

# RECEIVED

JUN 20 2017

**For Office Use Only:**

File Number ANPL2017116  
Related File Number —  
Pre-consultation Meeting —  
Application Submitted June 16/17  
Complete Application " "

**NORFOLK COUNTY**

LANGTON ADMINISTRATION BUILDING

Application Fee ✓  
Conservation Authority Fee N/A  
OSSD Form Provided —  
Planner Kaula  
Public Notice Sign —

**Check the type of planning application(s) you are submitting.**

- ☐ Consent/Severance  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☒ Minor Variance

**Property Assessment Roll Number:** 337-030-25310-0000

**A. Applicant Information**

**Name of Owner** STEPHEN & JANICE MACDOUGALL

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 52 KELLY DRIVE (see new address below)  
Town and Postal Code PORT DOVER, ONT. NOAIN5  
Phone Number 519-900-0989  
Cell Number 519-718-4190  
Email —

**Name of Agent**

Address —  
Town and Postal Code —  
Phone Number —  
Cell Number —  
Email —

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence, notices, etc., in respect of this application will be forwarded to the agent noted above

☒ Owner ☐ Agent

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 502 Kelly Drive

Present Official Plan Designation(s): Urban Res.

Present Zoning: R1-A

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. The date the subject lands was acquired by the current owner: July 15, 2011

4. Present use of the subject lands:

5. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

See sketch.

6. If known, the date existing buildings or structures were constructed on the subject lands: House 2008.
7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe. N/A

8. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

N/A -

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

10. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

11. If known, the length of time the existing uses have continued on the subject lands:

Since 2008

12. Existing use of abutting properties:

13. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

\_\_\_\_\_

\_\_\_\_\_

Lot depth

\_\_\_\_\_

\_\_\_\_\_

Lot width

\_\_\_\_\_

\_\_\_\_\_

Lot area

\_\_\_\_\_

\_\_\_\_\_

Lot coverage

\_\_\_\_\_

\_\_\_\_\_

|                                 |       |       |
|---------------------------------|-------|-------|
| Front yard                      | _____ | _____ |
| Rear yard                       | _____ | _____ |
| Left Interior side yard         | _____ | _____ |
| Right Interior side yard        | _____ | _____ |
| Exterior side yard (corner lot) | _____ | _____ |

2. Please outline the relief requested (assistance is available):

all existing deficiencies for five years+

- relief 0.9m from reg. side yard left of 1.2m to permit an air conditioner in the side yard @ 0.3m
- relief of 1.68m from the reg. rear yard setback of 3m to permit 1.32m. (deck built without permit)

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

- existing from builder (d/c)
- deck built without permit.

4. Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

6. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):  
\_\_\_\_\_

7. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_



Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

#### **D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (example: gas station, petroleum storage, etc.):

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

4. Provide the information you used to determine the answers to the above questions:

5. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

#### **E. Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

**Water Supply**

☒ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

**Sewage Treatment**

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed

☐ Other (describe below)



Storm Drainage

☒ Storm sewers

☐ Open ditches

☐ Other (describe below)

- 
2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☐ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

KELLY DRIVE

**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

- 
2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Names of adjacent streets
8. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

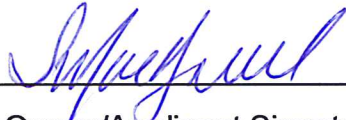
- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.



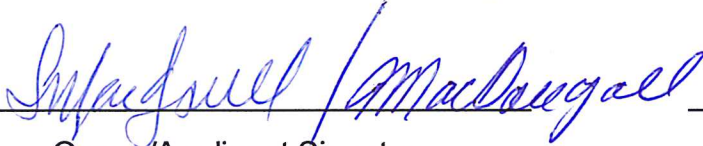
Owner/Applicant Signature



Date

### J. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



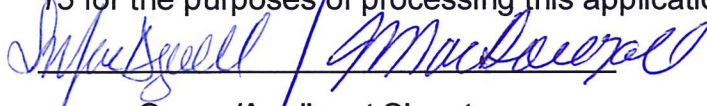
Owner/Applicant Signature



Date

### K. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant Signature



Date

### L. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We \_\_\_\_\_ am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date


