

For Office Use Only:

File Number	ANPL2021383	Application Fee	1,560.00 - PAID
Related File Number	N/A	Conservation Authority Fee	502.85 - PAID
Pre-consultation Meeting	N/A	Well & Septic Info Provided	N/A
Application Submitted	October 25, 2021	Planner	Hannelore Yager
Complete Application	December 21, 2021	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: 334010027000000**A. Applicant Information****Name of Owner** Scott McKinney and Susan McKinney

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 35/87 Morala Ave

Town and Postal Code Runaway Bay, Queensland Australia 4216

Phone Number +61488618898

Cell Number +61488618898

Email wsjmckinney@gmail.com

Name of Applicant Scott and Susan McKinney

Address 35/87 Morala Ave

Town and Postal Code Runaway Bay, Queensland Australia 4216

Phone Number _____

Cell Number +61488618898

Email wsjmckinney@gmail.com



Name of Agent GD Vallee
Address 2 Talbot St N
Town and Postal Code Simcoe N3Y 3W4
Phone Number 519 4266270
Cell Number _____
Email _____

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):
 2011 Maple Blvd PDOV PLAN120 LOT 34 TO 35 CON 1 PT LOT 9 RP 37R2233
 Part 1 TO 10 0.35AC 97.83 FR D

Municipal Civic Address: 2011 Maple Blvd Port Dover

Present Official Plan Designation(s): HL

Present Zoning: HL

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

☒ Yes
 ☐ No
 If yes, please specify:

Right-of-way - refer to legal description text box and site plan

- Present use of the subject lands:
 residential

Subject to a right-of-way for all owners of the lots in Maple Grove Beach Plan 120 over and across that part of said Lot 9, Concession 1 lying between the bottom of the high bank and the water's edge and designated as Parts 7 and 8 on Plan 37R-2233 and Subject also to a right-of-way for all members from time to time of the Rita Park Cottager's Association and their families and guests for so long as the said Rita Park Cottager's Association remains in existence over and across that part of Lot 34 designated as Part 3 on Plan 37R-2233 and over and across that part of Lot 9, Concession 1, designated as Part 4 on Plan 37R-2233

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:
1/ a two story home with dimensions as per attached site plan
2/ a utility shed on the south west of lot with dimensions as per attached site plan
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.
N/A
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:
proposed- carport to a height of 5.861 m
See attached plan for dimensions
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:
70 plus years
9. Existing use of abutting properties:
residential
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:
~~right of way- refer B2 with no 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	29.82 meters	29.82 meters
Lot depth	45.119 meters	45.119 meters
Lot width	29.82 meters	29.82 meters
Lot area	1345.45 m2	1345.45 m2
Lot coverage	161.56 m2	161.56+57.5 m2
Front yard	2.49 meters	2.62 meters
Rear yard	29.51 meters	33.2 meters
Left Interior side yard	15.86 meters	7.1 meters
Right Interior side yard	2.2-2.5 meters	3.5 meters
Exterior side yard (corner lot)	N/A	N/A

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

none, other than putting a carport on to deamed HL

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

By-law:

designated property as HL

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

Frontage:

Depth:

N/A no severance intended

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):



C. Purpose of Development Application

Note: Please complete all that apply.

Existing = present house measurements to boundaries stipulated. Proposed = carport borders to boundaries stipulated. Both as per site plan

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	<u>29.82 meters</u>	<u>29.82 meters</u>
Lot depth	<u>45.119 meters</u>	<u>45.119 meters</u>
Lot width	<u>29.82 meters</u>	<u>29.82 meters</u>
Lot area	<u>1345.45 m2</u>	<u>1345.45 m2</u>
Lot coverage	<u>161.56 m2</u>	<u>16.56+57.5m2</u>
Front yard	<u>2.49 meters</u>	<u>2.5 meters</u>
Rear yard	<u>29.51 meters</u>	<u>34.4 meters</u>
Left Interior side yard	<u>15.86 meters</u>	<u>4.1 meters</u>
Right Interior side yard	<u>2.2-2.5 meters</u>	<u>14.5 meters</u>
Exterior side yard (corner lot)	<u>N/A</u>	<u></u>

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

none, other than putting a carport on to deamed HL

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

By-law:

designated property as HL

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

Frontage: N/A no severance intended

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: _____

N/A

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

there is an EXISTING right of way on the west side of

Width: _____

property- refer to site plan and B2 of this document

Area: _____

for legal discription

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:

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 no

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance no

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance no

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance no

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

☐ On the subject lands or ☐ within 500 meters – distance no

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance no

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance no

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance no

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance no

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

☐ On the subject lands or ☐ within 500 meters – distance no

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance no

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance no

Erosion

☐ On the subject lands or ☐ within 500 meters – distance no

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance no

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:

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

Oct 23 / 2021

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 SCOTT & SUSAN MCKINNEY am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize DAVID 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

McKinney

Owner

Oct 23 / 21

Date

23 Oct. 2021

Date



K. Declaration

I, SCOTT MCKINNEY of RUNAWAY BAY - QLD
AUSTRALIA
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:

