

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 33403032900**A. Applicant Information****Name of Owner** Mark Lefler

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 Douglas Street
Town and Postal Code Port Dover, N0A 1N7
Phone Number 519 770-7277
Cell Number _____
Email mark@thewatershedgroup.ca

Name of Applicant Justin Massecar
Address 28 Colborne Street N
Town and Postal Code Simcoe, N3Y 3T9
Phone Number 226 210-8708
Cell Number _____
Email justin.massecar@mwdrafting.ca

Name of Agent	<u>Justin Massecar</u>
Address	<u>28 Colborne Street N</u>
Town and Postal Code	<u>Simcoe, N3Y 3T9</u>
Phone Number	<u>226 210-8708</u>
Cell Number	<u></u>
Email	<u>justin.massecar@mwdrafting.ca</u>

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:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PDOV PLAN 286 LOTS 19 & 20 PT DOUGHLAS ST & RP 37R11510 PART 1

Municipal Civic Address: 35 Douglas Street, Port Dover, N0A 1N7

Present Official Plan Designation(s): Lakeshore Special Policy Area

Present Zoning: R1-A/HL

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

☒ Yes ☐ No If yes, please specify:

14.534

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:

Refer to 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:

Detached garage/ADU (see site plan)

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

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

9. Existing use of abutting properties:

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	26.9m	5.0m	14.534	32.0m	N/A
Lot depth	31.85m	N/A	N/A	25.0m	N/A
Lot width	N/A	N/A	N/A	N/A	N/A
Lot area	846m	450.0m	5.1.2a)	846m	N/A
Lot coverage	2.29%	10%	3.2.1.(g)	17%	7%
Front yard	13.98m	2.4m	14.534	1.22m	1.18m
Rear yard	7.54m	7.5m	5.1.2a)	7.54m	N/A
Height	N/A	5.0m	3.2.1.(a)	7.14m	2.14m
Left Interior side yard	10.37m	1.2m	3.2.1.(d)	7.51m	N/A
Right Interior side yard	7.31m	3.0m	3.2.1.(d)	10.09m	N/A
Exterior side yard (corner lot)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	2	3	4.9a) and e)	2	N/A
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	3.0m x 5.8m	3.0m x 5.8m	4.1.3	3.0m x 5.8m	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Zone	HL	ADU not permitted in HL	11.1.1	Building ADU in HL	Building ADU in HL

Encroachments

N/A

ADU/Accessory building not permitted in front yard

3.2.1.(b)

Portion of building located in front yard

Portion of building located in front yard

Revised April 2023

Committee of Adjustment Development Application

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

The space constraints of the property do not allow both a detached garage and an ADU. This creates the need for a variance by default, as an ADU above a garage cannot fit within the restrictions of the zoning by-law.

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: _____

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:

GIS and maps provide no data that the land has had a use other than for residential zoning. Owner provided confirmation.

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:

Subject land is not subject to screening.

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, land not subject to Source Water Protection

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 _____

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

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

See lot grading plan

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Douglas 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.

This development will provide more affordable housing options.

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.

Owner/Applicant/Agent Signature

March 1, 2024

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 Mark Lefler am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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

March 1, 2024

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, JUSTIN MASSENE of NORFOLK COUNTY

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

SIMCOE ONT.

