

For Office Use Only:

File Number	<u>ANPL2023067</u>	Application Fee	<u>\$1711.00 - paid</u>
Related File Number	<u>N/A</u>	Conservation Authority Fee	<u>316.65 - paid</u>
Pre-consultation Meeting	<u>N/A</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>February 6, 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>February 23, 2023</u>	Public Notice Sign	<u>-</u>

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: 3310-334-010-01400**A. Applicant Information****Name of Owner** Gary and Mary Ellen Ball

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 717 Nelson Street West**Town and Postal Code** Port Dover N0A 1N2**Phone Number** _____**Cell Number** 519-718-0192**Email** meb@ballfamily.ca**Name of Applicant** Agent**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

Name of Agent David McPherson
Address 8 Culver Lane
Town and Postal Code Simcoe N3Y 5C8
Phone Number _____
Cell Number 519-427-6483
Email david-a-mcpherson@hotmail.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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

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

n/a

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 1

Woodhouse

Municipal Civic Address: 717 Nelson Street West, Port Dover

Present Official Plan Designation(s): Urban Residential and Hazard Land

Present Zoning: R1-A and HL

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:

Residential

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:

The existing house, detached garage and accessory sheds shown on the attached survey are all being retained.

The sunroom shown on the east side of the house is to be demolished and rebuilt (25.7 sq.m.)

The rear deck is to be enclosed (35.6 sq.m.)

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.

The existing sunroom on the east side of the house is to be rebuilt and used as a sunroom.

The enclosed rear deck is to be an enclosed porch and sitting area.

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:

The proposed sunroom and enclosed rear porch are shown on the attached survey and architectural drawings of the two structures are attached.

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:

Greater than 50 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:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	32m	15m		32m	
Lot depth		30m		178.4m	
Lot width	32m	15m		32m	
Lot area	5,711sqm	450sq.m		5,711sqm	
Lot coverage					
Front yard	80m	6m		80m	
Rear yard	66m	7.5m		66m	
Height	4.5m	11m		4.5m	
Left Interior side yard		3m		20.7m	
Right Interior side yard		1.2m		2.9m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Both proposed additions are partially within the Hazard Land zone. To obtain building permits we are applying to extend an existing legal use within the Hazard Land zone.

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: 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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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:
Owner's knowledge of 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. All Applications: 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:

n/a

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. All Applications: 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 _____ 66m to Lake Erie

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. All Applications: 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:

Nelson Street

G. All Applications: 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.

We are making application to extend an existing legal use into the Hazard Land zone in order to obtain building permits to construct an enclosed porch over the rear deck/patio and to reconstruct the existing sunroom, both of which are partially within the Hazard Land zone.

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:

- ☐ 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.

* *Becky Mary I Ball* January 13, 2023
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 *Becky Mary I Ball* am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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 doing

* *Becky* January 13, 2023
Owner Date
* *Mary I Ball* January 13, 2023
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, David McPherson of Simcoe

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:

