

**For Office Use Only:**

File Number	<u>ANPL 2020179</u>	Application Fee	<u>✓ 1529 -</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>September 28/20</u>	Planner	<u>SW/GK</u>
Complete Application	<u>Oct 5 2020</u>	Public Notice Sign	_____

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

- ☐ Consent/Severance/Boundary Adjustment  
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment  
☒ Minor Variance  
☐ Easement/Right-of-Way

**Property Assessment Roll Number:** 3310-335-184-56 X 33103356101865606000**A. Applicant Information****Name of Owner** Keesmaat Homes (Ike Keesmaat)

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 385 River Road  
Town and Postal Code Dunnville, ON N1A 2W3  
Phone Number \_\_\_\_\_  
Cell Number 905-536-5340  
Email \_\_\_\_\_

**Name of Applicant** same as owner  
Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

<b>Name of Agent</b>	Elder Plans Inc. (Mary Elder)
Address	32 Miller Cres
Town and Postal Code	Simcoe, ON N3Y 4R1
Phone Number	
Cell Number	519-429-4933
Email	ElderPlans2018@gmail.com

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

☐ Owner ☒ Agent ☐ Applicant

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):  
Lot 51, Plan 37M91, Waterford

Municipal Civic Address: 83 Gibbons Drive

Present Official Plan Designation(s): Urban Residential

Present Zoning: R1-B

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

☒ Yes ☐ No If yes, please specify:  
14.887

3. Present use of the subject lands:  
vacant land in a developing subdivision

4. 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, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. 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, and height on your attached sketch which must be included with your application:

Please see attached survey sketch for detailed measurements related to proposed single detached dwelling

7. 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:

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

9. Existing use of abutting properties:

vacant land being developed into a residential subdivision

10. 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, for example: m, m<sup>2</sup> or %

Lot frontage	15.2 m	
Lot depth	31.0 m	
Lot width	15.2 m	
Lot area	471.2 m <sup>2</sup>	
Lot coverage	21.03%	
Front yard	6.05 m	
Rear yard	8.44 m	
Left Interior side yard	1.96	
Right Interior side yard	1.96	
Exterior side yard (corner lot)		

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

Relief from section 3.6 e) on a sloping rear yard, be closer than 3 metres from an interior lot line and 6 metres from the rear lot line, at the point where the deck floor reaches a height of 2 metres above the finished surface of the ground, in order to permit a deck off the first floor over a walkout at 1.96 m from the right interior lot line.



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

The preferred house plans were set before this deficiency was drawn to our attention.

#### 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): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

\_\_\_\_\_

Description of land intended to be retained in metric units:

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

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

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

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

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

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

Buildings on retained land: \_\_\_\_\_

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

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

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

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

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

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

6. 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: (for example: corn, orchard, livestock) \_\_\_\_\_

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

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

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

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
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 (for example: gas station, or petroleum storage):
  
2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐Yes ☒No ☐Unknown
  
3. Provide the information you used to determine the answers to the above questions:  
These lands were farm lands

4. 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 Wellhead Protection Area (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 in good working order ☐ Other (describe below)
- 

### Storm Drainage

- ☒ Storm sewers ☐ Open ditches  
☐ Other (describe below)
- 

2. Existing or proposed access to subject lands

- ☒ Municipal road ☐ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

Gibbons Drive

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## G. Other Information

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

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

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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. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. 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 (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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.

### 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.

### 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/Agent Signature

\_\_\_\_\_  
Date

## J. 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 Keesmaat Homes (Ike Keesmaat) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Elder Plans Inc. (Mary Elder) 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



**K. Declaration**

I, Mary Elder of Norfolk County

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:

\_\_\_\_\_

Mary Elder  
Owner/Applicant/Agent Signature

In Norfolk County

This 28<sup>th</sup> day of September 2020

A.D., 20\_\_\_\_

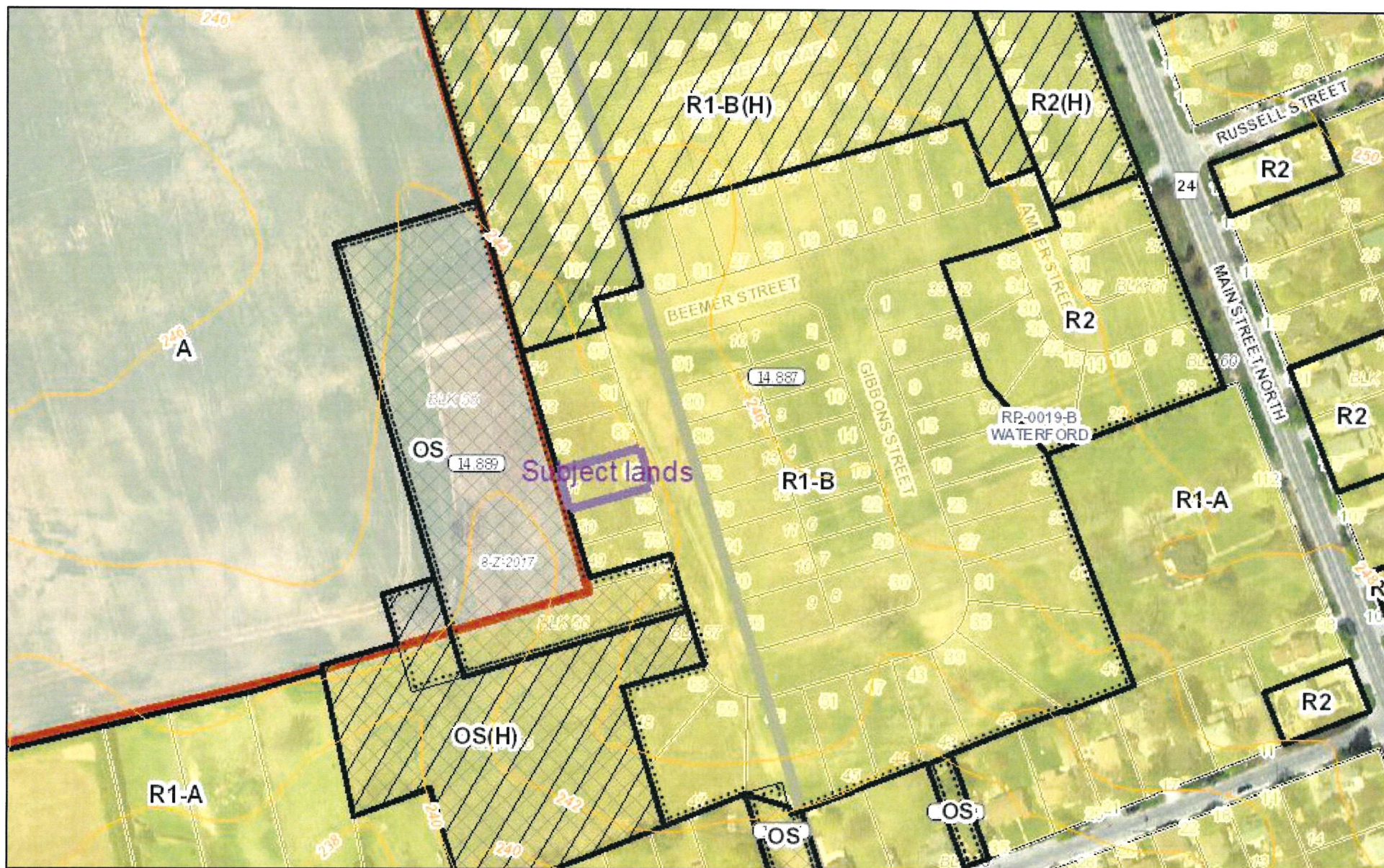
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

[Signature]

A Commissioner, etc.



# MAP NORFOLK - Community Web Map



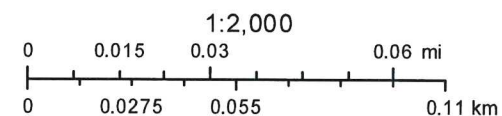
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- Zones 1-Z-2014**
- 2 Metre Contours
  - Zone
  - Zone with Holding Provision

- Special Provisions
- Site Plan Control
- Lakeshore Erosion Prone Areas

- Community Boundaries**
- Urban Area Boundary
  - Hamlet Area Boundary
  - Resort Area Boundary

- Site Specific Policy Area
- Special Policy Areas
- Industrial Influence Area



LPRCA/GRCA/MNR/OMAFRA  
Queen's Printer for Ontario



**SKETCH FOR MINOR VARIANCE  
APPLICATION  
FOR: KEESMAAT HOMES  
WATERFORD ESTATES SUBDIVISION  
83 GIBBONS STREET**

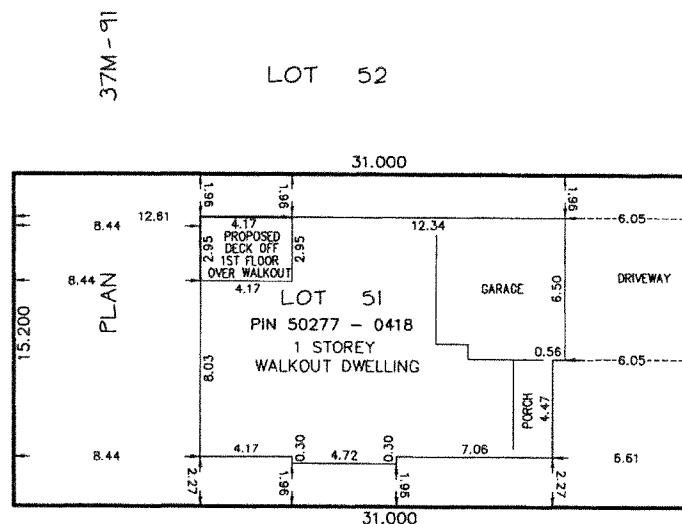
PIN 50277 - 0418 (LT)

