

For Office Use Only:

File Number	<u>ANPL 2020180</u>	Application Fee	<u>pd 1529-</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>September 29/20</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: 3310-335-184-573310-335-010-18057**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 _____

Name of Agent	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

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Lot 52, Plan 37M91, Waterford

Municipal Civic Address: 87 Gibbons Drive
 Present Official Plan Designation(s): Urban Residential
 Present Zoning: R1-B

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

☒ Yes ☐ No If yes, please specify:
14.887

- 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, m² or %

Lot frontage	15.2 m	
Lot depth	31.0 m	
Lot width	15.2 m	
Lot area		
Lot coverage		
Front yard	6.05 m	
Rear yard	8.26 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 and 5.21 m from the rear 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
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☒ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Gibbons 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. 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 28th day of September 2020

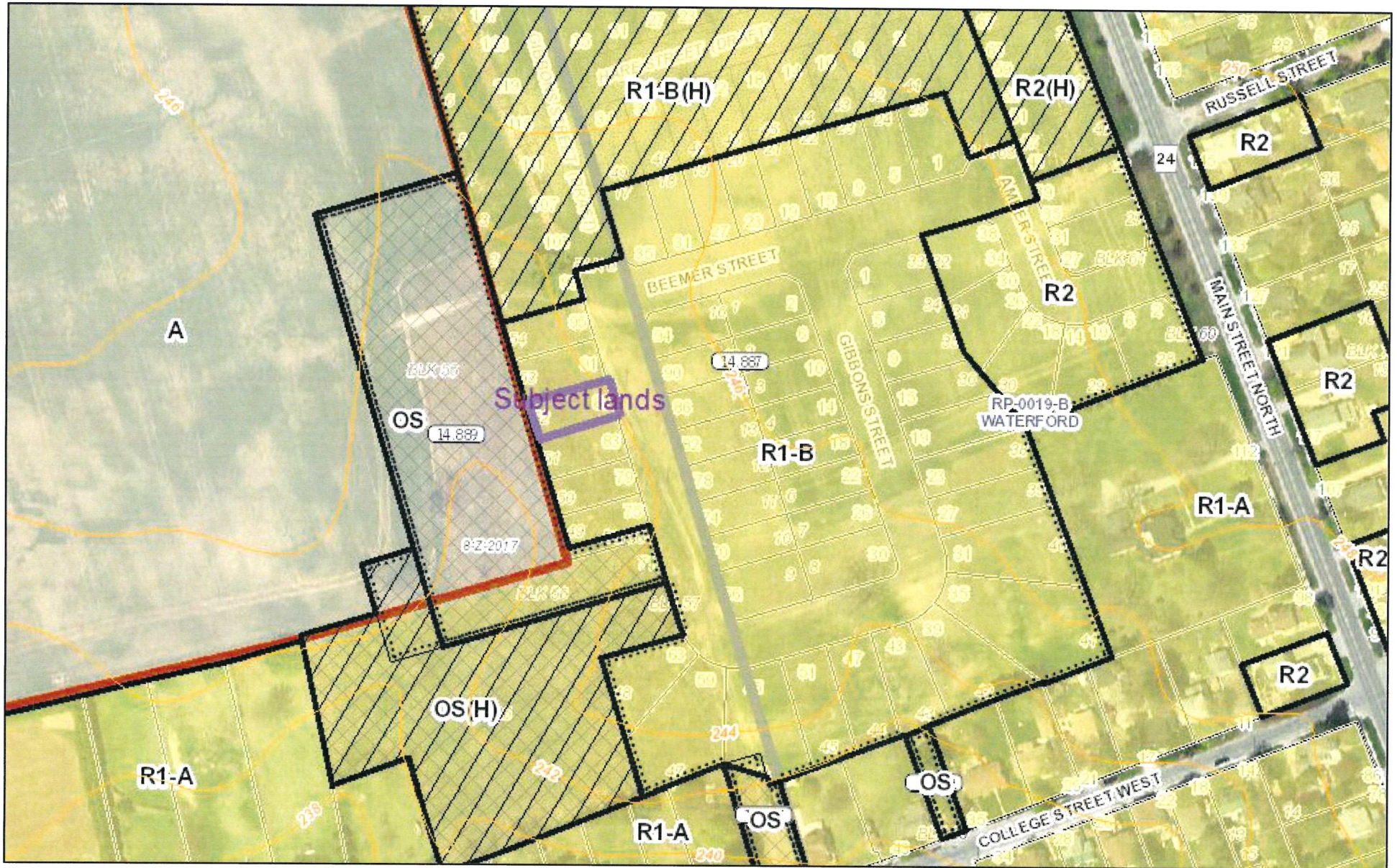
A.D., 20____

[Signature]

A Commissioner, etc.

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

MAP NORFOLK - Community Web Map



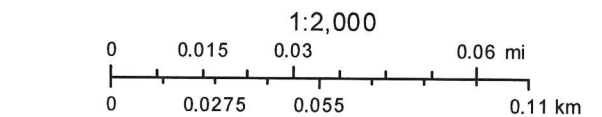
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- Zones 1-Z-2014**
- Zone
 - Zone with Holding Provision

- 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

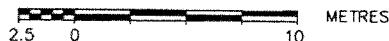


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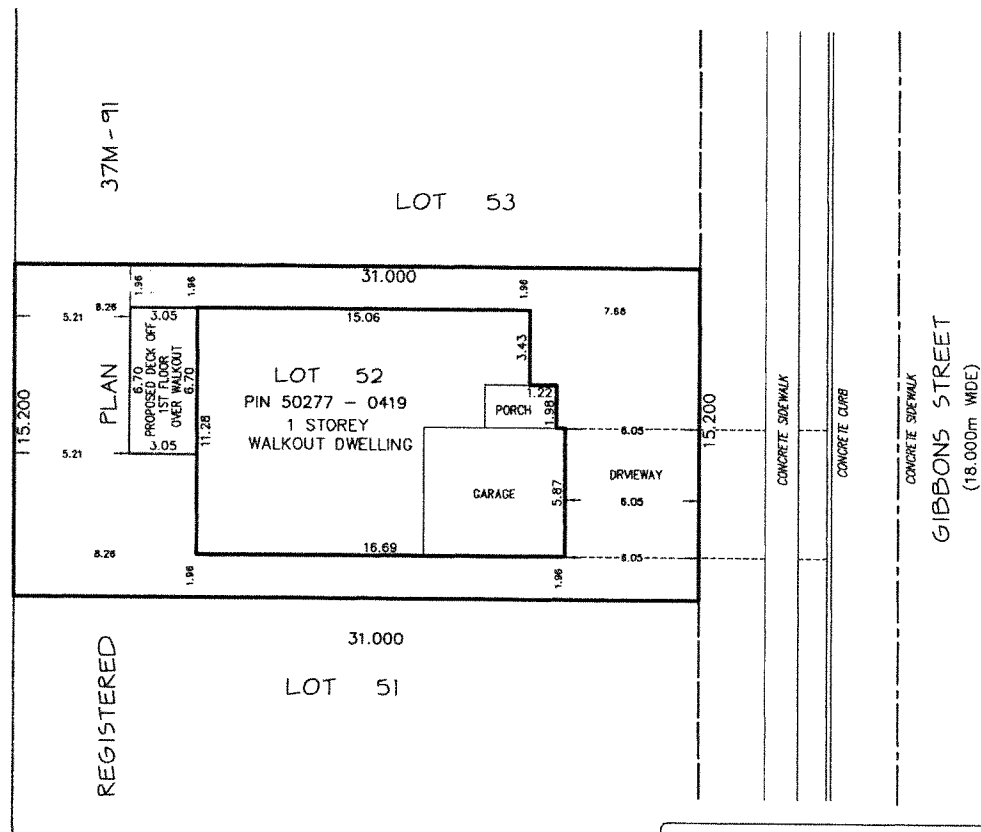
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JEWITT AND DIXON LTD.
SEPTEMBER 16, 2020