\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

### M. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

  
\_\_\_\_\_  
Applicant Signature

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

**N. Declaration**

I, STEPHEN macDOUGALL of PORT DOVER

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

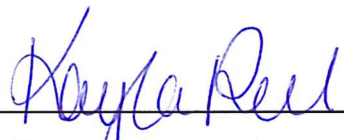
Norfolk County

  
Owner/Applicant Signature

In Simcoe

This 16 day of June

A.D., 2017

  
A Commissioner, etc.

Kayla Eva Johanna Reel, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County  
Expires September 11, 2019



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 52 Kelly Drive, Port Dover

Legal Description: PLAN 37M34 LOT 1 REG 5328.31SF 49.21FR 108.27D

Roll Number: 331033703025310

Application #:

Information Origins: Development Services GIS/Site Plan proved by owner dated 29 Sept 08

### Urban Residential Type 1 Zone (R1)

|               |  | Zoning   | R1-A     |            |        |
|---------------|--|----------|----------|------------|--------|
| Main Building |  | REQUIRED | PROPOSED | DEFICIENCY | UNITS  |
| 5.1.2         | a) minimum lot area                    |          |          |            |        |
|               | i) interior lot                        | 450.00   |          | N/A        | m.sq   |
|               | ii) corner lot                         | 560.00   |          | N/A        | m.sq   |
|               | iii) lot of record - interior lot      | 405.00   | 495.00   | N/A        | m.sq   |
|               | iv) lot of record - corner lot         | 450.00   |          | N/A        | m.sq   |
|               | b) minimum lot frontage                |          |          |            |        |
|               | i) interior lot                        | 15.00    |          | N/A        | m      |
|               | ii) corner lot                         | 18.00    |          | N/A        | m      |
|               | iii) lot of record - interior lot      | 13.50    | 15.00    | N/A        | m      |
|               | iv) lot of record - corner lot         | 15.00    |          | N/A        | m      |
|               | c) minimum front yard                  | 6.00     | 6.00     | N/A        | m      |
|               | i) detached garage with rear lane      | 3.00     |          | N/A        | m      |
|               | d) minimum exterior side yard          | 3.00     |          | N/A        | m      |
|               | e) minimum interior side yard          |          |          |            |        |
|               | i) detached garage (3.0m)              | 3.00     |          | N/A        | m      |
|               | detached garage (1.2m)                 | 1.20     |          | N/A        | m      |
|               | ii) detached garage with a rear lane ; | Left     | 1.20     | 0.30       | 0.90 m |
|               | attached garage                        | Right    | 1.20     | 1.22       | N/A m  |
|               | f) minimum rear yard                   | 7.50     | 7.52     | N/A        | m      |
|               | g) maximum building height             | 9.20     |          | N/A        | m      |

Comments

1) Air conditioning unit exceeds minimum required side yard - deficient 0.90m

### Accessory Structure

|       |  |       |  |      |      |
|-------|--|-------|--|------|------|
| 3.2.1 | a) building height                     | 5.00  |  | N/A  | m    |
|       | b) minimum front yard                  | 6.00  |  | 6.00 | m    |
|       | c) minimum exterior side yard          | 6.00  |  | N/A  | m    |
|       | d) minimum interior side yard          | 1.20  |  | 1.20 | m    |
|       | e) minimum rear yard                   | 0.00  |  | N/A  | m    |
|       | f) through lot distance to street line | 6.00  |  | 6.00 | m    |
|       | g) Lot coverage                        |       |  |      |      |
|       | i) lot coverage                        | 10.00 |  | N/A  | %    |
|       | ii) usable floor area                  | 55.00 |  | N/A  | m.sq |

Comments



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

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Legal Description: PLAN 37M34 LOT 1 REG 5328.31SF 49.21FR 108.27D

Roll Number: 331033703025310

Application #:

Information Origins: Development Services GIS/Site Plan provided by owner dated 29 Sept 08

### Urban Residential Type 1 Zone (R1)

Zoning

R1-A

#### Decks and Porches

|   |      |      |      |   |
|---|------|------|------|---|
| 3.6 a) interior side lot line   | 1.20 |      | N/A  | m |
| b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot. |      |      | N/A  | m |
| c) project more than 3 m into a required rear yard but in no circumstance be closer than 3m from the rear lot line.             | 3.00 | 1.68 | 1.32 | m |
| d) project more than 1.5m into the required front yard or required exterior side yard.  | 1.50 |      | N/A  | m |
| e) sloping rear yard.   |      |      |      |   |
| i) interior lot line  | 3.00 |      | N/A  | m |
| ii) rear lot line   | 6.00 |      | N/A  | m |
| Comments  |      |      |      |   |

1) Rear deck projects more than 3m into the required rear yard and is closer than 3m to the rear lot line - deficient 1.32m

#### Parking

4.1 number of parking spaces

N/A

Comments

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

#### Prepared By:

Scott Puillandre

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin. CBCO,  
CRBO - Chief Building Official  
Manager, Building & Bylaw  
Division, Norfolk County

Signature of Zoning Administrator

7 June 17

date

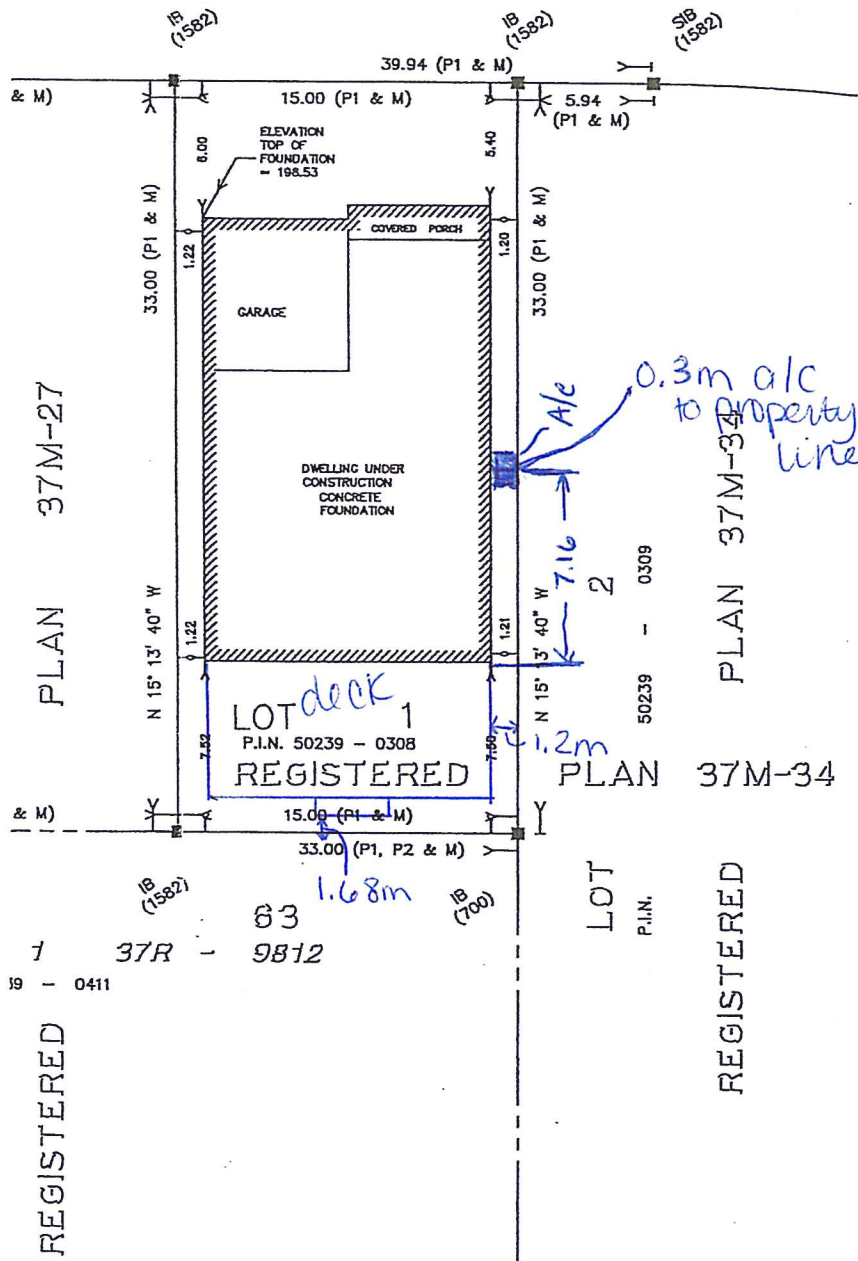


# AIR CONDITIONER

52 Kelly Drive  
R1-A Steve Mac Dargavill

KELLY DRIVE

(20.00 WIDE - REGISTERED PLAN 37M-34)  
P.I.N. 50239 - 0384



## SURVEYOR'S REAL PROPERTY REPORT

OF

LOT 1

REGISTERED PLAN 37M-34

(TOWN OF PORT DOVER)

NOW IN

NORFOLK COUNTY

SCALE - 1: 250

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.

REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)  
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED ON TITLE  
COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS: PROPERTY DESCRIPTION - LOT 1 REGISTERED PLAN 37M-34 (TOWN OF PORT DOVER) NOW IN NORFOLK COUNTY. ALL OF P.I.N. 50239-0308.  
- BUILDING TIES SHOWN HEREON ARE MEASURED TO THE EXTERIOR FACE OF CONCRETE FOUNDATION WALLS

