed park.

You can apply for a new civic address here. If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK). If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form or it can be downloaded below. On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form

**Paramedic Services** – No comments from Paramedic Services

**Realty Services Circulated**

**Zoning Administrator** – Zoning has reviewed and has no comments. Zoning review of proposed buildings on individual lots will be completed during the building permit application process.

Any further Technical Comments will be updated at either PHC or Council.



## **ATTACHMENT D**

### **Public Comments**

No Public comments have been received.



## The Corporation of Norfolk County

### By-Law 2025-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 11, Concession 2, Geographic Township of Woodhouse, Norfolk County in the Name of George Eggink 1968223 Ontario Limited.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended;

And whereas this By-Law conforms to the Norfolk County Official Plan.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map C (attached to and forming part of this By-Law) from Urban Residential Type 1 (R1B) Zone to Open Space (OS) Zone:
2. That the holding (H) provision of this By-Law shall be removed upon the execution of an agreement, and upon confirmation that municipal water and sewer capacity is available and may be allocated to the satisfaction of Norfolk County.

That this By-Law shall become effective upon final approval of this file.

Enacted and passed this xx day of April, 2025.

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Mayor: A. Martin

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County Clerk: W. Tigert



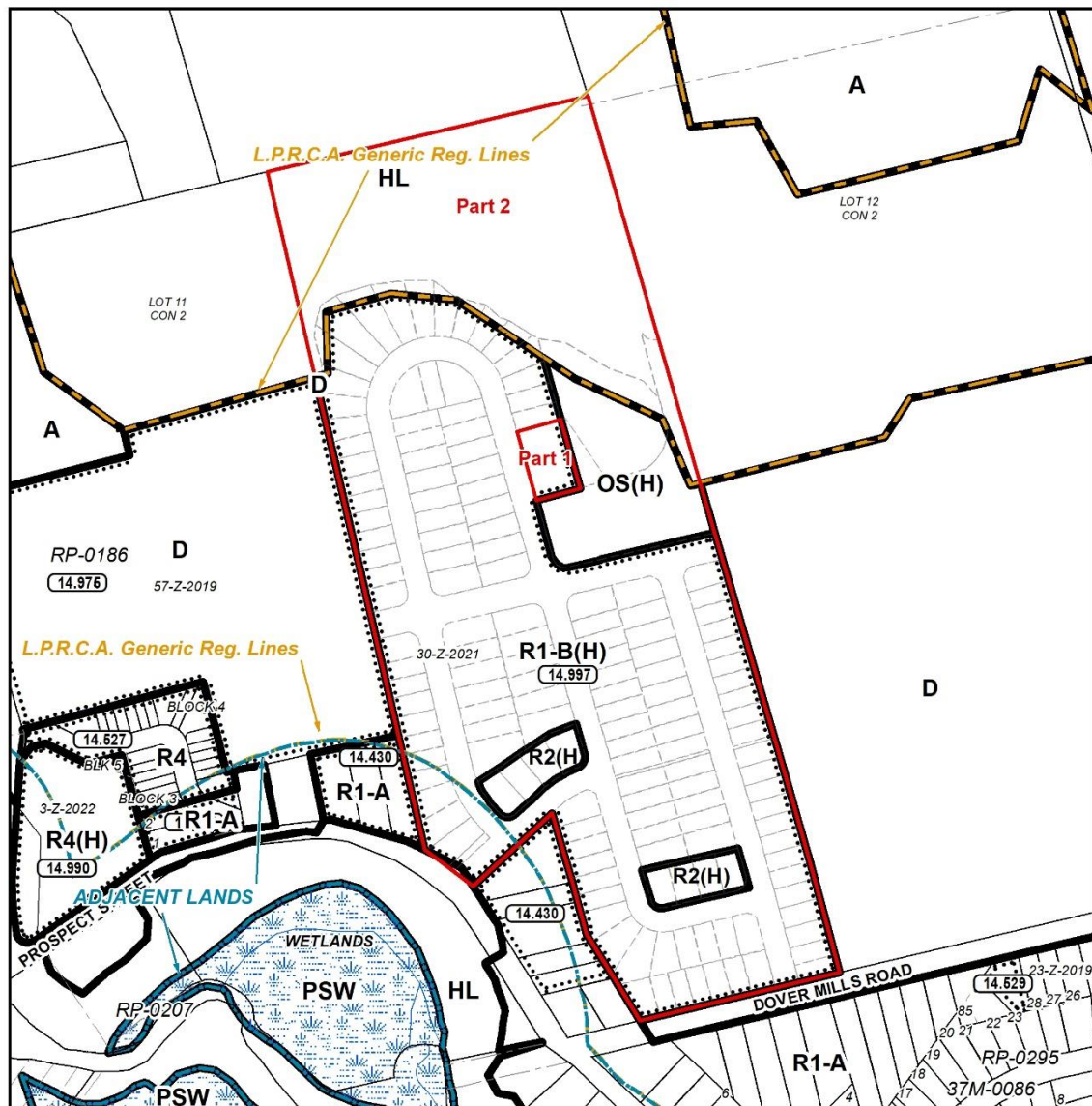
**Explanation of the Purpose and Effect of  
By-Law 2025-xx**

Minor Zoning Bylaw amendment application to change the zoning of three residential lots near the park block from Urban Residential Type 1 Zone (R1B) to Open Space Zone (OS). Please note that the holding provision will remain.

A Redline Application to facilitate a revised park block to be provided to the county, naturalized area and stormwater management block configuration. One additional residential lot is being redlined to increase the number of units. This additional lot and the adjacent redlined lots, comply with the zoning by-law and do not trigger an amendment.

**MAP C**  
**PROPOSED ZONING BY-LAW AMENDMENT MAP**  
 Urban Area of PORT DOVER

28TPL2024426  
 ZNPL2024428



**LEGEND**

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- D - Development Zone
- HL - Hazard Land Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R1-A - Residential R1-A Zone
- R4 - Residential R4 Zone

1/26/2025

**Part 1**  
**From: R1-B(H)**  
**To: OS(H)**



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 Meters

Applicant Vallee -1958223 Ontario Limited  
 File Number 28TPL2024462-ZNPL2024428  
 Report Number CD-  
 Assessment Roll Number 33704007100



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**DEPUTATION REQUEST**

<b>Name</b>	Sam Bunting
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<b>Meeting Type</b>	Public Hearing
<b>Agenda Item</b>	Dover Mills Public Hearing
<b>Meeting Date</b>	2025-04-01
<b>How are you attending the meeting?</b>	In-person
<b>Are you providing materials or a presentation to Council/Committee?</b>	Yes

<b>Purpose of Deputation</b>
<p>I'd like offer to Council the opportunity to change the Parkland designation block to 4 lots each 15 meters wide. There seems to be a disconnect between Counsel's expectations or wish's and that of staff's decisions and actions. For years I've heard Counsel saying we cannot afford to maintain all the parks and open spaces within Norfolk County. Staff have taken action to deliberately force our development to require a Zoning Change to change to zoning of the Parkland Block from the traditional residential zoning to a different type to make it next to impossible to change it back to residential and building lots in the future. I wanted to bring this to Counsels attention and propose that this Parkland Block be changed to 4 residential lots where it would give the County the benefit of collecting Parkland Fees of upwards of \$100,000, property taxes of approximately \$24,000 per year for the four lots and not add yearly maintenance and liability expenses. I feel this is a win win for our development and Norfolk County alike. I'd like to propose the parkland fees for this development be directed to an area of need designated by Counsel.</p> <p>Sincerely Sam Bunting Owner of Prominent Homes</p>