

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL 2022118
—
—
Feb. 8, 2022
MAY 4, 2022

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$1599.00
vpd
required.
Jen.

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: 337040383000000**A. Applicant Information****Name of Owner** Daniel de Young

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 302 New Lake Shore Rd

Town and Postal Code Port Dover N0A1N3

Phone Number 5197564176

Cell Number 6475808885

Email daniel.deyoung@bmo.com ✓

Name of Applicant Daniel de Young

Address same as owner

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent **John Kloet**
Address 2141 Main St N
Town and Postal Code Jarvis N0A1J0
Phone Number 5195874046
Cell Number 5194294423
Email jlk91@rogers.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:

Bank of Montreal, 322 Argyle St Caledonia ON N3W1K8

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 8 Concession/Plan 461 Norfolk

Municipal Civic Address: 302 New Lake Shore Rd Port Dover ON N0A1N3

Present Official Plan Designation(s): Partial Hazard Land

Present Zoning: Resort Residential

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

☐ Yes ☒ No If yes, please specify:

-
3. Present use of the subject lands:

3 bedroom single detached house

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:
3 bedroom house, 1 story plus loft, to be demolished and replaced. Shed, to be demolished.

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 3 bedroom 1.5 story house. Plans and survey will show proposed building and setbacks, also will be noted in Site Information Below

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:
House constructed around 1955.

9. Existing use of abutting properties:

Principal residence, house

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	Permitted	Proposed
Lot frontage	15.23	15	15.23
Lot depth	89.51	Unknown	89.51
Lot width	15.26	Unknown	15.26
Lot area	1387 metres sq	Unknown	1387 metres sq
Lot coverage	$101.17/1387 = 7.3\%$	15% or 7.3%	$115.1069/1387 = 8.3\%$
Front yard	405.73 (area)	Unknown	375.27 (area)
Rear yard	786.96	Unknown	817.48
Height	Unknown	9.1	8.74
Left Interior side yard	1.81	1.2	1.81
Right Interior side yard	0.83 (measured at shed, to be removed)	3	4.1
Exterior side yard (corner lot)	n/a	n/a	n/a

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

To reconstruct a non-conforming building or structure that has different yard depths, height, area, size or volume from the existing structure. The square footage of the existing footprint is 1089, the square footage for the proposed footprint is 1239 including the 180 sq foot covered porch; it is 1059 square feet excl the covered porch.

The existing house is 1089 sq ft, we are proposing to build a 2 storey house with a total of 1620 sq ft.

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

The existing footprint is irregular and would be very difficult to replace precisely. The existing structure was built in 1955 with ceiling heights standard for that time and

with a loft with below currently permitted ceiling heights. The volume would be very difficult to match precisely with a modern structure. However the footprint is very similar and the setback from top of slope meets LPRCA standards, and the side yards of the proposed will allow for future maintenance access to the extensive shoreline protection structure.

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 (Surplus Farm Dwelling Severances Only):

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: Title search indicates that the property has always been used as a residential property. Information provided by residents in the area also indicate it has always been used as a residential property. _____

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:

This property is within a developed residential area of waterfront with numerous houses that stretch west into the urban area of Port Dover and several kilometres east. The proposed structure will also be replacing an existing structure with a similar footprint and moving it further from the lakeshore.

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:

There is no source water nearby. This property will have a cistern filled with rainwater collection from the roof and by water delivery by truck as is standard for houses along the stretch. _____

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 110m

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)

Cistern with rainwater collection and refilling by Wayne's Water Wagon

Sewage Treatment

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

Currently holding tank, septic system proposed.

Storm Drainage

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

_Storm water runs to the front of the property and to the lake.

2. Existing or proposed access to subject lands:

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

Name of road/street:

__New Lake Shore Road__

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.

As noted above, the new structure will be a similar footprint to the existing structure and further back of the top of the slope. It will also create a sideyard allowing maintenance equipment to access the shoreline. There is extensive shoreline protection currently and the slope has significant vegetation to maintain stability.

The current structure is rundown, and a replacement structure will be a significant improvement and enhance the neighbourhood.

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

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

Feb 7, 2022

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 Daniel de Young am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize John Kloet 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

Feb 7, 2022

Date

Owner

Date

*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Daniel de Young of Brantford

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:

SIMCOE, ONTARIO

x [Signature]

Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 7th day of FEBRUARY 2022

A.D., 2022

[Signature]
A Commissioner, etc.

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



Long Point Region Conservation Authority

PERMIT No. LPRCA-5/21

**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:	Daniel DeYoung	Telephone:	647-580-8885
Address:	12 Colborne Street	Postal Code:	N3T 2G6
	Brantford, ON		
Agent :	John Kloet	Telephone:	519-587-4046
Address:	2141 Main Street North	Postal Code:	N0A 1J0
	Jarvis, ON		

Location/Address of works: 302 New Lakeshore Road; 33.10.337.040.38300

Lot: 8 Plan: 461 Municipality: Norfolk Watershed: Lake Erie

Description of Works: To demolish the existing residential structure and re-construct a 155 m² residential structure and septic system.