RAB



Owner/Applicant/Agent Signature

In Simcoe

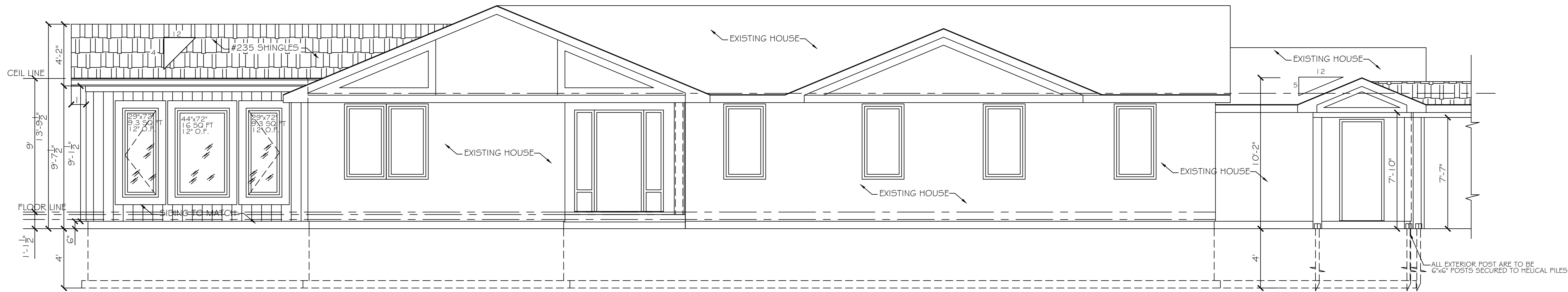
This 6th day of February

A.D., 2023

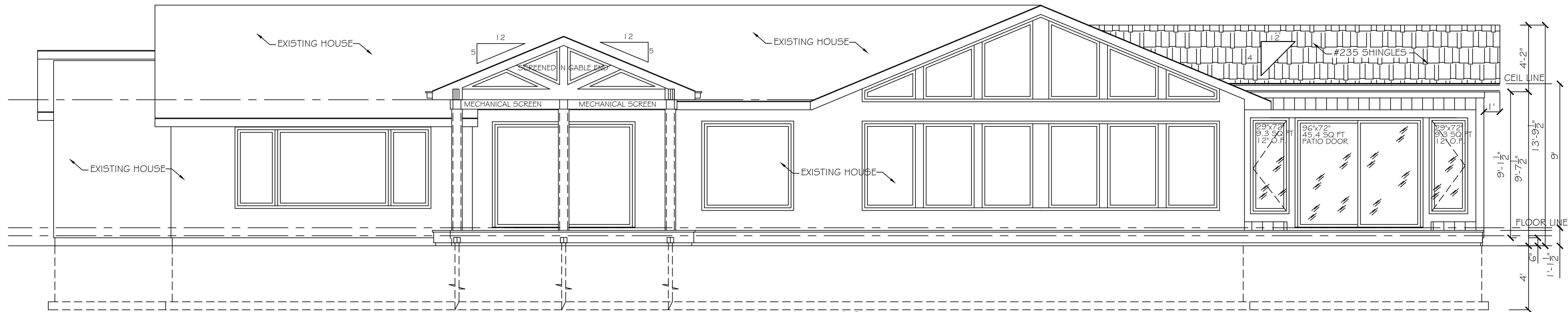
Hannelore Tenley Yager, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 21, 2025.



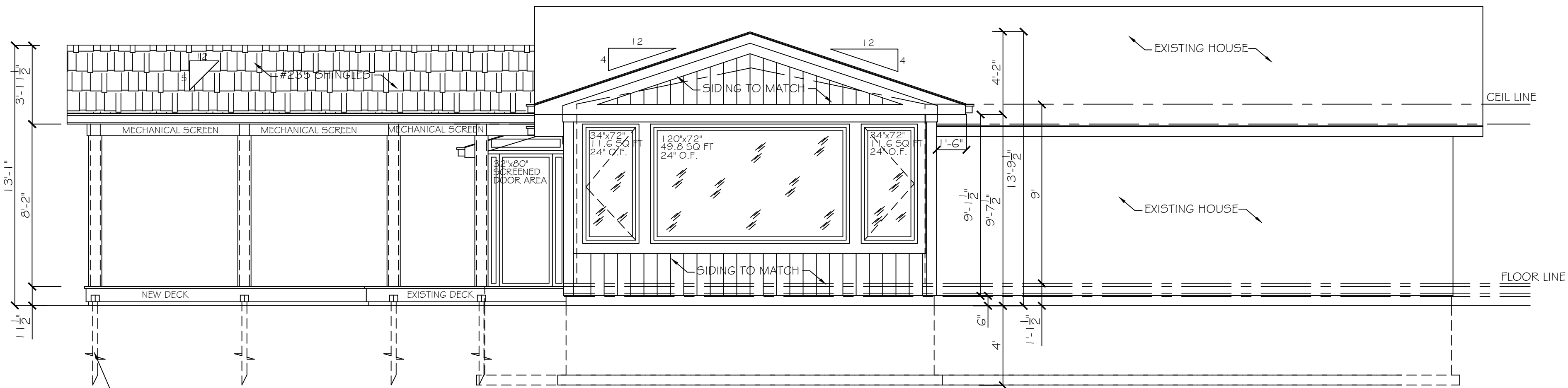
A Commissioner, etc.



FRONT ELEVATION
SCALE 1/4"=1'-0"

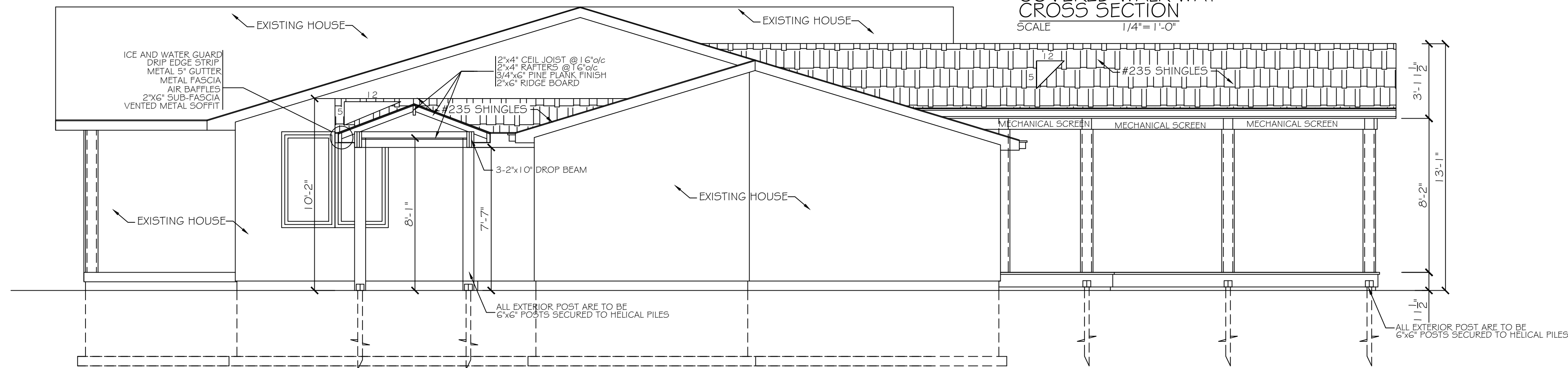


REAR ELEVATION
SCALE 1/4"=1'-0"



LEFT ELEVATION
SCALE 1/4"=1'-0"

RIGHT ELEVATION
COVERED WALK WAY
CROSS SECTION
SCALE 1/4"=1'-0"



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE 2.17.4.1.3(a) TO BE AN "OTHER DESIGNER"