BROADBEACH

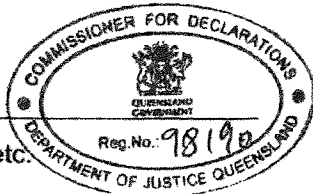
In GOLD COAST QLD AUSTRALIA

This 23rd day of OCTOBER

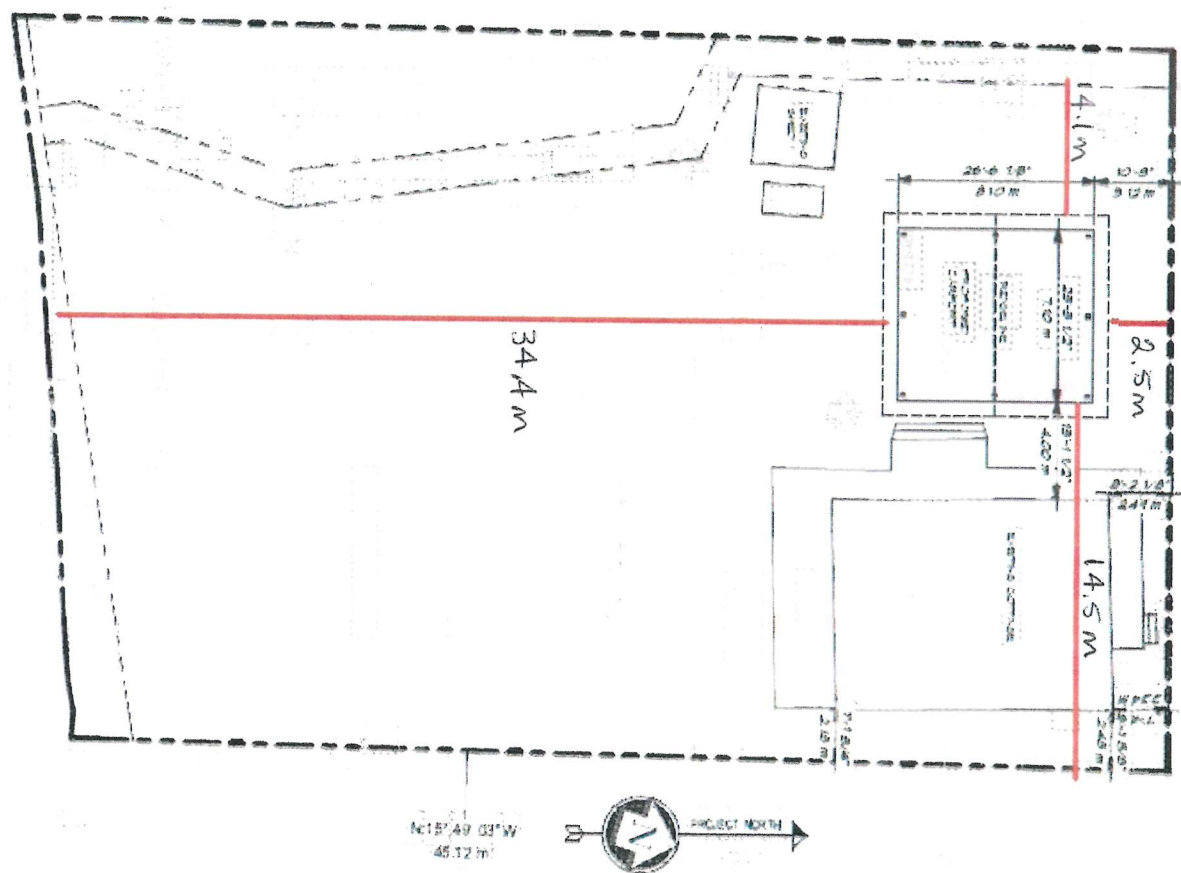
A.D., 2021

[Signature]

A Commissioner, etc.



[Signature]
Owner/Applicant/Agent Signature



SITE B.M. #1
ELEV=190.920

TOPOGRAPHIC SITE PLAN
OF ALL OF
LOT 34 & 35, REGISTERED PLAN 120
AND PART OF
LOT 9, CONCESSION 1
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY
PIN 50247-0038 (LT)

SCALE: 1 : 150
METRES
JEWITT AND DIXON LTD.



SITE B.M. #1
SPIKE IN SOUTH FACE
OF HYDRO POLE
ELEV = 190.920
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	●
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⊕
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊕
MANHOLE	SHOWN	MH	⊕

ELEVATIONS SHOWN HEREON ARE IN METRES
AND ARE BASED ON A GEODETIC DATUM.