X [Signature]
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

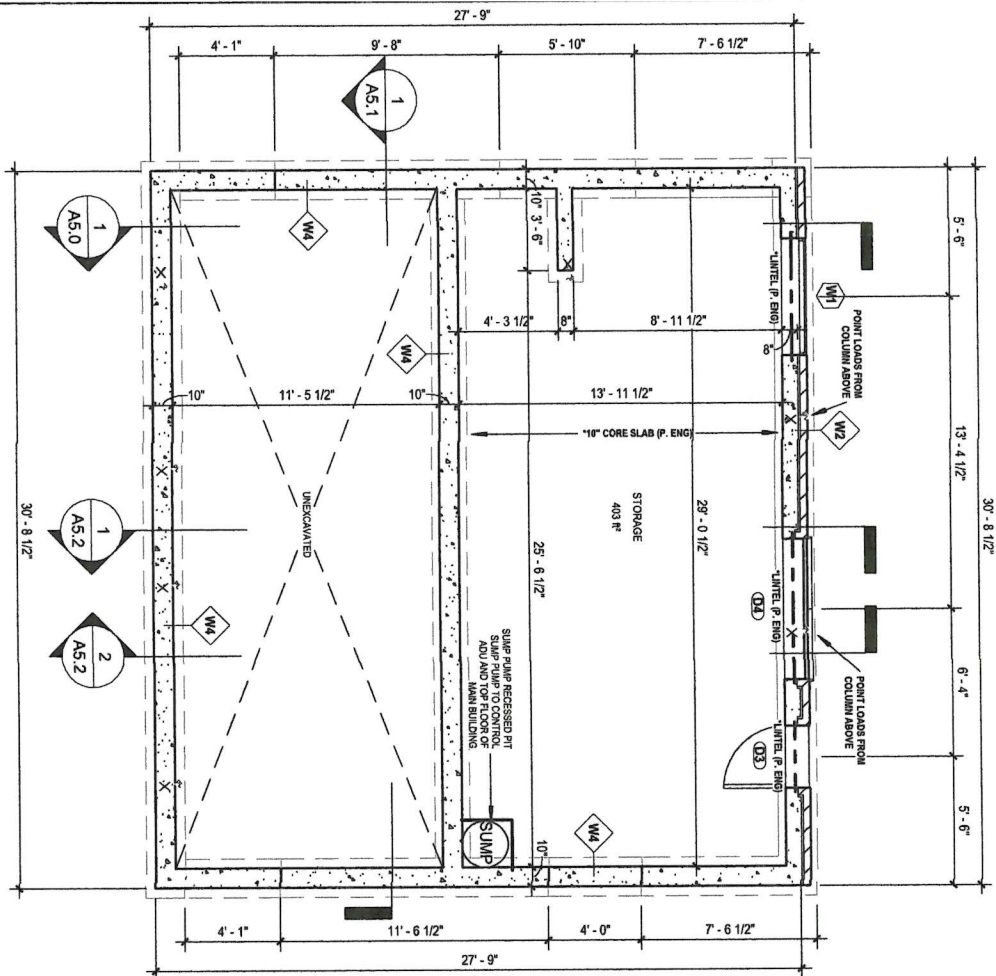
This 14th day of MARCH

A.D., 2024

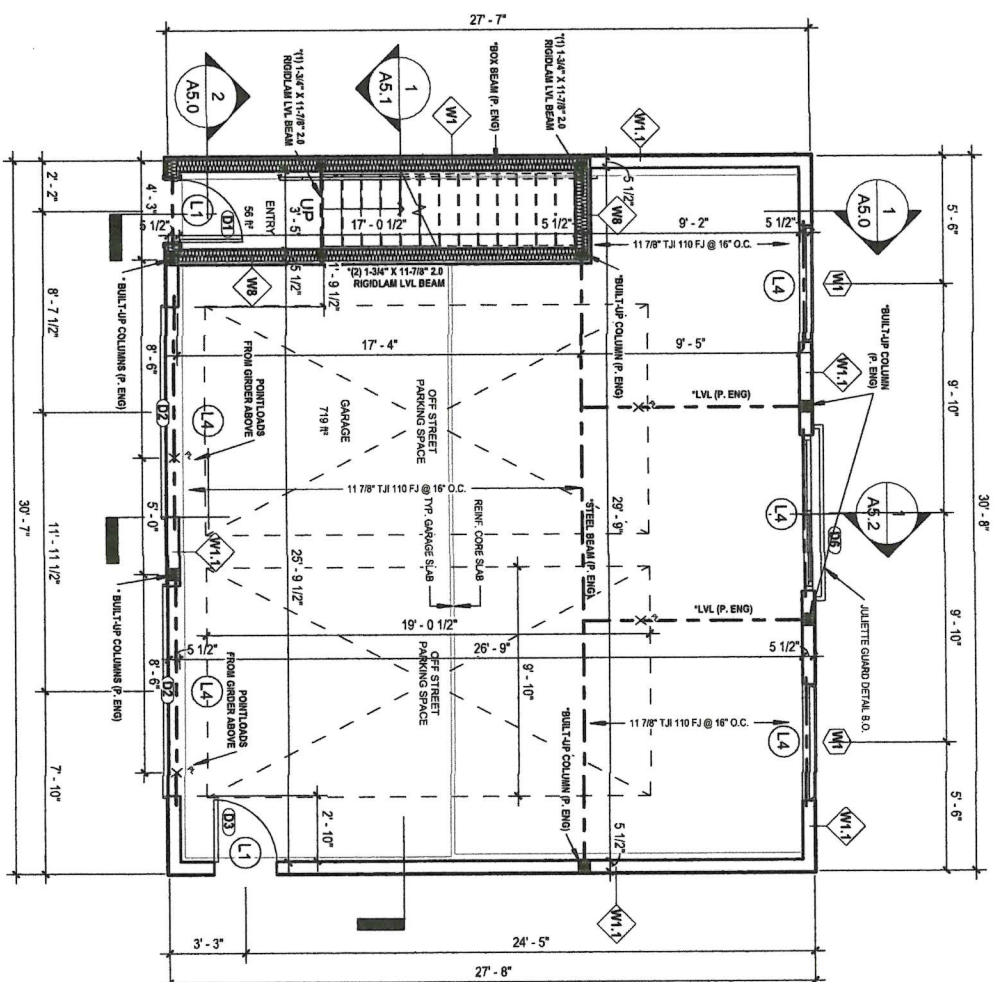
Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 18, 2026.

[Signature]
A Commissioner, etc.

