

For Office Use Only:	ANPL2019162	Application Fee	\$2210 + \$1406
File Number	BNPL2019163	Conservation Authority Fee	—
Related File Number	—	Well & Septic Info Provided	N/A
Pre-consultation Meeting	April 24/19	Planner	Steve
Application Submitted	May 3/19	Public Notice Sign	Yes
Complete Application	May 3/19		

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: 337-040-00278-0000

A. Applicant Information

Name of Owner MARE Crest Lakeshore Estates Inc.

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 13- CAITHNESS ST. WAT - P.O. Box 2094

Town and Postal Code CALEDONIA ON N3W 2G6, CANADA

Phone Number 905. 961.3366

Cell Number 905. 961.3366

Email SERRANI - P @ gmail .com

Name of Applicant PETER SERRANI

Address 1312 River Rd.

Town and Postal Code CAGUAGA N0A 1E0

Phone Number 905. 961.3366

Cell Number 905. 961.3366

Email SERRANI . P @ gmail .com .

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.



Owner

☐ Agent



Applicant

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

_____ *nil* _____

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 6 - Dover Coast, PLAN 37M-63* _____
_____ *Norfolk County* _____

Municipal Civic Address: _____ *145 - New Lake shore Rd.*

Present Official Plan Designation(s): _____ *Urban Residential* _____

Present Zoning: _____ *R1-A* _____

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 . Building Lot* _____

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:

Vacant.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Future Residential

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:

Single Family 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.

1. Site Information

Existing

Proposed

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

Lot frontage	<u>24.301 metres.</u>	<u>12.15 metres.</u>
Lot depth	<u>46.705</u>	<u>46.705 metres</u>
Lot width	<u>20.52 metres</u>	<u>10.26 metres.</u>
Lot area	<u>1042.5 metres²</u>	<u>521 metres²</u>
Lot coverage	<u></u>	<u></u>
Front yard	<u>6 metres.</u>	<u>6 metres.</u>
Rear yard	<u>7.50 metres.</u>	<u>7.50 metres.</u>
Left Interior side yard	<u>1.2 metres</u>	<u>1.2 metres.</u>
Right Interior side yard	<u>1.2 metres</u>	<u>1.2 metres.</u>
Exterior side yard (corner lot)	<u></u>	<u></u>

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

12.15 metre minimum Frontage from 15 metres.

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

24.301 metre total Frontage.

See documents Included.

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

Frontage: ~~24.301 metres~~ 12.15 metres.

Depth: ~~46.705 metres.~~ 46.705 metres.

Width: 10.26 metres.

Lot Area: 521.5 metres²

Present Use: VACANT LOT

Proposed Use: Future Residential.

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: 12.15 metres.

Depth: 46.475 metres.

Width: 10.26 metres.

Lot Area: 521 metres²

Present Use: VACANT LOT

Proposed Use: Future Residential.

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

Owner knowledge.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water ☐ Communal wells
☐ Individual 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 ☐ Open ditches
☐ Other (describe below)

2. Existing or proposed access to subject lands:

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

Name of road/street:

New Lakeshore Road, Port Dover.

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.

Yes, see Attached documents included.

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

Date

May 3rd, 2019.

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 _____ 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

Date

A.S.O. Maplecrest Lakeshore
Estate Inc.

May 3rd, 2019.

Owner

Date

* leave blank until submitting *

K. Declaration

I, PETER. Serrani of Cayuga, Haldimand
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:

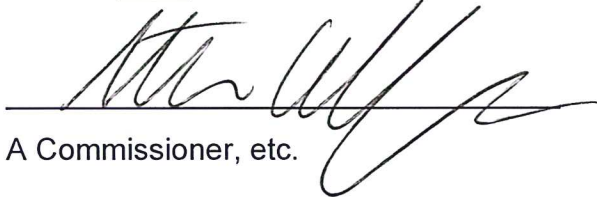
Simcoe


Owner/Applicant/Agent Signature

In Norfolk County

This 3rd day of May

A.D., 20 19


A Commissioner, etc.

Steven James Collier,
a Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires April 3, 2021

May 3rd 2019

Dear Committee Member, enclosed is our application for severance and a minor variance from the min. frontage required in a R1 zoning. And thank you in advance.

HISTORY

I commenced building in Port Dover in 2007, "Lynn River Landing" Plan 37M-42, Norfolk County. In 2009 we purchased an addition 11- lots on New Lakeshore rd. Plan 37M-48, with 90' (foot frontages) from Dover Coast. Of course when the business economics changed in 2010, so did consumer housing needs. The larger 90' lots become inefficient for a number of reason. It was obvious the lots had to be reduced in size. So in 2011 Vallee prepared a new plan of sub division for 16 lots utilizing the existing services where possible. The plan of sub division was certified December 20th 2013.

Seven years later and we've built most of the 16 lots, but still retain the largest parcel, being lot 6. I've also included the final survey for the easterly property lot 7. Here I would like to demonstrate the inefficiency of the lot usage, smaller built dwelling on a fairly large lot. There's excessive side yard that could have been utilized for a boundary adjustment on my original plan of sub division in December 2013.

PURPOSE

To better meet consumer needs, Price and size. The proposed dwelling design included starts at 1300 sq.ft. the minimum available build size, and with the opportunity to customize a larger one- floor unit. As indicated by the proposed survey showing the available building envelope. With support from planning staff in earlier meetings we request a severance and then a minor variance to 12.15 meters for both parcel 1 and 2 within the present zoning.