QUALIFICATION INFORMATION:
RON CRICKMORE BCIN: 41922

Ron Crickmore

No.	Date:	Issue/Revision	By:

Note:
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CRICKMORE DESIGN

111 Vokrose Street, Ancaster, Ontario, Canada L9G 4Z8
Tel: 905-879-9033

Consultant

Project:
**GARY BALL
MULTIPLE ADDITIONS**
717 NELSON STREET WEST
PORT DOVER ONTARIO

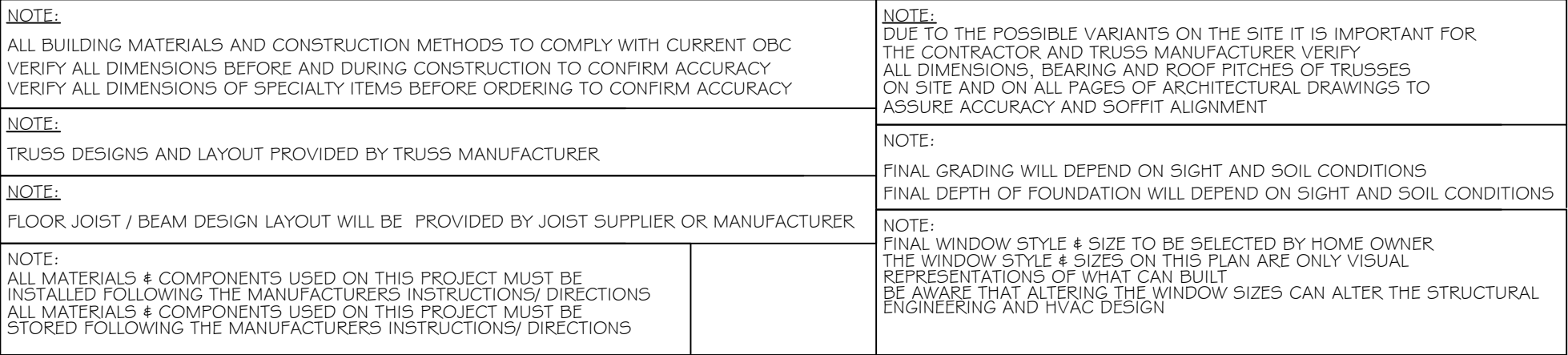
Sheet Title:
**FRONT ELEVATION
REAR ELEVATION
SIDE ELEVATIONS**

Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 1/4"=1'-0"	Date: JUNE 2021	Project No.: 21027

Drawing No:

A4

Drawing Series:



Kon Lischone

No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE
PROPERTY AND COPYRIGHT OF S.D.H. DESIGNS.

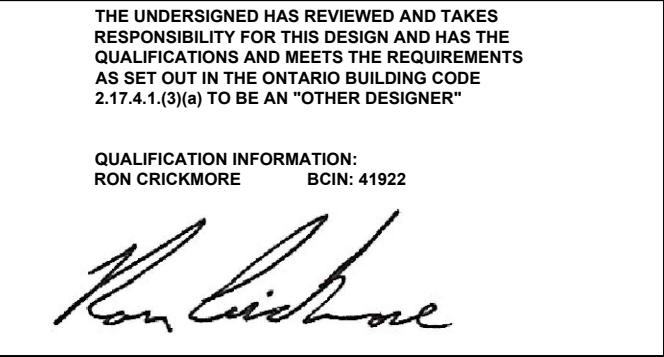
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

Consultant

717 NELSON STREET WEST
PORT DOVER ONTARIO

Drawing No:

Drawing Series



No.	Date:	Issue/Revision	By:
Drawing Issues/Revisions:			

CRICKMORE DESIGN
111 Vallance Street, Toronto, Ontario, Canada, L5C 4G9
Tel: 905.870.8035

Consultant

Project:

**GARY BALL
MULTIPLE ADDITIONS**

717 NELSON STREET WEST

PORT DOVER **ONTARIO**

Sheet Title: FOUNDATION PLAN HOUSE ADDITION GARAGE ADDITION		
Design By: RJC	Drawn By: RJC	Approved By: RJC
Scale: 1/4"=1'-0"	Date: JUNE 2021	Project No.: 21027
Drawing No:		
<div style="font-size: 48pt; font-weight: bold;">A1-A</div>		
Drawing Series:		



Long Point Region Conservation Authority

PERMIT No. LPRCA-257/21

**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: Gary Ball

Telephone: 519-583-3713

Address: 717 Nelson Street West

Postal Code: N0A 1N2

Port Dover, ON

Agent : Mary Ellen Ball

Telephone: 519-583-3713

Address: 717 Nelson Street West

Postal Code: N0A 1N2

Port Dover, ON

Location/Address of works: 717 Nelson Street West; 33.10.334.010.01400

Lot: 8 Concession: 1 Municipality: Norfolk County

Description of Works: Construct a 73 m² garage addition, enclosed walkway, a 35 m² screened in porch and demolish and reconstruct a 25 m² four seasons sunroom.

Type of fill: _____

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

DATE: December 1, 2021 to December 1, 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 November 26, 2021 and the associated information.

SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION

FOR: GARY BALL
717 NELSON STREET
PORT DOVER

PIN 50247-0024 (LT)

SCALE: 1 : 250

2.5 0 10 METRES

JEWITT AND DIXON LTD.