Type of fill:

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

DATE: January 13, 2021 to January 13, 2023

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 January 7, 2021 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.



Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4
Tel: (519) 842-4242 Fax: (519) 842-7123
Email: planning@lprca.on.ca Website: www.lprca.on.ca

Permit Application – Schedule A

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND
ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG.178/06)

Application #

LPRCA -
Office Use Only

Applicant/

Owner's Name: Daniel de Young

Mailing Address: 120 Colborne St

Street Address

Brantford

P.O. Box

ON

Apartment/Unit #

N3T2G6

City/Town

Province

Postal Code

Primary Phone: 6475808885

Alternate Phone: 5197564176

Email: danielcdeyoung@gmail.com

Agent's Name: John Kloet

☐ Check if same as above

Mailing Address: 2141 Main St N

Street Address

Jarvis

P.O. Box

ON

Apartment/Unit #

N0A1J0

City/Town

Province

Postal Code

Primary Phone: 5195874046

Alternate Phone:

Email: jl91@rogers.com

Location of Proposed Work

Lot: 8 Concession/Plan: 461 Municipality: Norfolk

Municipal Address: 302 New Lake Shore Road Port Dover ON N0A1N3

Street Address

Tax Assessment Roll Number: 337040383000000

Proposed work: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☒ Site grading
- ☒ Construct a new building or structure
- ☐ Alter or renovate an existing building or structure
- ☒ Construct a septic system
- ☐ Construct erosion control or shoreline protection
- ☐ Construct new or replace existing watercourse crossing
- ☐ Other: (please describe)

Quantity of fill:

Proposed square footage: 1671

Existing square footage:

Description of Proposed Works: Building a 1.5 Story Home, w/ basement. Ecoseptic system to replace the holding tank on landward side of home.

PROPOSED START DATE: 21Mar2021

PROPOSED COMPLETION DATE: 21Jul2021

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

Applicant Signature

Jan 7 2021

Date

Agent Signature

Date

**Development, Interference with Wetlands and Alterations to Shorelines and Watercourses
Ontario Regulation 178/06**

PROPERTY OWNER AUTHORIZATION

Subject Property

Property Location 302 New Lake Shore Rd Port Dover

Municipal Address or Lot and Concession or Lot and Plan


Municipality Norfolk

Community Township of Woodhouse

I/We Daniel de Young

Hereby authorize John Kloet

To provide as my agent any required authorizations or consents, to submit the enclosed application to the Long Point Region Conservation Authority, and to appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Board relevant to the application for the purposes of obtaining permission to develop, interfere with a wetland or alter a shoreline or watercourse in accordance with the requirements of Ontario Regulation 178/06 as amended.

Signature of Owner: 

Date: Jan 12, 2021

APPLICATION FORM INSTRUCTIONS

- Owner** The legal owner(s) of the property where the proposed development or alteration will be carried out.
- Applicant** If the applicant is not the same as the property owner, written authorization is required from all property owners on whose property the proposed work will be carried out. The authorization(s) must be submitted with the application.
- Agent** If the applicant has assigned another party as an agent to act on the applicant's behalf for the project, written authorization from the applicant is required so stating.
- Quantity of Fill** Approximate quantity expressed in cubic metres, cubic yards, truck loads (12 yards) or tandem truck loads (18 yards)
- Floor area** For residential development, area of living space including full height basement and additional storeys, but not including attached garage, non-habitable crawl space, open breezeways, decks or porches.

APPLICATION CHECKLIST

Submission: LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Office Use Only
Application # LPRCA-_____
List Issued: _____

Pre-consultation: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

Applicable	Submitted	
✓	<input checked="" type="checkbox"/>	A completed, signed and dated application form;
✓	<input type="checkbox"/>	Written authorization (if the applicant is not the owner of the property where the work is being done)
✓	<input checked="" type="checkbox"/>	Written authorization (if the property owner is assigning another party as an agent for the project);
✓	<input checked="" type="checkbox"/>	Application fee (see fee schedule, fees subject to change without notice);
✓	<input checked="" type="checkbox"/>	A scaled and detailed site plan;
✓	<input checked="" type="checkbox"/>	A scaled cross-sectional drawing and floor plans;

Drawings: One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes).

✓	<input checked="" type="checkbox"/>	Legal description of the property (e.g. roll number, lot, concession, municipality);
✓	<input checked="" type="checkbox"/>	Scale, date, and directional arrow;
✓	<input checked="" type="checkbox"/>	Dimensions of the property (a copy of a legal survey may be required);
✓	<input checked="" type="checkbox"/>	Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property;
✓	<input checked="" type="checkbox"/>	Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)

Technical reports: One or more of the following technical reports may be required (as advised by LPRCA staff).

<input type="checkbox"/>	<input type="checkbox"/>	Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)
<input type="checkbox"/>	<input type="checkbox"/>	Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas)
<input type="checkbox"/>	<input type="checkbox"/>	Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations).
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)
<input type="checkbox"/>	<input type="checkbox"/>	Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).
<input type="checkbox"/>	<input type="checkbox"/>	Complex and large-scale proposals may require additional technical studies and plans.

