



Working together with our community

Public Hearings Committee – February 06, 2024

Subject: ZNPL2023394 – 60 Prospect Street, Port Dover
Report Number: CD 24-006
Division: Community Development
Department: Planning
Ward: Ward 6
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-24-006 for development application(s) ZNPL2023394 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 January 3rd, 2024.

Discussion:

The applicant is proposing a Zoning By-Law Amendment Application to rezone the western portion of the subject lands from Urban Residential Type 1 (R1-A) to Urban Residential Type 1 (R1-A) with a Special Provision being applied to accommodate the existing residential dwelling. The zoning application also seeks to rezone the eastern portion of the subject lands from Urban Residential Type 1 (R1-A) to Urban Residential Type 2 (R2) with a Special Provision being applied for the development of a semi-detached dwelling.

The proposed semi-detached dwelling is proposed to be serviced through a private cistern until municipal water services have sufficient capacity and are made available at the property. Once water servicing is available, the proposed dwelling is required to connect to full municipal services. It should be noted that a holding provision will also be applied to the eastern portion of the property as it relates to the development of a new semi-detached dwelling from a servicing perspective.

In a subsequent application, the applicant will be submitting a consent application to sever the subject lands into two lots. The retained lands would consist of the western lot which contains the existing residential dwelling, and the severed lands would consist of the semi-detached dwelling.

An overview summary of the development application(s) that have been submitted for the subject property at 60 Prospect Street, Port Dover 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 overview of development considerations. The submitted or draft by-law amendment(s) is/are included as Attachment(s) D.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority "Building Norfolk".

Explanation: The proposed development will provide additional residential dwellings within the urban boundary of Port Dover which is needed to create complete communities.

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 Proposed Zoning Bylaw Amendment
Attachment E Public Comments

Approval:

Approved By:
Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Reviewed By:
Tricia Givens, M.Sc.(PL), MCIP, RPP
Director of Planning
Community Development Division
Planning Department

Prepared By:
Fabian Serra, M.Sc. (PL) Planner
Community Development Division
Planning Department

Attachment A - Report CD 24-006
Development Application Overview

60 Prospect Street, Port Dover

Application File Number: ZNPL2023394

Applicant: Fergco Investment Management Inc.

Agent: Land Pro Planning Solutions

Statutory Public Hearing

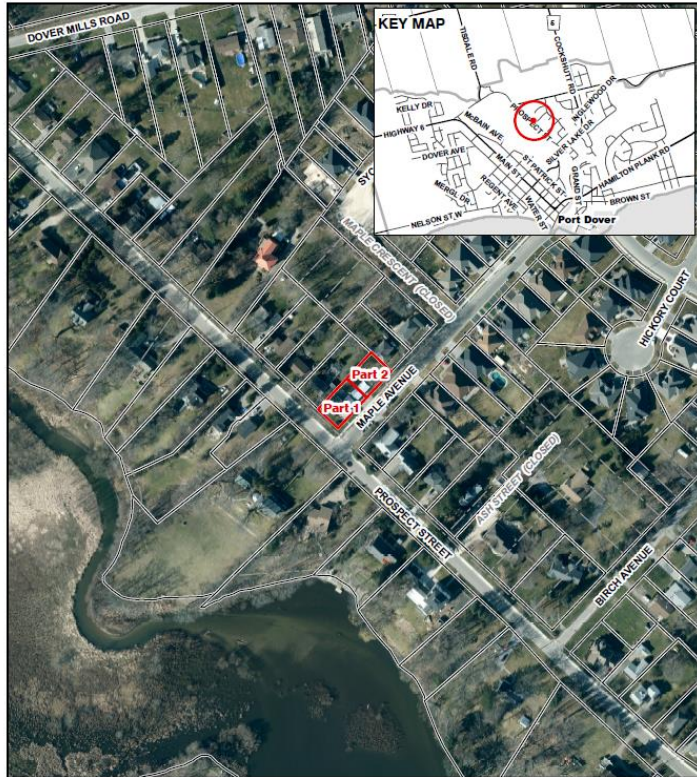
Date: February 6th, 2024

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Site Context

MAP A
CONTEXT MAP
Urban Area of PORT DOVER

ZNPL2023394



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 0.26 acres (1,104 square meters)
- Located at the intersection of Prospect Street and Maple Avenue in Port Dover.
- Located within the Urban Area of Port Dover.
- An existing residential dwelling is located on the subject lands.