3 FOUNDATION
3/16" = 1'-0"



1 PR 1st FLOOR
3/16" = 1'-0"



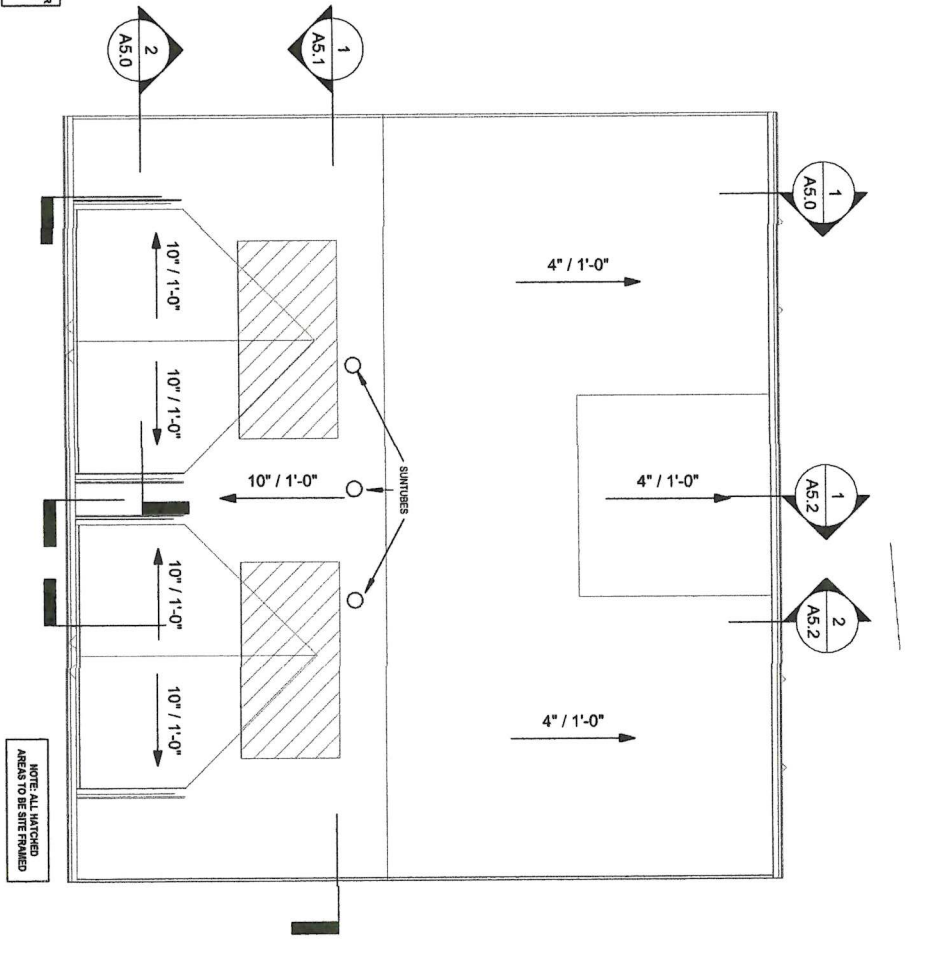
No.	Description	Date

MARK LEFLER
35 DOUGLAS ST., PORT DOVER
GARAGE/ADU

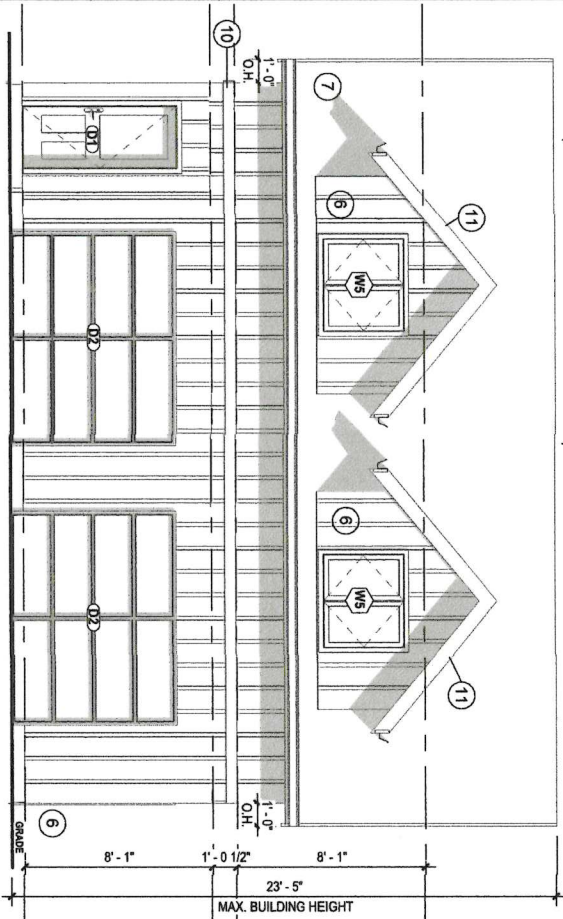
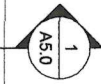
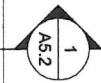
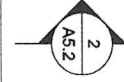
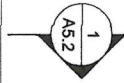
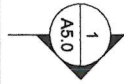
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Date	10/20/23	
Drawn by	MW	
Checked by	JM	
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Date 10/20/23		
Drawn by MW		
Checked by JM		
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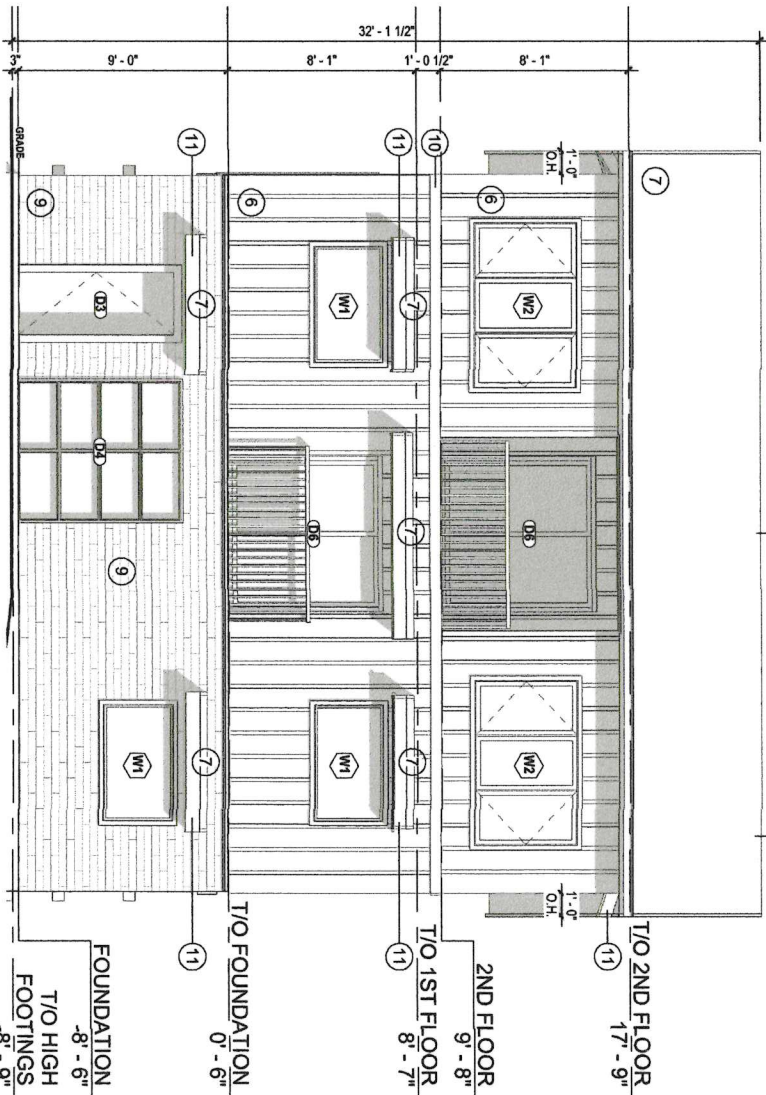
MEED



MATERIAL LEGEND	
1	CONCRETE FOUNDATION (NOTED)
2	PREPARED VERTICAL SIDING
3	ASPHALT SHINGLES
4	STONE VENEER
5	PREPARED ALUMINUM FREEZE BOARD
6	PREPARED ALUMINUM SKEET, PASCAL AND ENVIROLOG



ALLOWABLE UNPROTECTED OPENINGS
 LB 9.4" (6.0m)
 EBF 60.02" (4.81m)
 G/LDING 42.88" (3.56m), 9.55% < 46.87% PERMITTED



ALLOWABLE UNPROTECTED OPENINGS
 LB 9.4" (6.0m)
 EBF 70.38" (5.54m)
 G/LDING 56.88" (4.56m), 21.04% < 46.87% PERMITTED

1 PR FRONT ELEVATION

2 PR REAR ELEVATION



All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer. The use of these plans shall be restricted to the original project site for which they were prepared. No other use, reproduction, or distribution of these plans is permitted without the written consent of the designer. This drawing is the property of the designer and shall remain confidential. It is an exclusive work of original authorship. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic, mechanical, or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall be maintained at all times. ALL RIGHTS RESERVED. Copyright © 2020 MW Drafting and Design Inc.