SITE
B.M. #1
F.F. GARAGE
EL. 192.57

PROPERTY DESCRIPTION:

PART OF LOT 8
CONCESSION 1
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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LOT

8

CONCESSION

1

GEOGRAPHIC

TOWNSHIP

OF

WOODHOUSE

LEGEND

STANDARD IRON BAR	SHOWN	SIB	■
IRON BAR	SHOWN	IB	■
ROUND IRON BAR	SHOWN	IB	●
4' HIGH CHAINLINK FENCE	SHOWN	X-X-X-X	X-X-X-X
GUY WIRE	SHOWN	→	→
AIR CONDITIONER UNIT	SHOWN	A/C	□
BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
BORE HOLE	SHOWN	BH	⊙
BUILDING CORNER	SHOWN	BDG	⊙
CABLE BOX	SHOWN	CATV	□
CATCH BASIN	SHOWN	CB	■
CONCRETE PORCH WITH RAIL	SHOWN	CPWR	■
DOOR	SHOWN	D	□
ROOF DRAIN PIPE	SHOWN	DS	○
DRYER VENT	SHOWN	DV	○
ELECTRICAL OUTLET	SHOWN	E/O	⊙
FOUNDATION ELEVATION	SHOWN	FND	□
FURNACE VENT	SHOWN	FV	□
GENERATOR	SHOWN	GEN	□
GAS METER	SHOWN	GM	□
OVERHEAD HYDRO LINE	SHOWN	HL	■
HYDRO METER	SHOWN	HM	■
OVERHEAD HYDRO SERVICE	SHOWN	HS	■
HOSE BIB	SHOWN	HB	○
HYDRO POLE	SHOWN	HP	○
HYDRO POLE WITH LIGHT	SHOWN	HP/L	○
LIGHT	SHOWN	L	○
WATER METER	SHOWN	W	○
MANHOLE	SHOWN	MH	⊙
DOOR SILL ELEVATION	SHOWN	SILL	□
SOFFIT ELEVATION	SHOWN	SOFFIT	□
TREE (CONIFEROUS)	SHOWN	TREE	■
TREE (DECIDUOUS)	SHOWN	TREE	■
UNDERSIDE OF SIDING	SHOWN	U.S.S.	□
WINDOW	SHOWN	W	□
WOOD POST	SHOWN	WP	□

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

METRIC NOTE:

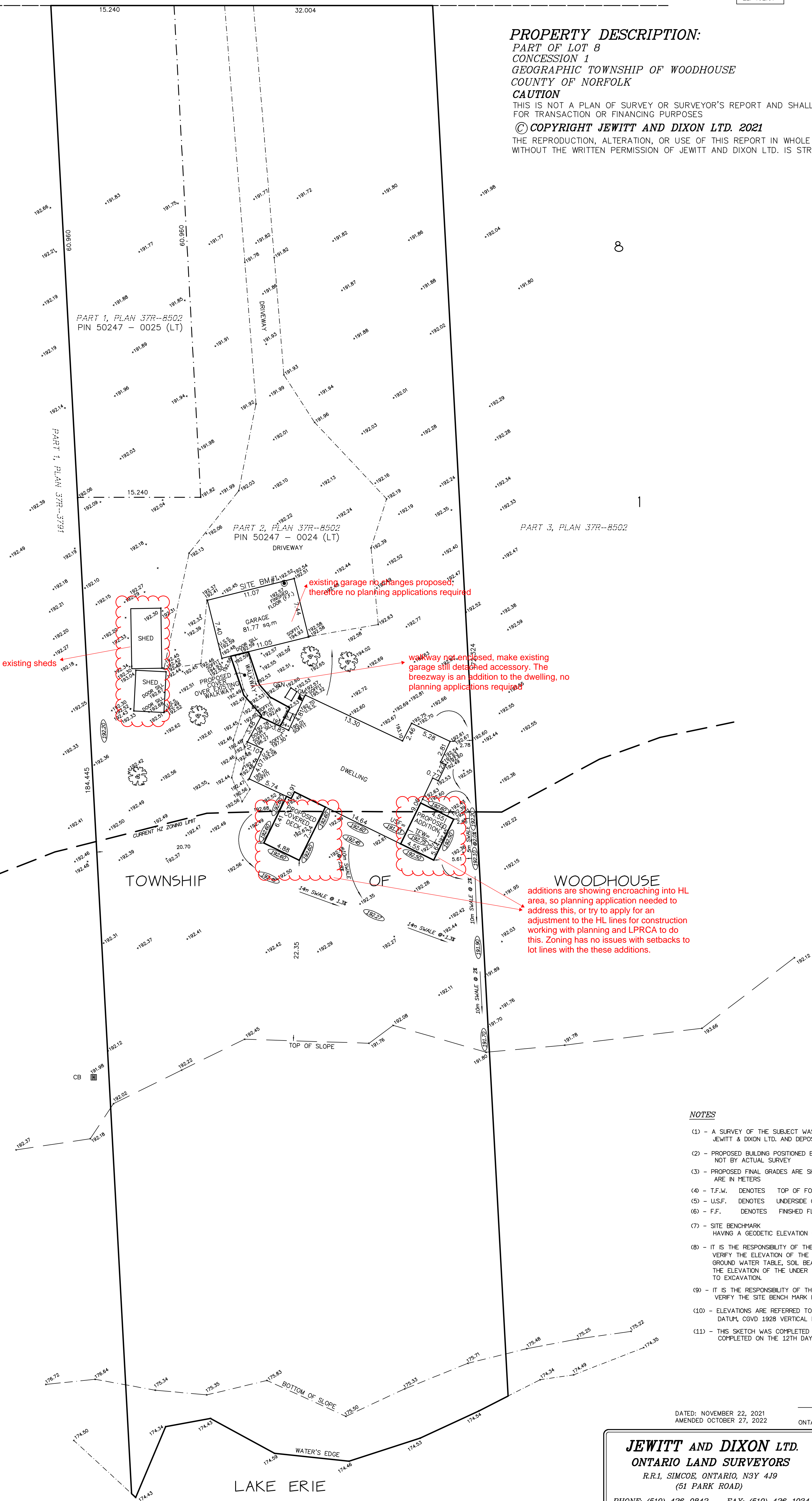
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES.