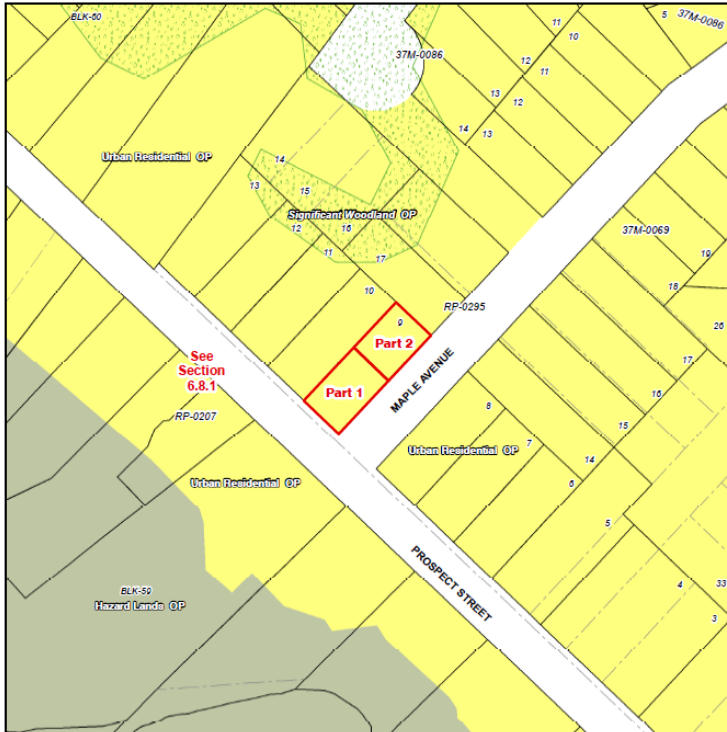
Surrounding Land Use: Residential.

Site Context

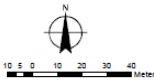
Official Plan Map

MAP B
OFFICIAL PLAN MAP
Urban Area of PORT DOVER

ZNPL2023394



- Legend**
- Subject Lands
 - Official Plan Designations:
 - Hazard Lands
 - Urban Residential
 - Special Policy Area
 - Urban Area Boundary
 - Significant Woodland

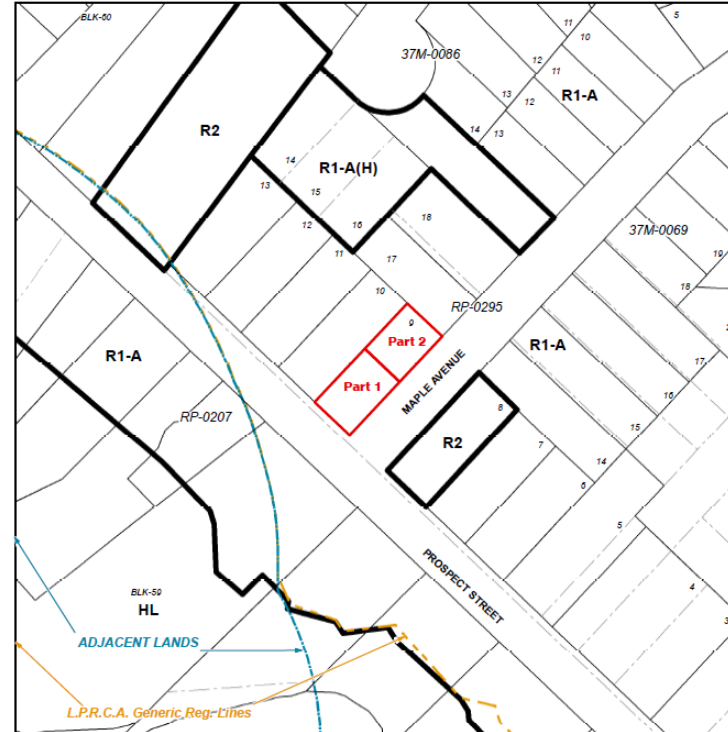


12/15/2023

Proposed Zoning By-law Amendment Map

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

ZNPL2023394



- LEGEND**
- Subject Lands
 - Adjacent Lands
 - LPRCA Generic RegLines
 - ZONING BY-LAW 1-Z-2014:
 - (H) - Holding
 - HL - Hazard Land Zone
 - PSW - Provincially Significant Wetland Zone
 - R1-A - Residential R1-A Zone
 - R2 - Residential R2 Zone
 - Part 1: From: R1-A To: R1-A with Special Provision
 - Part 2: From: R1-A To: R2(H) with Special Provision