SUBJECT PROPERTY AREA = 495 SQUARE METRES  
AREA OF SUBJECT PROPERTY COVERED BY DWELLING UNDER CONSTRUCTION = 249 SQUARE METRES  
COVERAGE = 50%

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS

### SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM
- (2) - THIS SURVEY WAS COMPLETED ON THE 28th DAY OF JULY, 2008

SEPTEMBER 29, 2008

DATE

KIM S. HUSTED  
ONTARIO LAND SURVEYOR

THIS REPORT CAN BE UPDATED BY KIM HUSTED SURVEYING LTD. HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

### NOTES

- (1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERN LIMIT OF PHEASANT TRAIL AS SHOWN ON REGISTERED PLAN 37M-27 HAVING A BEARING OF N 15° 13' 40" W
- (2) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM

### LEGEND

|        |         |                            |
|--------|---------|----------------------------|
| ■      | DENOTES | SURVEY MONUMENT FOUND      |
| □      | DENOTES | SURVEY MONUMENT SET        |
| SIB    | DENOTES | STANDARD IRON BAR          |
| IB     | DENOTES | IRON BAR                   |
| (700)  | DENOTES | H.V. JEWETT O.L.S.         |
| (1582) | DENOTES | KIM HUSTED SURVEYING LTD.  |
| (P1)   | DENOTES | REGISTERED PLAN 37M-34     |
| (P2)   | DENOTES | REGISTERED PLAN 37M-27     |
| (M)    | DENOTES | MEASURED                   |
| (S)    | DENOTES | SET                        |
| P.I.N. | DENOTES | PROPERTY IDENTIFIER NUMBER |

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KIM HUSTED SURVEYING LTD.  
ONTARIO LAND SURVEYOR

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 08-8357 REFERENCE: F.F.6

DISK N  
624

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1 7 0 4 3 3 5



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with Regulation 1028, Section 29(3)

"THIS IS NOT  
AN ORIGINAL COPY  
UNLESS  
EMBOSSED WITH  
SEAL"



# OCCUPANCY PERMIT B2008-00379

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377

Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4485

This permit is issued pursuant to Division C, subsection 1.3.3.1 of the Ontario Building Code, 2006.