CABLE T.V. LOCATE INFORMATION IS BASED ON DOCUMENTARY
DATA SUPPLIED BY AMTELECOM COMMUNICATIONS AND NOT
BY FIELD LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE IS BOTH RECOMMENDED AND ADVISED.



NOTES

- (1) - A SURVEY OF THE SUBJECT WAS COMPLETED BY JEWITT & DIXON LTD. AND DEPOSITED AS PLAN 37R-8505
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (20.00) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - SITE BENCHMARK HAVING A GEODETIC ELEVATION OF 1 meters
- (8) - 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
- (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 12TH DAY OF OCTOBER, 2021

DATED: NOVEMBER 22, 2021
AMENDED OCTOBER 27, 2022

KIM HUSTED
ONTARIO LAND SURVEYOR

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.A.W.
BOOK	-	LL-FILE
CALC.	-	M.V.L.
PLAN	-	M.V.L.
CHECK	-	R.C.D.
CLIENT	-	BALL
JOB No.	-	21-3183
		21-3183-TOPO

SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION

FOR: GARY BALL
717 NELSON STREET
PORT DOVER

PIN 50247-0024 (LT)

SCALE: 1 : 250

2.5 0 10 METRES

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F.F. GARAGE
EL. 192.57

PROPERTY DESCRIPTION:

PART OF LOT 8
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
COUNTY OF NORFOLK

CAUTION

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LOT
CONCESSION

GEOGRAPHIC

TOWNSHIP

OF

WOODHOUSE

LEGEND

STANDARD IRON BAR	SHOWN	SIB	■
IRON BAR	SHOWN	IB	■
ROUND IRON BAR	SHOWN	IB	●
4' HIGH CHAINLINK FENCE	SHOWN	X-X-X-X	X-X-X-X
GUY WIRE	SHOWN	→	→
AIR CONDITIONER UNIT	SHOWN	A/C	A/C
BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
BORE HOLE	SHOWN	BH	⊙
BUILDING CORNER	SHOWN	BDG	⊙
CABLE BOX	SHOWN	CATV	⊙
CATCH BASIN	SHOWN	CB	■
CONCRETE PORCH WITH RAIL	SHOWN	CPWR	■
DOOR	SHOWN	D	○
ROOF DRAIN PIPE	SHOWN	DS	○
DRYER VENT	SHOWN	DV	○
ELECTRICAL OUTLET	SHOWN	E/O	⊙
FOUNDATION ELEVATION	SHOWN	FND	○
FURNACE VENT	SHOWN	FV	○
GENERATOR	SHOWN	GEN	○
GAS METER	SHOWN	GM	⊙
OVERHEAD HYDRO LINE	SHOWN	HL	—
HYDRO METER	SHOWN	HM	⊙
OVERHEAD HYDRO SERVICE	SHOWN	HS	—
HOSE BIB	SHOWN	HB	○
HYDRO POLE	SHOWN	HP	○
HYDRO POLE WITH LIGHT	SHOWN	HP/L	○
LIGHT	SHOWN	L	○
WATER METER	SHOWN	W	○
MANHOLE	SHOWN	MH	⊙
DOOR SILL ELEVATION	SHOWN	SILL	○
SOFFIT ELEVATION	SHOWN	SOFFIT	○
TREE (CONIFEROUS)	SHOWN	TREE	⊙
TREE (DECIDUOUS)	SHOWN	TREE	⊙
UNDERSIDE OF SIDING	SHOWN	U.S.S.	○
WINDOW	SHOWN	W	○
WOOD POST	SHOWN	WP	○

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.

CABLE T.V. LOCATE INFORMATION IS BASED ON DOCUMENTARY
DATA SUPPLIED BY AMTELECOM COMMUNICATIONS AND NOT
BY FIELD LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE IS BOTH RECOMMENDED AND ADVISED.

NOTES

- (1) - A SURVEY OF THE SUBJECT WAS COMPLETED BY
JEWITT & DIXON LTD. AND DEPOSITED AS PLAN 37R-8505
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS,
NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (20.00) AND
ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - SITE BENCHMARK
HAVING A GEODETIC ELEVATION OF 1 meters
- (8) - 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
- (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 12TH DAY OF OCTOBER, 2021

DATED: NOVEMBER 22, 2021
AMENDED OCTOBER 27, 2022

KIM HUSTED
ONTARIO LAND SURVEYOR

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.A.W.
BOOK - LL-FILE
CALC. - M.V.L.
PLAN - M.V.L.
CHECK - R.C.D.
CLIENT - BALL
JOB No. - 21-3183

21-3183-TOPO



SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION

FOR: GARY BALL
717 NELSON STREET
PORT DOVER

PIN 50247-0024 (LT)
SCALE: 1 : 250

2.5 0 10 METRES

JEWITT AND DIXON LTD.