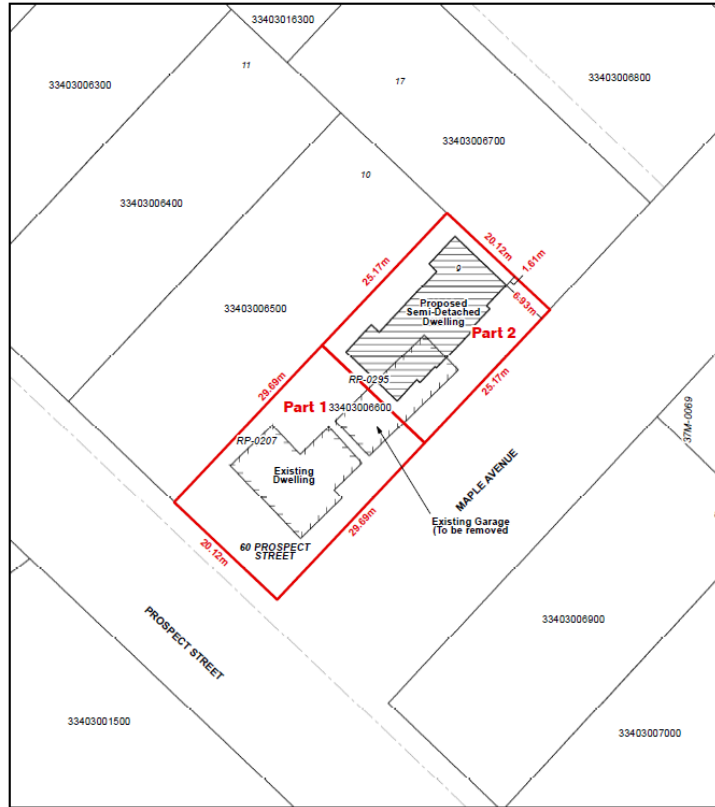
12/15/2023

Development Proposal

Concept Plan

MAP D
CONCEPTUAL PLAN
Urban Area of PORT DOVER

ZNPL2023394



Key Features/Proposed Subdivision:

Development Proposal:

- The Development being proposal is the construction of a semi-detached dwelling within the Urban Area of Port Dover. In a subsequent consent application, the applicant will apply to sever the subject lands into two lots.

Proposed Zoning Amendment:

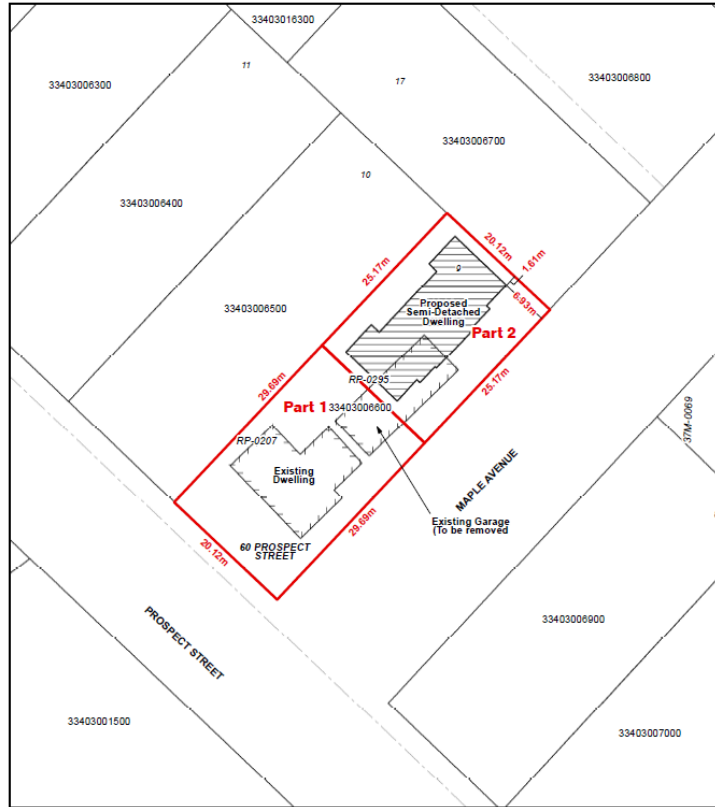
- The proposed Zoning By-Law Amendment for the Subject lands can be broken up into 2 components:
- Western portion of property
 - Rezone the western portion of the subject lands from Urban Residential Type 1 (R1-A) to Urban Residential Type 1 (R1-A) with a Special Provision being applied to accommodate the existing residential dwelling.
- Eastern portion of property
 - Rezone the eastern portion of the subject lands from Urban Residential Type 1 (R1-A) to Urban Residential Type 2 (R2) with a Special Provision being applied to accommodate the development of a semi-detached dwelling.

Development Proposal

Concept Plan

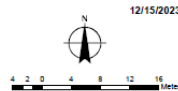
MAP D
CONCEPTUAL PLAN
Urban Area of PORT DOVER

ZNPL2023394



Legend

Subject Lands



Key Features/Proposed Subdivision:

Proposed Zoning Amendment:

Western Portion (Existing Dwelling)	Eastern Portion (Proposed Lot)
Rezone from Residential Type 1 (R1-A) to Urban Residential Type 1 (R1-A) with Special Provisions for the following:	Rezone from Residential Type 1 (R1-A) to Urban Residential Type 2 (R2) with Special Provisions for the following:
Minimum <i>Exterior side yard</i> setback 4.69 meters	Minimum <i>Lot Area</i> – 252.79 m ² (Required 255 square meters)
Minimum <i>interior side yard</i> setback 2.71 meters	Minimum <i>Rear Yard</i> setback – 3.13m (Required 7.5 meters)
Minimum <i>rear yard</i> setback – 6.10 meters	

Preliminary Review

Technical Reports:

- Planning Justification Report (Land Pro Planning Solutions, November 2023)
- Survey Drawing (Jewitt & Dixon, October 2023).
- Building Floor Plans (Rijus Home Design Inc., 2023)


Technical Comments:

Development Engineering Comments
Building Comments
Canada Post Comments
Other comments pending

Public Input:

Public input has been received at time of submission of this report and presentation.