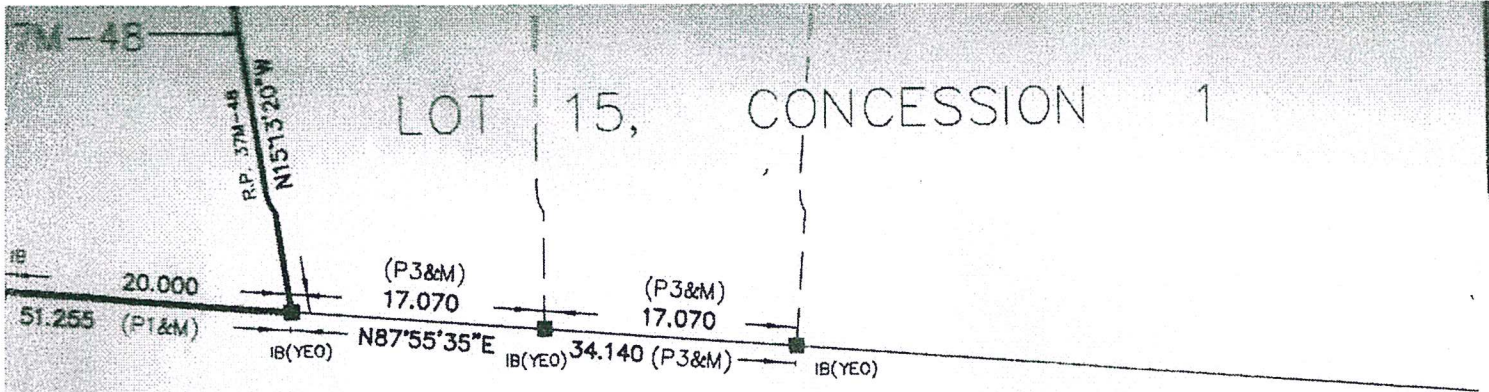
BENEFITS

- Because of better price point and size we can complete construction sooner vs. holding out for a bigger house for a bigger lot
- A potential custom 2-storey dwelling on current lot 6 dimension may be un conforming with existing homes lot 5 and lot 7 already built.
- Smaller lots will conform with the vacant land condomiunm project to the rear of the property, Plan 28
- Efficiency in utilization existing infra structure and services
- Services are in the proper location for parcel 1
- More efficient property tax revenue
- Complete the site sooner for the neighborhood

Lot 6- Plan 37M-63 application for severance and minor variance.

CONTENTS

- **Copy of certification of plan of sub division**
- **Copy of certification of corporation**
- **Copy of tax notice**
- **Surveyors proposed severed parcel lot 6 (includes building envelope)**
- **Proposed Elevation**
- **Proposed dwelling design (not intend for construction purposes)**
- **Plotted dwellings on parcel 1 and 2**
- **Sit plan showing sold homes**
- **Brochure plan of "Pine Bluff" model built on lot 5 and lot 7**
- **Lot 7 final as survey plan lot 7**



OWNER'S CERTIFICATE:

I CERTIFY THAT:

1. LOTS 1 TO 16, BOTH INCLUSIVE HAVE BEEN LAID OUT WITH OUR INSTRUCTIONS.

MAPLE CREST LAKESHORE ESTATES INC.

DATED THIS 20th DAY OF DECEMBER, 2013

PETER SERRANI (PRESIDENT)

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20 DAY OF JULY, 2013

DATED: AUGUST 1, 2013

MICHAEL W. YEO
ONTARIO LAND SURVEYOR



vallee & yeo limited

ONTARIO LAND SURVEYOR
2 TALBOT STREET NORTH, SIMCOE, ON N3Y 3W4
PHONE: 519 426-6270 FAX 519 426-6277
michaelyeo@gdvallee.ca

DRAWN BY: M.V.L.

CHECKED BY: M.W.Y.

CLIENT: MAPLE CREST

DWG: 12-037

Request ID: 011213132
Demande n°:
Transaction ID: 038188111
Transaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2009/04/23
Document produit le:
Time Report Produced: 11:21:05
Imprimé à:

Certificate of Incorporation Certificat de constitution

This is to certify that

Ceci certifie que

MAPLE CREST LAKESHORE ESTATES INC.

Ontario Corporation No.

Numéro matricule de la personne morale en
Ontario

002204256

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes
des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

APRIL 23 AVRIL, 2009



Director/Directrice

Business Corporations Act/Loi sur les sociétés par actions

BUILDING ENVELOPE SKETCH OF
LOT 6 - DOVER COAST
REGISTERED PLAN 37M-63
IN
NORFOLK COUNTY

SCALE 1:200

0 5 10 metres

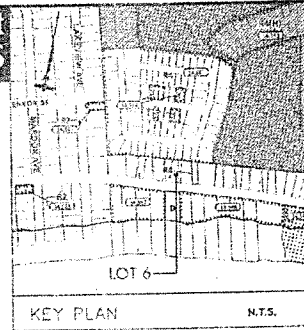
A. J. CLARKE O.L.S.

Caution:

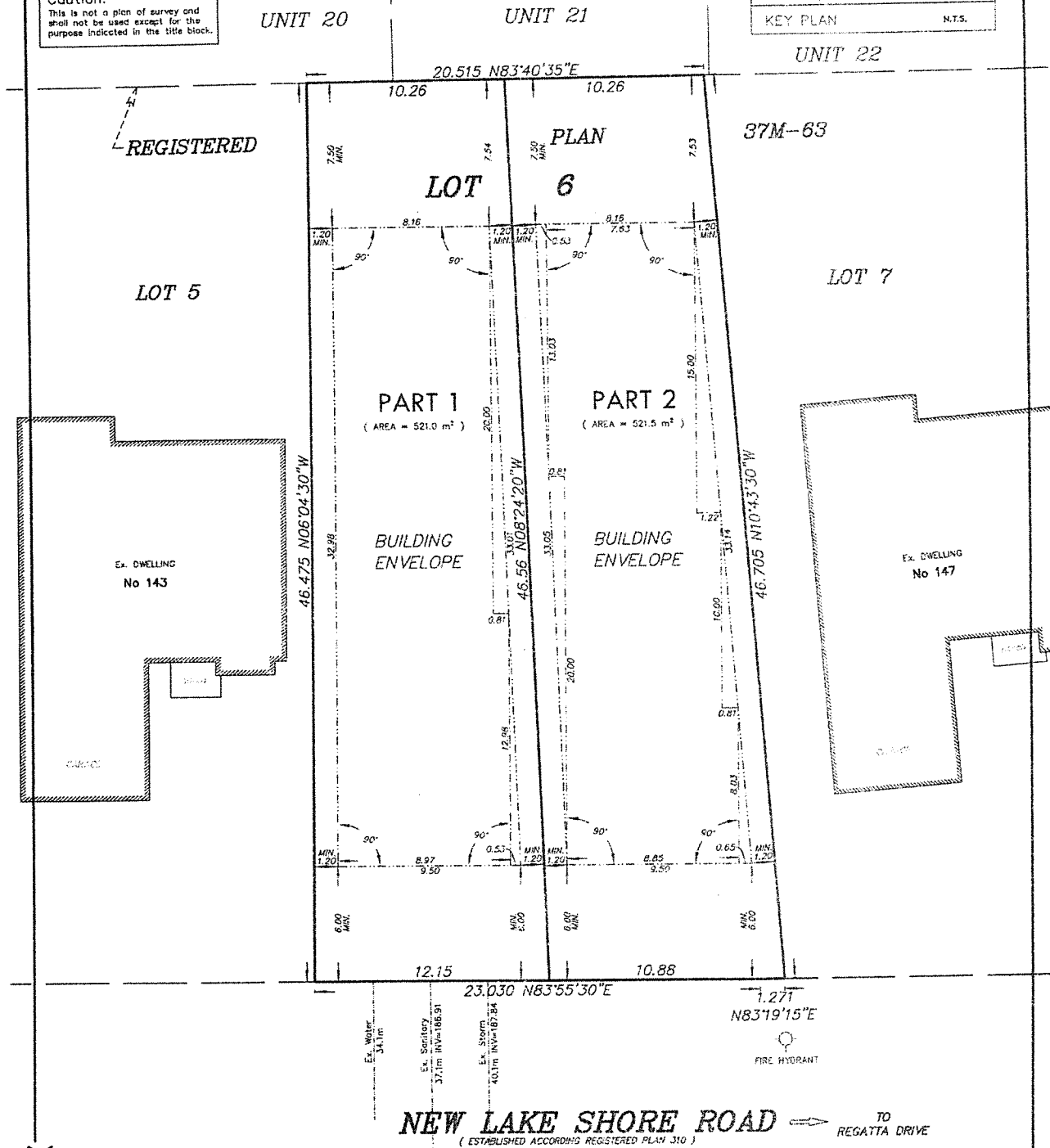
This is not a plan of survey and
shall not be used except for the
purpose indicated in the title block.

Maple Crest
HOMES

NORFOLK VACANT LAND
CONDOMINIUM PLAN 28



X-9261



"R1-A" ZONING

Min. Front Yard: -6.0m
Min. Side Yard: -1.2m
Min. Rear Yard: -7.5m
Max. Building Height: -9.2m
Lot Coverage: Not Applicable

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

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PROJECT No 158133



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

25 MAIN STREET WEST, SUITE 300

HAMILTON, ONTARIO, L8P 1H1

TEL. 905-528-8761 FAX 905-528-2289

email: ajc@ajclarke.com

A. J. C.

H:\37\ Dover Coast \Survey\Lot06\X-9261C.dwg

06/12/2009 FRI 11:02 FAX 905 388 7397 EPR

001/002

05 May 2009 11:16AM HP LASERJET FAX

905-765-7169

p. 1



Canada Revenue Agency
Agence du revenu
du Canada

OTTAWA ON K1A 1A2

April 28, 2009

RC13 E (06)

001989

BN: 80974 5623

BUSINESS NUMBER
CANADA REVENUE AGENCY
Joseph A Ghiz Building
103-275 Pope Rd
Summerside PE C1N 6A2

6002 Y 0 1VW

MAPLE CREST LAKESHORE ESTATES
C/O PETER SERRANI
11 ARGYLE STREET NORTH, 202
CALEDONIA ON N3W 1B6

Toll-free in Canada:
1-800-959-5526

In response to your recent request, we have assigned a Business Number (BN) to your business and opened the account(s) listed on the attached summary of accounts on your behalf.

The summary shows the information you provided when you requested a BN. If you find any errors or omissions, please let us know. Complete all areas where you have not provided information, then return the form to us or to the nearest Canada Revenue Agency office.

If you are returning the completed summary by mail, put it in the enclosed envelope so that our address shows in the envelope's window.

If you requested publications with specific information on your new account(s), they will be mailed to you separately. If these publications contain a GST/HST package, it will include a flyer describing some of the GST/HST options available to your business. **You must exercise these options within a limited time.** Our publications are also available on the Internet at the following address: www.hif-arc.gc.ca

If you have any questions or if you need to open additional accounts, contact the office listed above. Please provide your BN when you contact us.

William V. Baker
Commissioner of Revenue

Si vous désirez que nous communiquions avec vous en français, veuillez contacter le bureau de l'Agence du revenu du Canada le plus près. Si vous vous trouvez à l'extérieur de la zone d'appel local (au Canada), vous pouvez composer, sans frais, le 1 800 959-7775.