## PROPERTY INFORMATION

ADDRESS 52 KELLY DR  
LEGAL DESCRIPTION PLAN 37M-34 LOT 1

ROLL NO. 3310337030253100  
TOWNSHIP PORT DOVER  
ZONING R1-A

## PURPOSE OF CONSTRUCTION

01 New construction - SFD

## PERMIT INFORMATION

CURRENT USE: SFD

CONSTRUCTION TYPE 110 - Single House, single detached home, bungalow, linked home (linked at

PROPOSED USE: SFD

COST OF CONSTRUCTION \$200,000.00

## CONTACT INFORMATION

OWNER: DEMOCRAT ADAMS PARK LIMITED  
(DEMOCRAT HOMES)  
ADDRESS: 155 ROMINA DRIVE  
CONCORD, ON L4K4Z9

APPLICANT: OWNER  
ADDRESS:

## OUTSTANDING DEFICIENCIES

side downspouts to face front & back  
final grading certificate  
front porch riser max 7 7/8"  
Air Conditioner in 4ft sideyard  
Rear deck permit & setbacks } minor variance

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefor by the chief building official.

The issuance of this permit does not necessarily constitute completion of the Building Permit. If any outstanding deficiencies are listed above, a final inspection will be required prior to closing the Building Permit.

Failure to correct the outstanding deficiencies listed above may result in the issuance of orders under the Building Code Act. It is the experience of the building department that open permits and outstanding deficiencies or work orders may affect future sales and/or mortgaging of the property.

PERMISSION IS HEREBY GRANTED TO OCCUPY:



THE ENTIRE BUILDING OR STRUCTURE



UP TO AND INCLUDING \_\_\_\_\_



PERMISSION TO OCCUPY IS DENIED

I have read and understand the above.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

ISSUED BY:

Laurel Lee Sowden

\_\_\_\_\_  
Signature of building inspector

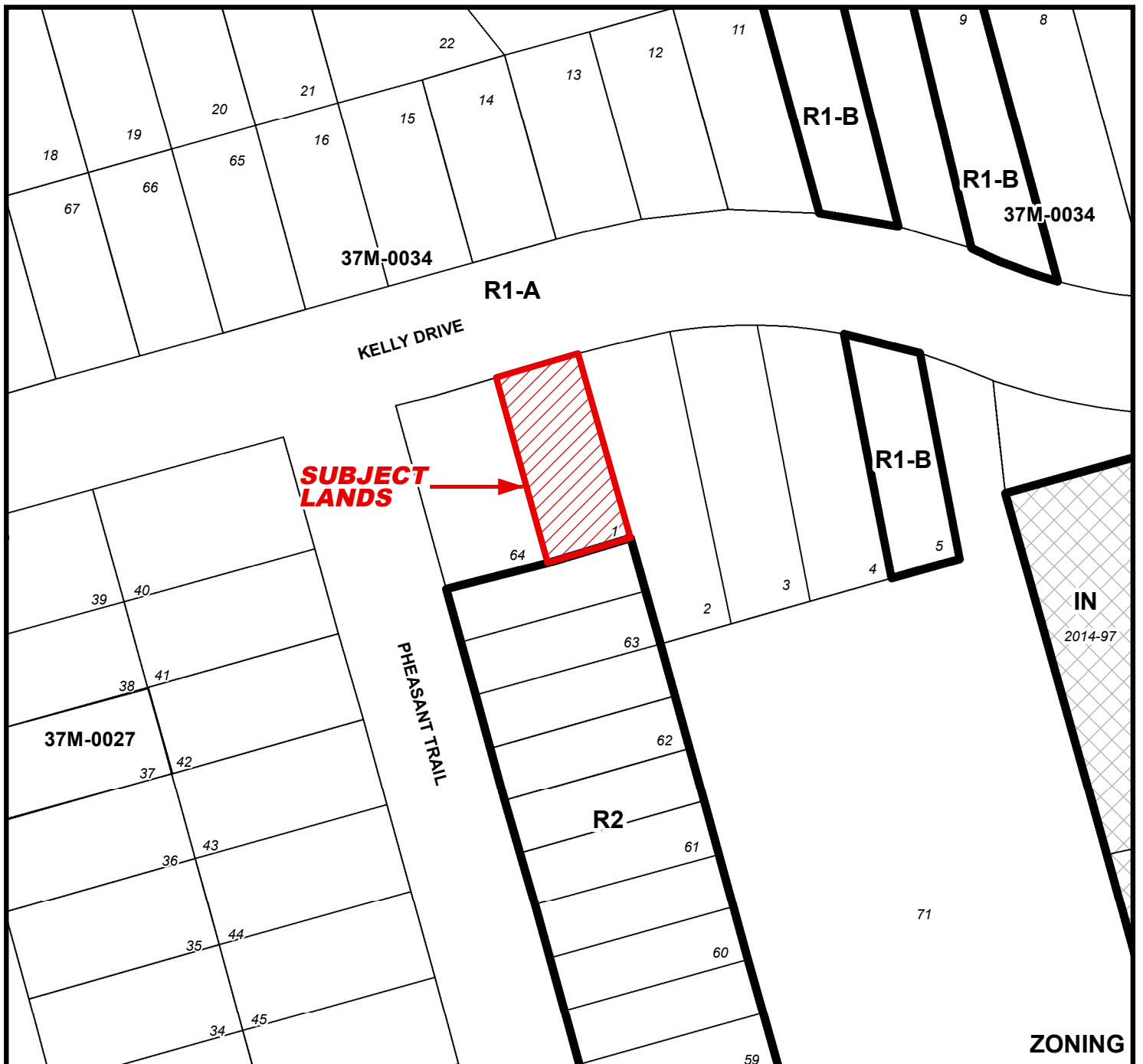
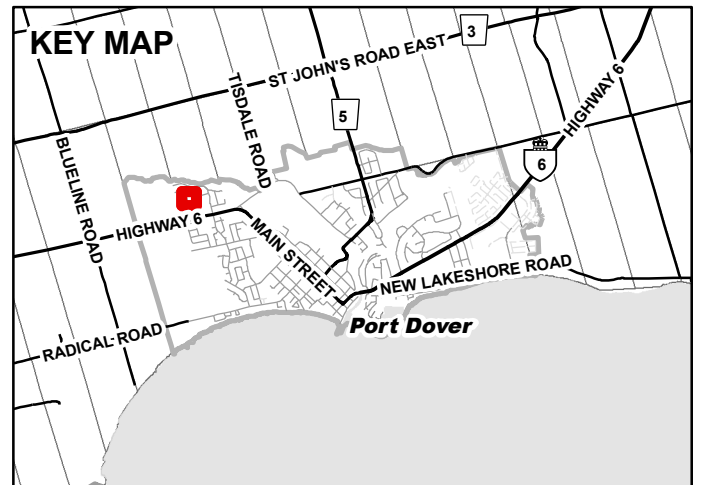
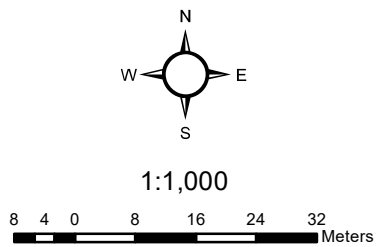
09/04/13

\_\_\_\_\_  
Date

AS PER:

Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw

**MAP 1**  
**File Number: ANPL2017116**  
Urban Area of  
**PORT DOVER**



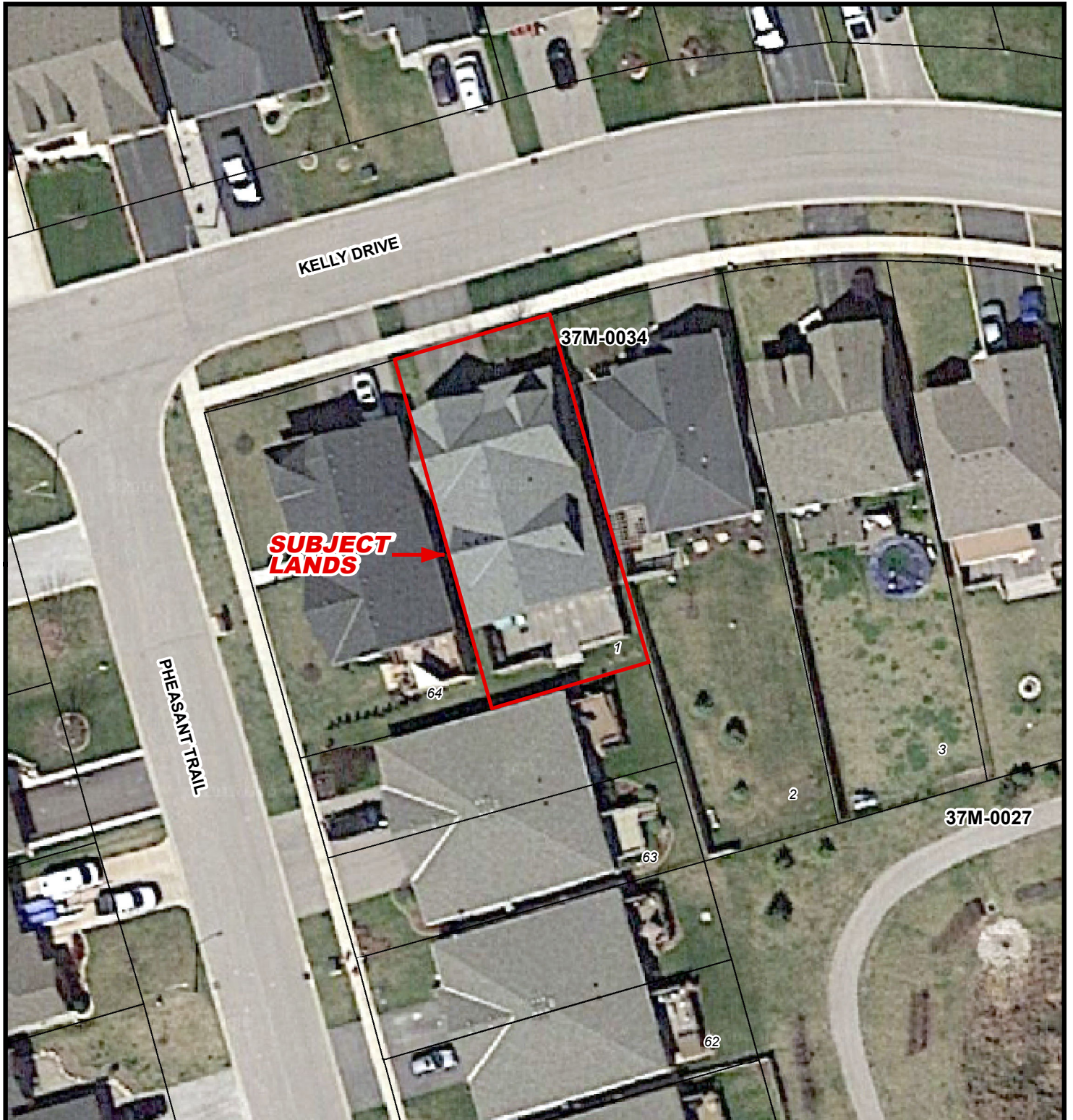
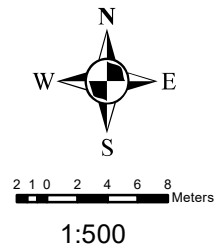
**ZONING**