BLOCK 55
STORM WATER MANAGEMENT POND



LOT 52, REGISTERED PLAN 37M-91
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND
IN NORFOLK COUNTY
(TOWN OF WATERFORD)

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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

JOB # 20-2505 KEESMAAT

H PREPARED FOR
PERMIT APPLICATION
KEESMAAT HOMES
ESTATES SUBDIVISION
GIBBONS STREET

50277 - 0419 (LT)
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10 METRES

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AUGUST 11, 2020

SCRIPTION:

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

ATION PROPOSED= 245.70
FOOTING PROPOSED= 243.16
4m WALL/FOOTING)

SHOWN CB
RD SHOWN LS

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

V.

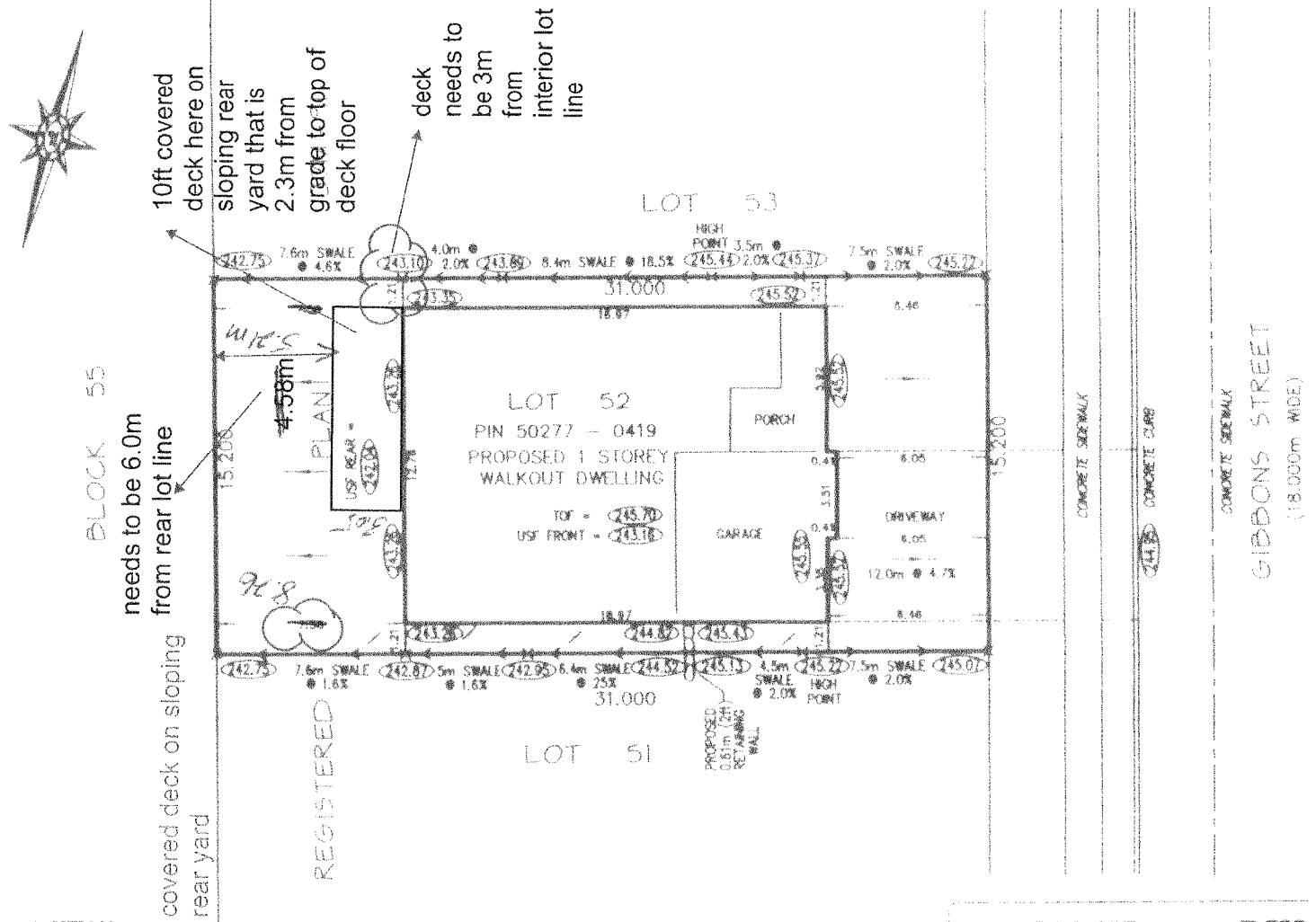
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BY D. M. MARKS, P.ENG - GDH INC.
11139959 (19/06/17)

