Norfolk County

Port Dover Secondary Plan

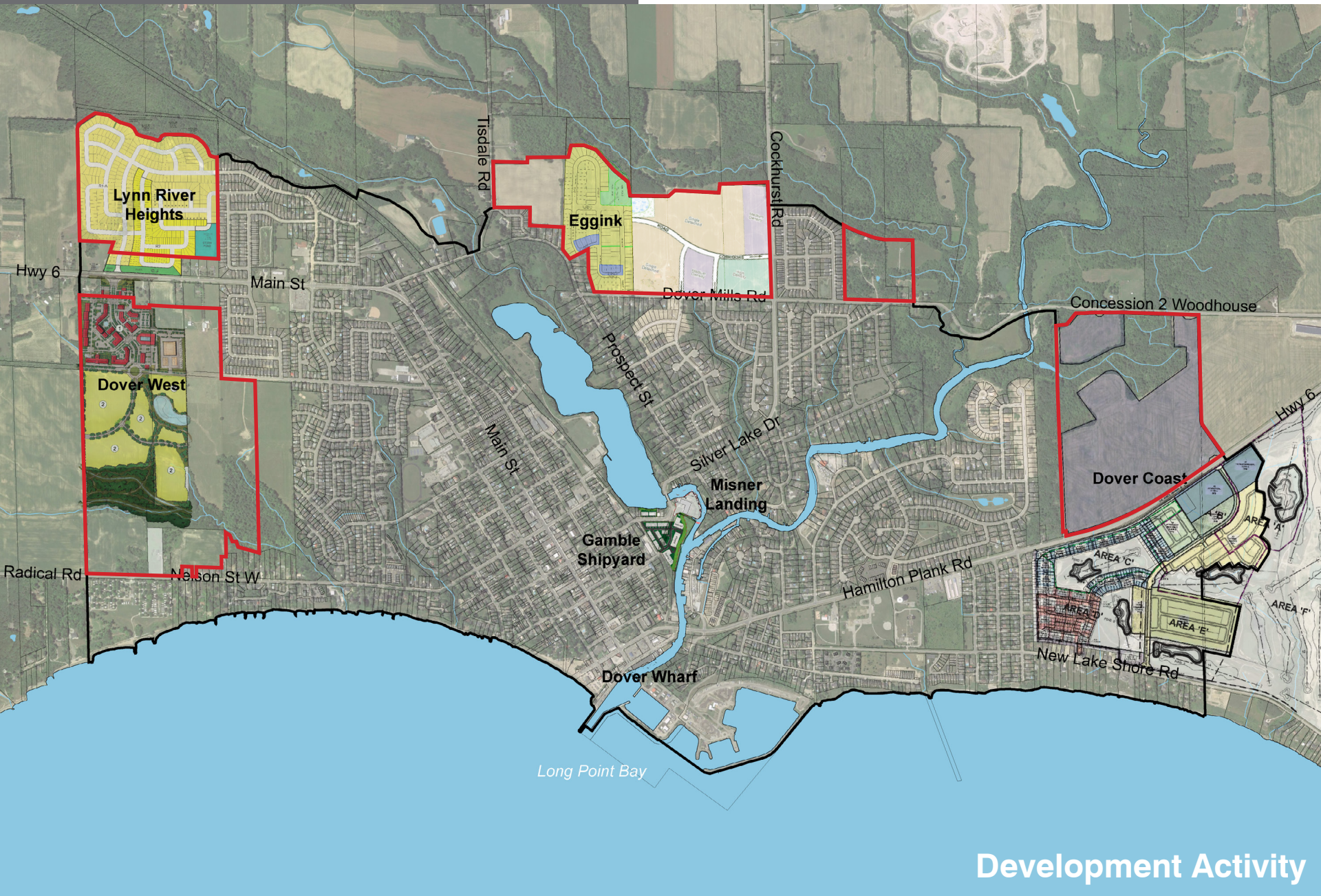
Future Residential Areas Workshop

October 29, 2020

The Planning Partnership

PLAN B Natural Heritage
BA Group
SCS Consulting Group

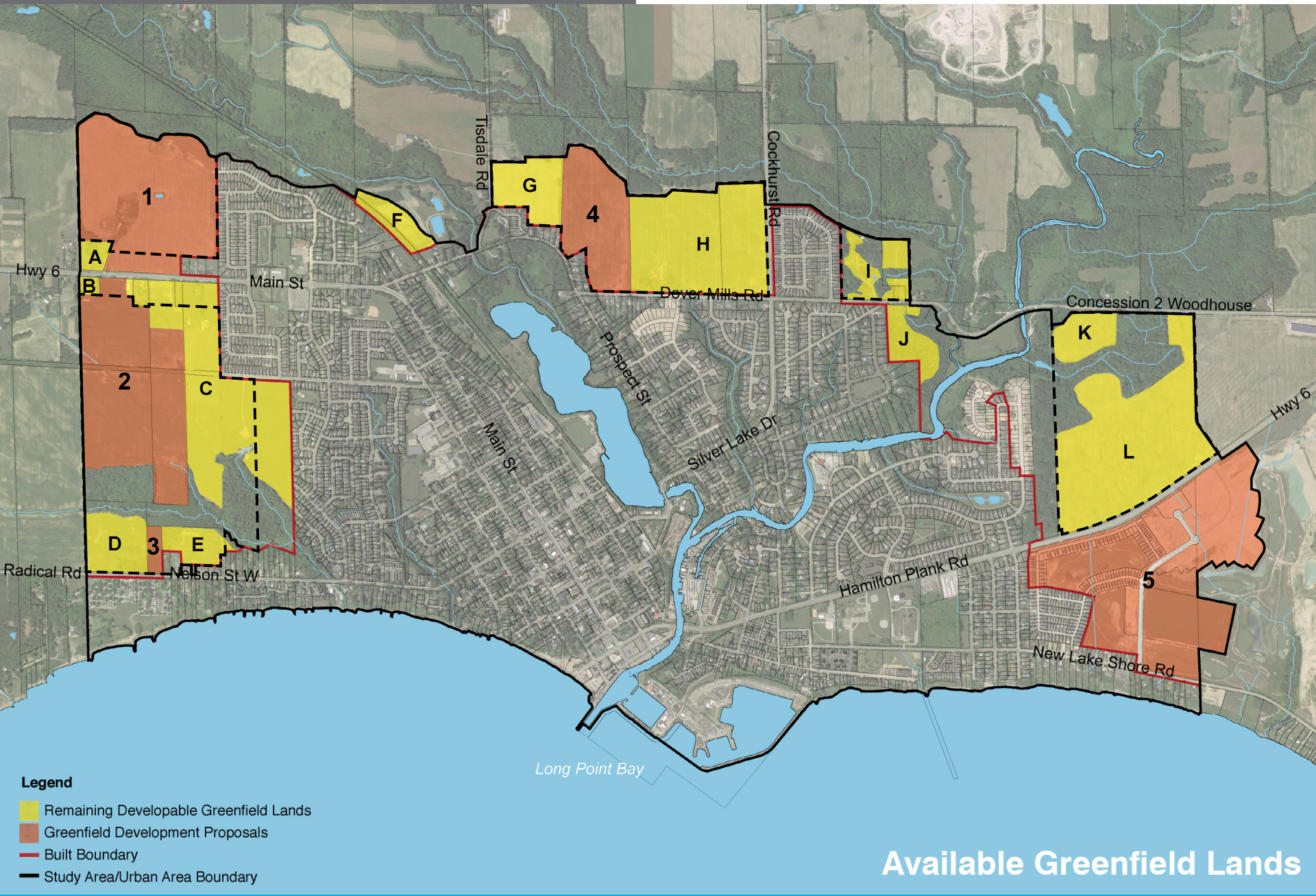
Future Residential Areas | Development Activity