SCALE: 1 : 250



JEWITT AND DIXON LTD.  
SEPTEMBER 16, 2020

BLOCK 55  
CONCRETE SIDEWALK



REGISTERED

LOT 50



GIBBONS STREET  
(18.000m WIDE)

**PROPERTY DESCRIPTION:**

LOT 51, REGISTERED PLAN 37M-91  
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND  
IN NORFOLK COUNTY  
(TOWN OF WATERFORD)

**NOTE:**

THIS PLAN IS IN METRES AND CAN BE CONVERTED  
TO FEET BY MULTIPLYING BY 3.2808

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**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**

R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 20-2823 KEESMAAT

H PREPARED FOR  
PERMIT APPLICATION  
KEESMAAT HOMES  
' ESTATES SUBDIVISION  
HIBBONS STREET

1 50277 - 0418 (LT)

SCALE: 1 : 250

0 10 METRES

JTT AND DIXON LTD.

AUGUST 11, 2020

SCRIPTION:

ERED PLAN 37M-91

PHIC TOWNSHIP OF TOWNSEND  
JUNTY  
ERFORD)

ATION PROPOSED= 0

FOOTING PROPOSED= 0

54m WALL/FOOTING)

SHOWN CB  
RD SHOWN LS

FROM THE TOP OF FOUNDATION  
SIDE OF FOOTING IS 2.54m AND  
FIRMED BY THE CONTRACTOR  
AVATION

N:

1-101

BY D. M. MARKS, P.ENG - GDH INC.  
11139959 (19/06/17)

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MULTIPLYING BY 3.2808

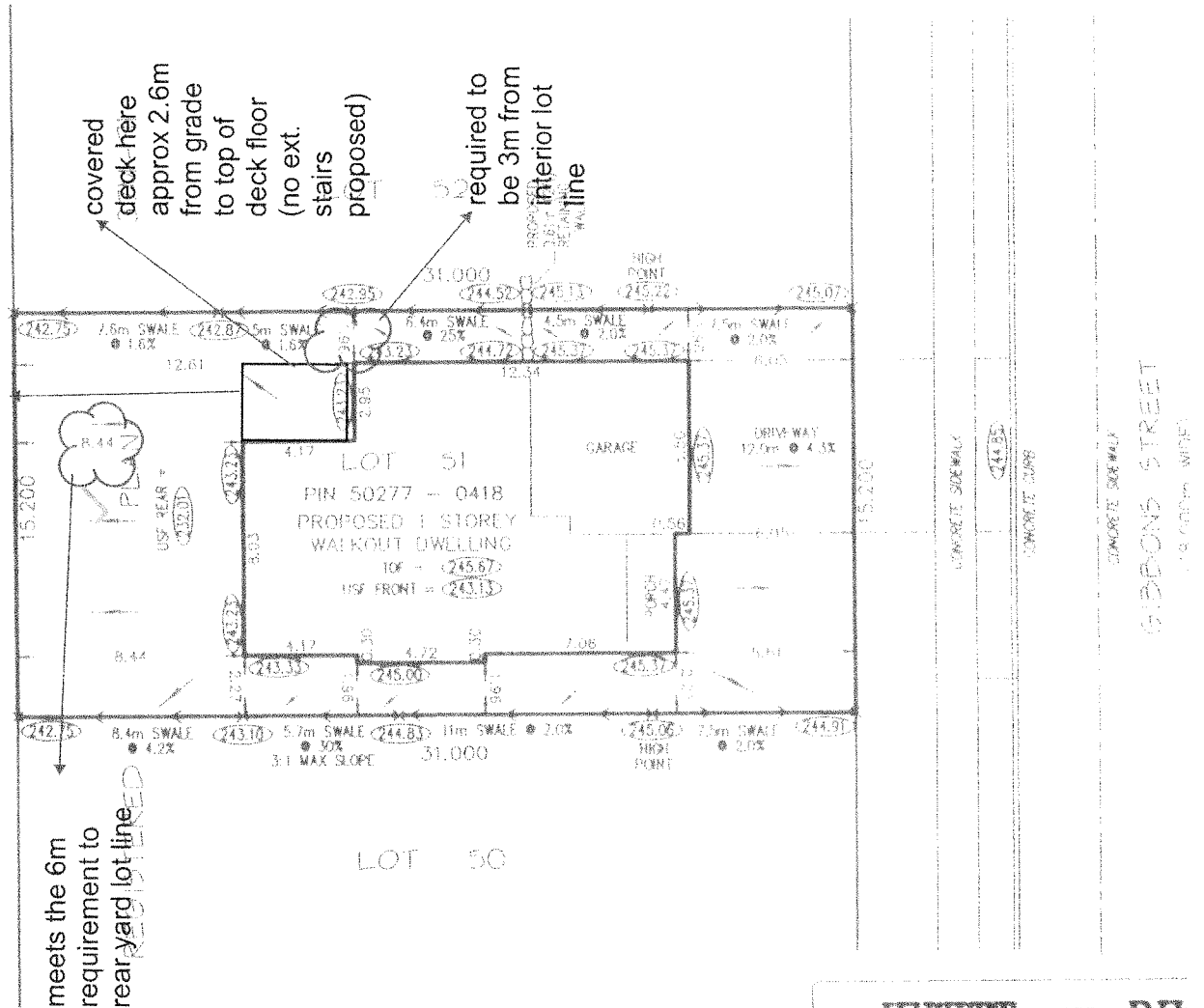
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S. STRICTLY PROHIBITED