GST# 80974 5623 RT0001

Canada

Request ID / Demande n°

Ontario Corporation Number
Numéro de la compagnie en Ontario

11213132

2204256

-
10. The names and addresses of the incorporators are
Nom et adresse des fondateurs

First name, initials and last name
or corporate name

*Prénom, initiale et nom de
famille ou dénomination sociale*

Full address for service or address of registered office or of principal place of business
giving street & No. or R.R. No., municipality and postal code
*Domicile élu, adresse du siège social ou adresse de l'établissement principal, y compris
la rue et le numéro, le numéro de la R.R., le nom de la municipalité et le code postal*

* PETER SERRANI

1312 RIVER ROAD

SOUTH CAYUGA ONTARIO
CANADA NOA 1E0



50 Colborne Street South
Simcoe, ON N3Y 4H3

Phone: (519) 426-5870
Fax: (519) 426-8573

TAX NOTICE

Interim	2019
Billing Date	February 20, 2019

Roll No. 337-040-00278-0000			Group Code: MAPLE1		Bill No. 1376783	
Mortgage Company			Mortgage No.			
Name and Address			Municipal Address/Legal Description			
003134 MAPLE CREST LAKESHORE 13 CAITHNESS ST W PO BOX 2094 CALEDONIA ON N3W 2G6 CANADA			145 NEW LAKESHORE RD PLAN 37M63 LOT 6 11221.48SF 79.72FR D			
Assessment			Municipal Levy		Education Levy	
Class	Value	Class/Educ. Support	Tax Rate(%)	Amount	Tax Rate(%)	Amount
RTEP	\$77,000.00	Resident Tax Full EP	0.0051321	\$395.17	0.0008500	\$65.45
Sub Totals >>>			Municipal Levy	\$395.17	Education Levy	\$65.45
Special Charges		Exp	Installments		Summary	
Local #	Description	Amt Year	Due Date	Amount		
			29/03/2019	\$230.62	Sub-Total - Tax Levy \$460.62	
			31/05/2019	\$230.00	Special Charges/Credits \$0.00	
					2019 Tax Cap Adjustment \$0.00	
					Interim 2019 Levies \$460.62	
					Past Due Taxes/Credit \$0.00	
					March Penalty/Interest \$0.00	
Total Special Charges		\$0.00			Total Amount Due \$460.62	

The Municipal and Education Levies shown on this bill represent approximately 50% of the estimated annual taxes.



50 Colborne Street South
Simcoe, ON N3Y 4H3

Phone: (519) 426-5870
Fax: (519) 426-8573

Penalty at 1.25% will be added on the 1st day of month following default and on the 1st day of each calendar month thereafter.

SEE PAYMENT OPTIONS ON REVERSE

IF YOUR MORTGAGE COMPANY is responsible for payment of this tax bill kindly forward this tax bill to your mortgage company.

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

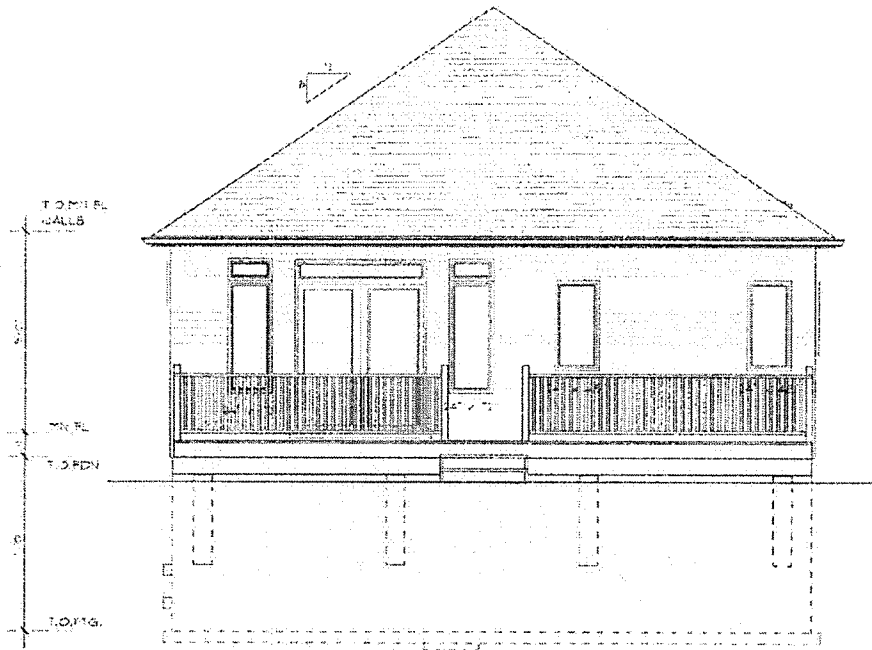
Received from:	
Roll #	337-040-00278-0000
Name	MAPLE CREST LAKESHORE
Address	13 CAITHNESS ST W PO BOX 2094 CALEDONIA, ON N3W 2G6
Due Date	Total Due
May 31, 2019	\$230.00



009093 9000

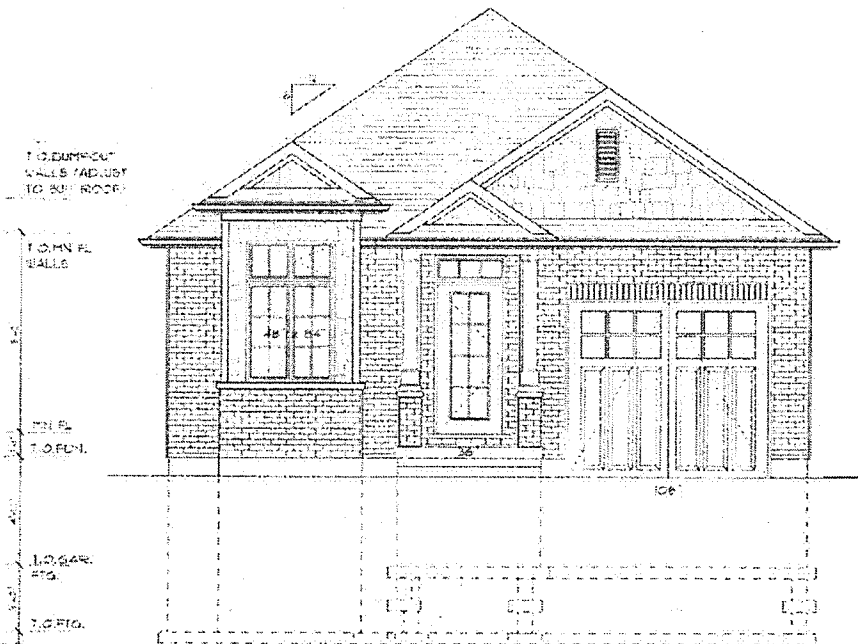
96

PROPOSED DESIGN



REAR ELEVATION

SCALE 3/16" = 1'-0"



optimal elev. B ELEVATION

SCALE 3/16" = 1'-0"