Development Activity

Future Residential Areas

Available Greenfield Lands

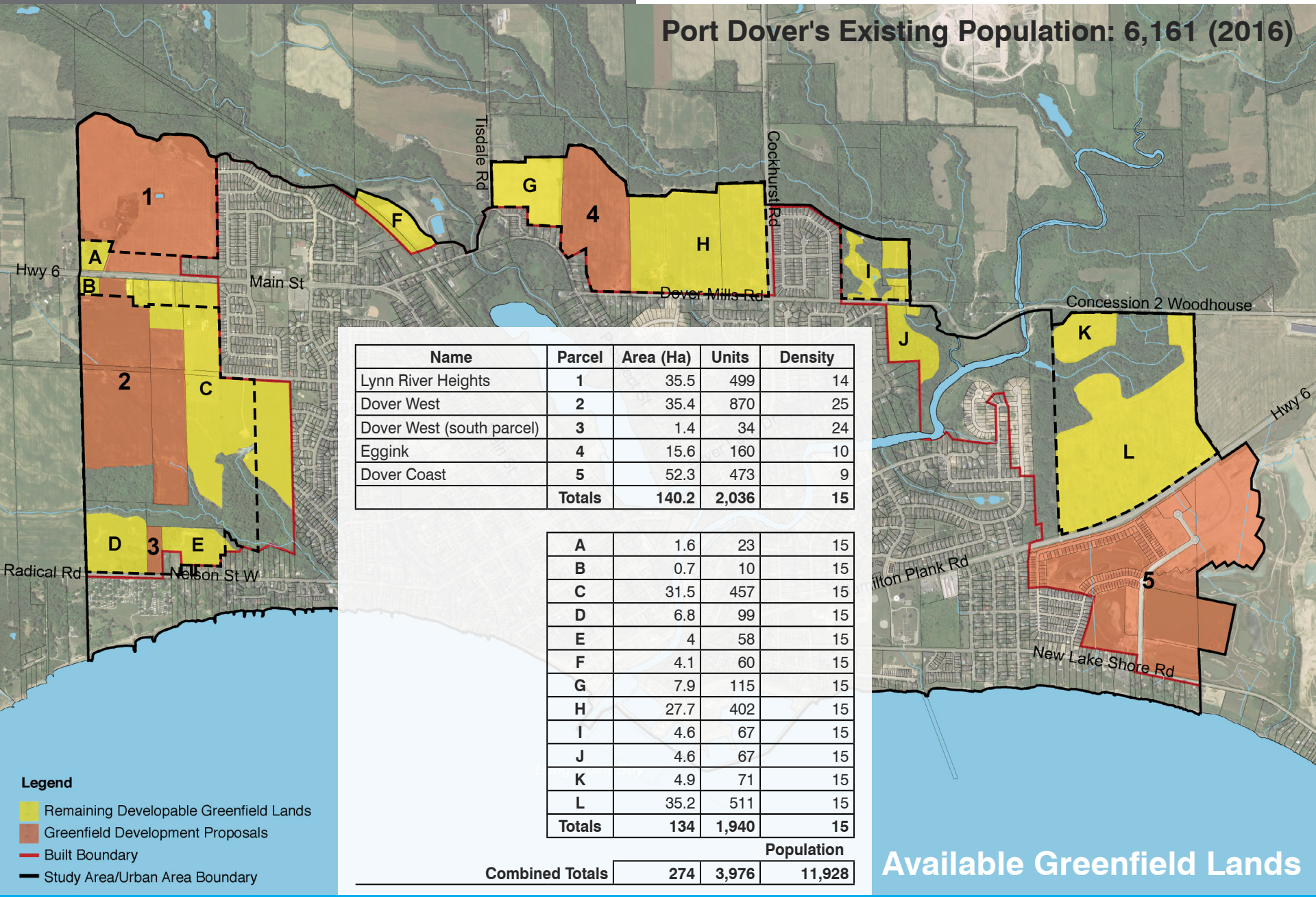


Available Greenfield Lands

Future Residential Areas

Available Greenfield Lands

Port Dover's Existing Population: 6,161 (2016)



Name	Parcel	Area (Ha)	Units	Density
Lynn River Heights	1	35.5	499	14
Dover West	2	35.4	870	25
Dover West (south parcel)	3	1.4	34	24
Eggink	4	15.6	160	10
Dover Coast	5	52.3	473	9
	Totals	**140.2**	**2,036**	**15**