BLOCK 55



CAUTION:

SUMPS TO OUTLET TO FRONT  
AS PER GRADING PLAN

CAUTION:

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S  
REPORT AND SHALL NOT BE USED FOR  
TRANSACTION OR FINANCING PURPOSES

DATE: AUGUST 11, 2020

*[Signature]*  
KIM HUSTED, O.L.S.

THIS COPY IS NOT VALID UNLESS  
EMBEDDED WITH THE SURVEYOR'S SEAL

**JEWITT AND DIXON**  
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO,  
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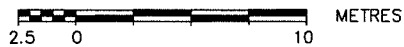
PHONE: (519) 426-0842 FAX:  
E-mail: surveyors@amle

ON # 20-

**SKETCH FOR MINOR VARIANCE  
APPLICATION  
FOR: KEESMAAT HOMES  
WATERFORD ESTATES SUBDIVISION  
83 GIBBONS STREET**

PIN 50277 - 0418 (LT)

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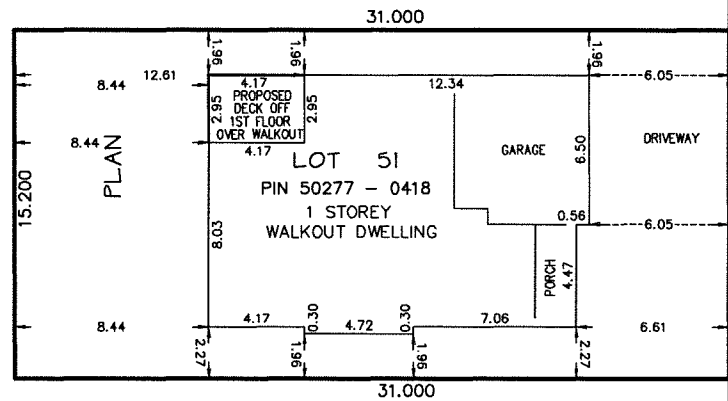


JEWITT AND DIXON LTD.  
SEPTEMBER 16, 2020

BLOCK 55  
CONCRETE SIDEWALK

37M-91

LOT 52



REGISTERED

LOT 50

CONCRETE SIDEWALK

CONCRETE CURB

CONCRETE SIDEWALK

GIBBONS STREET  
(18.000m WIDE)



**PROPERTY DESCRIPTION:**

LOT 51, REGISTERED PLAN 37M-91  
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND  
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R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 20-2623 KEESMAAT



## Roxanne Lambrecht

---

**From:** Roxanne Lambrecht  
**Sent:** Wednesday, August 26, 2020 4:41 PM  
**To:** 'Ike'  
**Cc:** Kim Dziegiel  
**Subject:** Gibbons street rear yard unenclosed porch  
**Attachments:** 20200826 zoning review 83 Gibbons.pdf; 20200826 zoning review 87 Gibbons.pdf

Hello Ike;

I've done the mark ups for the zoning review (see attached) for the unenclosed porches that are on Gibbons street. We have had similar issues with neighboring lots here because of the sloping rear yards. Please read below; when it comes to decks on sloping rear yards, I've highlighted the information that applies here. You can change the deck configurations to comply with zoning like the neighboring lots have done, or you can apply for a planning application for relief of the bylaw.

### ***Decks and Porches 3.6***

No *deck or unenclosed porch* shall:

- a) be nearer than 1.2 metres from an *interior side lot line*;
- b) have a floor higher than the height, above *finished grade*, of the floor of the *first storey* of the main *dwelling* on the *lot*;
- c) in no circumstance be closer than 3 metres from the *rear lot line*;
- d) project more than 1.5 metres into the *required front yard* or *required exterior side yard*;
- e) on a sloping *rear yard*, be closer than 3 metres from an *interior lot line* and 6 metres from the *rear lot line*, at the point where the *deck* floor reaches a height of 2 metres above the finished surface of the ground.