THESE AND TAKE RESPONSIBILITY FOR THE DESIGN. IN NO EVENT SHALL THE DESIGNER BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR IN CONNECTION WITH THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DESIGNED BY: [Signature]

designer



IDEA designs

302-730-0700

DISCLAIMER

ALL DESIGN AND CONSTRUCTION ARE SUBJECT TO THE PROVISIONS OF THE DESIGN CONTRACT AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN ONLY.

THE DESIGNER IS NOT RESPONSIBLE FOR THE PROVISIONS OF THE DESIGN CONTRACT AND THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN ONLY.

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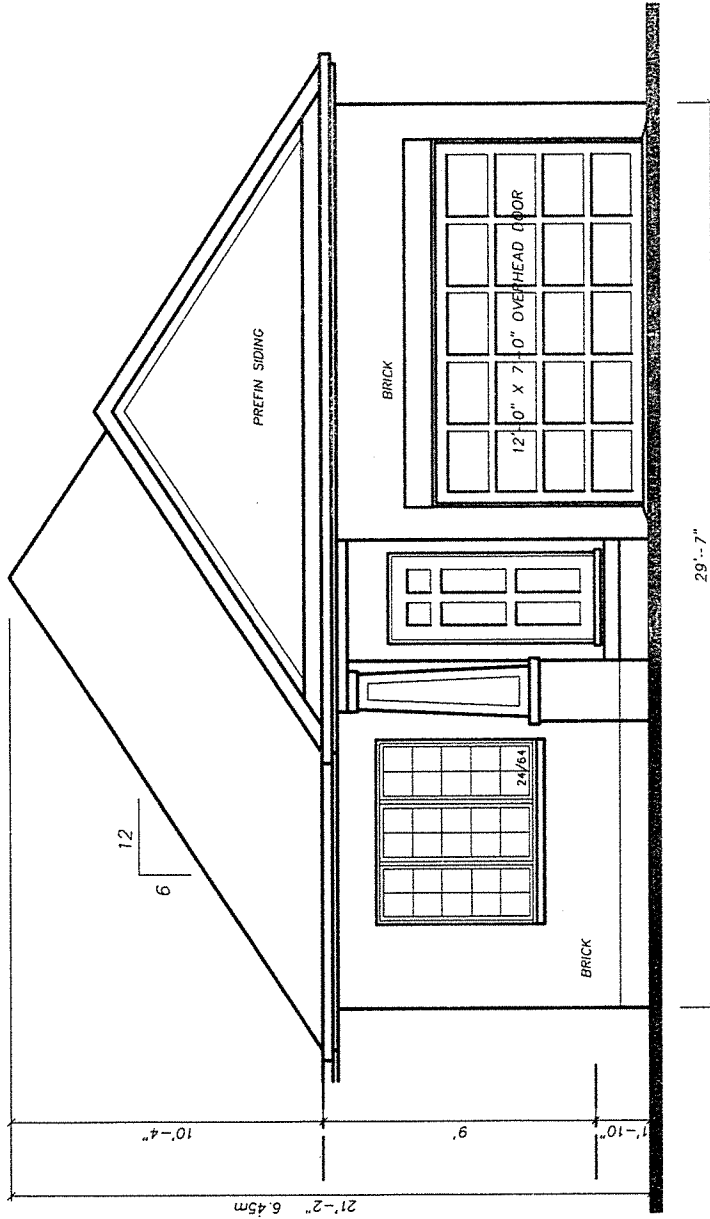
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

date plan no.

AUG 30 2016

project address



PROPOSED Elevation

OPTIONAL DECK

CHECK DECK TO BE
CONFORMING TO
LOCAL CODES

MASTER
BEDROOM

GREAT ROOM

CEILING 10'-0" HIGH

ENGINEERED FLOORS 24" O.C.

DINING

KITCHEN

BEDROOM #2

GARAGE

Garage increased to 15'

PROVIDE SINK, STOVE, REFRIG., DISHWASHER, TOILET, SHOWER, TUB, AND TUBS & TUBS WITH BATHING

PROVIDE THE RESPONSIBILITY
FOR THE DESIGN & CONSTRUCTION
OF THE BUILDING TO BE
THE RESPONSIBILITY OF THE
APPROPRIATE AGENCY

10/10/2019 10/10/2019

Ed Hunder

designer
IDEA designs

MAIN FLOOR PLAN

1300 sq.ft.

SCALE 3/16" = 1'-0"

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE
CONSTRUCTION AND BUILDING CODES

THE DESIGNER HAS NOT BEEN ADVISED BY THE CLIENT THAT THE PROJECT IS A
REMODELING PROJECT AND THE DESIGNER HAS NOT BEEN ADVISED BY THE CLIENT
THAT THE PROJECT IS A REMODELING PROJECT

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date plan no.