Preliminary Considerations

Key Items		Preliminary Review
Housing		The subject lands consists of a residential dwelling. The applicant is proposing to rezone the eastern portion of the property to accommodate an infill semi-detached dwelling. The existing dwelling on the western portion of property will remain and a special provision is to apply to accommodate the proposed new lot layout.
Parking		The proposed development meets the parking requirements of the Zoning By-law.
Servicing		Water infrastructure is under construction in Port Dover. Environmental & Infrastructure Services to confirm servicing availability and capacity.
Holding (H)		A holding provision may be considered to the eastern portion of the property as it relates to the development of a new semi-detached dwelling from a servicing perspective (addition of 1 unit).

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 24-006 for development applications ZNPL2023394 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Attachment B – Existing Planning Policy and Zoning Considerations

Report CD 24-006

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

Provincial Policy Statement (PPS)

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development.

Planning Comment: The subject lands are located within the urban settlement area of Port Dover.

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

a) Efficiently use land and resources;

b) Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Section 1.1.3.4 outlines that appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.1.3.5 outlines that planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

Planning Comments: *The zone change proposed will allow for gentle residential intensification within the Urban Area of Port Dover. Future development applications will follow the appropriate planning application process to ensure orderly division of lands and applicable development criteria.*

Section 1.1.3.6 states that new development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

Section 1.4 of the PPS provides policies regarding Housing in Ontario. Section 1.4.1 of the PPS states that municipalities are to provide an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market. Planning authorities shall:

a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and

b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Planning Comments: *The proposal allows for the facilitation of residential intensification and would provide additional housing options to the community.*

Section 1.4.3 indicates that planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and

2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;

e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and

f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Planning Comments: *The purpose of this application is to change the zoning of the subject lands to accommodate the potential for a semi detached dwelling on the eastern portion of the subject lands. The increase in housing in the Urban Area of Port Dover would provide additional housing to the community.*

Norfolk County Official Plan

Existing Land Use Designation: Urban Residential.

Section 5.3.1 Residential Intensification

The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs.

The following shall be the policy of the County:

a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:

ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods;

f) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:

i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;

ii) the existing water and sanitary sewer services can accommodate the additional development;

iii) the road network can accommodate the traffic generated;

- iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.

Section 6.4 Urban Areas

This section of the Official Plan outlines that Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities.

- b) It is the policy of this Plan that the Urban Areas will incorporate the following:
 - i. a full range of housing types, including affordable and special needs housing;
 - ii. business opportunities at appropriate locations to provide a wide range of employment and services to residents, businesses and visitors;
 - iii. full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure;

Section 7.7 Urban Residential Designation, 7.7.1 Permitted Uses

The Urban Residential Designation applies to the Urban Areas of the County. The Urban Areas are expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment.

A variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the County will be encouraged. The following policies shall apply in determining uses permitted on land designated Urban Residential :

- a) The predominant use of land shall be a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2 dwelling units per lot.

Zoning By-law

The subject lands are zoned Urban Residential Type 1 (R1-A) in the Norfolk County Zoning By-Law.

The current Urban Residential Type 1 (R1) zoning does not permit Semi-Detached dwellings as a permitted use. The purpose of the Zoning By-Law Amendment is to rezone the western portion of the subject lands from Urban Residential Type 1 (R1-A) to Urban Residential Type 1 (R1-A) with a Special Provision being applied to accommodate the existing residential dwelling. The zoning application also seeks to rezone the eastern portion of the subject lands from Urban Residential Type 1 (R1-A) to Urban Residential Type 2 (R2) with a Special Provision being applied for the development of a semi-detached dwelling.

The proposed Zoning By-Law amendment would establish zone provisions for the following:

Part 1 (Existing Dwelling – R1-A)

- a) Minimum *Exterior side yard* setback 4.69 meters
- b) Minimum *interior side yard* setback 2.71 meters
- c) Minimum *rear yard* setback – 6.10 meters

Part 2 (Proposed New Western Lot for Semi-Detached Dwelling)

- a) Minimum *Lot Area* – 252.79 m²

A holding provision is being applied to the subject lands for servicing purposes.

CD-2006 ZNPL2023394 60 Prospect Street, Port Dover

Attachment C: Technical Comments

Development Engineering: Reviewed – Comments are as follows:

General Comments:

1. Current Norfolk County Policy does not permit cisterns as an applicable temporary water supply. The Port Dover moratorium has been lifted and development applications are permitted to proceed to the agreement stage, at which time allocation will either be granted, or the development will be left pending until allocation is supported. According to the Service Monitoring Report - Water and Wastewater - EIS-22-077, there is capacity for infill developments, however an application is still required.
2. Water and Wastewater connections and permits will be required to the proposed severed parcel at the owner's expense at the time of severance. All installations must meet Norfolk County Design Criteria.
3. As per Norfolk County By-law 2017-04, a lot grading plan will be required for the severed lands at time of building permit application.
4. Per Norfolk County Design Criteria Section 11.2.01- Lot Grading Design:
 - A 0.5m to 1.0m wide grassed path sloping at 2% away from the building shall be constructed along one side of the building (typically the garage side) to allow proper access to rear yards.
The proposed swales have potential to impede this grassed path.
 - The rear yards are to have a minimum usable (continuous slope not exceeding 6%) depth of 6 meters from the rear of the building.