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DATE: AUGUST 11, 2020

[Signature]
KIM WILKES, O.L.S.
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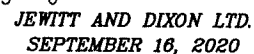
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(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-0843
E-mail: surveyors@amtele.com

2020 # 20-21

PIN 50277 - 0419 (LT)
SCALE: 1 : 250



BLOCK 55
STORM WATER MANAGEMENT POND

37M-91

LOT 53

REGISTERED

31.000

LOT 51

PROPERTY DESCRIPTION:

LOT 52, REGISTERED PLAN 37M-91
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND
IN NORFOLK COUNTY
(TOWN OF WATERFORD)

NOTE:

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(51 PARK ROAD)

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

JOB # 20-2505 KEESMAAT



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: 87 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		R1-A	DEFICIENCY	UNITS
	REQUIRED	PROPOSED			
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) 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	5.21		0.79	m

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
Parking				
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 and rear yard setbacks 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

date

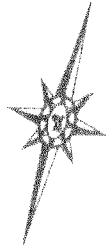
Oct 8/2020

Signature of Zoning Administrator

date

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

50277 - 0419 (LT)
SCALE: 1 : 250



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AUGUST 11, 2020

SCRIPTURE:

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

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 FOOTING PROPOSED= 243.18
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DATE AUGUST 11, 2020