Roxanne Lambrecht  
Zoning Administrator  
Building and By-Law  
Planning and Development Division  
185 Robinson St., Simcoe, Ontario, Canada, N3Y 5L6  
519-875-4485 x. 1839  
Fax: 519-875-4789



Working together with our community



## 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: 83 Gibbons Street

Legal Description:

Roll Number: 33501018057

Application #:

Information Origins: site plan and drawings for rear covered deck on sloping rear yard

### Urban Residential Type 1 Zone (R1)

	Zoning		DEFICIENCY	UNITS
	REQUIRED	R1-A PROPOSED		
<b>Decks and Porches</b>				
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) no circumstance be closer than 3m from the rear lot line.	3.00		N/A	m
d) project more than 1.5m into the required front yard or required exterior	1.50		N/A	m
e) sloping rear yard.				
i) interior lot line	3.00	1.96	1.04	m
ii) rear lot line	6.00	8.44	n/a	m

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
<b>Parking</b>				
4.1 number of parking spaces			N/A	

Comments

based on zoning bylaw section 3.6 (e ) relief is required from the interior lot line for decks or unclosed porches on a sloping rear yard

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:

Roxanne Lambrecht

I have read and understand the above.

Signature of owner or authorized agent

Signature of Zoning Administrator

date

date

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

H PREPARED FOR  
 PERMIT APPLICATION  
 KEESMAAT HOMES  
 ESTATES SUBDIVISION  
 GIBBONS STREET

1 50277 - 0418 (LT)

SCALE: 1 : 250

0 10 METRES

JTT AND DIXON LTD.

AUGUST 11, 2020

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ERED PLAN 37M-91  
 PHIC TOWNSHIP OF TOWNSEND  
 UNTY  
 (ERFORD)

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 FOOTING PROPOSED= 0  
 54m WALL/FOOTING)

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 RD SHOWN LS

FROM THE TOP OF FOUNDATION  
 (SIDE OF FOOTING IS 2.54m AND  
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 AVATION

N:

1-101

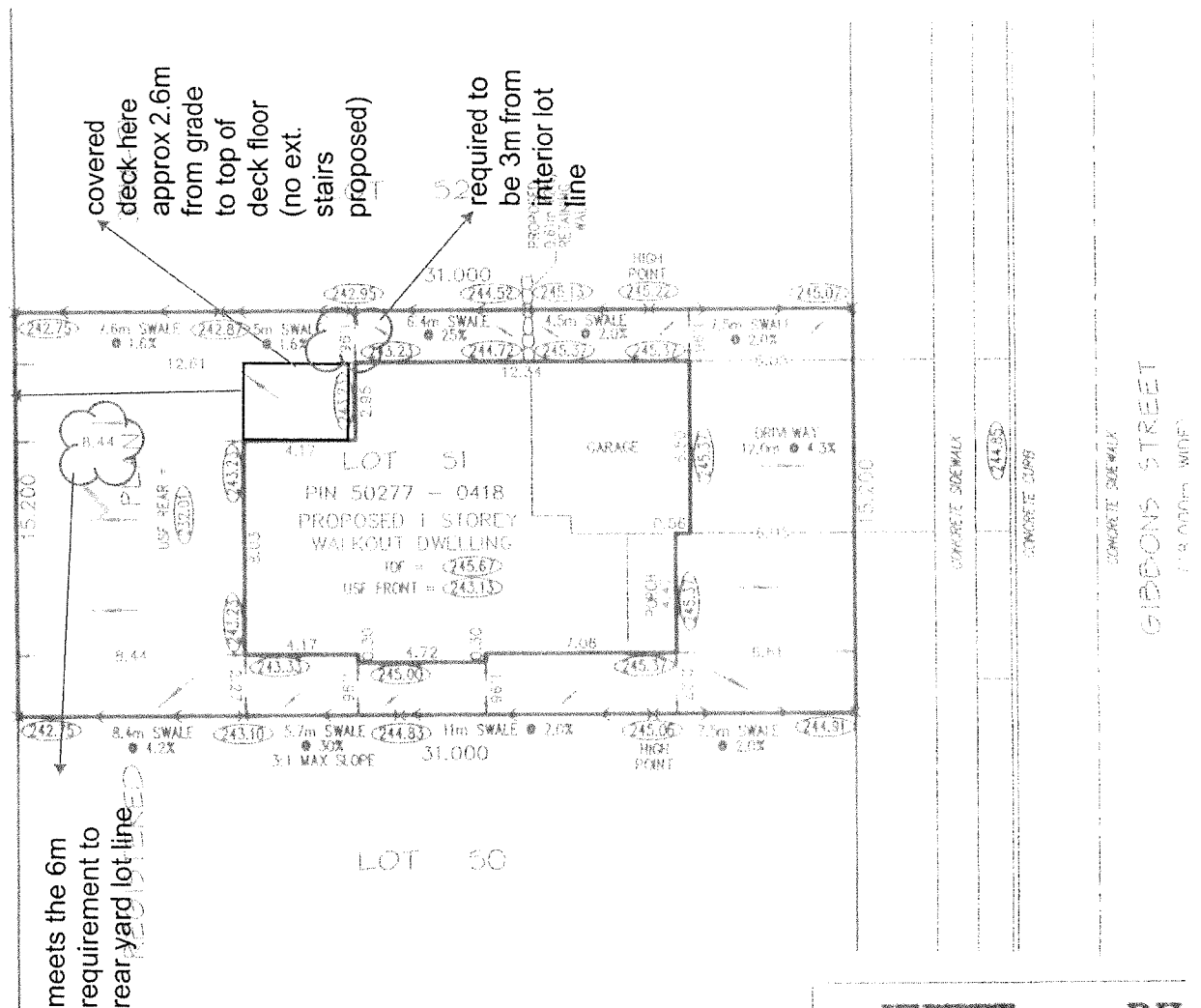
BY D. M. MARKS, P.ENG - GDH INC.  
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 AND DIXON LTD. 2020