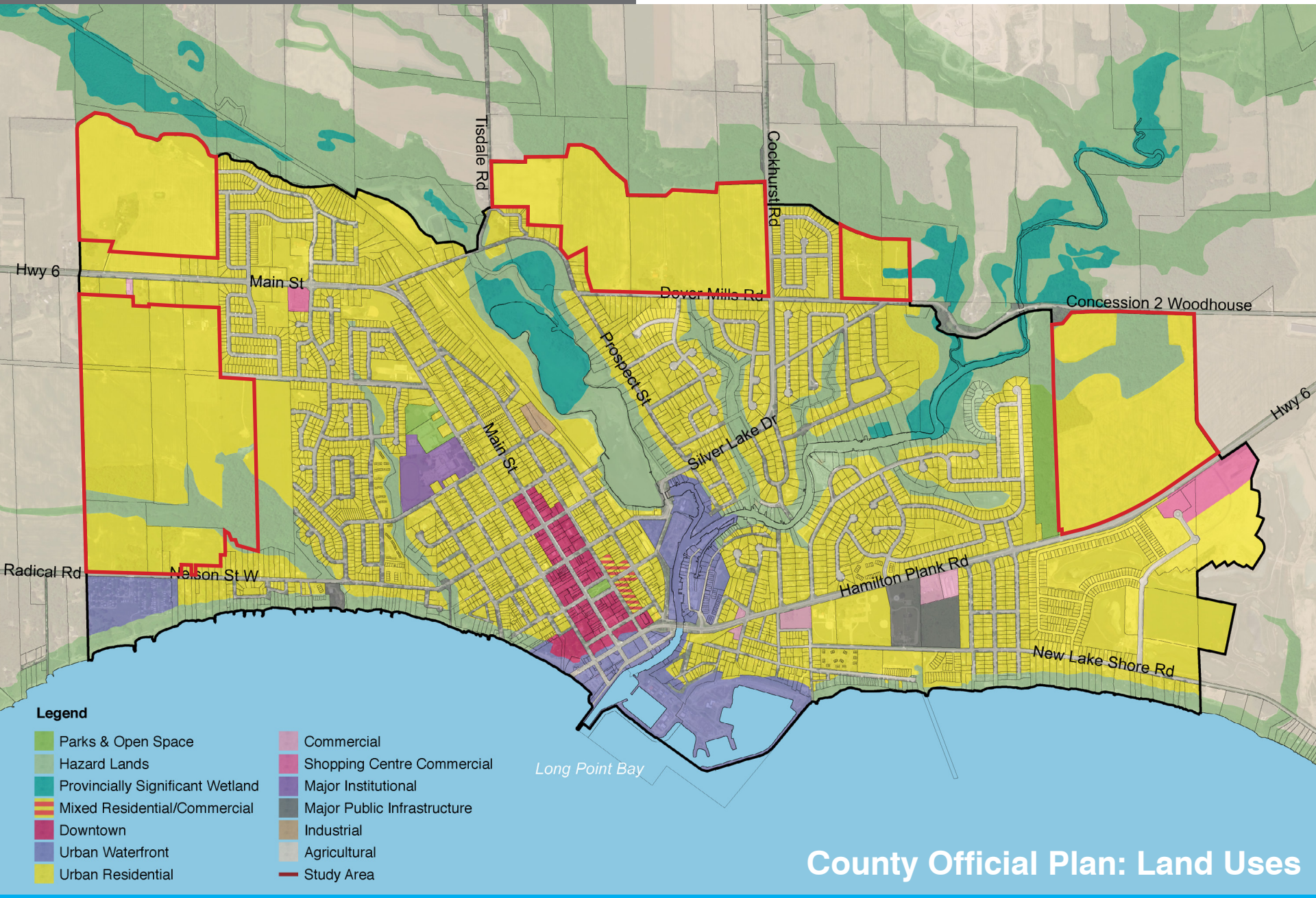
A	1.6	23	15
B	0.7	10	15
C	31.5	457	15
D	6.8	99	15
E	4	58	15
F	4.1	60	15
G	7.9	115	15
H	27.7	402	15
I	4.6	67	15
J	4.6	67	15
K	4.9	71	15
L	35.2	511	15
Totals	**134**	**1,940**	**15**