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

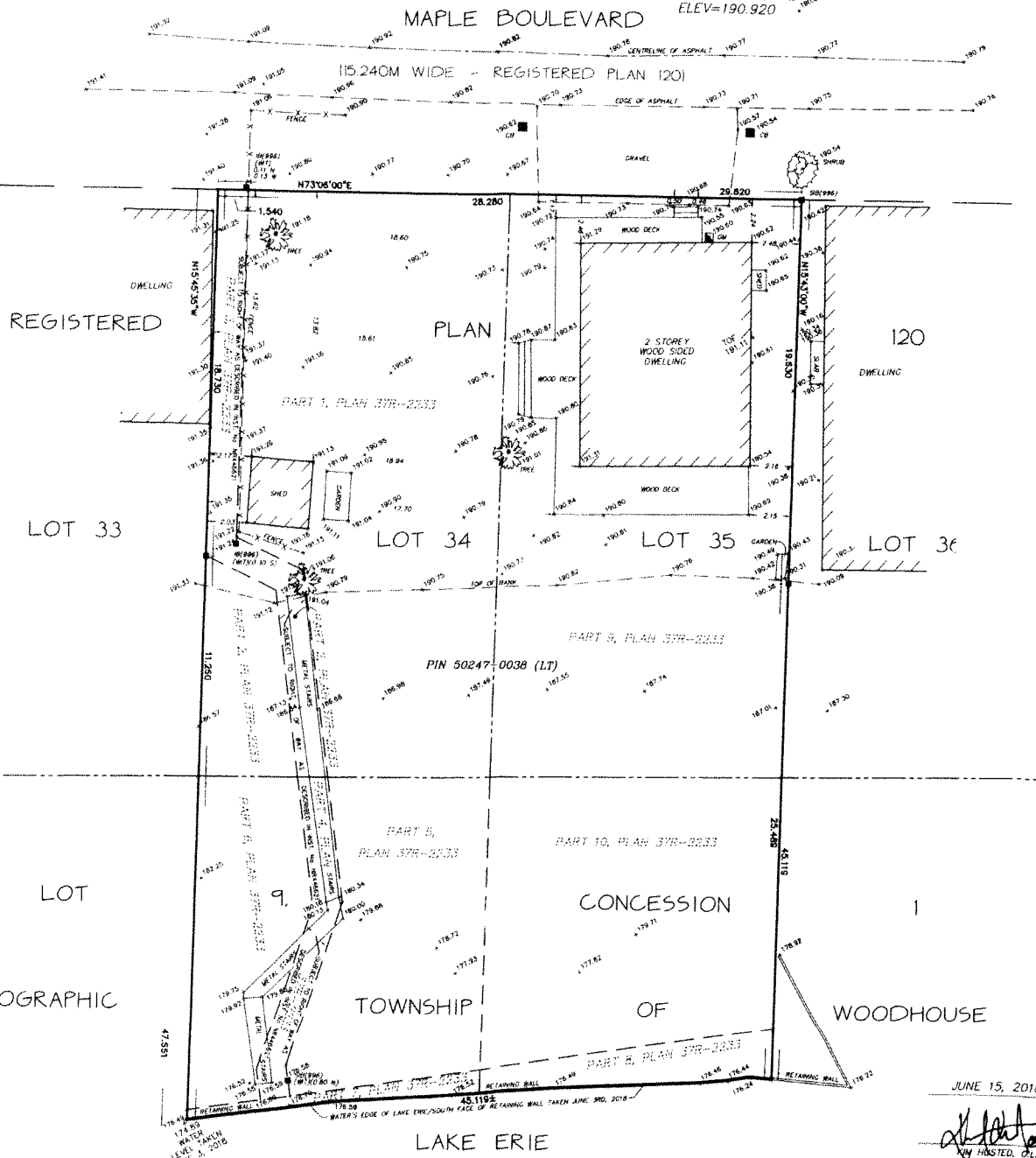
NOTE:
THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES.
PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE IS BOTH RECOMMENDED AND ADVISED.

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

F.W.	- J.P.H.
BOOK	- LL
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- MCKINNEY
PROJECT NO.	- 18-1846
P18 03 A1034	