SITE
B.M. #1
F.F. GARAGE
EL. 192.57

NELSON STREET

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CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
COUNTY OF NORFOLK

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LOT

CONCESSION

GEOGRAPHIC

TOWNSHIP

WOODHOUSE

HL LINE

PROPOSED ADDITIONS

LEGEND

STANDARD IRON BAR	SHOWN	SIB	■
IRON BAR	SHOWN	IB	■
ROUND IRON BAR	SHOWN	IRB	■
4' HIGH CHAINLINK FENCE	SHOWN	X-X	X-X
GUY WIRE	SHOWN	GW	—
AIR CONDITIONER UNIT	SHOWN	A/C	□
BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	○
BORE HOLE	SHOWN	BH	⊙
BUILDING CORNER	SHOWN	BDC	□
CABLE BOX	SHOWN	CATV	□
CATCH BASIN	SHOWN	CB	■
CONCRETE PORCH WITH RAIL	SHOWN	CPWR	■
DOOR	SHOWN	D	—
ROOF DRAIN PIPE	SHOWN	DS	○
DRYER VENT	SHOWN	DV	—
ELECTRICAL OUTLET	SHOWN	E/O	—
FOUNDATION ELEVATION	SHOWN	FND	—
FURNACE VENT	SHOWN	FV	—
GENERATOR	SHOWN	GEN	—
GAS METER	SHOWN	GM	■
OVERHEAD HYDRO LINE	SHOWN	HL	—
HYDRO METER	SHOWN	HM	■
OVERHEAD HYDRO SERVICE	SHOWN	HS	—
HOSE BIB	SHOWN	HB	—
HYDRO POLE	SHOWN	HP	○
HYDRO POLE WITH LIGHT	SHOWN	HPLS	○
LIGHT	SHOWN	L	○
WATER METER	SHOWN	WM	■
MANHOLE	SHOWN	MH	○
DOOR SILL ELEVATION	SHOWN	SILL	—
SOFFIT ELEVATION	SHOWN	SOFFIT	—
TREE (CONIFEROUS)	SHOWN	CT	⊙
TREE (DECIDUOUS)	SHOWN	DT	⊙
UNDERSIDE OF SIDING	SHOWN	U.S.S.	—
WINDOW	SHOWN	W	—
WOOD POST	SHOWN	WP	—

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CHECK - R.C.D.
CLIENT - BALL
JOB No. - 21-3183



21-3183-TOPO




MAP NORFOLK - Community Web Map






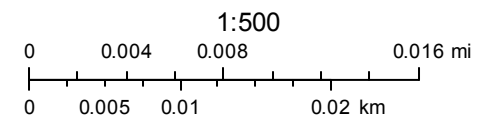
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Zones 1-Z-2014