RM 10/10/70. 9/10/70

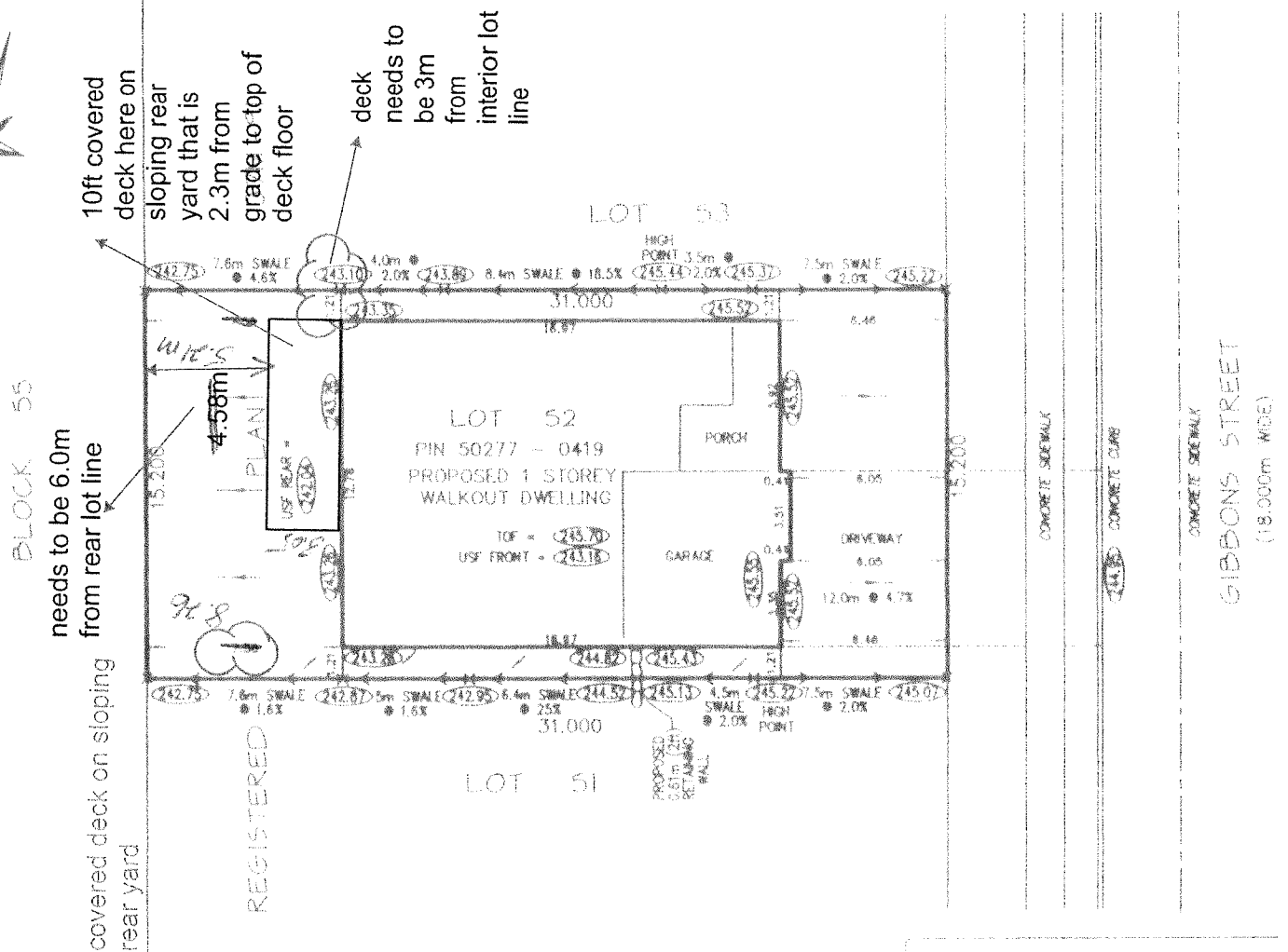
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PHONE: (519) 426-0842 FAX: (519) 426-0843
E-mail: surveyors@amtele.com

3.23 第 20-21



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

PIN 50277 - 0419 (LT)