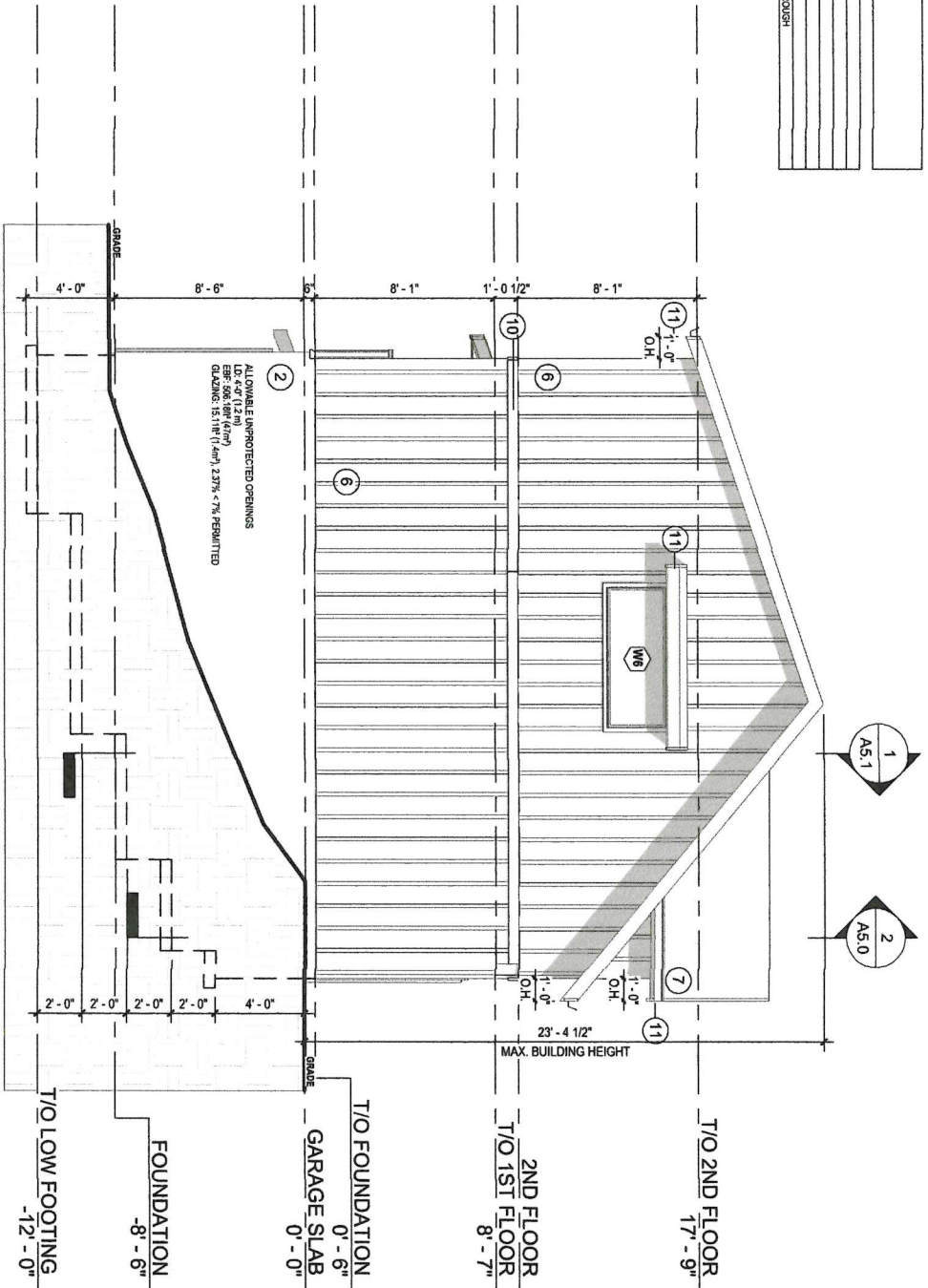
No.	Description	Date

MARK LEFLER
35 DOUGLAS ST, PORT DOVER
GARAGE/ADU

FRONT AND REAR ELEVATIONS
Project number 23054
Date 10/20/23
Drawn by MW
Checked by JM
Scale 3/16" = 1'-0"

MATERIAL LEGEND

2	CONCRETE FOUNDATION (ROOTED)
6	PREFINISHED VERTICAL SIDING
7	ASPHALT SHINGLES
9	STONE VENEER
10	PREFINISHED ALUMINUM FREEZE BOARD
11	PREFINISHED ALUMINUM SOFFIT, FASCIA AND BAILEYDOUGH



1 PR LEFT ELEVATION

3/16" = 1'-0"



DRAFTING & DESIGN INC.

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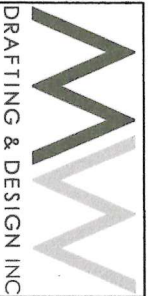
No.	Description	Date

MARK LEFLER
35 DOUGLAS ST. PORT DOVER
GARAGE/ADU

LEFT ELEVATION
Project number 23054
Date 10/20/23
Drawn by MW
Checked by JM
Scale 3/16" = 1'-0"



RIGHT ELEVATION	
Project number 23054	A3.2
Date 10/20/23	
Drawn by MW	
Checked by JM	
Scale 3/16" = 1'-0"	



All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer. The use of these plans shall be restricted to the original project site for which they were prepared. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means electronic, mechanical, or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the designer. This drawing is the property of the designer and shall remain the property of the designer. All rights reserved. Copyright © 2020 MW Drafting and Design Inc.