			Population
Combined Totals	**274**	**3,976**	**11,928**

Available Greenfield Lands

Future Residential Areas

Official Plan: Land Uses

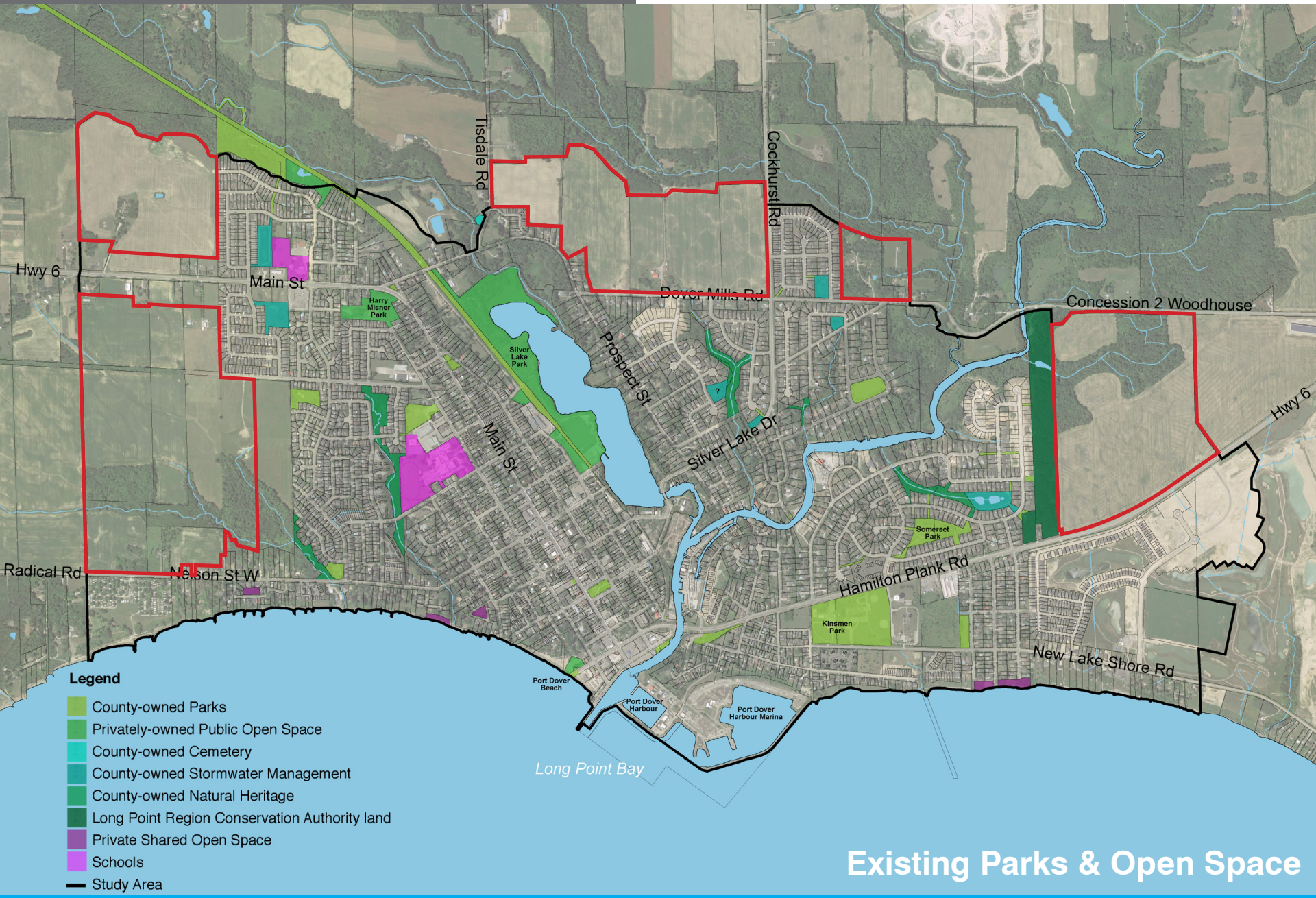


County Official Plan: Land Uses

Future Residential Areas Official Plan: Land Uses

Permitted Uses in Urban Residential Designation:

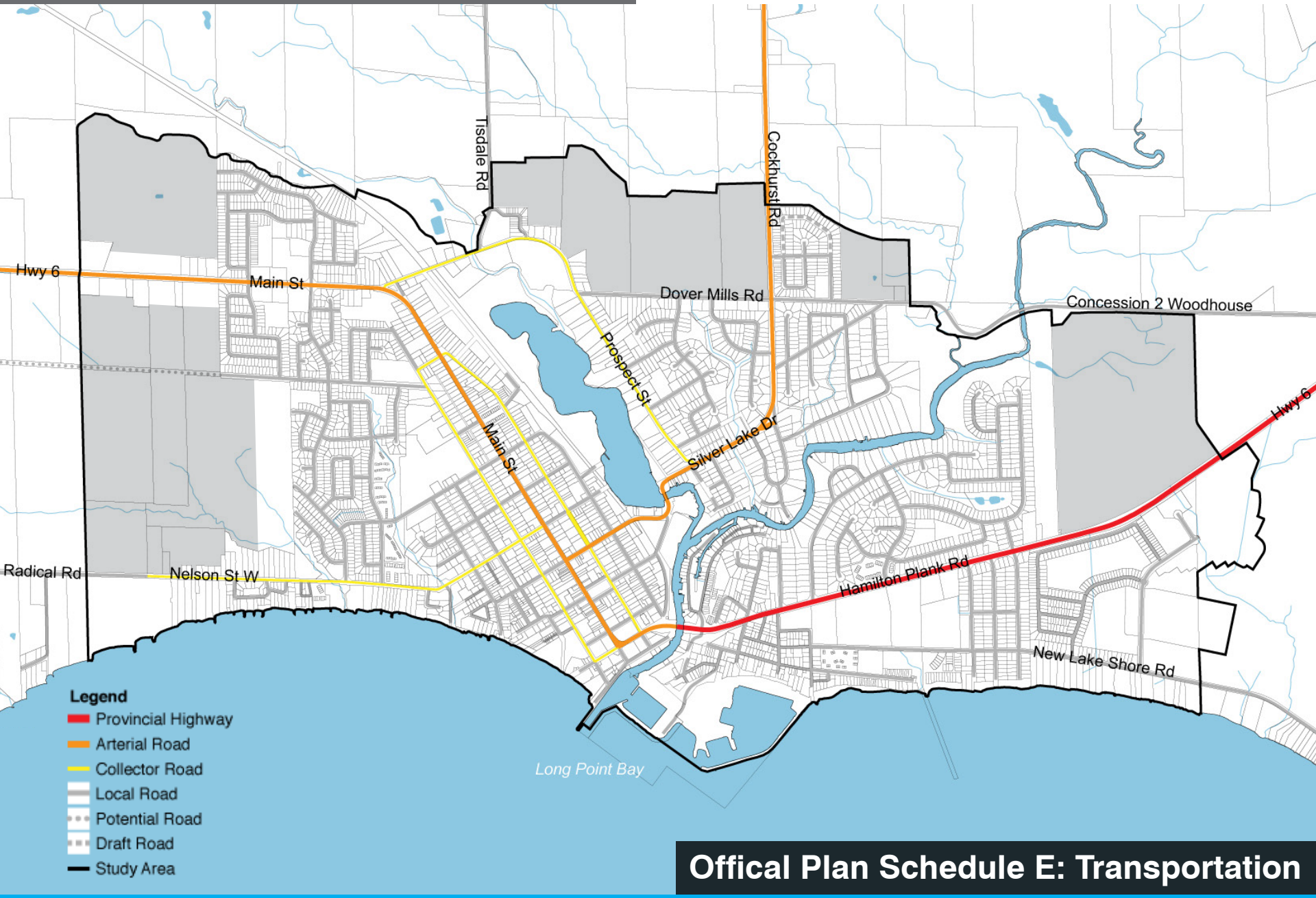
- Low-profile residential
- Medium density residential uses
- High density residential uses
- Elementary schools and day cares
- Bed and breakfasts
- Neighbourhood community and cultural centres
- Neighbourhood parks and parkettes
- Senior citizens' homes and nursing homes
- Group homes, hostels, temporary shelters, emergency shelters and other special needs housing
- Small scale neighbourhood convenience commercial and personal service uses
- Accessory uses