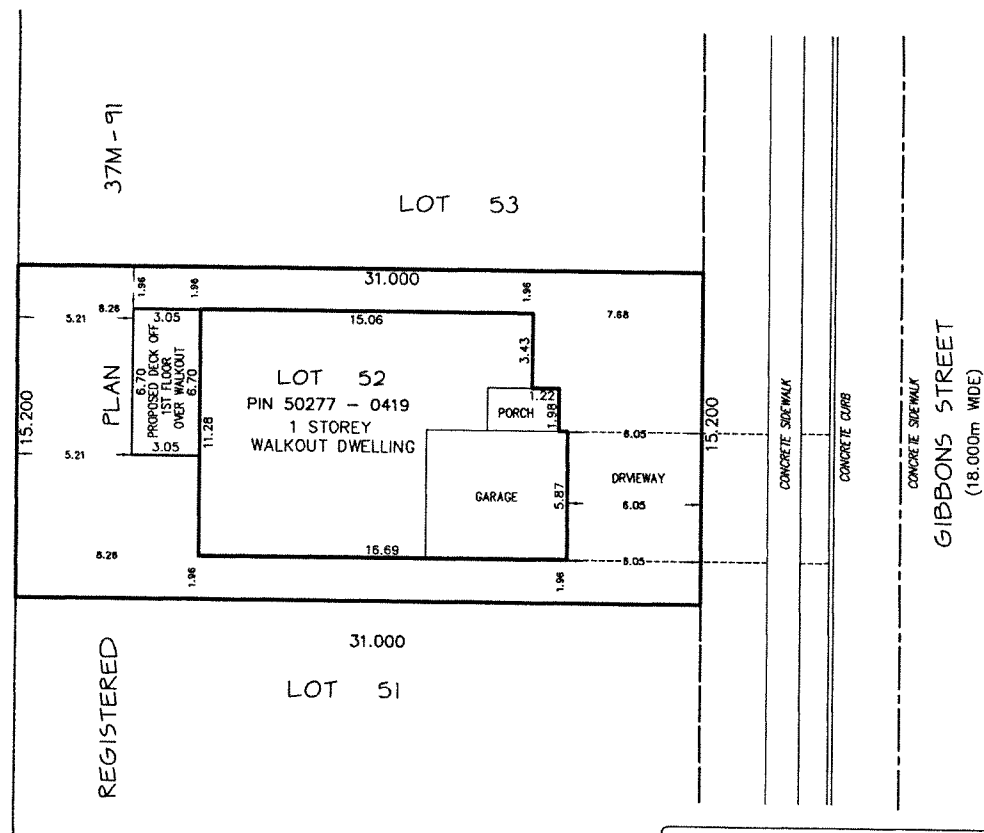
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2.5 0 10 METRES

JEWITT AND DIXON LTD.
SEPTEMBER 16, 2020



BLOCK 55
STORM WATER MANAGEMENT POND



PROPERTY DESCRIPTION:

LOT 52, REGISTERED PLAN 37M-91
IN THE GEOGRAPHIC TOWNSHIP OF TOWNSEND
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PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JOB # 20-2505 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