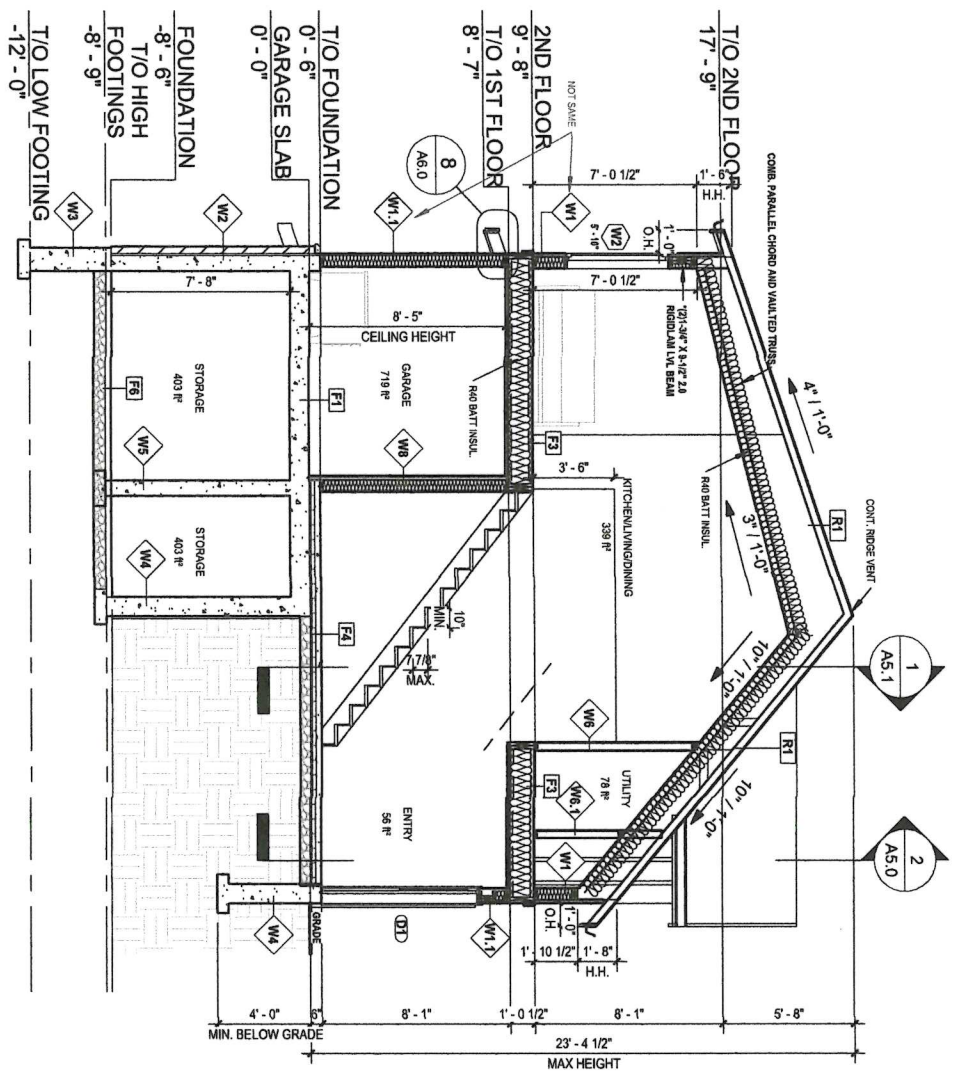
No.	Description	Date

MARK LEFLER
35 DOUGLAS ST, PORT DOVER
GARAGE/ADU

WALL SECTIONS
Project number 23054
Date 10/20/23
Drawn by MW
Checked by JM
Scale 3/16" = 1'-0"

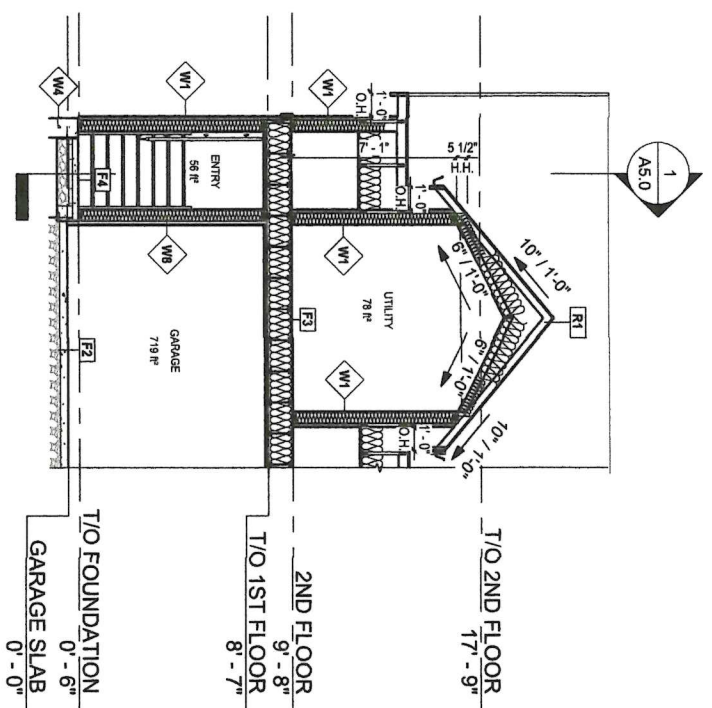
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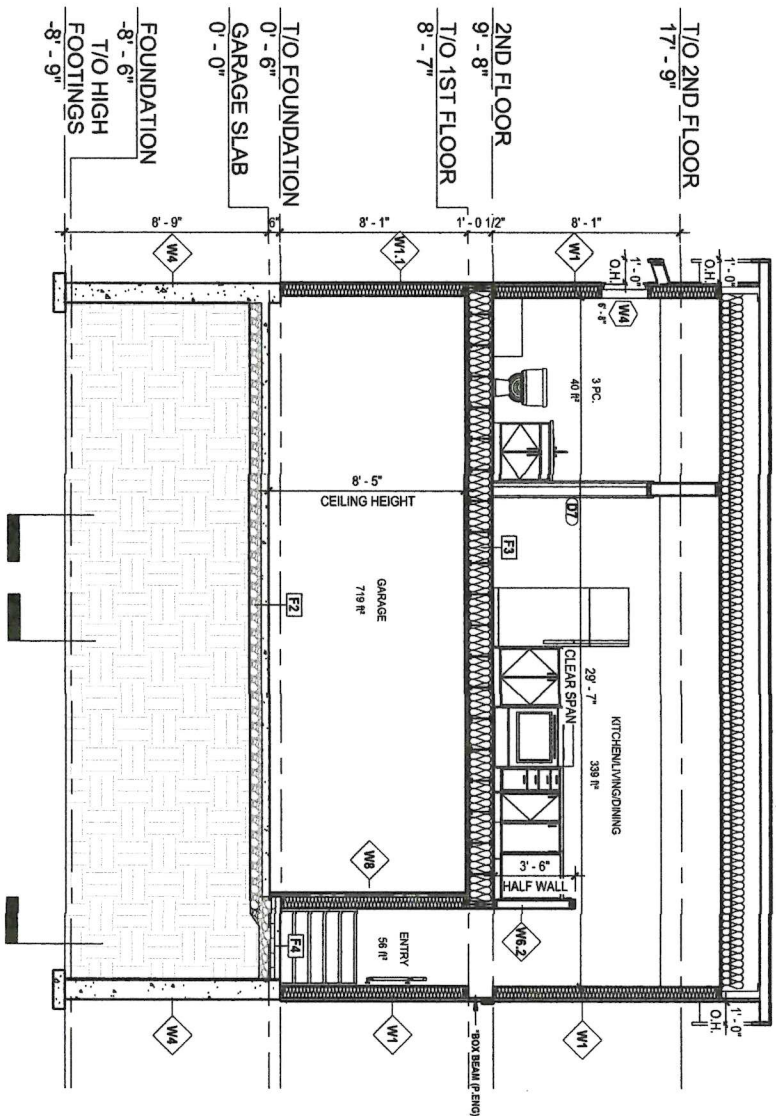


