



Port Dover Waterfront Preservation Association May Newsletter

Part of the Development Process

When developers request Official Plan and Zoning Plan amendments, it is not unusual for the developer to compensate the community if any or all of these amendments are granted.

In the City of Burlington, it is our understanding that developers have given back to the community the equivalent of up to 30% of the increased value resulting from any approved amendments.

For example, if the developer wishes to increase the height of a building by two storeys greater than what is permissible under the Official Plan, and those two storeys would generate twenty more units at a profit per unit of \$100,000.00, then the developer would accrue an additional \$2,000,000.00 profit (20 X \$100 000.00). Take 30 % of that amount and that is what would be given back to the community for granting the amendments - \$600,000.

Developers may provide equivalent compensation for approved amendments to the Official Plan and Zoning Plan in ways other than cash. For example, developers have provided public access to a park, trail or look out on private property.

Misner Landing Development

During the Local Planning Appeal Tribunal hearings, the Association learned several significant and disturbing facts.

Prior to holding the public information meeting at the Port Dover Legion and the Statutory Public Meeting, Planning Staff had advised the consultant and the

owner of the property, via e-mail, phone and in person, that they had decided to recommend approval of the developer's proposed amendments to the Official Plan and Zoning By-law. Planning Staff had already made their decision to recommend approval of the Misner Landing Development application before seeking any public input.

The Association also learned that the developer had offered Norfolk County six per cent of the existing assessed value of the property as compensation for both Official Plan amendments and Zoning By-law Plan amendments or approximately \$40,000. During his testimony, John Ariens, the developer's consultant, admitted that this "was not a substantial amount". Moreover, it was confirmed that the Lynn River lookout proposed by the developer was actually located on Norfolk County property.

The directors and members of the Waterfront Development Oversight Committee believe that Norfolk County and the developer failed to meaningfully consider public input throughout the Misner Landing development application review process. It is our understanding that Norfolk County has changed the development application review process to ensure that public input is sought and meaningfully considered before Planning Staff decide whether or not to recommend approval of any development.

The LPAT Tribunal decision is not expected until the end of June.

2 Lynn St. Development (Gamble Shipyard) & 225 & 230 Chapman St. E.

Although this development is before LPAT, Blair McKeil, the owner of the property, sent a letter to the Mayor and Council on April 9, 2021 to explain his wishes. He stated that Shore Developments Ltd. remains "committed to listening to community input and working with County Council and County staff to resolve all concerns.

We remain hopeful that this commitment includes consideration of the public's physical and visual access to the waterfront. We will continue to monitor this development application and consider obtaining Participant Status for this Appeal to LPAT.

Port Dover Secondary Plan

The volunteer Advisory Committee last met on April 19, 2021. The consultants have been preparing guidelines and the Committee is still dealing with these. It seems as if they are about half way through the process.

Silver Lake Revitalization Project

Once our website is up and running, we will be making an announcement regarding the community organizations the Association has brought together to lead the revitalization of Silver Lake as well as our Project goal and plans.

In the meantime, the Association has been selected by the Canadian Freshwater Alliance to perform monthly water sampling on Silver Lake as part of the Lake Erie Water Guardians initiative. Test results will be used by scientists studying water quality in the Lake Erie watershed. They will also be used to measure the Silver Lake Revitalization Project's impact on water quality.

The Association has also partnered with the Long Point World Biosphere Reserve to provide turtle nest cages to Port Dover residents – especially those on Silver Lake - who have turtles nesting in their yards. People are already using the floating dock, recently installed by the Port Dover Lions on Silver Lake, to launch canoes and kayaks.

Contact Jim Dover at 519-426-5677 / jdover@kwic.com or stay tuned for more information in July!

Misner Dam Bridge

In consultation with several engineering companies, Paul Creighton has discussed potential renderings for the rehabilitation of the bridge along with estimates of the cost of installing abutments. He will continue to look for cost effective ways to realize this project.

Lighthouse Trail

The directors continue to be hopeful that an extension of the Lynn Valley Trail in Silver Lake Park can be developed up to the Port Dover Lighthouse. We are still trying to decide how to proceed with this initiative. A meeting has been

scheduled with Planning Staff to discuss potential issues along the Silver Lake shoreline.

We will be asking for your help sometime in the future.

Port Dover Harbour Marina

County Staff were directed to research various governance models for the Port Dover Harbour Marina and report back to Council this spring. In preparation for this discussion, the Port Dover Harbour Marina Committee has been meeting monthly to review documents and discuss the benefits to the community of keeping the marina as a publicly owned and operated facility.

Long Point World Biosphere Reserve Plastic Pollution Project

The Long Point World Biosphere Reserve (LPWBR) is waiting for confirmation of funding from the Environment and Climate Change Canada EcoAction Program. This funding is aimed at reducing marine debris and plastic pollution. As you are aware, the Association is considering efforts to assist the LPWBR related to this initiative.

Website

The development of the PDWPA website is nearing completion. John Booth has been working diligently with Picasso Fish. We plan to launch the website by July.

Director Volunteers

We have a vacant Director position on our Board of Directors. If you are passionate about preserving and protecting the waterfront areas in our town, please consider volunteering as a Director. The more that members become involved, the more we can accomplish collectively.

If you are interested in helping out the Association in any way, please contact the Secretary.

Thank you.

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