The proposed drawing indicates a 3.13 m setback. Development Engineering would not recommend this as it could lead to future implications for usable rear yard area.
5. Per Norfolk County Design Criteria Section 11.3.00 - Swales:
 - All rear yard drainage shall be directed away from the buildings in defined swales which outlet at the curb, sidewalk, or a catchbasin.
 - All distances and gradients shall be shown between grade change points along swales at the rear and side of all lots.
 - Rear and Side yard swales shall have a minimum slope of 2.0%.
Maximum depth for all swales shall be 0.5m. Maximum side slope on any swale shall be 3:1.

6. Per Norfolk County Design Criteria Section 11.4.00 - Retaining Walls and Fences:
 - All retaining walls details must be noted on the engineering drawings and approved by Manager of public Works and Environmental Services or designate.
 - All retaining walls 0.60m or higher require placement of fencing or a guard along the top of the wall, in accordance with the Ontario Building Code.
 - The Developer's engineer shall be responsible for the design, location, and inspection during construction, and certification of all retaining walls over 0.60m in height.
7. As per Norfolk County By-law 2016-32, an entrance permit and installation of entrance will be required for the severed parcel at time of building permit application.
8. Further Development Engineering comments and conditions will be provided at time of future severance application.

Building: Reviewed – Comments are as follows:

The building department has reviewed the proposal and has NO conditions.

A demolition permit will be required for the removal of any existing buildings.

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 or by phone: 226-NORFOLK (226-667-3655) Ext 6016

GIS: Reviewed – Comments are as follows:

Please contact NorfolkGIS for new civic addresses when building.

Canada Post: Reviewed – Comments are as follows:

Please be advised that Canada Post does not have any comments on the severance of this property and the creation of a semi detached lot. Canada Post will have to relocate the existing 2 modules that are currently on the side of 60 Prospect St on Maple Ave as these modules will be in the front yard of these 2 new units, therefore, Canada Post will have to move the modules closer to Prospect and remain on Maple Ave or move the

modules to the front onto Prospect St if the access to the property of 60 Prospect will be on Maple Ave. I will work with the property own and Norfolk County roads department on a new site location if this application is approved.

Zoning: Comments Pending.



The Corporation of Norfolk County

By-Law _-Z-2024

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PDOV PLAN 295 LOT 9, REG, 0.26AC 66.00FR 172.00D, Municipally known as 60 Prospect Street, Port Dover.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) 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 Part 1 and Part 2 on Map A (attached to and forming part of this By-Law) in accordance with the following:

Part 1: from *Urban Residential Type 1 Zone (R1-A)* to *Urban Residential Type 1 Zone (R1-A)* with Special Provision 14.1048;

Part 2: from *Urban Residential Type 1 Zone (R1-A)* to *Urban Residential Type 2 Zone (R2)* with Special Provision 14.1048;

2. That Subsection 14 Special Provisions is hereby further amended by adding Special Provision 14.1048 as follows:

14.1048 – in lieu of the corresponding provision in the subject lands identified as Part 1 and Part 2 on Map A (attached to and forming part of this By-Law), the following shall apply:

Part 1

- a) Minimum *Exterior side yard* setback 4.69 meters
- b) Minimum *interior side yard* setback 2.71 meters
- c) Minimum *rear yard* setback – 6.10 meters