2 SECTION B - DORMER

3/16" = 1'-0"



WALL SECTIONS 2	
Project number 23054	A5.1
Date 10/20/23	
Drawn by MW	
Checked by JM	
Scale 3/16" = 1'-0"	





All work shall conform to the Ontario Building Code 2012 local bylaws and regulations for the geographical location of the project. Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, electrical, structural, etc. drawings shall be brought to the attention of the designer. The use of these plans shall be restricted to the original project site for which they were created, and no part of these plans shall be reproduced or transmitted in any form or by any means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall be maintained at all times. ALL RIGHTS RESERVED. Copyright © 2020 MW Drafting and Design Inc.

No.	Description	Date

MARK LEFLER
35 DOUGLAS ST, PORT DOVER
GARAGE/ADU

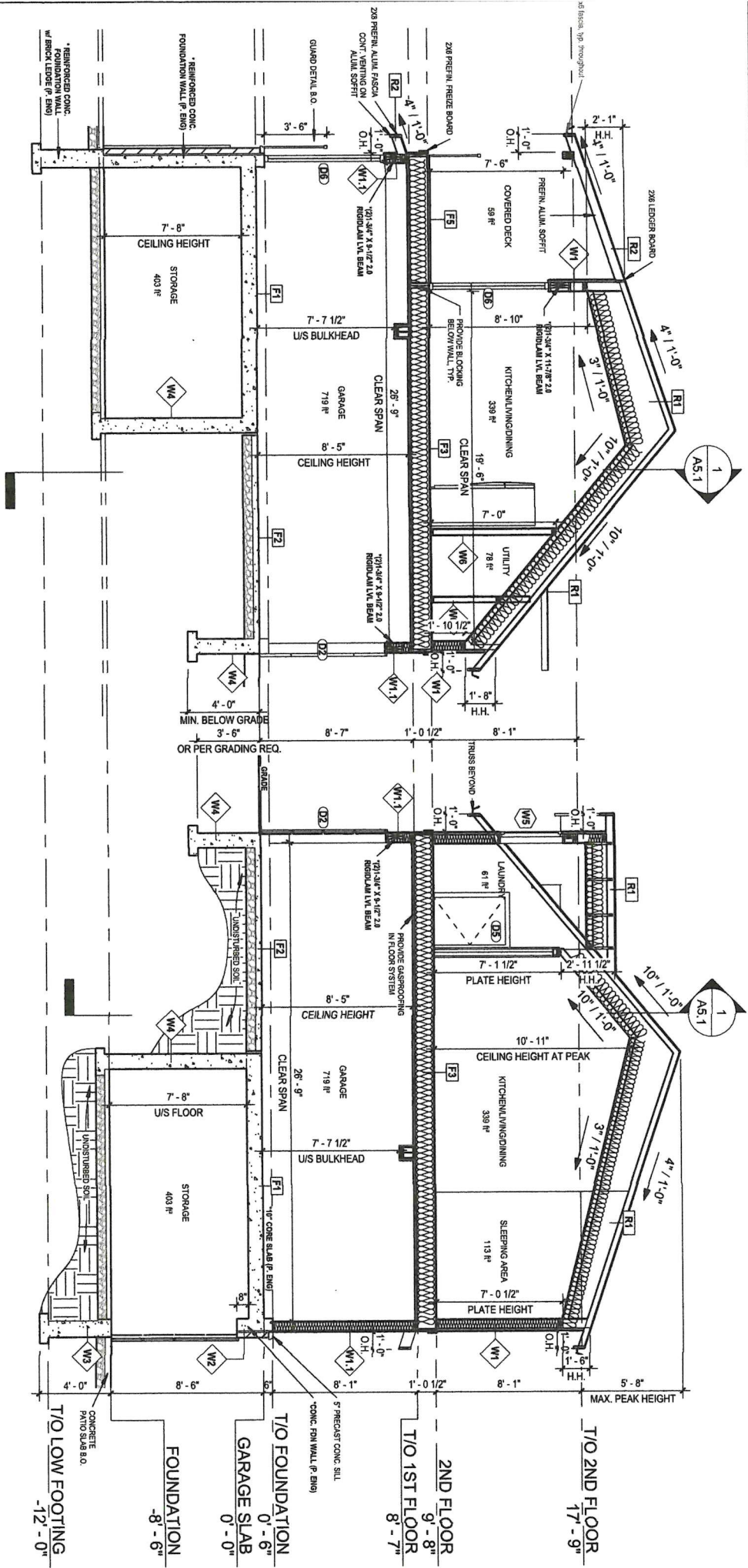
WALL SECTIONS 3
Project number 23054
Date 10/20/23
Drawn by MW
Checked by JM
Scale 3/16" = 1'-0"