For Office Use Only	
Application Submitted: _____	
Complete Application: _____	
Application Fee: _____	Paid: _____
Board Approval Required Date of Board Meeting: _____	

GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
 - a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
 - b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
 - c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. 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.
5. 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.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - a) the works are not in conformance with the intent of the permission granted;
 - b) the information presented to obtain a permit is false;
 - c) the works or method of construction has detrimental impacts on the environment.
7. 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.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. 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.
11. This permit shall not be assigned (non-transferable).
12. 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.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.

SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION

FOR: DEYOUNG
302 NEW LAKE SHORE ROAD
PORT DOVER

PIN 50256 - 0602 (LT)

SCALE: 1 : 250

JEWITT AND DIXON LTD.

SITE B.M.#1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 190.921
(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	—
TELEVISION ANTENNA TOWER	SHOWN	TV	⊙
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
TOP BE REMOVED	SHOWN	TBR	⊙

CAUTION

UNDERSIDE OF FOOTING CALCULATED TO BE 2.54m BELOW TOP OF
FOUNDATION WALL (7'10" WALL + 6" FOOTING) TO BE VERIFIED BY
THE CONTRACTOR PRIOR TO CONSTRUCTION AND EXCAVATION

JANUARY 6, 2021

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

NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK TOP OF FOUNDATION OF DWELLING TO THE EAST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 237.405 METERS
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM. CGVD 1928 VERTICAL DATUM
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 19th DAY OF AUGUST, 2020.

PROPERTY DESCRIPTION:

ALL OF LOT 8
REGISTERED PLAN 461
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
COUNTY OF NORFOLK

CAUTION

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

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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

F.W.	- J.P.H.
BOOK	- LL-FILE
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- DEYOUNG
JOB No.	- 20-2607

20-2607-GP

NEW LAKE SHORE ROAD
(20.117M WIDE - REGISTERED PLAN 310)

PIN 50256 - 0559 (LT)

EDGE OF GRAVEL

CONTINUATION OF DITCH

LOT 19

STEVENS ROAD

(20.117M WIDE)

(REGISTERED PLAN 310)

PIN 50256 - 0601 (LT)

PIN 50256 - 0641 (LT)

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

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STEVENS ROAD

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(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

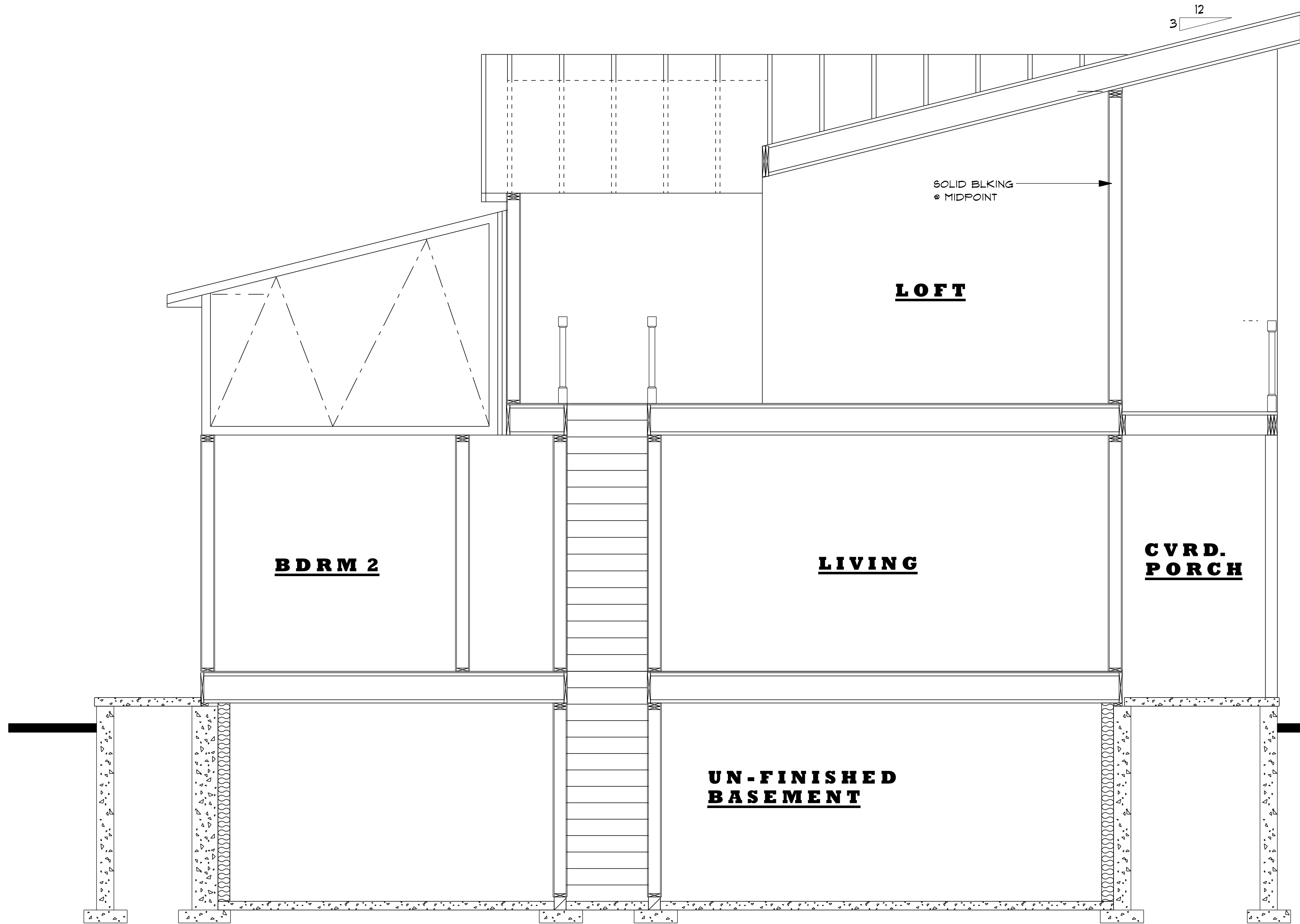
(CLOSED)