Part 2

a) Minimum *Lot Area* – 252.79 m²

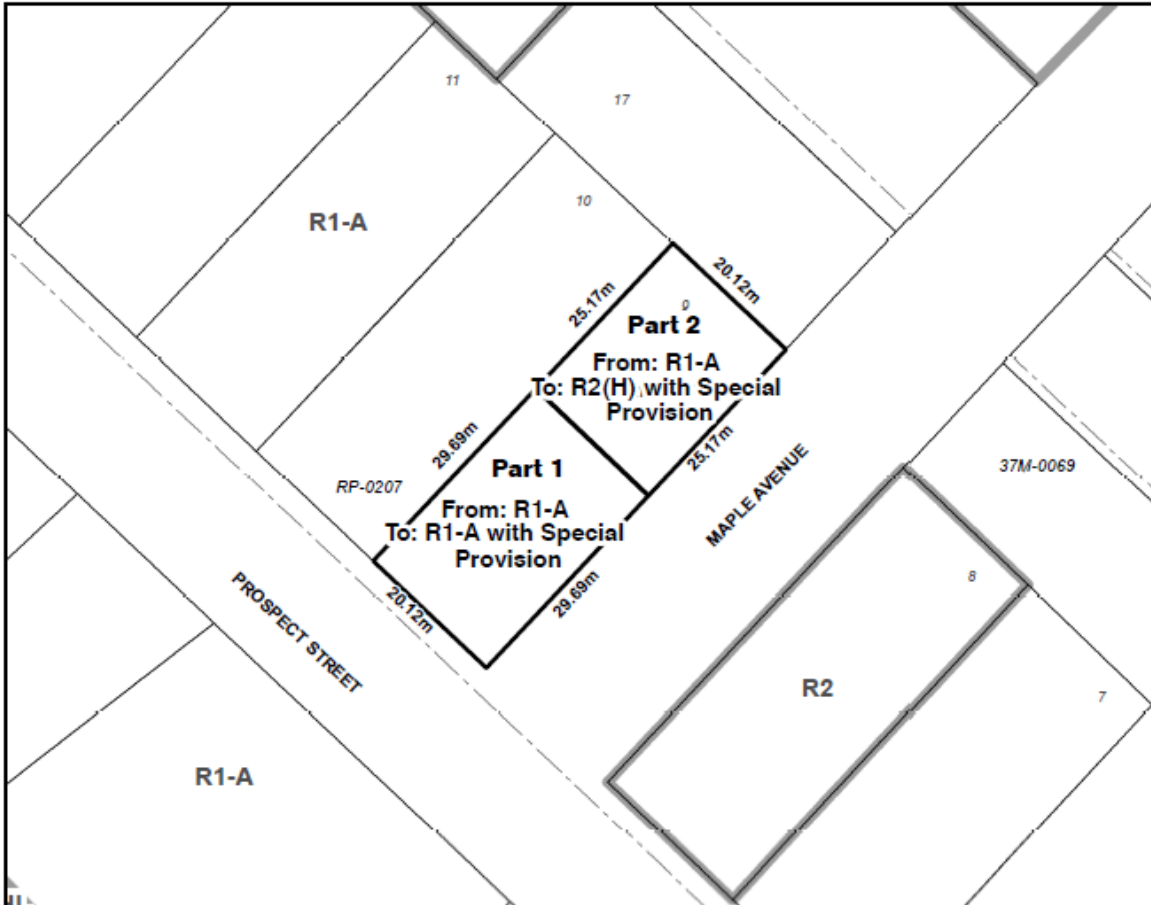
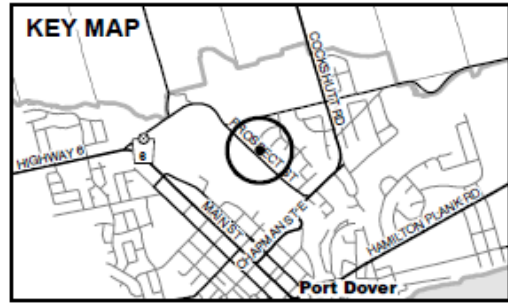
3. That the holding (H) provision of this By-Law shall be removed upon confirmation by the General Manager of Environmental & Infrastructure Services (or designate) that sufficient water and sewer capacity is available and allocated, other to the satisfaction of Norfolk County.
4. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this __ day of _____, 2024.

Mayor
Amy Martin

County Clerk
Genevieve Scharback

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Urban Area of
PORT DOVER



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

HL - Hazard Land Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone



1:750



This is MAP A to Zoning By-law _____ Passed the ___ day of _____.

Mayor: A. Martin

Clerk: G. Scharback

**Explanation of the Purpose and Effect of
By-Law 2-Z-2024**

This By-Law affects a parcel of land described as PDOV PLAN 295 LOT 9, REG, 0.26AC 66.00FR 172.00D, Municipally known as 60 Prospect Street, Port Dover.

The purpose of this By-Law is to change the zoning on the subject lands to accommodate the an infill semi-detached dwelling. The western portion of the property contains an existing single detached dwelling. The western portion of the property is being changed from Urban Residential Type 1 (R1-A) to Urban Residential Type 1 (R1-A) with Special Provision 14.1048 being added to the subject lands. The special provision 14.1048 for Part 1 (the western lot) will allow reduced provisions for the interior and exterior side yard setbacks, and the rear yard setback. The eastern portion of the lot is being changed from Urban Residential Type 1 (R1-A) to Urban Residential Type 2 (R2) with Special Provision 14.1048 to allow a reduced lot area per each semi detached dwelling unit.

A holding “(H)” provision is being placed on the subject lands to ensure that sufficient water and sewer capacity is available and allocated, other to the satisfaction of Norfolk County to the eastern portion of the subject lands to ensure that the applicant connects to municipal water when it becomes available per confirmation by the General Manager of Environmental & Infrastructure Services (or designate).

From: [rod](#)
To: [Fabian Serra](#)
Subject: Re: File ZNPL2023394
Date: Thursday, January 11, 2024 12:19:26 PM

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Thank You Fabian,

I have reviewed the information you sent and have the following comments.

I believe this application should be denied as it does not meet the by-law requirements or the intent of the by-law.

The proposed semi detached does not meet the minimum lot areas

The proposed semi-detached units do not meet the rear yard requirement of 7.5m.

The proposed "new lot " created for the existing property does not meet the requirements for either side yard or the rear yard.

What mitigative measures are being taken to maintain the rear yard privacy now enjoyed by lot 10 and lot17.

The proposal is simply too much for the property.

Regarding the site/grading Plan

There are a few errors that I noticed. Lot 10 is a 1 storey vinyl sided house not 1.5

Lot 17 has a 1 storey brick house not 1.5 storey vinyl.

According to the grading plan you provided, there is currently a low area near the back of lot 9 that receives water from the front of lot9, and from lot 10.