AUG 30

2018

project 300254

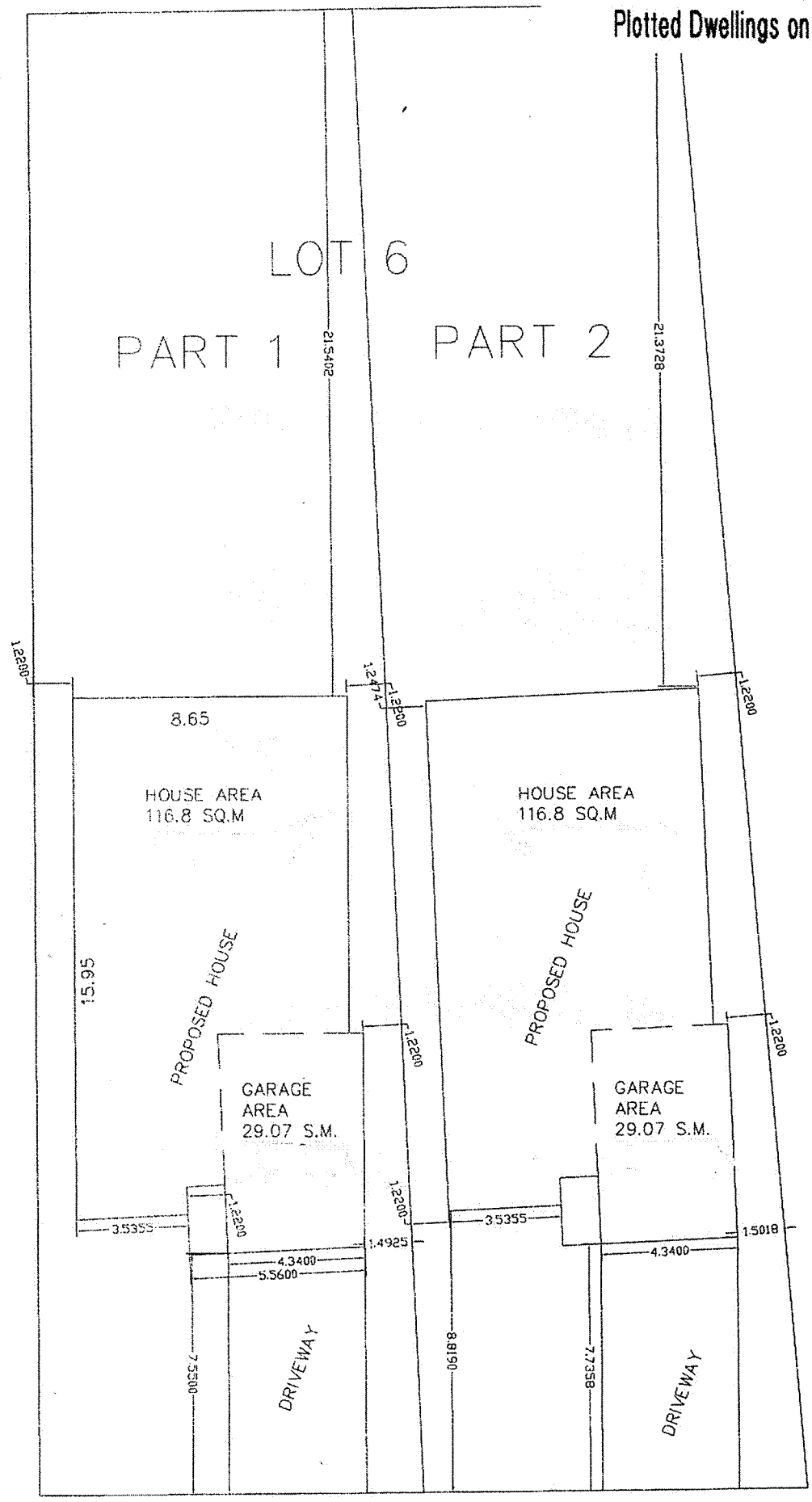
OTHER STYLES AND DIMENSIONS
SHOWN IN THIS PLAN ARE FOR INFORMATION ONLY

THESE STYLES AND DIMENSIONS
SHOWN IN THIS PLAN ARE FOR INFORMATION ONLY

PROVIDE THE STYLES AND DIMENSIONS
SHOWN IN THIS PLAN ARE FOR INFORMATION ONLY

ALL DIMENSIONS TO BE SHOWN IN THIS PLAN
SHOWN IN THIS PLAN ARE FOR INFORMATION ONLY

Plotted Dwellings on Parcels 1&2



NEW LAKESHORE

RESIDENTIAL
(not to scale)

RESIDENTIAL
(not to scale)

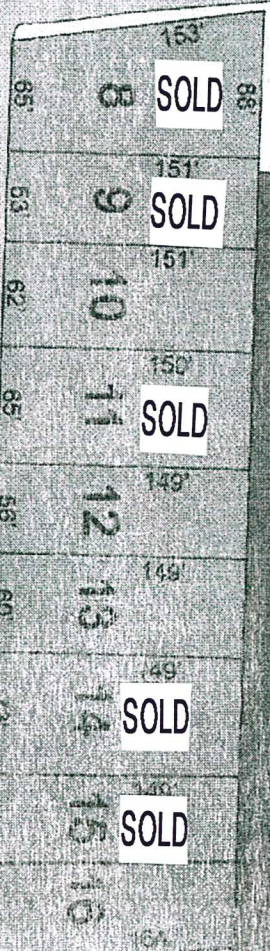
RESIDENTIAL
(not to scale)

Golf Course

SITE PLAN

NEW LAKESHORE ROAD

EXISTING RESIDENTIAL
(not to scale)