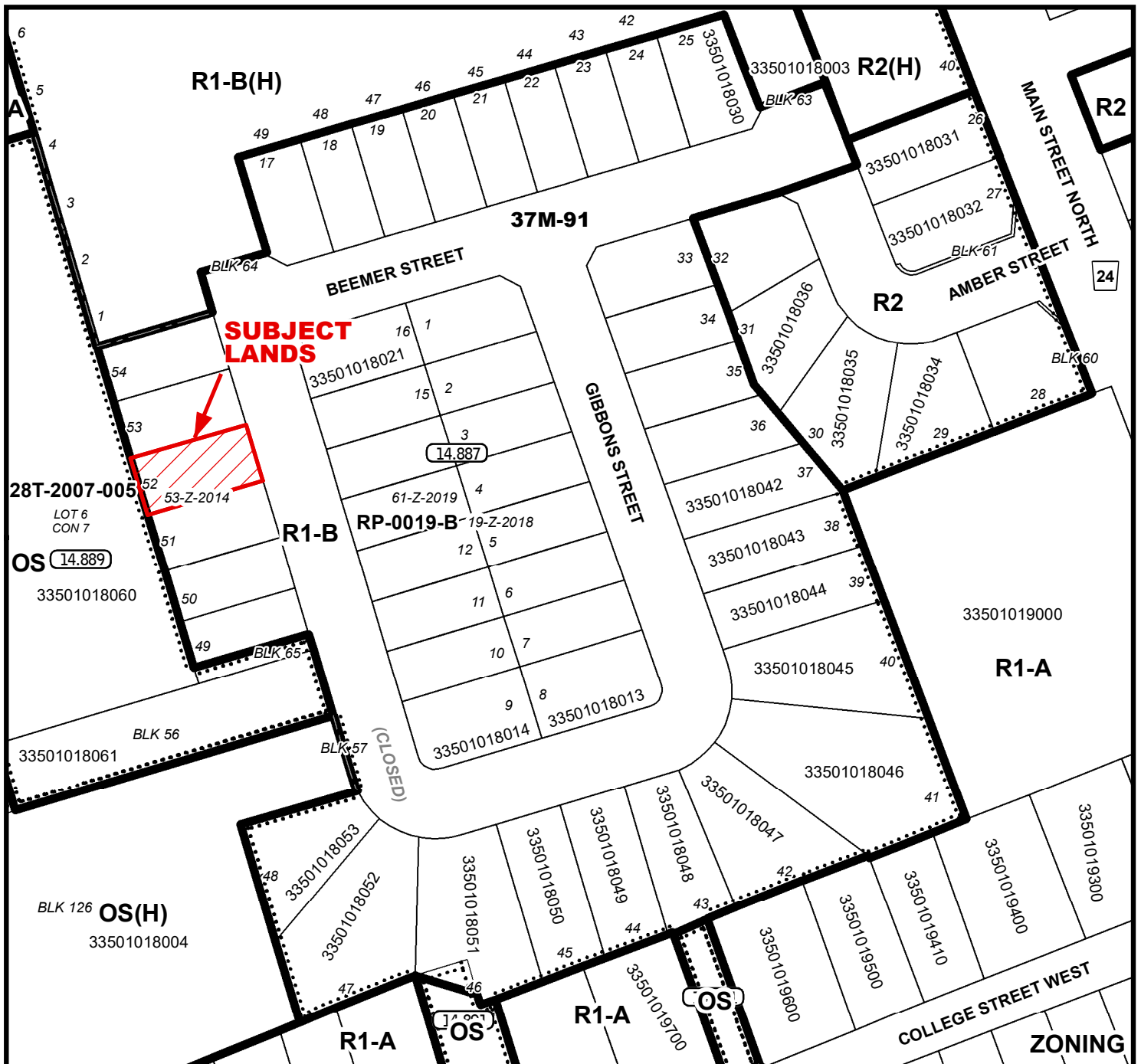
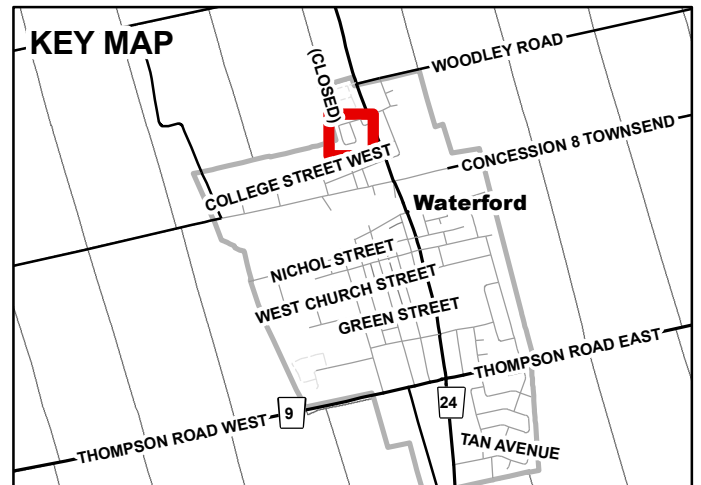
No *deck or unenclosed porch* shall:

- 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
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Building and By-Law
Planning and Development Division
185 Robinson St., Simcoe, Ontario, Canada, N3Y 5L6
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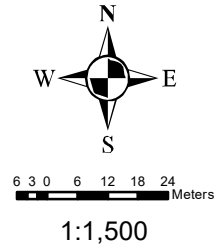
Working together with our community