PART 2, PLAN 37R-B245

STEVENS ROAD

(CLOSED)

PART 2, PLAN 37R-B245



"PLEASE REFER TO 'TYPICAL SECTION'
FOR MORE DETAILED SPECIFICATIONS"

CROSS SECTION B-B

SCALE: 3/8" = 1'-0"

GENERAL FLOOR PLAN SPECIFICATIONS:

WINDOWS & EXT. DOORS NOTE:
BUILDER/HOMEOWNER TO VERIFY ALL WINDOW & EXTERIOR DOOR STYLES/SIZES PRIOR TO ORDERING. FRAMING CONTRACTOR TO BE SUPPLIED WINDOW SUPPLIER RSO (ROUGH STUD OPENINGS) PRIOR TO FRAMING.

WHERE TRANSOMS ARE NOTED ON PLAN - THE SIZE IS IN ADDITION TO THE WINDOW SIZE ALREADY NOTED.
UNLESS OTHERWISE NOTED, TOP OF ALL WINDOWS TO BE FRAMED AT 6'-10" MAX. WITH TRANSOM LOCATED ABOVE. PLEASE CONFIRM THIS HEIGHT WITH TRUSS DUGS. (FASCIA DROPHOLE HEIGHT)

PRE-ENGINEERED TRUSSES:
TRUSS LAYOUT TO BE DESIGNED/ENGINEERED BY TRUSS MANUFACTURER. MANUFACTURER TO SUBMIT SEALED STAMPED ENGINEERED SHOP DRAWINGS TO CONTRACTOR FOR APPROVAL BY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. IF GIRDER TRUSS LOCATIONS ARE SHOWN ON THESE DRAWINGS, THEY ARE BASED ON ANTICIPATED PLACEMENT DESIGNED BY TRUSS MANUFACTURER.

ABBREVIATIONS:
REFER TO THE LAST PAGE "SPECIFICATIONS" FOR A LIST OF ABBREVIATIONS

LVL MEMBERS & TRUSS JOIST:
SUPPLIERS OF ALL LVL MEMBERS AND TRUSS JOIST (WOOD IS) SYSTEMS TO PROVIDE ENGINEERED SHOP DRAWINGS. RIJUS HOME DESIGN INC. IS NOT RESPONSIBLE FOR PRE-ENGINEERED PRODUCTS.

MECHANICAL VENTILATION:
PROVIDE MECHANICAL VENTILATION SYSTEM TO EXCHANGE AIR (SEE OPTIONS 123 OR 4 AS PER VENTILATION SYSTEMS) SEE O.B.C. 9.32. DRYER EXHAUST FANS TO CONFORM WITH PART 6