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BLOCK 56



CAUTION:

SUMPS TO OUTLET TO FRONT  
 AS PER GRADING PLAN

CAUTION:

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S  
 REPORT AND SHALL NOT BE USED FOR  
 TRANSACTION OR FINANCIAL PURPOSES

DATE: AUGUST 11, 2020

*[Signature]*  
 KIM HUSTED, O.L.S.  
 THIS COPY IS NOT VALID UNLESS  
 EMBOSSED WITH THE SURVEYOR'S SEAL

**JEWITT AND DIXON**  
 ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO,  
 (51 PARK ROAD)

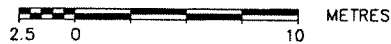
PHONE: (519) 426-0842 FAX:  
 E-mail: surveyors@amle

JOB # 20-

**SKETCH FOR MINOR VARIANCE  
APPLICATION  
FOR: KEESMAAT HOMES  
WATERFORD ESTATES SUBDIVISION  
83 GIBBONS STREET**

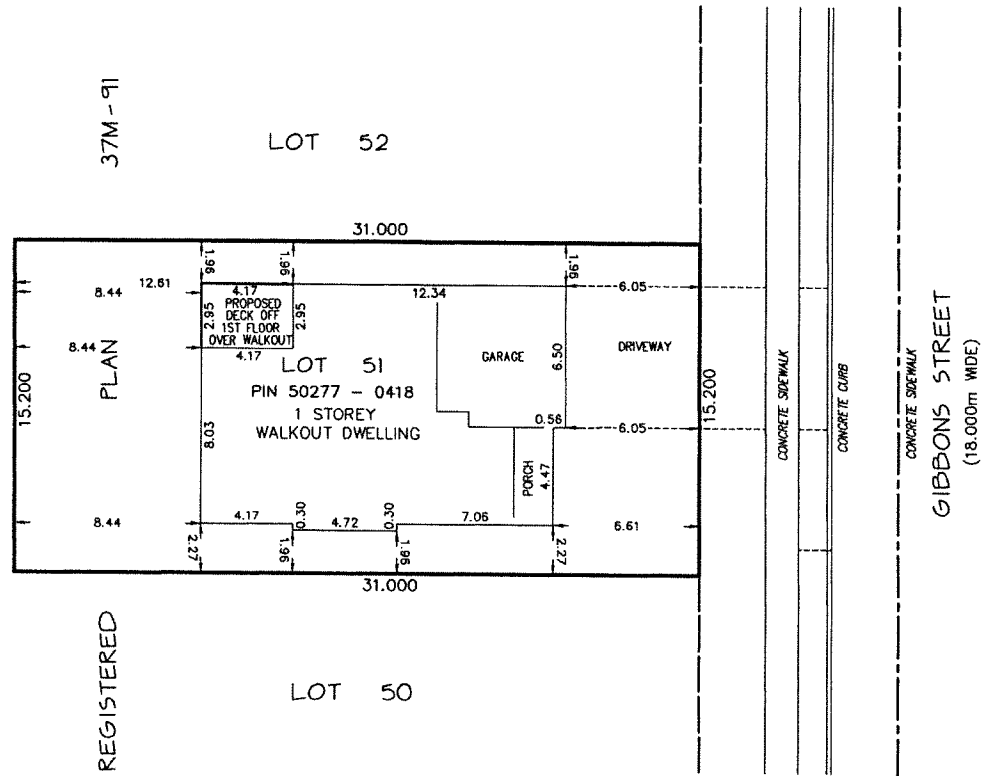
PIN 50277 - 0418 (LT)

SCALE: 1 : 250



JEWITT AND DIXON LTD.  
SEPTEMBER 16, 2020

BLOCK 55  
CONCRETE SIDEWALK



**PROPERTY DESCRIPTION:**

LOT 51, REGISTERED PLAN 37M-91  
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND  
IN NORFOLK COUNTY  
(TOWN OF WATERFORD)