Existing Parks & Open Space

Future Residential Areas

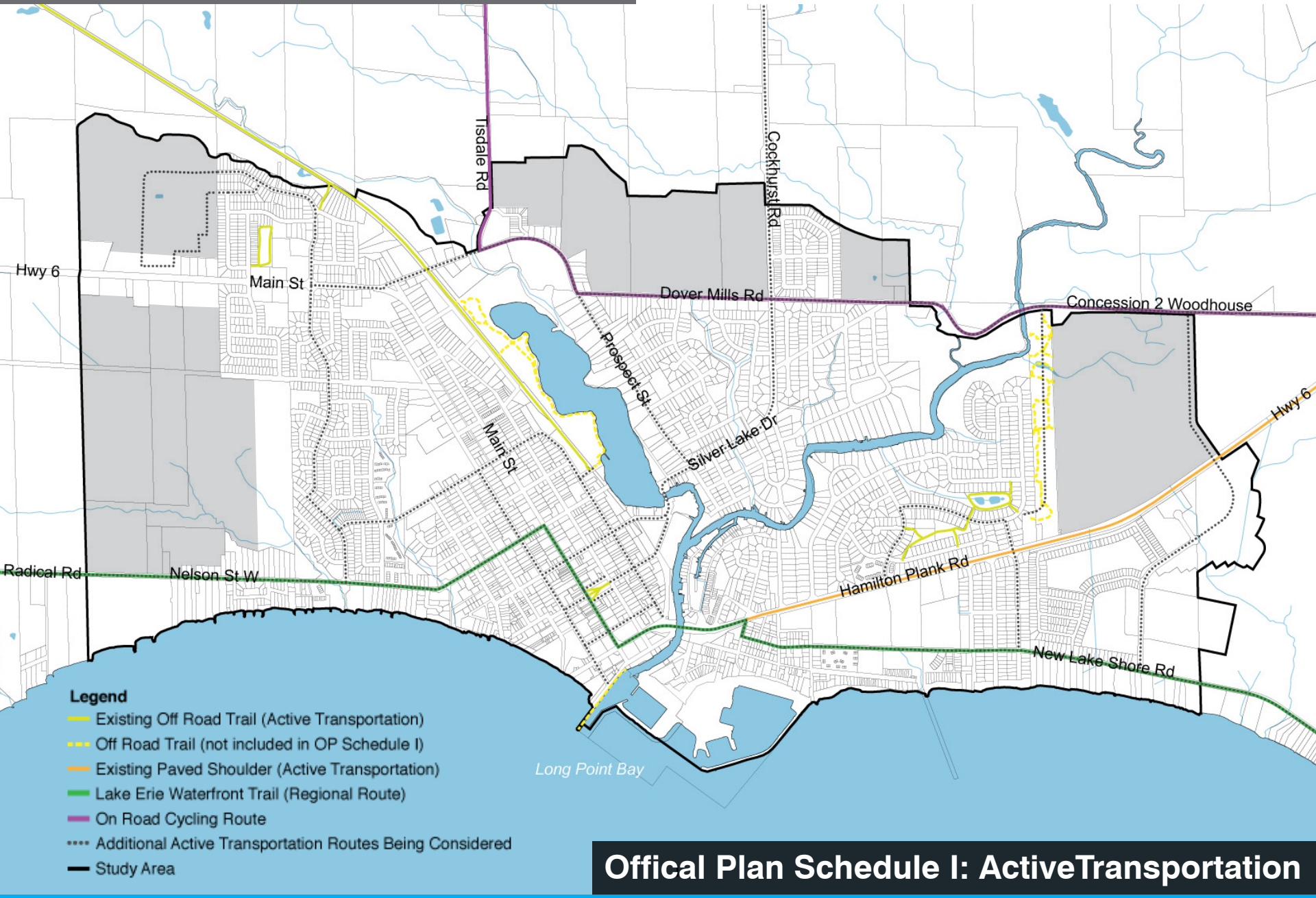
Transportation (OP)