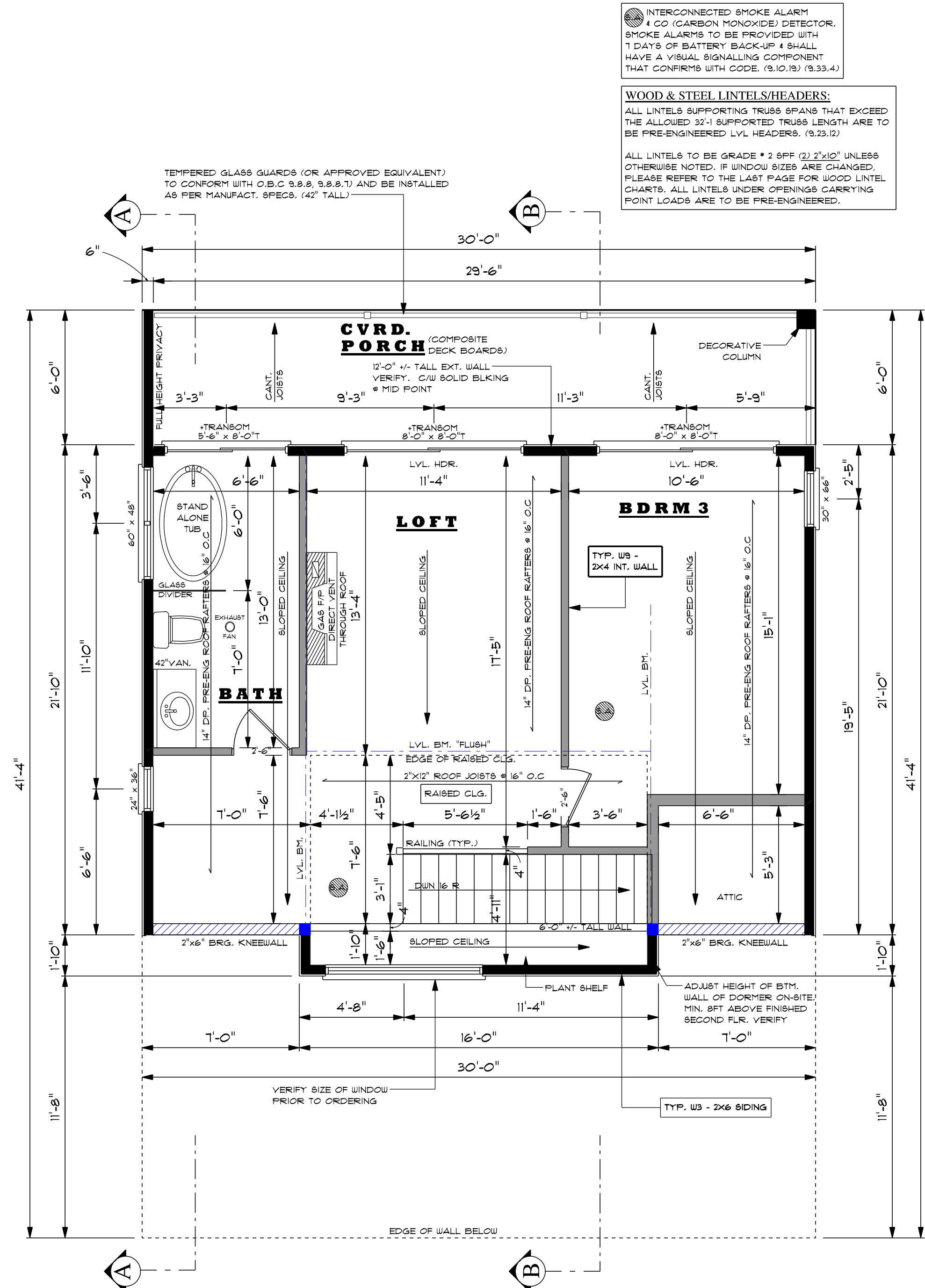
END BEARINGS:
ALL WOOD & STEEL BEAMS SHALL HAVE EVEN & LEVEL BEARING OF NOT LESS THAN 3/4" OF AT END OF SUPPORTS AS PER (9.23.8.1)

ALL WOOD LINTELS WITH SPANS LESS THAN 9'-6" REQUIRE MIN. 1/2" BEARING AT EACH END, EXCEPT WHERE SPANS ARE GREATER THAN 9'-0" MIN. BEARING SHALL BE 3" (9.23.2.3)

POINT LOADS:
POINT LOADS CREATED IN WALLS DUE TO GIRDER TRUSSES OR BEAMS ENDS ARE TO HAVE (4) STUDS WHICH ARE TO BE CARRIED DOWN TO THE FNDN.

LIGHTING OUTLETS:
PROVIDE EXTERIOR LIGHTS AT ALL EXITS. (9.34.2.1)
EVERY STAIRWAY SHALL BE LIGHTED AND CONTROLLED WITH A 3-WAY SWITCH FOR STAIRWAYS WITH MORE THAN 4 RISERS IN DWELLING UNITS. (9.34.2.3)

GENERAL ELECTRICAL NOTES:
ALL ELECTRICAL TO CONFORM WITH (9.34) AND BE COMPLETED & INSPECTED AS PER THE ONTARIO ELECTRICAL SAFETY CODE (ESA). LOCATION AND TYPE OF ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE TO BE CONFIRMED BY HOME-OWNER & OR CONTRACTOR.



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"
HEATED FLOOR AREA = 575 S.Q.F.T.
COVERED AREA = 180 S.Q.F.T.
TOTAL UNDER ROOF = 755 S.Q.F.T.

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PLEASE READ ALL PAGES PRIOR
TO STARTING CONSTRUCTION

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS. THEY SHALL NOT BE USED, ALTERED, TRANSFERRED OR REPRODUCED IN WHOLE OR PART, WITHOUT WRITTEN AUTHORIZATION BY THE AUTHOR, RIJUS HOME DESIGN INC. THE DRAWING SPECIFICATIONS, & LICENSE & TRADE DRESS ARE THE PROPERTY OF THE DESIGNER, AND IS ISSUED FOR A SINGLE ONE-TIME BUILDING USE FOR THE PROJECT / CLIENT / ADDRESS WHICH THEY WERE ISSUED FOR.