1 SECTION E - BALCONY

3/16" = 1'-0"

2 SECTION D - DORMER

3/16" = 1'-0"





The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUBMITTED WITH EVERY LOT GRADING PLAN

Municipal Address: 35 Douglas Drive, Port Dover

And/or

PIN: 50250-0011, 50250-0309

SELECT THE ONE PURPOSE FOR SUBMITTING THIS FORM:

☒ Proposed Grading Plan for Infill Lot:

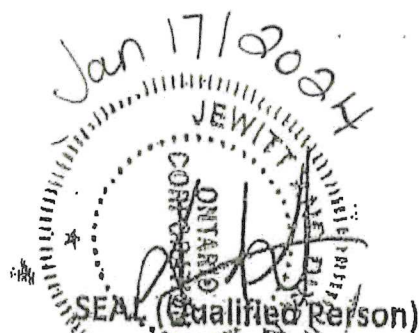
I, Kim Husted O.C.S., a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the Ontario Building Code and applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

☐ Proposed Grading Plan within a Plan of Subdivision:

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan, registered as:

_____(common name of the Plan of Subdivision and Registration Number).

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL
BELOW:

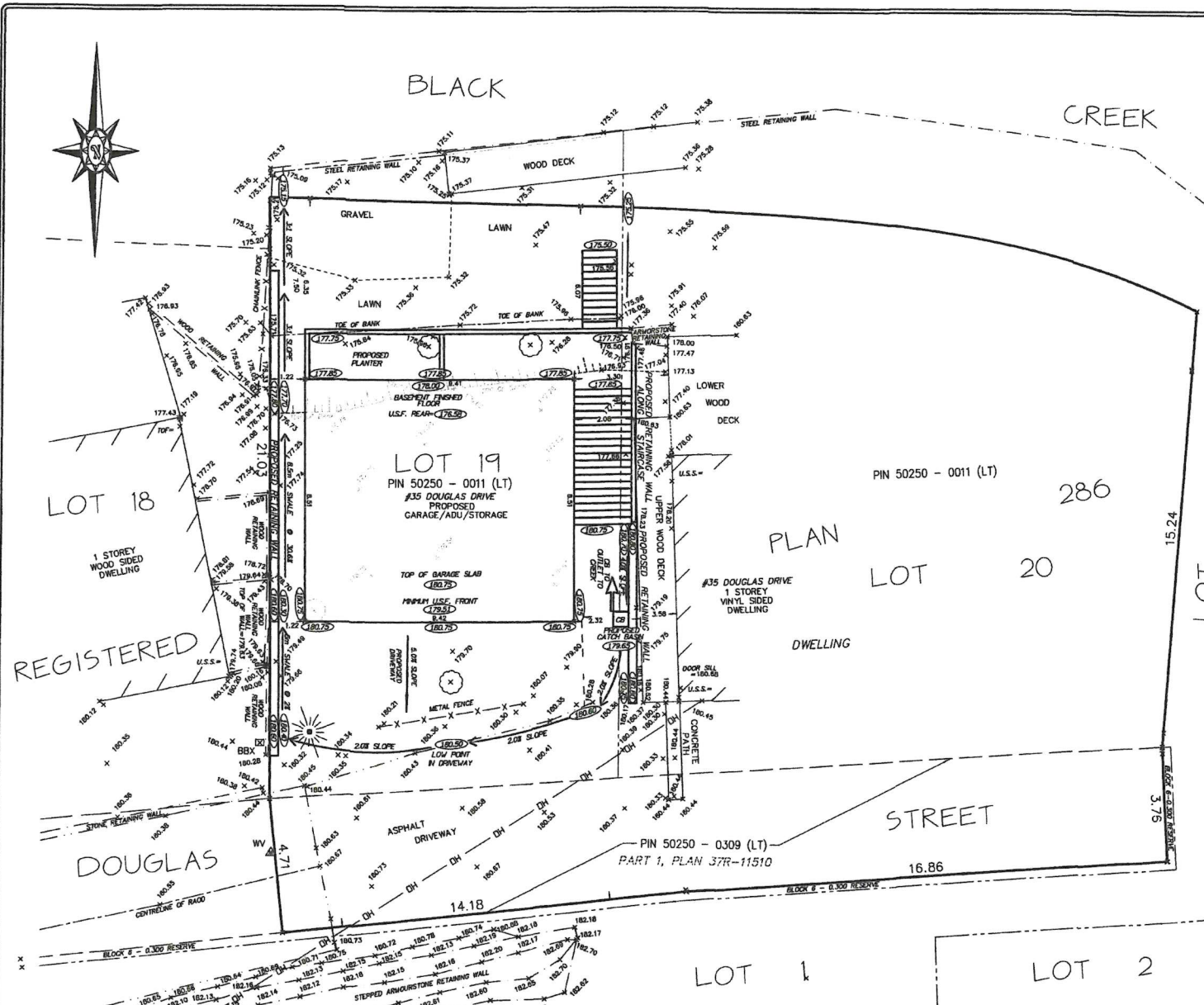


(Sign and date over the seal)

Name: Kim S. Husted, O.L.S.

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law 2016-04



PROPOSED LOT GRADING AND DRAINAGE SITE PLAN FOR:

MARK LEFLER
#35 DOUGLAS DRIVE
PORT DOVER

PIN 50250 - 0011 (LT) &
PIN 50250 - 0309 (LT)

SCALE 1 : 100



JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

UTILITY NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES.
PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED
AND ADVISED.

SITE B.M.#1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 182.48
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	⊕
TOP OF FOUNDATION	SHOWN	TOP	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
UNDERSIDE OF SIDING	SHOWN	U.S.S.	—
WATER VALVE	SHOWN	WV	⊕
CONIFEROUS TREE	SHOWN	CT	⊕
SHRUBS	SHOWN	SH	⊕

RETAINING WALL

PROPOSED RETAINING WALL ALONG WESTERLY LIMIT OF
PROPERTY TO BE DESIGNED BY OTHERS

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 (ELEV) AND
ARE IN METRES.
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - THE PROPOSED GARAGE SLAB ELEVATION, BASEMENT FLOOR ELEVATION
AND THE UNDERSIDE OF FOOTING ELEVATION TO BE CONFIRMED BY
THE CONTRACTOR PRIOR TO EXCAVATION
- (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, NAD83 (CSRS) HTV2.0 (2010)
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK
COMPLETED ON THE 3RD DAY OF JANUARY, 2024.