JUNE 15, 2018

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

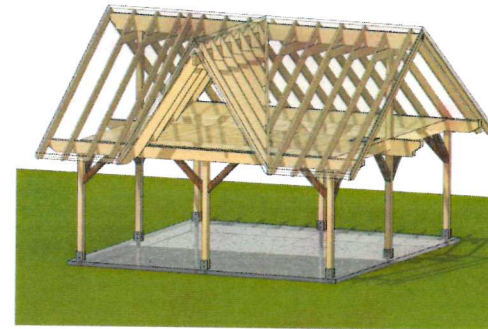






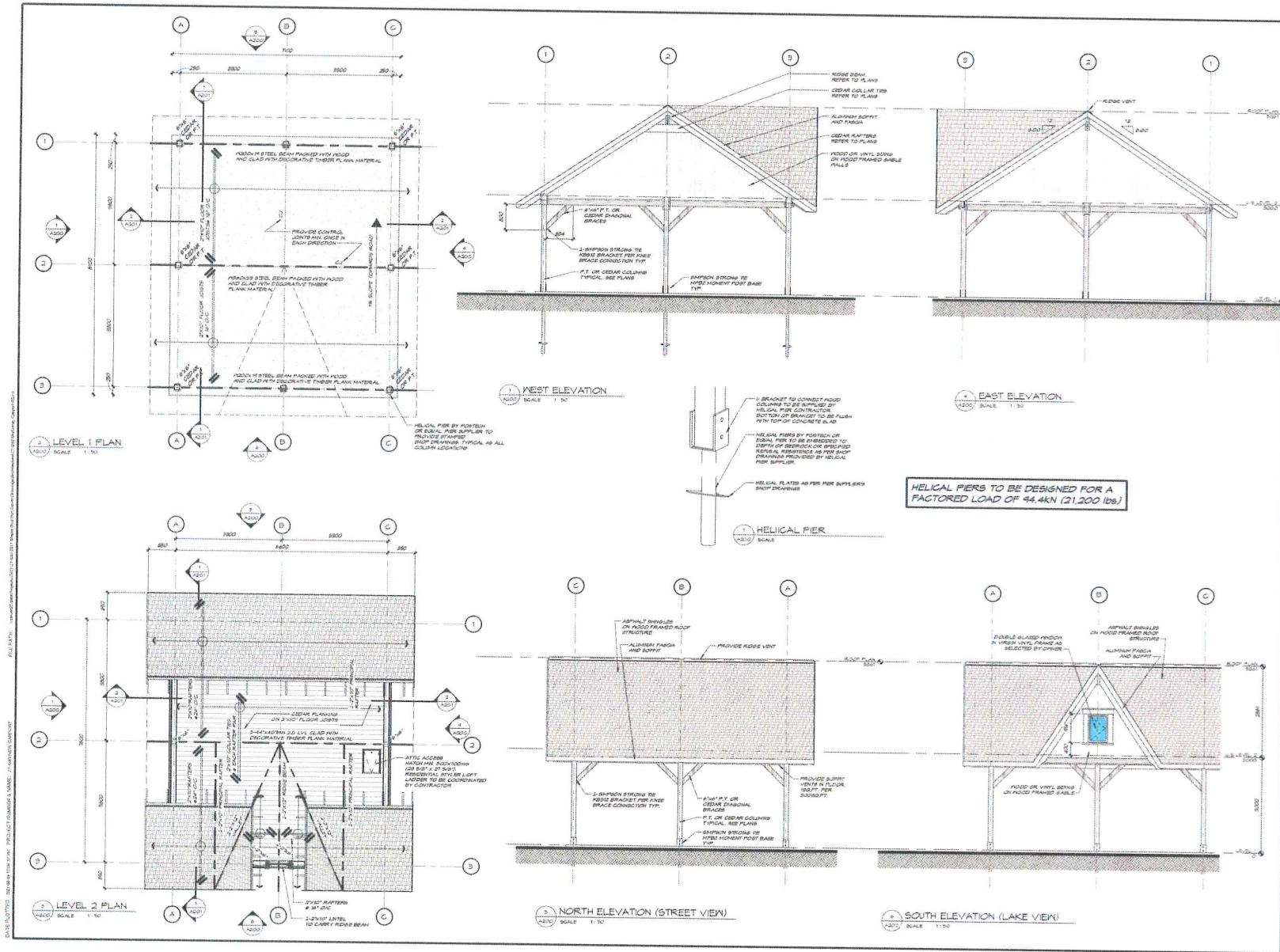
LPRCA APPROVAL REQUIRED

APPROSSION TO BUILD PERMIT WAS DENIED GRANTED FROM THE LPRCA. PERMIT DUE TO THE CONSTRUCTION OF AN OPEN AREA CAMPOUT ON THE SUBJECT PROPERTY UNDER APPLICATION LPRCA 2025 APPROVED ON MARCH 12, 2025 AND REMAINS IN EFFECT AND VALID FOR A PERIOD OF TWO YEARS ENDING ON MARCH 12, 2027.

THE APPROVAL OF THIS PERMIT DOES NOT RELIEVE THE CONTRACTOR OF HIS HER RESPONSIBILITY TO OBTAIN A BUILDING PERMIT FROM THE LOCAL BUILDING DEPARTMENT.



NO.	DATE	REVISION
1	2011-02-04	ISSUED FOR CONSTRUCTION
2	2017-02-04	ISSUED FOR BUILDING PERMIT
NO.	DATE	REVISION
ISSUED FOR CONSTRUCTION		
ALL DIMENSIONS THESE DIMENSIONS ARE LISTED TO REFLECT ALL TOLERANCES AND CONDITIONS THAT OCCURRED DURING THE DESIGN PROCESS. ALL INFO INCLUDED IN ARCHITECTURE ARE TO GOVERN OVER THESE DOCUMENTS AND ARE NOT INCORPORATED. CONTRACTORS TO GOVERN BY ORIGINAL DRAWING DOCUMENTS TO CONFORM.		
DO NOT SCALE DRAWING. CALL FOR ANY CLARIFICATIONS THAT ARE REQUIRED. FIELD VERIFY AT ALL TIMES TO CONDITIONS. ALL DIMS SHOWN TO BE READ IN COLOUR ORIGINAL. PLEASE SEE ABOVE BY "X" IN "X".		
 vallee <i>Consulting Engineers, Architects & Planners</i>		
G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE ONTARIO N5Y 3W4 (519) 426-6270		
STAMP ARCH		STAMP STRUCT
PROJECT TITLE NEW CARPORT		
2011 Maple Blvd Port Dover Norfolk County Ontario Canada NGA 1N2		
DRAWING TITLE COVER SHEET		
CHECKED BY BB/MT	DRAWN BY CB/WW	
DRAWING SCALE	DRAWING NO.	
As indicated PROJECT NO. 21-040	A000	