## MAP 2

File Number: ANPL2017116

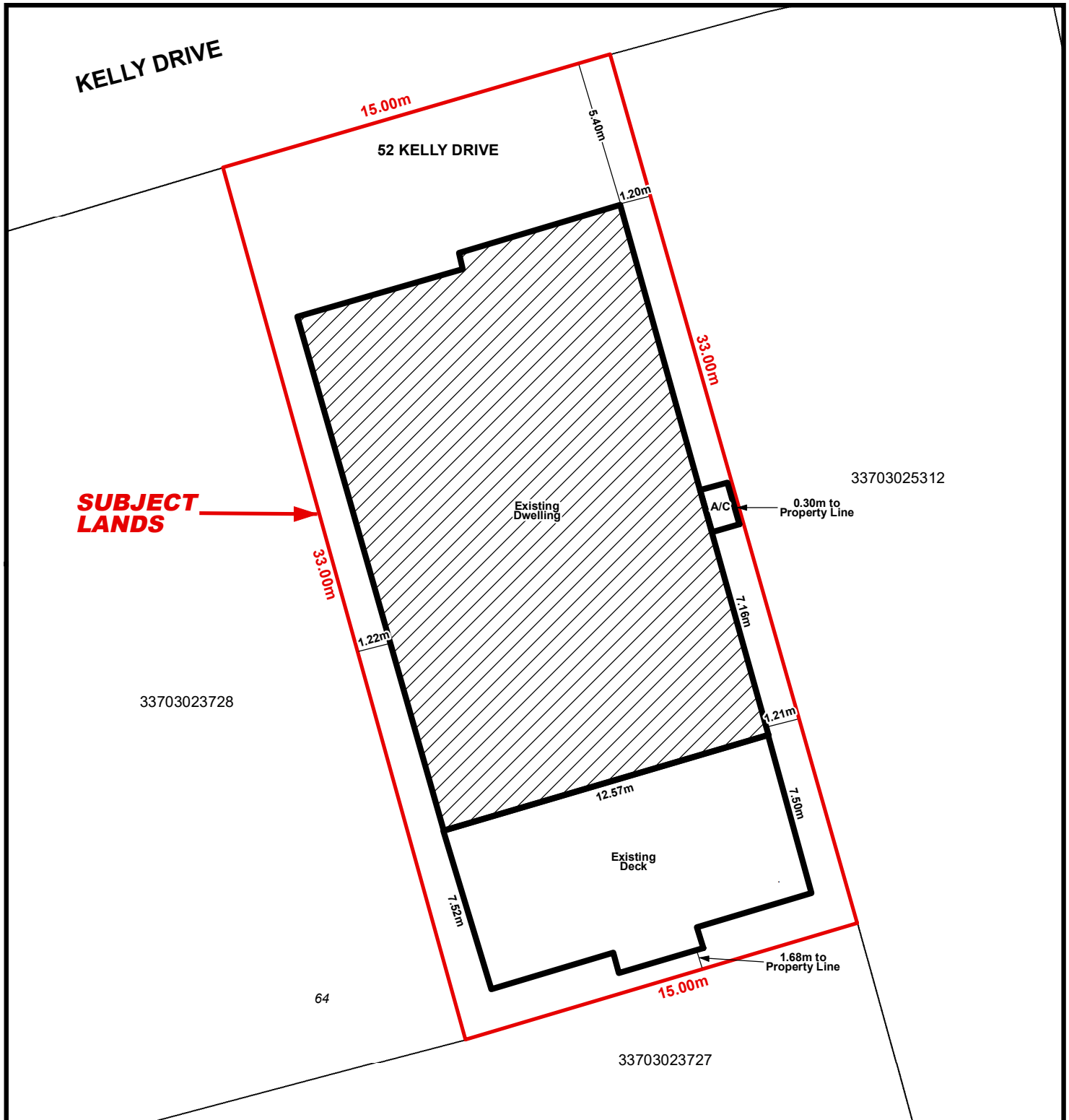
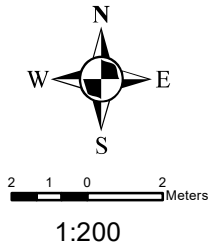
Urban Area of PORT DOVER



# MAP 3

File Number: ANPL2017116

Urban Area of PORT DOVER



# LOCATION OF LANDS AFFECTED

File Number: ANPL2017116

Urban Area of PORT DOVER