The proposed retaining walls would stop this flow and redirect it all toward lot 10. This is not acceptable.

Please provide written notice of the date, time and place of teh public meeting.

I also wish to be notified of decision made.

Regards

Rod

From: [ken.lauzon](#)
To: [Fabian Serra](#)
Subject: Proposed Zoning by-law amendment
Date: Monday, January 15, 2024 9:26:14 PM

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Dear Fabian, as a resident of [REDACTED] Maple avenue, I strongly oppose the proposed zoning by-law amendment for LOT 9, Port Dover Plan 295. The reason I chose this property when I built my home was because of the quiet neighbourhood and low traffic area. The construction of semi-detached dwellings with little parking space will leave the streets congested with parked vehicles as well as increase the amount of traffic on this street ! The property taxes that I pay and have agreed upon did not include a Residential Type 2 (R2) zone across the street. I feel that having semi-detached dwellings across the street will diminish the value of my property as well ! I am also a shift worker and the constant noise of new construction will have a negative impact on my ability to sleep after night shifts, creating mental distress at home and at work. Had I known that there was any possibility of this land being re-zoned, with new construction in the area, I would have chosen a different area to settle down.

I wish to receive a notice of the Public Meeting as well so I can attend and discuss my displeasure about this proposal in person.

Based on the strong feedback that I have received from my neighbours, opposing any change, I sincerely hope that the county will make the right decision and reject this amendment.

Thank you,

Ken Lauzon
[REDACTED]
Port Dover

I am exercising my right to strongly oppose the application for a zoning by-law amendment, file no. ZNPL2023394 with regards to Lot 9, Port Dover Plan 295, Urban Area of Port Dover, Norfolk County, 60 Prospect Street..

The proposed changes would over populate and structurally crowd the existing lot. The area would be too densely populated and safety would definitely be a concern. The proposed special provisions would compromise the integrity of the County By-laws and the integrity of the established neighbourhood.

This is by nature a historical area of town wherein all homes are single family dwellings enjoying spacious lots. Even Eggink Homes understood this when they developed the abutting subdivision. A subdivision that had the capacity to connect to the town water. It is my understanding the proposed semi-detached postage stamp size lots do not. This would mean the building and maintenance of two cisterns and the inconvenience of water delivery trucks on an already extremely busy corner. The new driveways, being so close to the supermail box, which services most of Prospect Street, would cause more traffic and safety concerns.

Upon receipt of the submitted site/grading plan, it is apparent that neither semi meets the rear yard requirements as well as the minimum lot area requirements. It also appears that the westerly proposed lot containing the existing one story single family dwelling would not meet the rear and side yard requirements. So if I understand correctly, the proposed application has 7 special provisions.

The lack of conformity to the zoning by-laws, lack of parking, lack of water connection, lack of greenspace, relocation of a super mailbox and the claustrophobic urbanization on inadequately sized lots should be taken in to consideration and be a solid basis to dismiss the Application for the Zoning By-Law Amendment.

Thank you for consideration.

Michelle Shortt

Re file number ZNPL2023394 Lot9 Plan 295, 60 Prospect Street

I have reviewed the application for the zoning amendment and have the following comments.

I believe this application should be denied for several reasons. First and foremost, that the proposed lots do not meet several key requirements of the zoning by-law. The area of the lots for the semi detached units does not reach the required 255 square metres. The 3.13 metre rear yard is less than half of the required 7.5m setback. The newly created westerly lot, the existing house lot, does not meet either side yard requirement or the rear yard set back.

The next reason is the proposed grading. There is currently an area of ponding that occurs at the rear of lots 9 and 10. Both lots 9 and 10 contribute to this problem. The proposed retaining walls at the rear and side yards of the semi detached lots would solve this problem for lot 9, but make it much worse for lot 10. The wall on the westerly side would also cause ponding to occur on the retained portion of lot 9. This is totally unacceptable.

On a less technical side, the proposal does not fit the existing neighbourhood. Prospect Street has long been considered one of the more desirable areas of Port Dover, due to its spacious, private lots. Should this amendment and subsequent semi-detached units (and I would suppose more to follow) be allowed, it would greatly diminish the spaciousness, privacy, and therefore value of the abutting homes.

I understand that there will be a need for units like the semi detached ones proposed. There are several subdivisions at various stages of Planning and Development in Norfolk County that allow for this type of housing. Perhaps this developer could build where semi detached homes are desired, and allowed and leave this , established area as it is.

I urge you to uphold the integrity of the zoning by-law, and the integrity of the neighborhood by denying this application.

Sincerely,

Rod Shortt

From: krazykatfarms2015
To: [Fabian Serra](mailto:Fabian.Serra@norfolkcounty.ca)
Subject: RE: ZNPL2023394 - 60 prospect street
Date: Friday, January 26, 2024 2:18:37 PM

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Hi .. from Cindy and Ron Mandryk .

Our concerns about the property of 60 Prospect street (we are [REDACTED] Prospect) are as follows.....

#1 We have quite a bit of water coming into our sump pump hole ...enough that we have 2 sump pumps and had to buy a generator and have it hooked into our hydro lines so that we are never without power .In

1/2 hr we would be already be having our basement flood. Where is the drainage for this semi detached homes going to go ???