Offical Plan Schedule E: Transportation

Future Residential Areas

Active Transportation (OP)



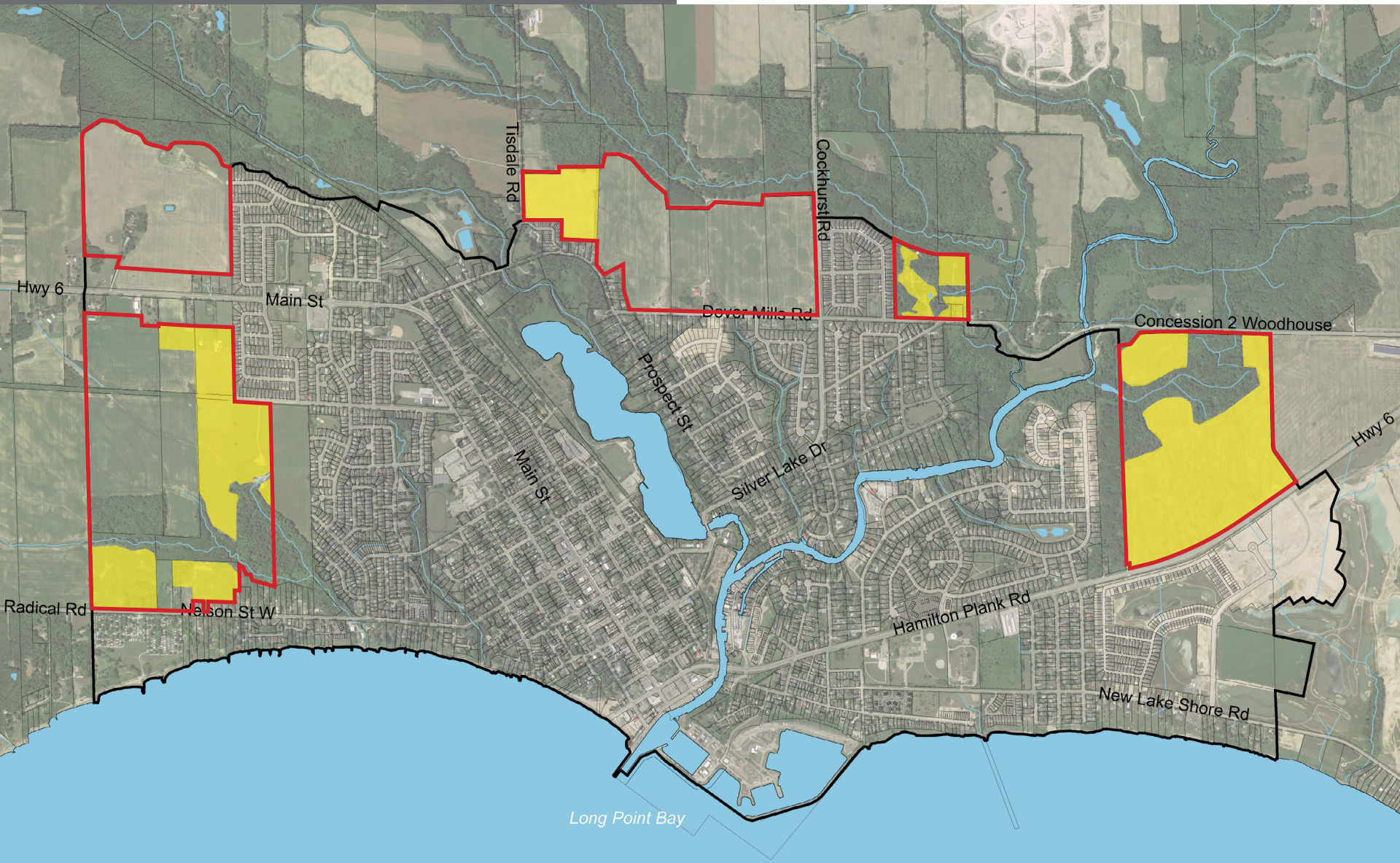
Offical Plan Schedule I: ActiveTransportation

Future Residential Areas | Natural Heritage

Emerging Natural Heritage System

Future Residential Areas

Remaining Greenfield Lands



Future Residential Areas

Workshop Activity: Criteria to Prioritize Development

What criteria should be considered when considering priorities for development phasing?