-  Zone
-  Zone with Holding Provision

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

-  Land Parcels
-  Civic Address
-  Plan Lines

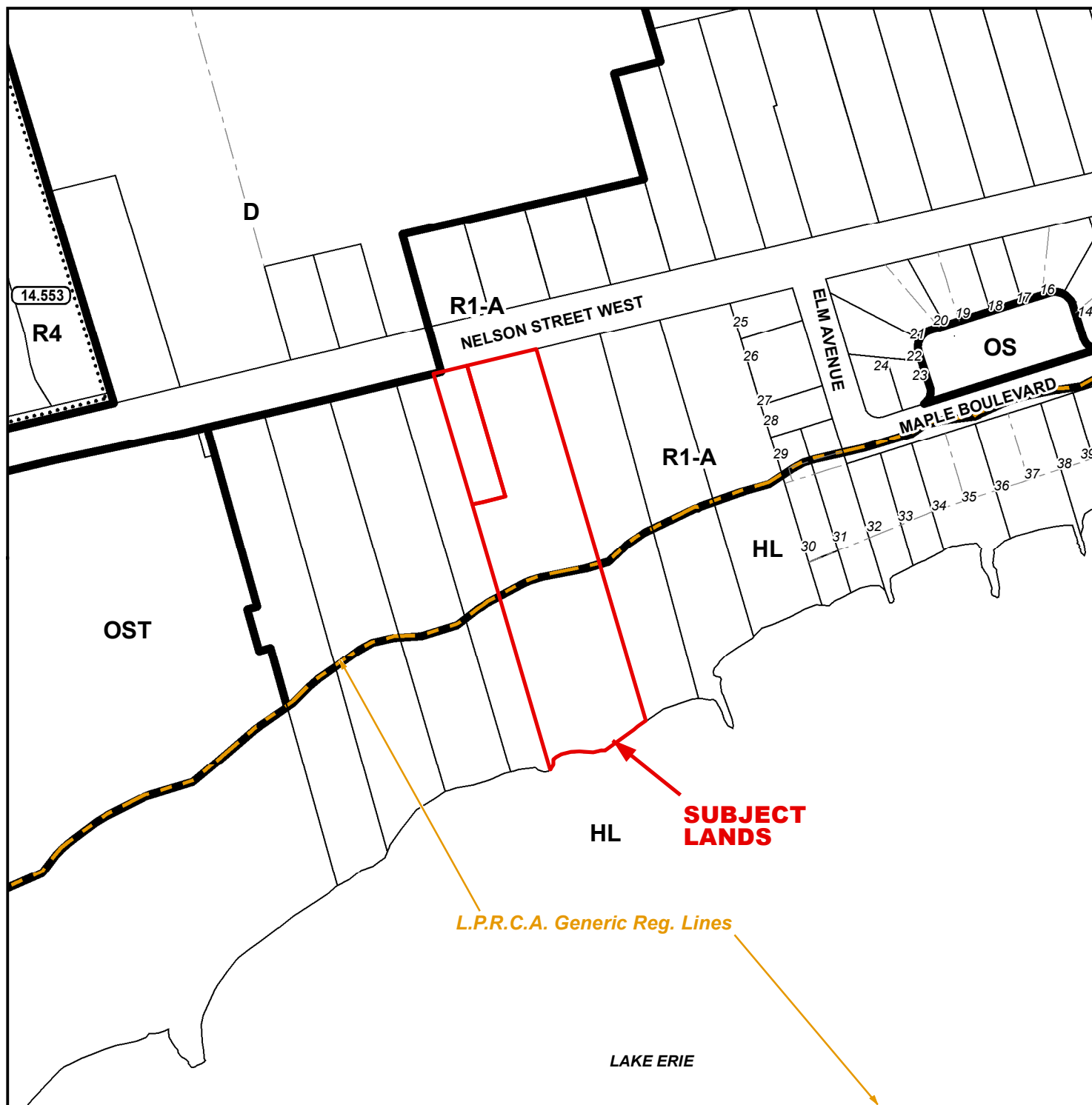


Queen's Printer for Ontario
Norfolk GIS



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

ANPL2023067



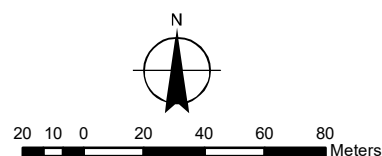
LEGEND

- Subject Lands
- LPRCA Generic RegLines

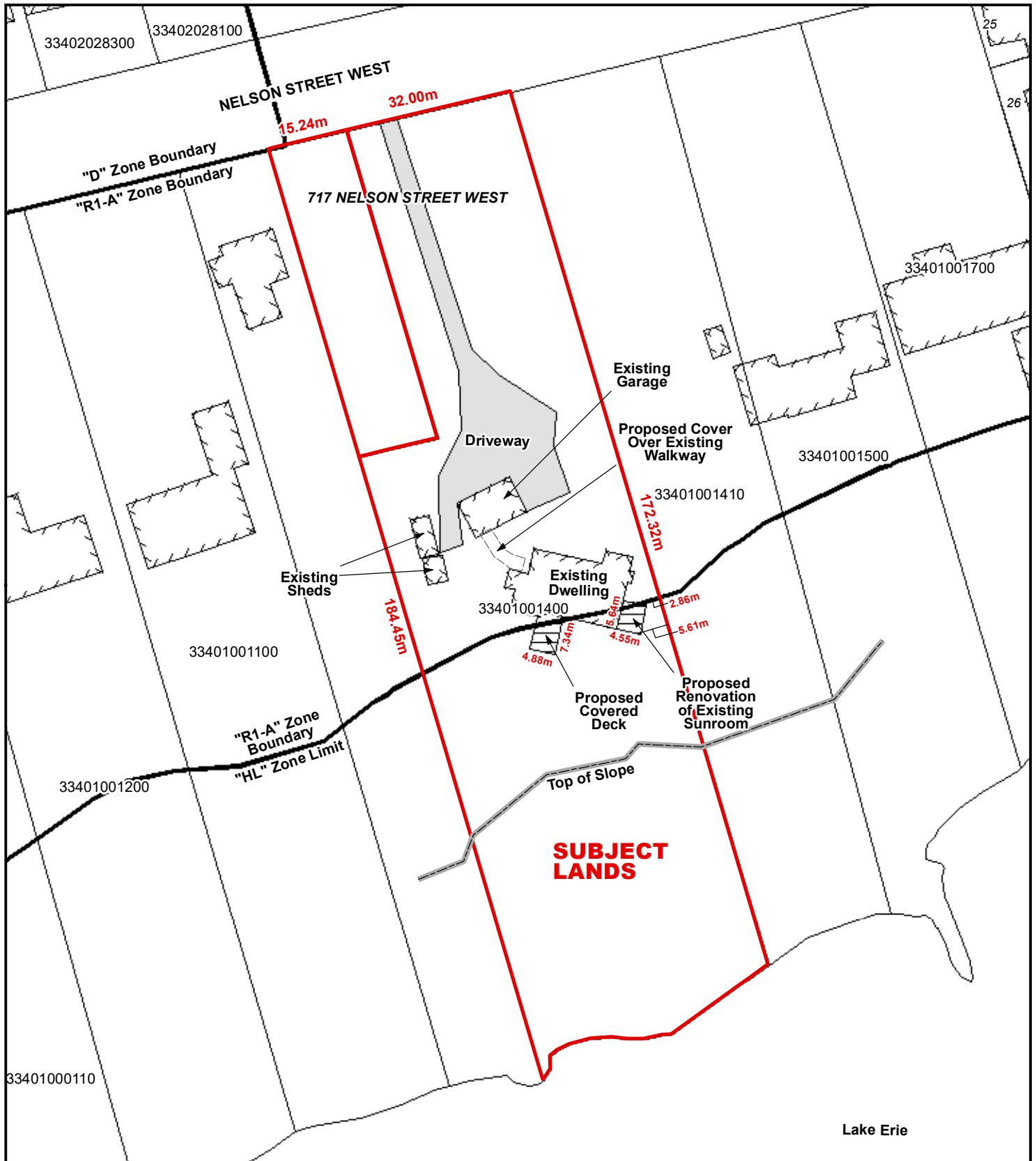
ZONING BY-LAW 1-Z-2014