PROPERTY DESCRIPTION:
ALL OF LOT'S 19 & 20 AND PART OF DOUGLAS STREET
REGISTERED PLAN 286
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

SITE B.M.#1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 182.48
(GEODETIC)

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CAUTION

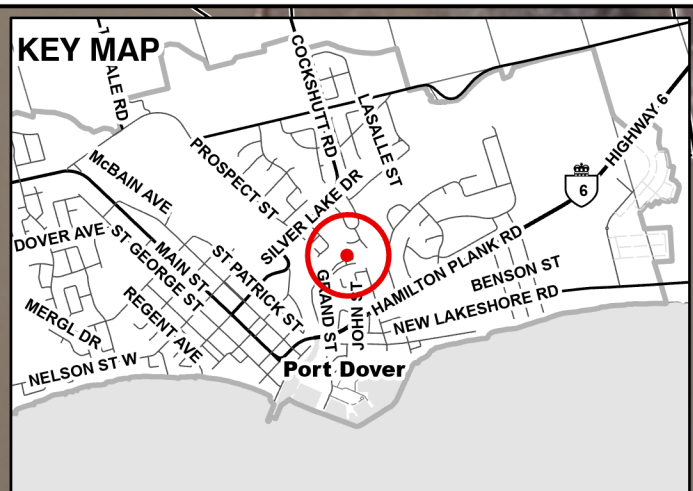
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND
SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

JANUARY 17, 2024

[Signature]
M. C. DIXON, C.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL.

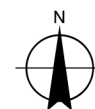
JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
650 IRELAND ROAD
SIMCOE, ONTARIO, N3Y 4K2
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W.	- J.M.R.
CALC.	- M.T.C.
PLAN	- M.T.C.
CHECK	- K.H.
CLIENT	- LEFLER
23-3943-TOPO	



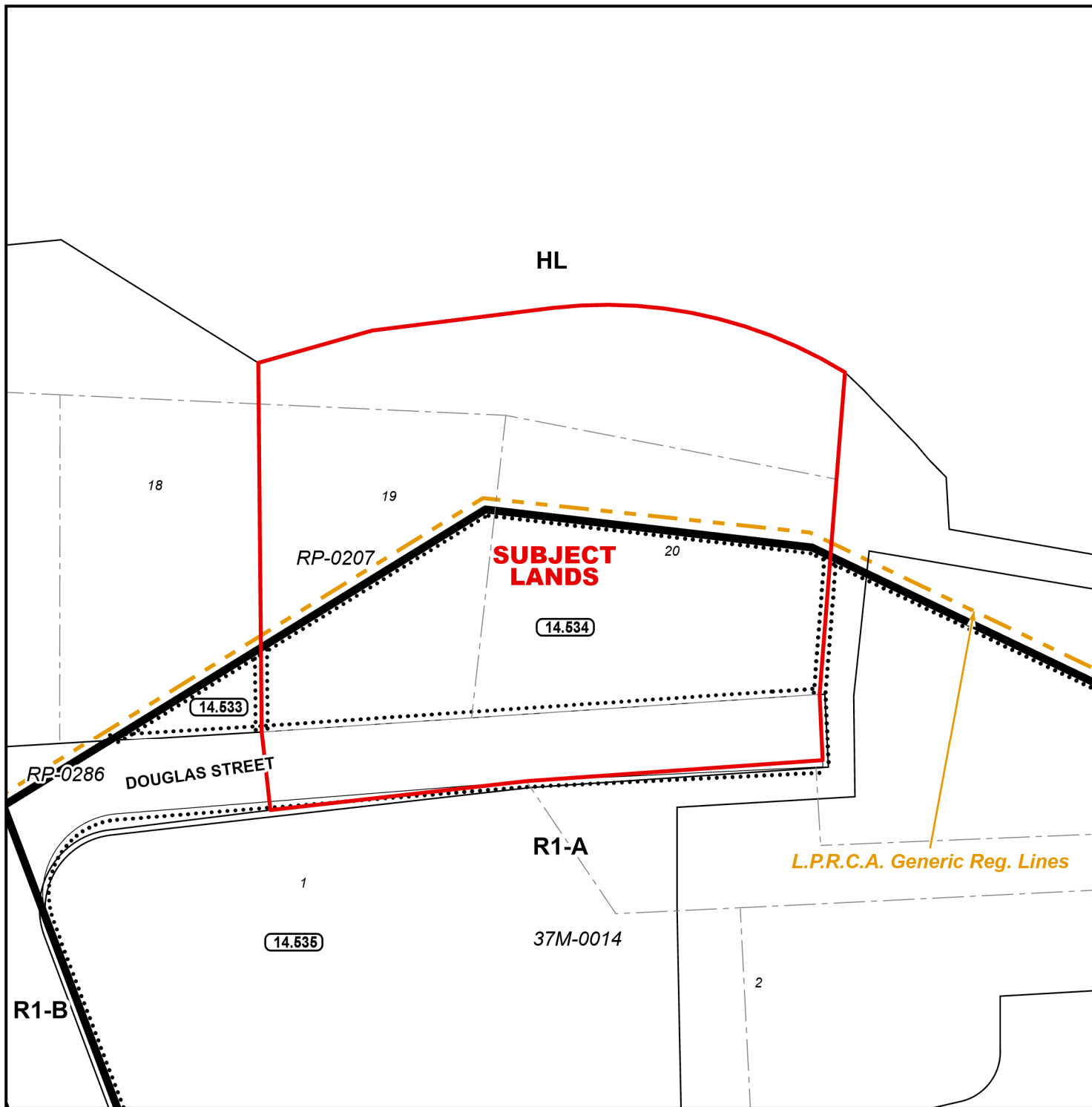
☐ Subject Lands

7/11/2025



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

ANPL2024087



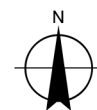
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

7/11/2025

- (H) - Holding
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone



2.5 1.25 0 2.5 5 7.5 10 Meters