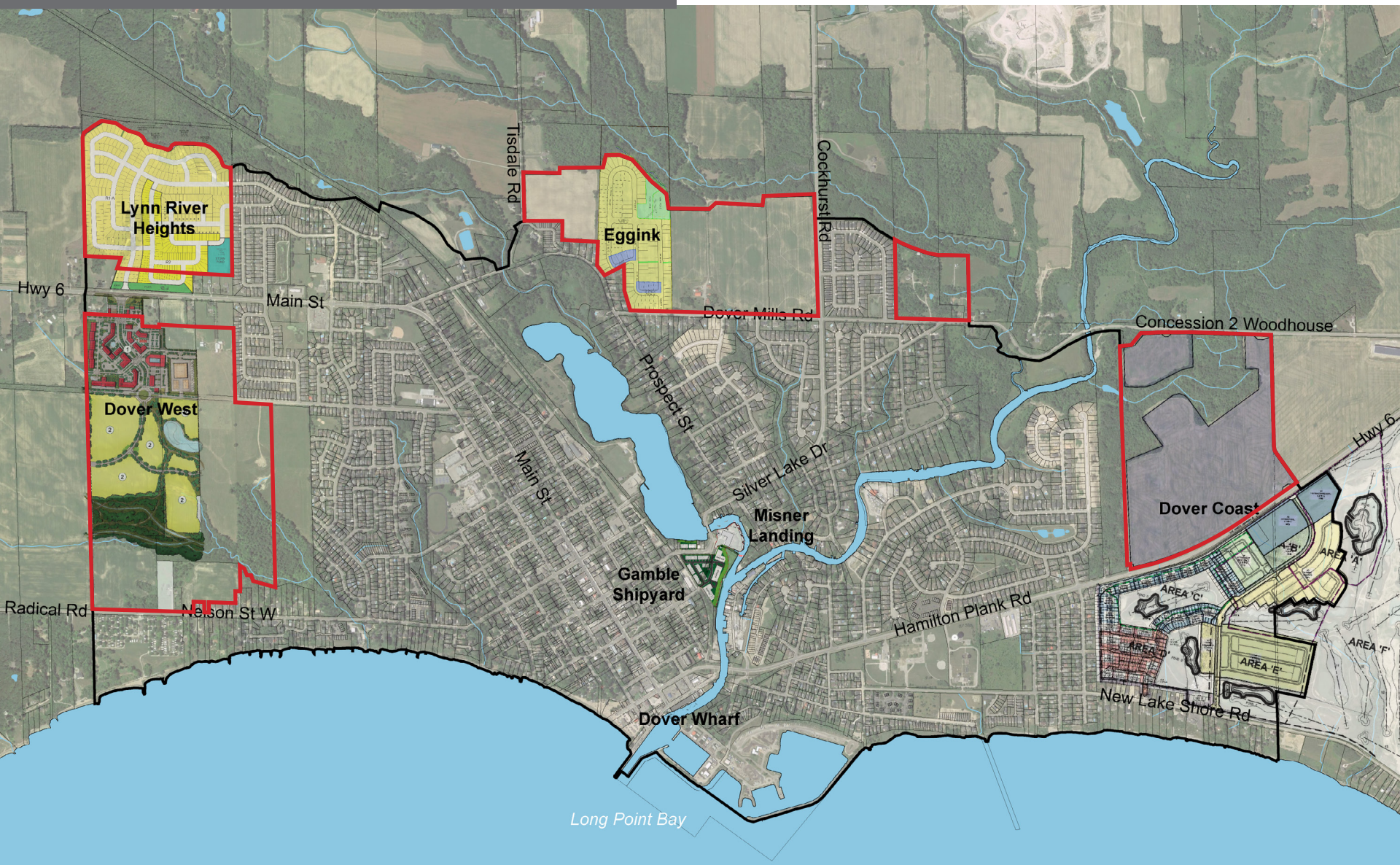
Workshop Activity:
Diversity of Uses

Opportunities for a greater diversity of housing types and other non-residential uses.

Workshop Activity:
Schools & Community Facilities

Opportunities to locate schools and other community facilities.

Future Residential Areas



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