LAKE ERIE

.ca

MapleCrest
HOMES



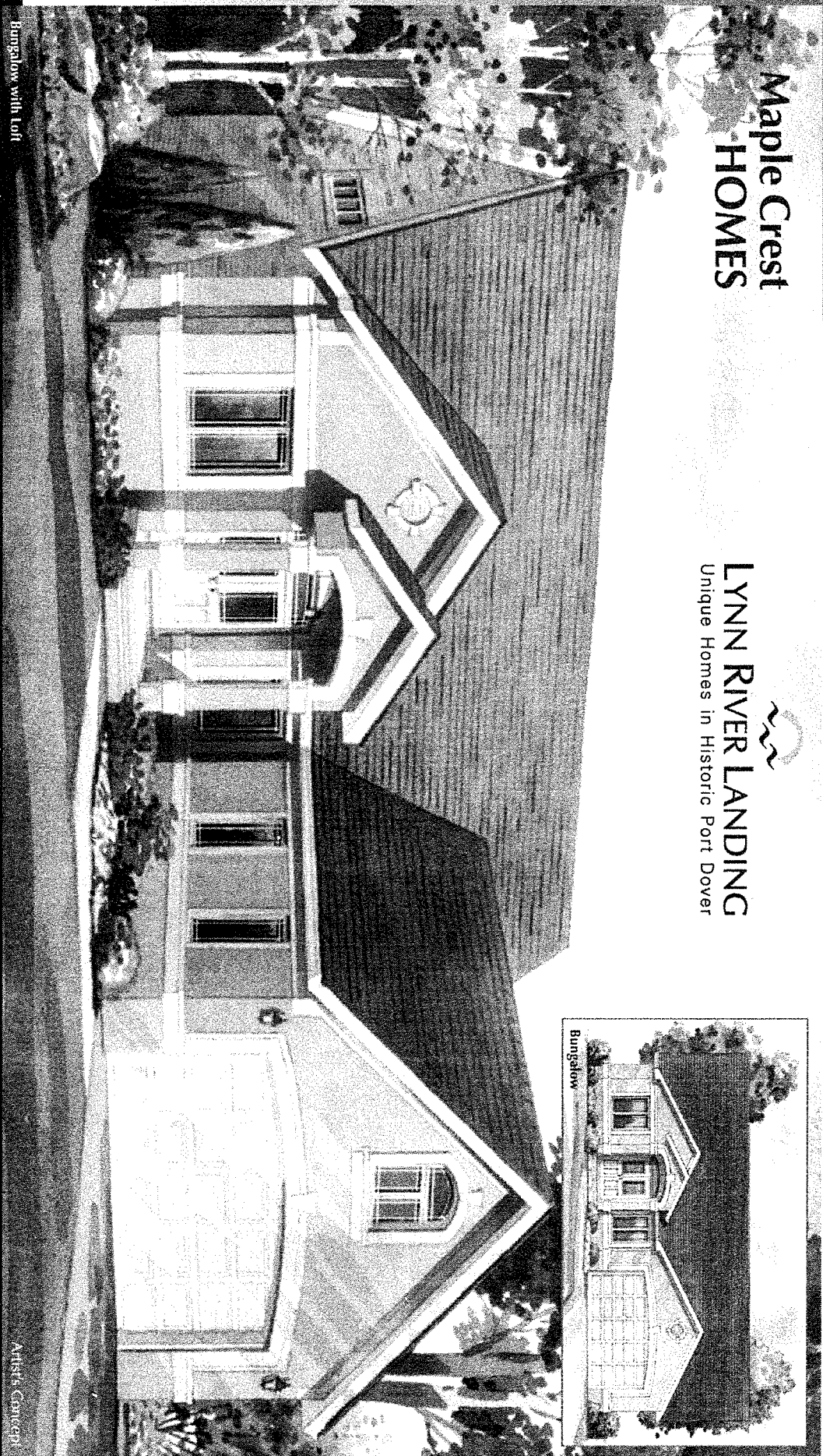
LAKEVIEW ESTATES
The Luxury collection in Port Dover

Dimensions shown are approximate and to be used for marketing purposes only. Refer to site plan for precise lot measurements. Some features and may be revised upon final approval by the artist's concept. Landscaping is suggested.

BROCHURE RENDERING

Maple Crest
HOMES


LYNN RIVER LANDING
Unique Homes in Historic Port Dover



Bungalow with Loft

Artist's Concept

THE PINE BLUFF

BUNGALOW ~ 1902 SQ. FT. (incl. 129 sq. ft. of finished basement)
BUNGALOW with LOFT ~ 2705 SQ. FT. (incl. 129 sq. ft. of finished basement)

THE PINE BLUFF

BUNGALOW - 1902 SQ. FT.

(incl. 129 sq. ft. of finished basement)

BUNGALOW with LOFT

2705 SQ. FT.

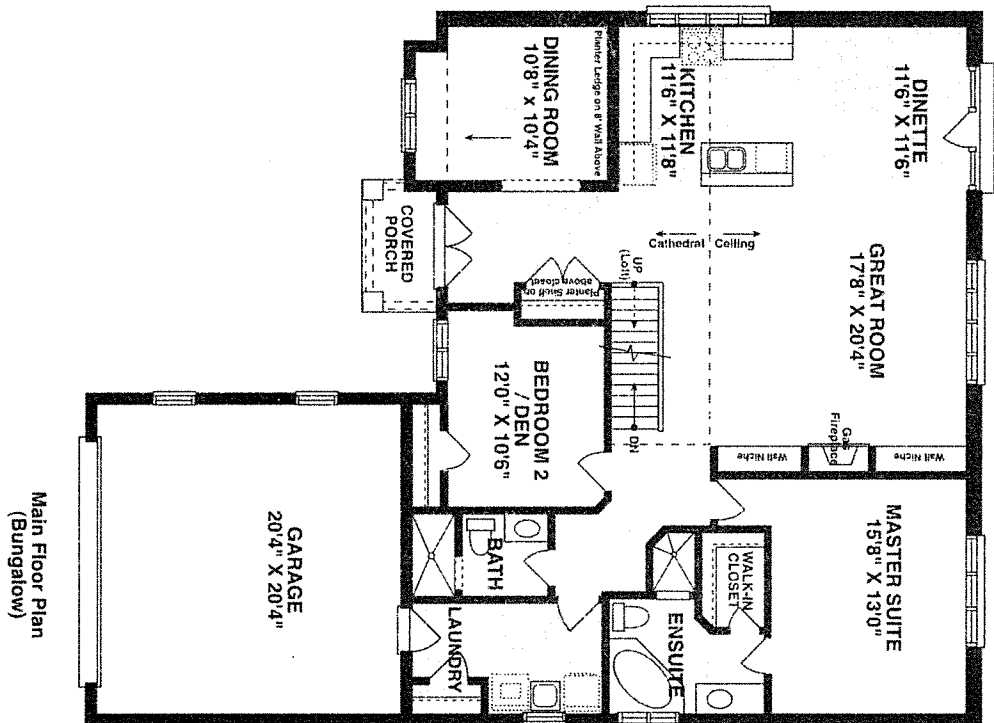
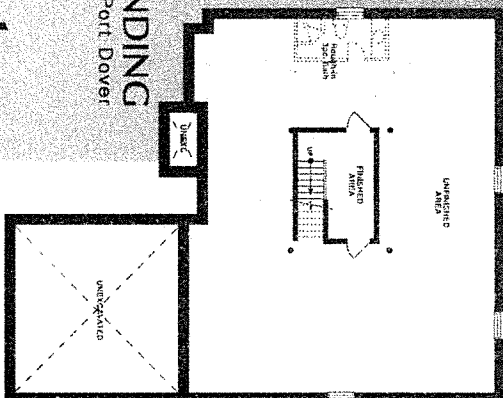
(incl. 129 sq. ft. of finished basement)