MAP 2

File Number: ANPL2020180

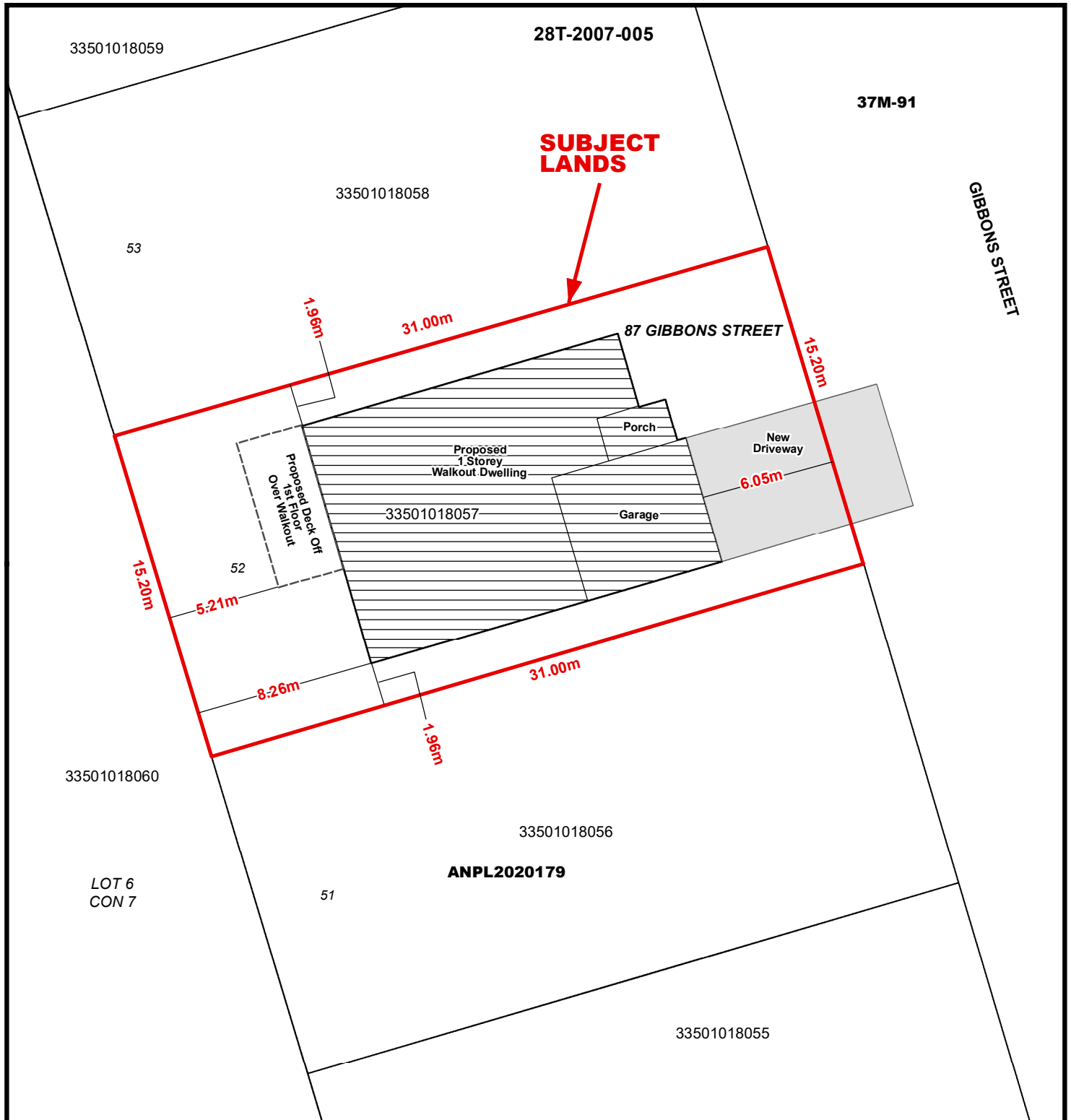
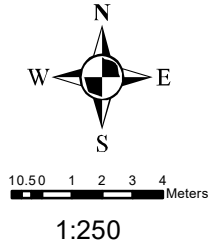
Urban Area of WATERFORD



MAP 3

File Number: ANPL2020180

Urban Area of WATERFORD



LOCATION OF LANDS AFFECTED

File Number: ANPL2020180

Urban Area of WATERFORD