GENERAL PLAN & DESIGN NOTES:

- ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C (ONTARIO BUILDING CODE)
- DO NOT SCALE DWGS.
- ALL DIMENSIONS ARE IMPERIAL
- ALL LUMBER TO BE NO.2 GRADE SPF / BETTER
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ALL CONSTRUCTION
- CONTRACTOR OR CLIENT TO SITE VERIFY & CHECK DIMENSIONS OF ALL ROOF TRUSSES AT THE JOB SITE PRIOR TO ORDERING
- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS, THEY SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. MUST CHECK DRAWINGS.
- THESE PLANS FORM THE BASIS OF THE PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS INCLUDING, BUT NOT LIMITED TO, VENTILATION & HEATING SYSTEM, WOOD STOVE, FIREPLACES, DECKS, BALCONIES & FINISHED BASEMENTS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPT. & SIGNING BY LICENSED DESIGNER
- ALL AUTHORIZED LEGAL COPIES OF DRAWINGS HAVE INDIVIDUAL ORIGINAL STAMPS IN RED
- ONLY DRAWINGS THAT HAVE THE SIGNED RED CIRCLE STAMP AND ARE ACCOMPANIED BY A MATCHING SIGNED SCHEDULE / BCIN FORM ARE TO BE USED FOR PERMIT APPLICATION.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

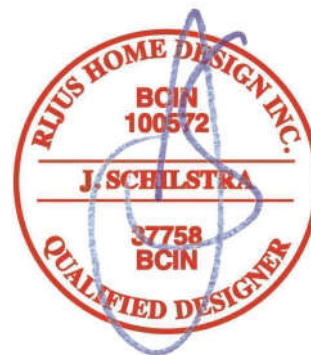
QUALIFICATION INFORMATION
Required unless design is exempt under Div. C, 3.2.4 of the building code

JASON SCHILSTRA 37758
NAME: BCIN:

REGISTRATION INFORMATION
Required unless design is exempt under Div. C, 3.2.5 of the building code

RIJUS HOME DESIGN INC. 100572
FIRM NAME: BCIN:

SIGNATURE



RIJUS
Home Design Inc.

SERVING ALL ONTARIO WITH
DESIGNS FOR CUSTOM HOMES,
ADDITIONS & GARAGES SINCE 1983

310 QUEEN ST. DUNNVILLE, ON.
PHONE: (905) 701-1110
EMAIL: JASON@RIJUS.COM
WWW.RIJUS.COM

PROJECT INFORMATION:

deYOUNG
RESIDENCE

GENERAL INFO:
SIZE: 1622 SQ.FT STORET & 1/2
302 NEW LAKE SHORE RD. PORT DOVER
BUILDER: KLOFT CONSTRUCTION
FRONT DOOR FACES: NORTH (ROAD SIDE)
ENERGY PKG: ZONE 1, PKG A1

DATE: MAY 2021 SCALE: NOTED

PROJECT NUMBER: RJF - 2021 - 504

PAGE TITLE:
SECOND FLOOR PLAN
& SECTION B-B

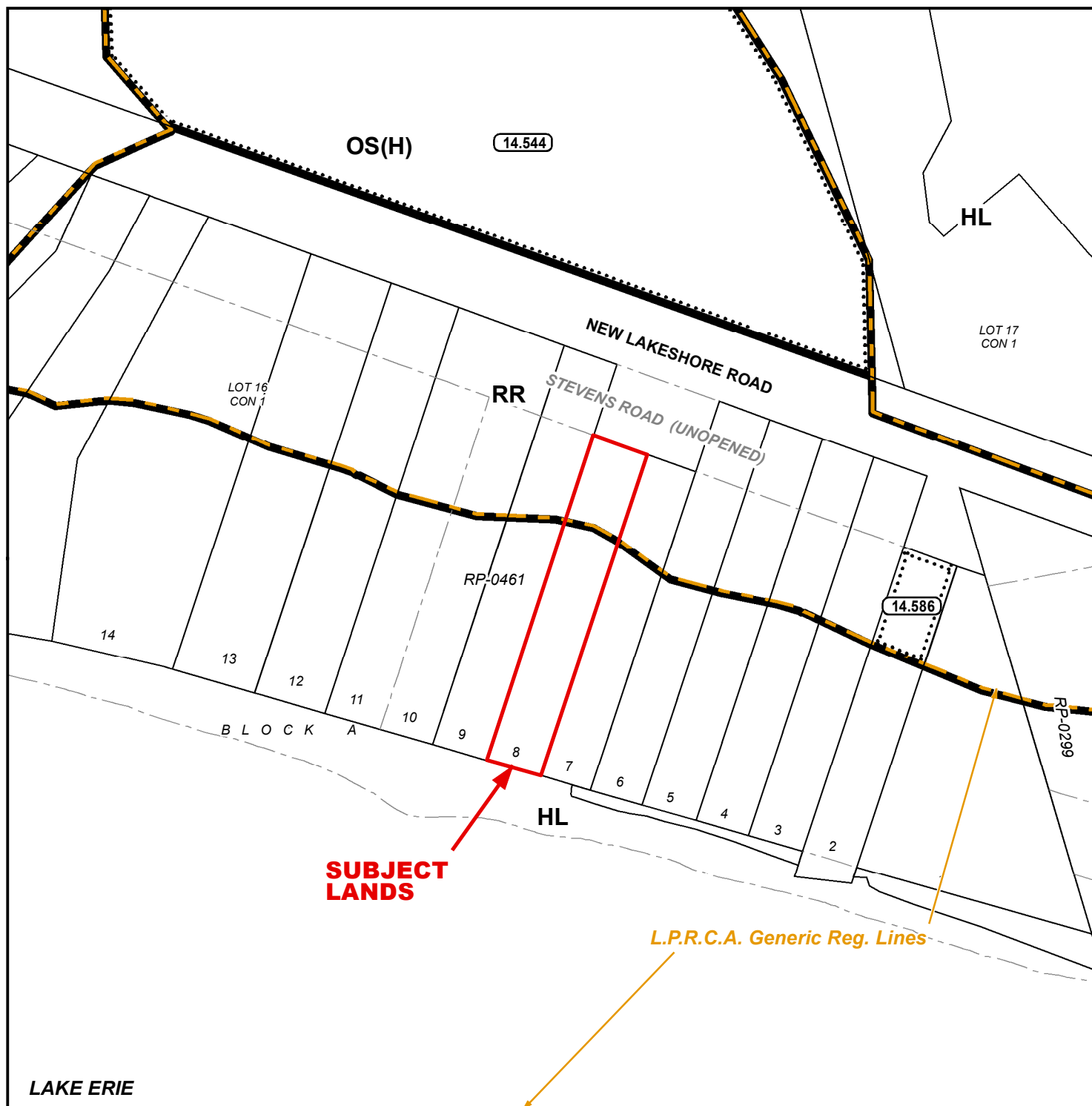
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3 OF 4