**NOTE:**

THIS PLAN IS IN METRES AND CAN BE CONVERTED  
TO FEET BY MULTIPLYING BY 3.2808

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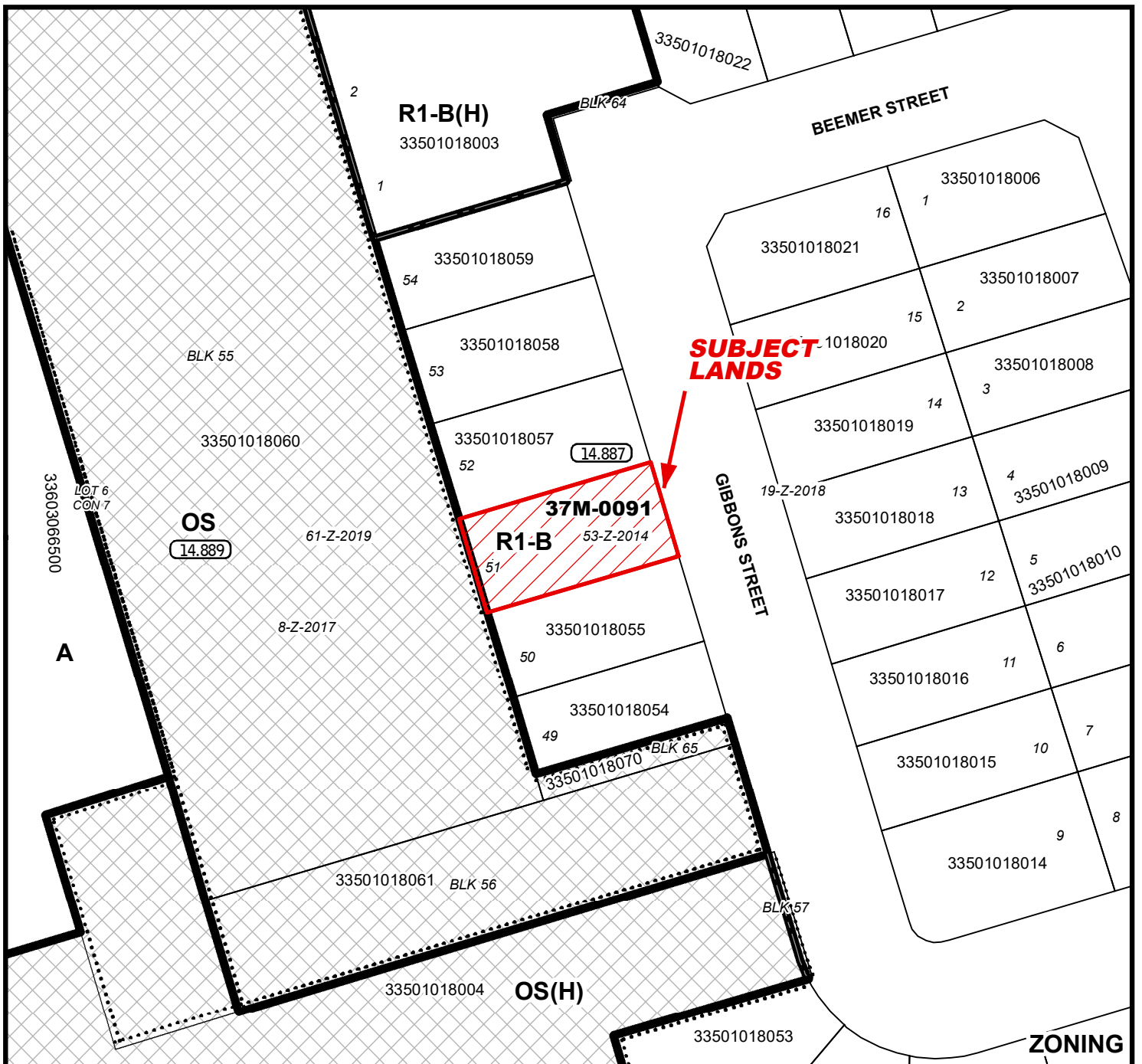
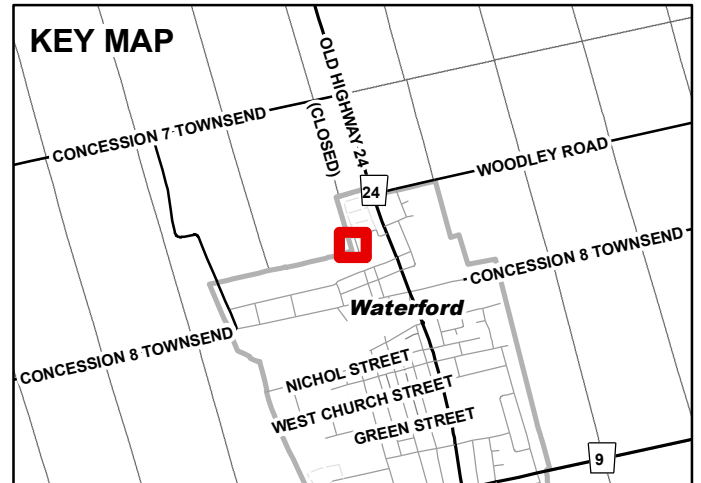
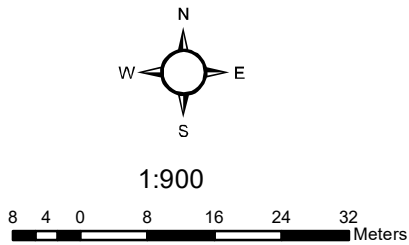
PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 20-2623 KEESMAAT