NO.	DATE	SOURCE
1	2021-04-04	ISSUED FOR CONSTRUCTION
2	2021-04-04	REVISION FOR BUILDING PERMIT
3		
4		

ISSUED FOR CONSTRUCTION

THESE DRAWINGS ARE ISSUED TO REFLECT ALTERATIONS & UPDATES THAT OCCURRED DURING THE REVIEW PROCESS. ALL INFO GOVERNED BY THESE DOCUMENTS SHALL BE THE PROPERTY OF THE DESIGNER. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE DESIGNER.

DO NOT SCALE DRAWINGS. CALL FOR ANY DIMENSIONS THAT ARE REQUIRED. FIELD VERIFY AT ALL BUILD LOCATIONS. ALL DIMS. TO BE READ IN COLOR. ORIGINAL PAPER BLUE ARCH. TP. 34 x 46"

vallee
Consulting Engineers, Architects & Planners
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE ONTARIO N5Y 3W4
(519) 426-6270

STAMP ARCH. STAMP STRUCT.

PROJECT TITLE
NEW CARPORT

2011 Maple Blvd.
Port Dover Norfolk County
Ontario Canada N0A 1N2

DRAWING TITLE
FLOOR PLANS & ELEVATIONS

CHECKED BY MTB	DRAWN BY CDB
DRAWING SCALE 1:50	DRAWING NO. A200
PROJECT NO. 21-040	

DATE PLOTTED	06/26/09 12:06 PM	PROJECT NUMBER & NAME	71-0487EN C&BPOST
FILE PATH:	\\cas022\data\project\71-0487 2011 Major Blvd Sign Overlay\Drawings\dwg\71-0487.dwg, Caspo 25.24		



Long Point Region Conservation Authority

PERMIT No. LPRCA-23/20

**FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS &
ALTERATIONS TO SHORELINES & WATERCOURSES**

(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)

4 Elm Street
Tillsonburg, ON

N4G 0C4

Phone (519) 842-4242

Fax (519) 842-7123

www.lprca.on.ca

Permission has been granted to:

Owner: Scott and Susan McKinney

Telephone: 610412788145

Address: 35/87 Morala Avenue

Postal Code: 4216 Australia

Runaway Bay, Queensland

Agent: same as above

Telephone: _____

Address: _____

Postal Code: _____

Location/Address of works: 2011 Maple Blvd.; 33.10.334.010.02700

Lot: 34 & 35

Plan: 120

Municipality: Norfolk

Watershed: Lake Erie

Description of Works: Construct a 7 m² open carport – slab on grade.

Type of fill: n/a

This permit is valid on the above location only for the period of:

DATE: March 12, 2020 to March 12, 2022

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

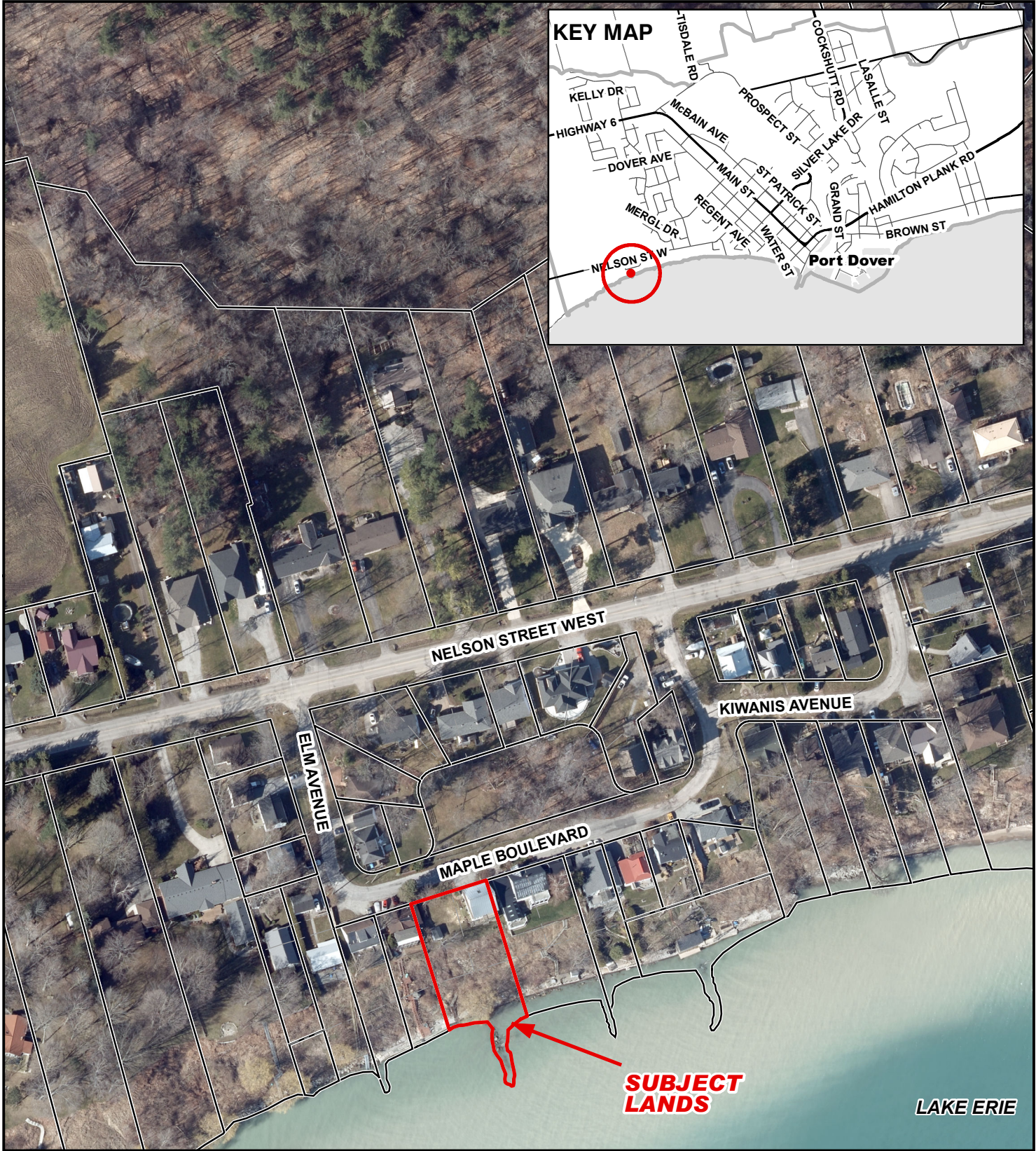
GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS :


1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated February 23, 2020 and the associated information.

GENERAL CONDITIONS:

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.