2/24/2023

- (H) - Holding
- D - Development Zone
- HL - Hazard Land Zone
- OST - Open Space Tent & Trailer Zone
- OS - Open Space Zone
- R1-A - Residential R1-A Zone
- R4 - Residential R4 Zone



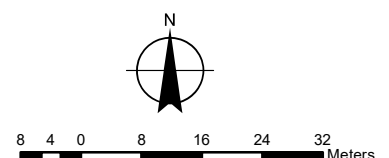
CONCEPTUAL PLAN
Urban Area of PORT DOVER



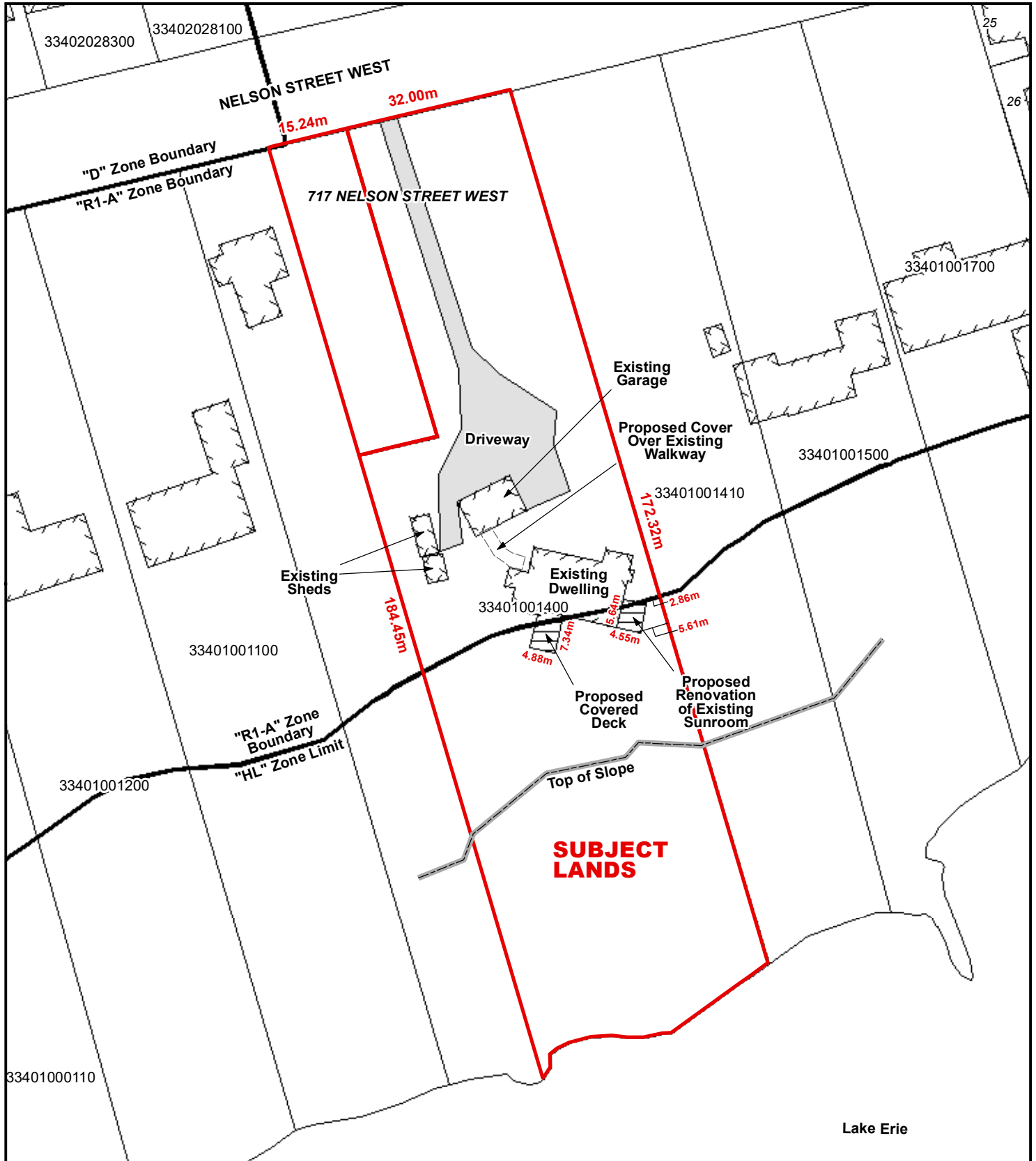
Legend

Subject Lands

2/24/2023



CONCEPTUAL PLAN Urban Area of PORT DOVER



Legend

Subject Lands

2/24/2023