# MAP 1

## File Number: ANPL2020179

Urban Area of  
**WATERFORD**

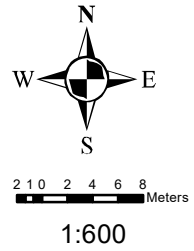




## MAP 2

File Number: ANPL2020179

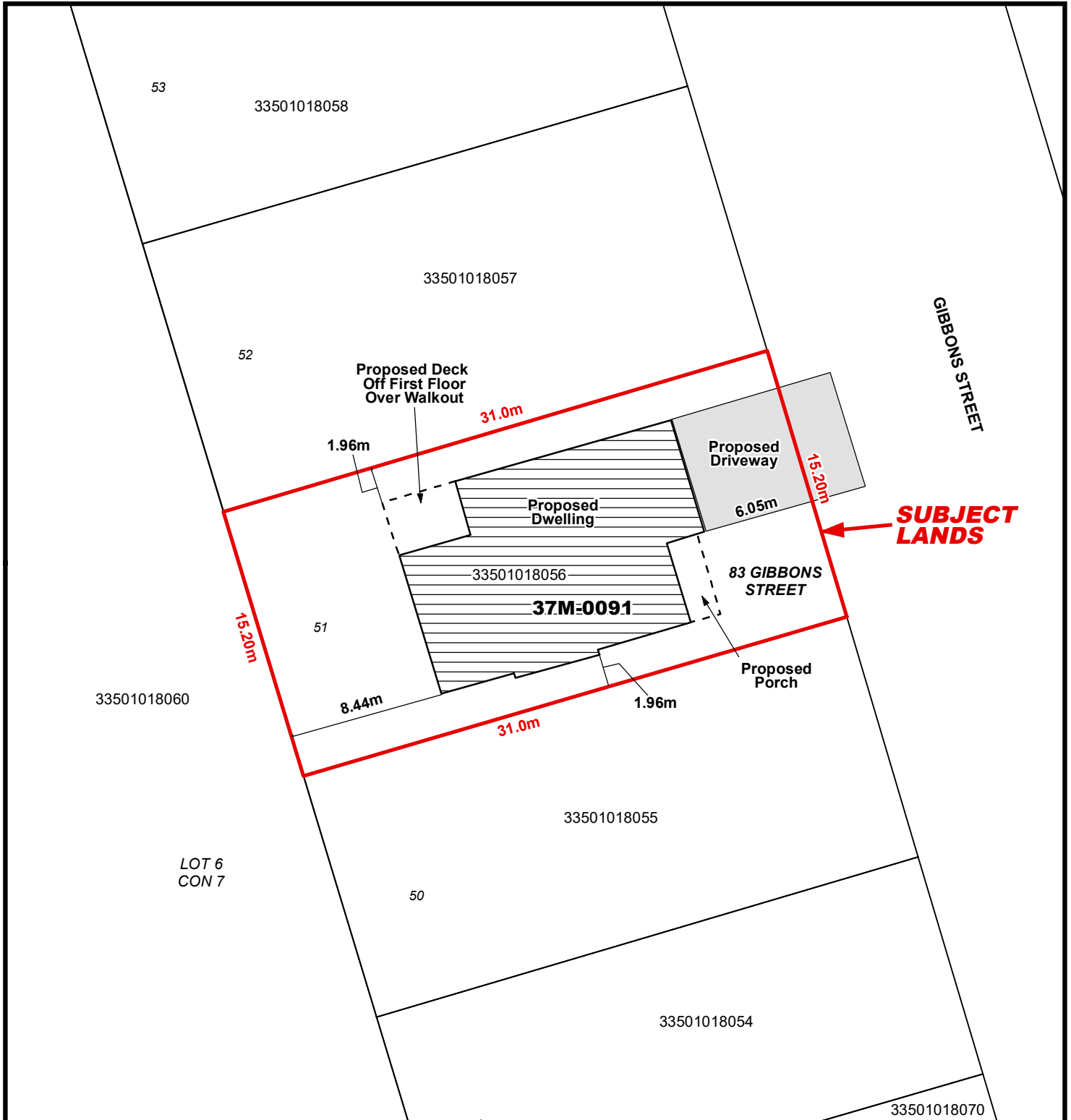
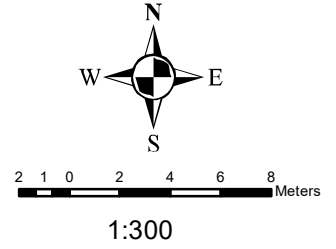
Urban Area of WATERFORD



# MAP 3

File Number: ANPL2020179

Urban Area of WATERFORD



# LOCATION OF LANDS AFFECTED

File Number: ANPL2020179

Urban Area of WATERFORD