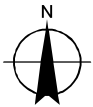


Legend

 Subject Lands

2020 Air Photo

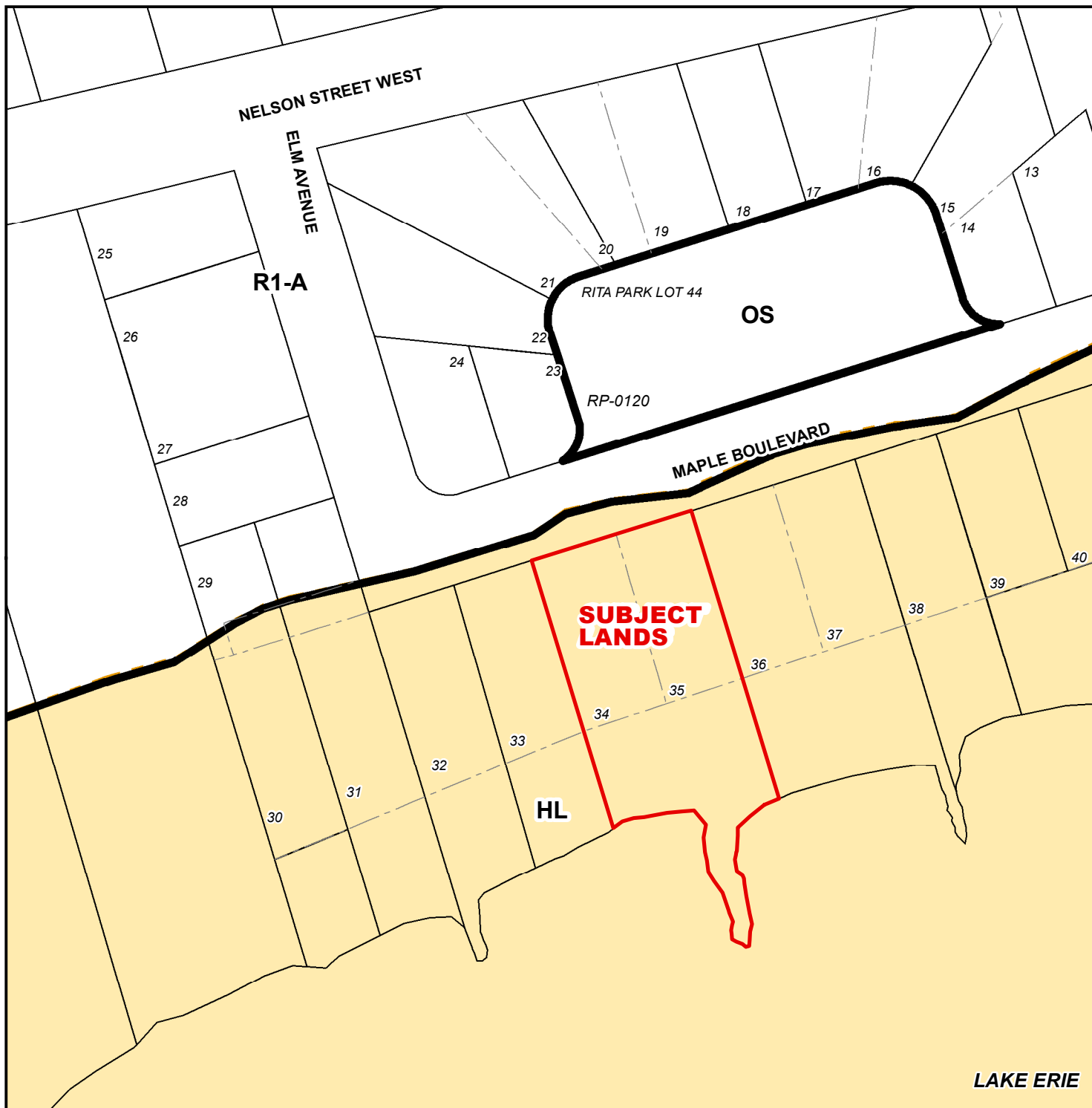
1/7/2022



10 5 0 10 20 30 40
Meters

MAP B
ZONING BY-LAW MAP
 Urban Area of PORT DOVER

ANPL2021383



LAKE ERIE

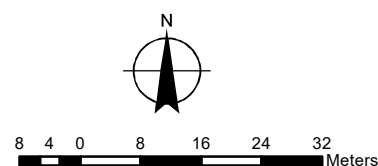
1/7/2022

LEGEND

- Subject Lands
- LPRCA Generic RegLines

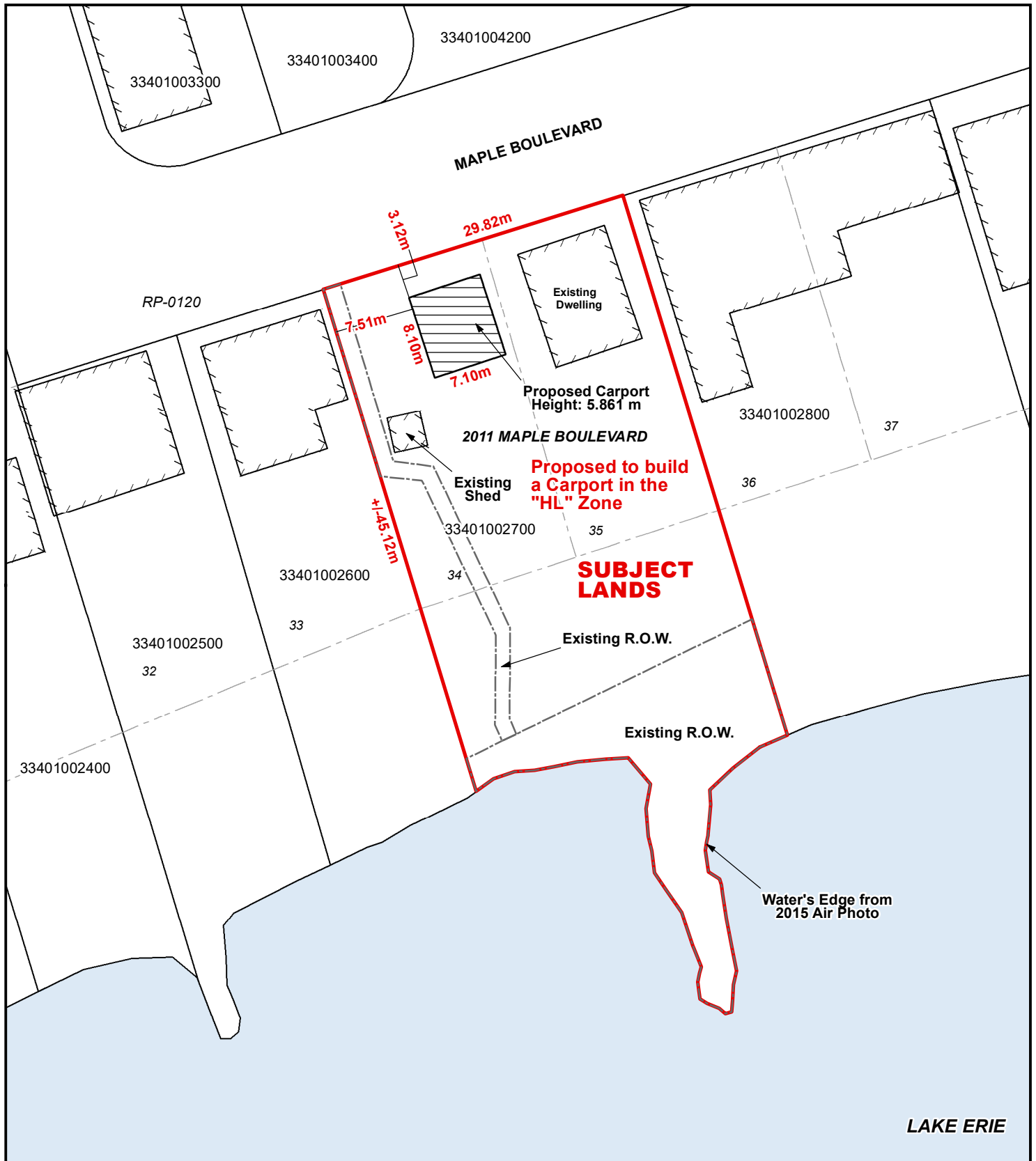
ZONING BY-LAW 1-Z-2014

- (H) - Holding
- HL - Hazard Land Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone



CONCEPTUAL PLAN

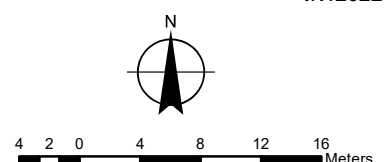
Urban Area of PORT DOVER



Legend

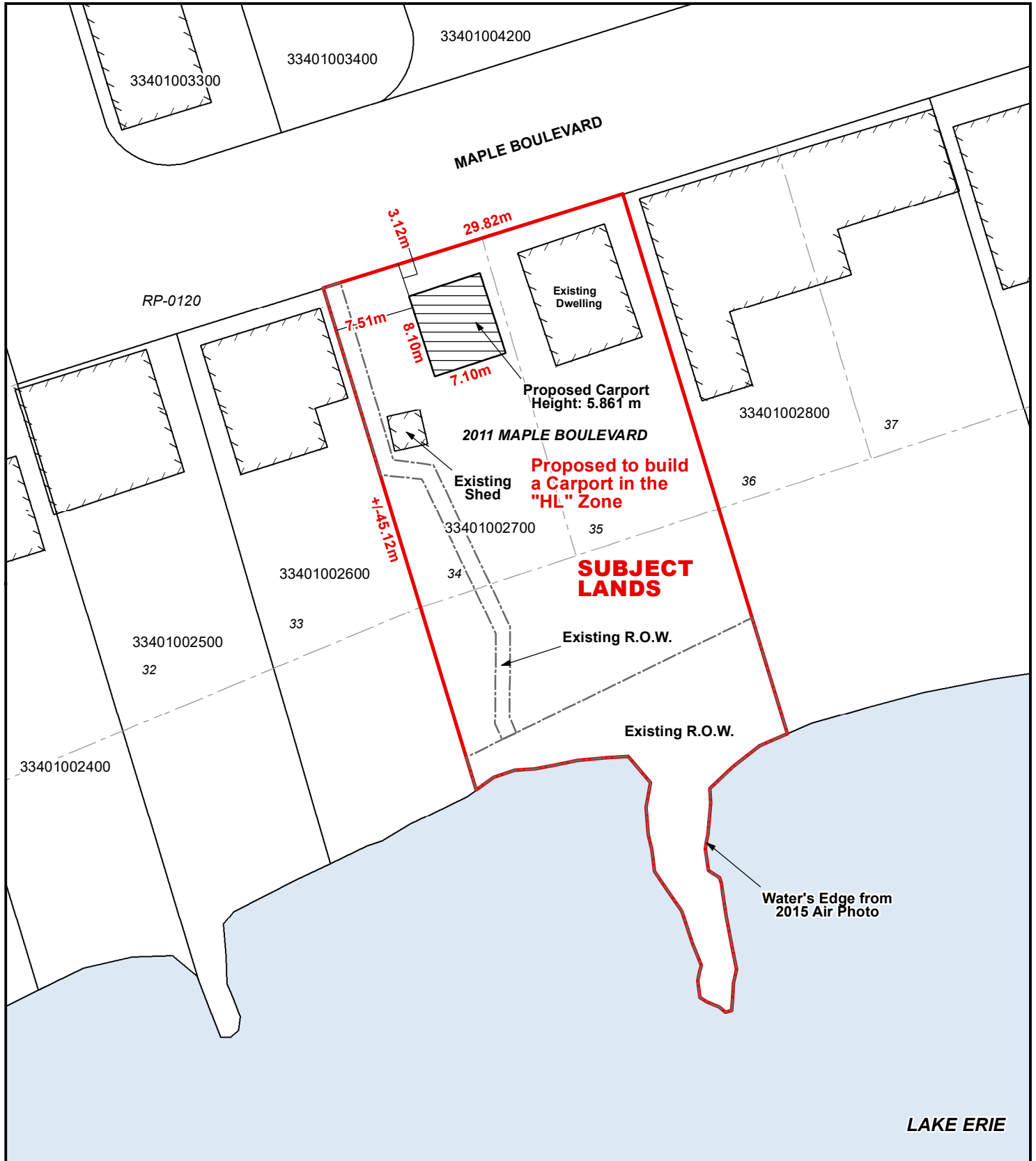
Subject Lands

1/7/2022



CONCEPTUAL PLAN

Urban Area of PORT DOVER



Legend

Subject Lands

1/7/2022