MAP B
ZONING BY-LAW MAP
 Geographic Township of WOODHOUSE

ANPL2022118



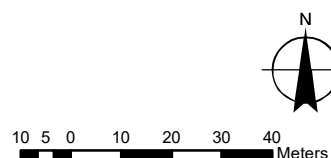
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

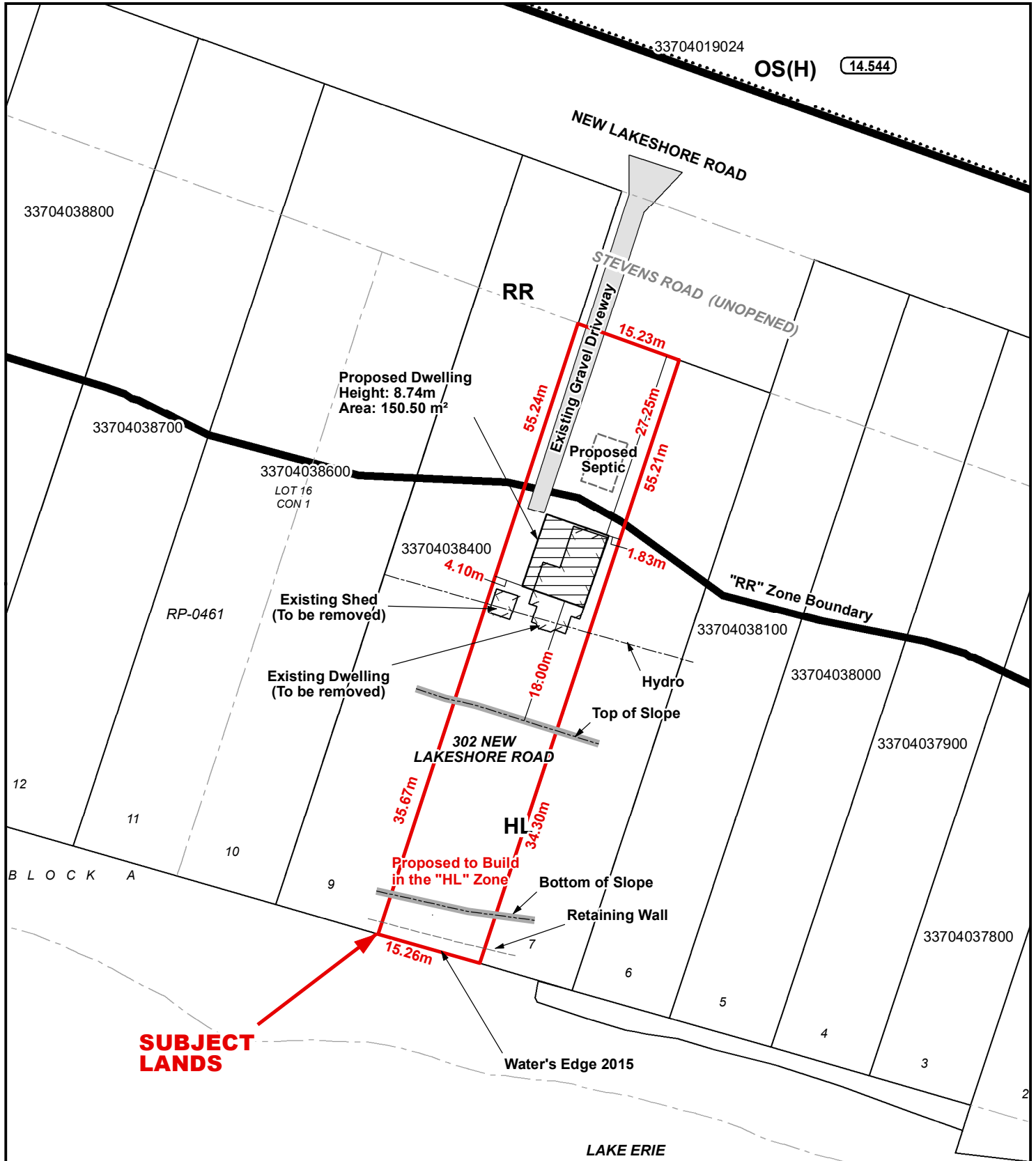
5/6/2022

- (H) - Holding
- HL - Hazard Land Zone
- OS - Open Space Zone
- RR - Resort Residential Zone