#2 In this area we are all single family homes . Will this not stick out like a sore thumb ??

#3 This semi detached seems like it will need to be 2 stories since the garages will probably take up part of the main floor.

You are also asking that it be closer to our property line. This being on such a small lot and so close to property lines will take privacy away from our home and back yard as well as the home east of it and the main house west of it . We bought this property because we liked the mostly private back yard .

#4 How can this property be devided in two with all the other properties on Prospect street being a good sizenot tiny like this property becoming 3 dwellings ???

Sent from my Galaxy

----- Original message -----

From: Fabian Serra <Fabian.Serra@norfolkcounty.ca>

Date: 2024-01-25 3:21 PM (GMT-05:00)

[REDACTED]
Subject: ZNPL2023394 - 60 prospect street

Hi Cindy and Braun,

Lovely speaking with you today. As indicated, please respond to this email with your comments and concerns.

Thanks,

Fabian

Fabian Serra

Planner

Planning

Planning and Development Division

185 Robinson Street, Simcoe, Ontario, N3Y 5L6

519-426-5870 x. 8046 | 226-NORFOLK



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From: krazykatfarms2015
To: [Fabian Serra](mailto:Fabian.Serra@norfolkcounty.ca)
Subject: RE: ZNPL2023394 - 60 prospect street
Date: Friday, January 26, 2024 2:21:50 PM

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I forgot to add ...Will this not decrease our property value being so overlooked and having this semi detached homes so very close to our back yard ???

Sent from my Galaxy

----- Original message -----

From: Fabian Serra <Fabian.Serra@norfolkcounty.ca>
Date: 2024-01-25 3:21 PM (GMT-05:00)
[REDACTED]
Subject: ZNPL2023394 - 60 prospect street

Hi Cindy and Braun,

Lovely speaking with you today. As indicated, please respond to this email with your comments and concerns.

Thanks,

Fabian

Fabian Serra
Planner
Planning
Planning and Development Division
185 Robinson Street, Simcoe, Ontario, N3Y 5L6
519-426-5870 x. 8046 | 226-NORFOLK



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From: [Charlie Upshall](#)
To: [Fabian Serra](#)
Subject: Re: ZNPL2023394
Date: Friday, January 19, 2024 7:41:51 AM

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Good morning Fabian, Yes, I do have concerns. Firstly, the Provincial Policy Statement, 2020 encourages land use patterns based on densities. There are no two-story semi-detached dwellings anywhere remotely near the corner of Prospect St. and Maple Ave. This is not a prime location for additional residential units. It is a complete exaggeration to state that this new infill residential lot will provide more of a range of housing options in an established neighbourhood. It is merely jamming in one out of character two-story semi-detached on an undersized lot. There will be a new residential mixed housing option subdivision built near the corner of Prospect St. and Dover Mills Rd. The proposed jammed-in semi-detached requires relief on the retained lot from the rear yard setback, interior side yard setback and exterior side yard setback. The proposed severed lot requires relief from the rear yard setback and the lot area provision. My main concern is drainage. My house and that of my neighbour directly north of the proposal both have had water issues due to the high water table and the provincially significant wetland that is just 150m. from the proposed building (Ontario Regulation 171/06 extends 120m. from the limit of the significant wetlands) so this is quite close. In 2018, my house had to have an internal drainage system added. It included installing weepers and a six ft. high drainage membrane along the interior basement walls, plus a second sump pump. My two sump pumps run regularly. I question whether this location could handle any more water. Thank you for following up again.

Charlie

On Jan 18, 2024, at 10:33 AM, Fabian Serra <fabian.serra@norfolkcounty.ca> wrote:

Hi Charlie,

Not a problem. Glad we can help.

I do see on our GIS system that there previously was a severance application for the property at 60 Prospect Street in 2004. However, on our system it appears as Withdrawn and that the application was not brought forward for decision.

With that being said, I wanted to take a moment and ask you if you had any questions/comments/concerns in regards to the application proposed for the Zoning By-Law Amendment at 60 Prospect street in port dover?

thanks,
Fabian

Fabian Serra

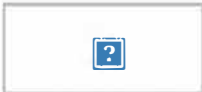
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From: Charlie Upshall [REDACTED]
Sent: Tuesday, January 16, 2024 8:26 AM
To: Fabian Serra <fabian.serra@norfolkcounty.ca>
Subject: Re: ZNPL2023394

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Morning Fabian, Yes, I was in Friday. Thanks for having everything organized for me. Olivia was very helpful. My only question thus far, and she said she would look into it, was whether your department had any information on a previous application to sever (possibly in 2004) that was withdrawn. I may have further questions later. Thank you for your efforts on my behalf.

Charlie

On Jan 15, 2024, at 2:07 PM, Fabian Serra <fabian.serra@norfolkcounty.ca> wrote:

Hi Charlie,

Did you go into the office on Friday to view the application? did you have any questions/comments?

I will be in office both tomorrow (Tuesday and Thursday this week.

thanks,
Fabian

Fabian Serra

Planner

Planning

Planning and Development Division

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