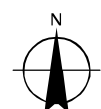
CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

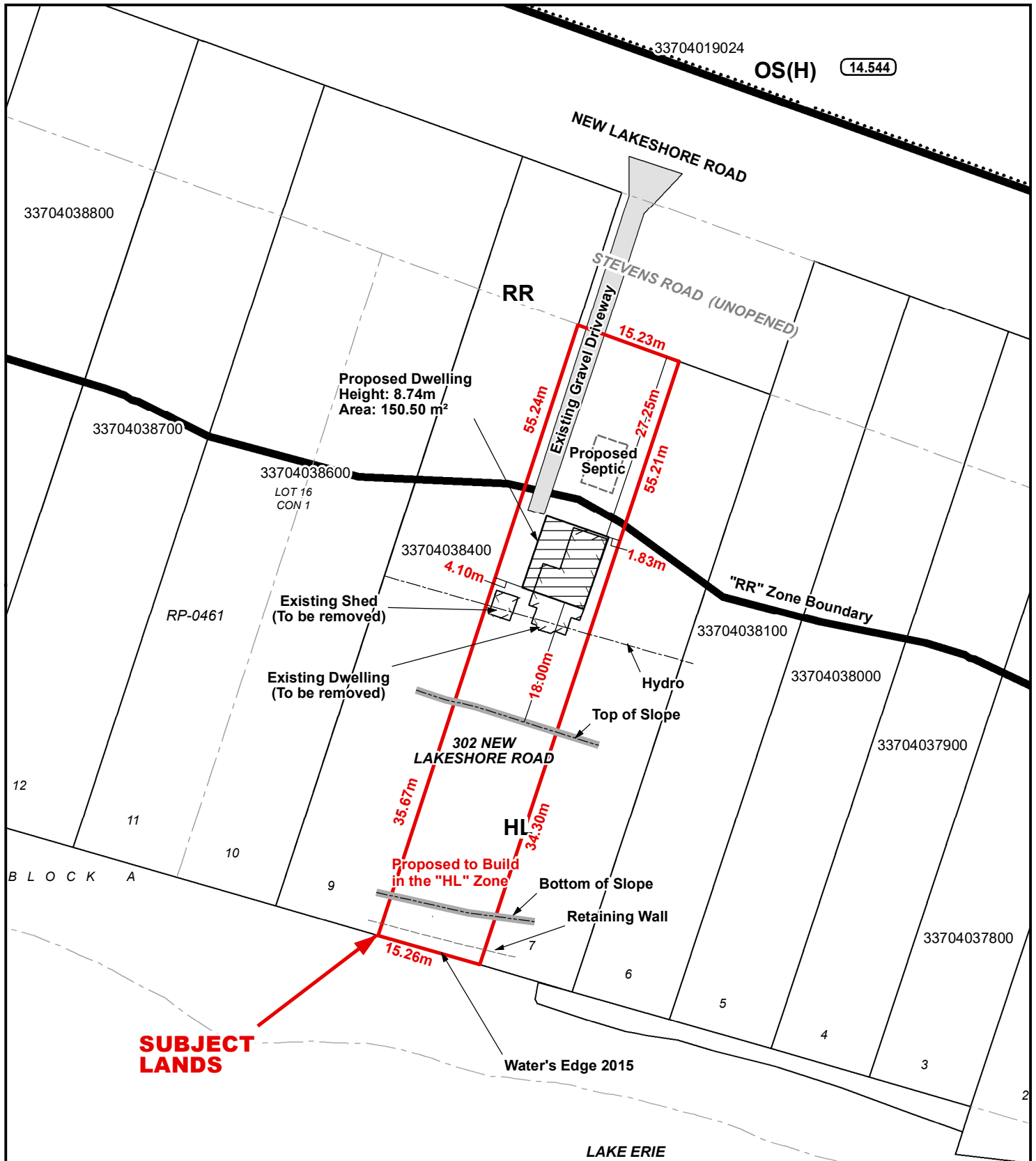
Subject Lands



6 3 0 6 12 18 24 Meters

CONCEPTUAL PLAN

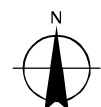
Geographic Township of WOODHOUSE



Legend

Subject Lands

5/6/2022



6 3 0 6 12 18 24 Meters