Maple Crest
HOMES

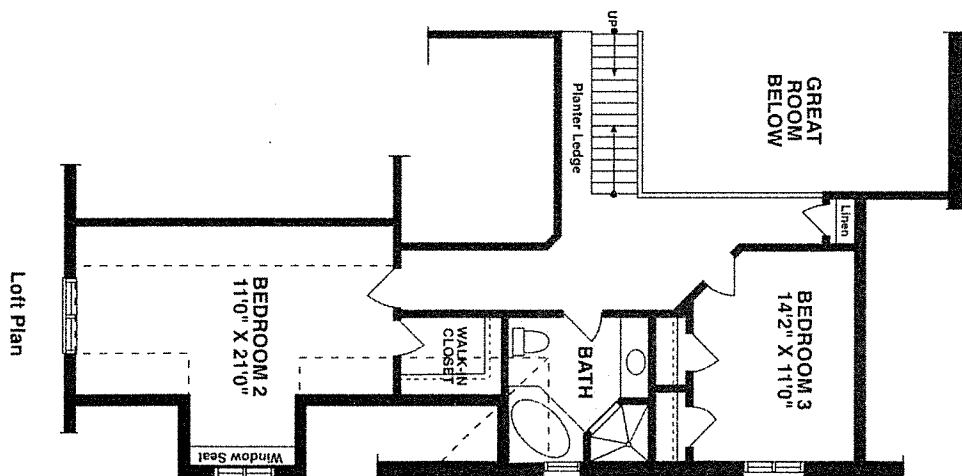
LYNN RIVER LANDING
Unique Homes in Historic Port Dover

by

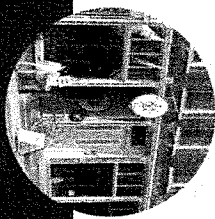
Foundation Plan



Main Floor Plan
(Bungalow)



Loft Plan



Note: Actual usable floor space may vary from the stated floor area. All plans and specifications are approximate, are not to scale, and are subject to change without notice. All plans and illustrations are artist's conceptions and may vary from builder's architectural plans. E & O.E.

1-877-304-5732
www.maplecresthomes.ca

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY OF
LOT 7 - DOVER COAST
REGISTERED PLAN 37M-63
IN

NORFOLK COUNTY

NORFOLK VACANT LAND
CONDOMINIUM PLAN 28

SCALE 1:200

0 5 10 metres
UNIT 21

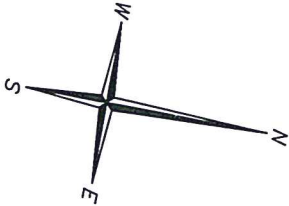
BLOCK 50828

UNIT 22

A. J. CLARKE O.L.S.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1988340

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 28(3).



REGISTERED

PLAN

37M-63

LOT 7- FINAL SURVEY

LOT 6

P.L.N. 50256-0926 (L.T.)
(VACANT AS OF OCTOBER 11, 2016)

(P. & MEAS.)
46.705 N10°43'30"W

LOT 7

P.L.N. 50256-0927 (L.T.)

LEGEND:
(912) DENOTES A. J. CLARKE O.L.S.
(1370) DENOTES V.A.R.C.M.A.R. O.L.S.
(1807) DENOTES M. W. YEO O.L.S.
(P.) DENOTES REGISTERED PLAN No. 37M-63
(N.) DENOTES PREVIOUS SURVEY NOTES BY
A. J. CLARKE & ASSOCIATES LTD. DATED JULY 12, 2016

THIS REPORT WAS PREPARED FOR
MAPLE CREST LAKESHORE ESTATES INC.
NOTES:
TIES ARE TAKEN TO FOUNDATION
UNLESS OTHERWISE NOTED

SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN X-8159

PART 2
LOT 7 IS SUBJECT TO AN EASEMENT
AS IN INST. No NK25427

FOUND SHORT
STANDARD
IRON BAR
(1807)
BENT
RESET

(N. & SET)
5.50
N10°43'30"W

FOUND
CUT CROSS
(912)

NEW LAKE SHORE ROAD
(ESTABLISHED ACCORDING REGISTERED PLAN 310)

24.200 N83°19'15"E
(P. & MEAS.)

PART 9 PLAN 37R-9924

REGATTA DRIVE

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

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF OCTOBER, 2016

OCTOBER 14, 2016

DATE

A. J. CLARKE
ON TARIO LAND SURVEYOR

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PROJECT No 158133



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: ajc@ajclarke.com

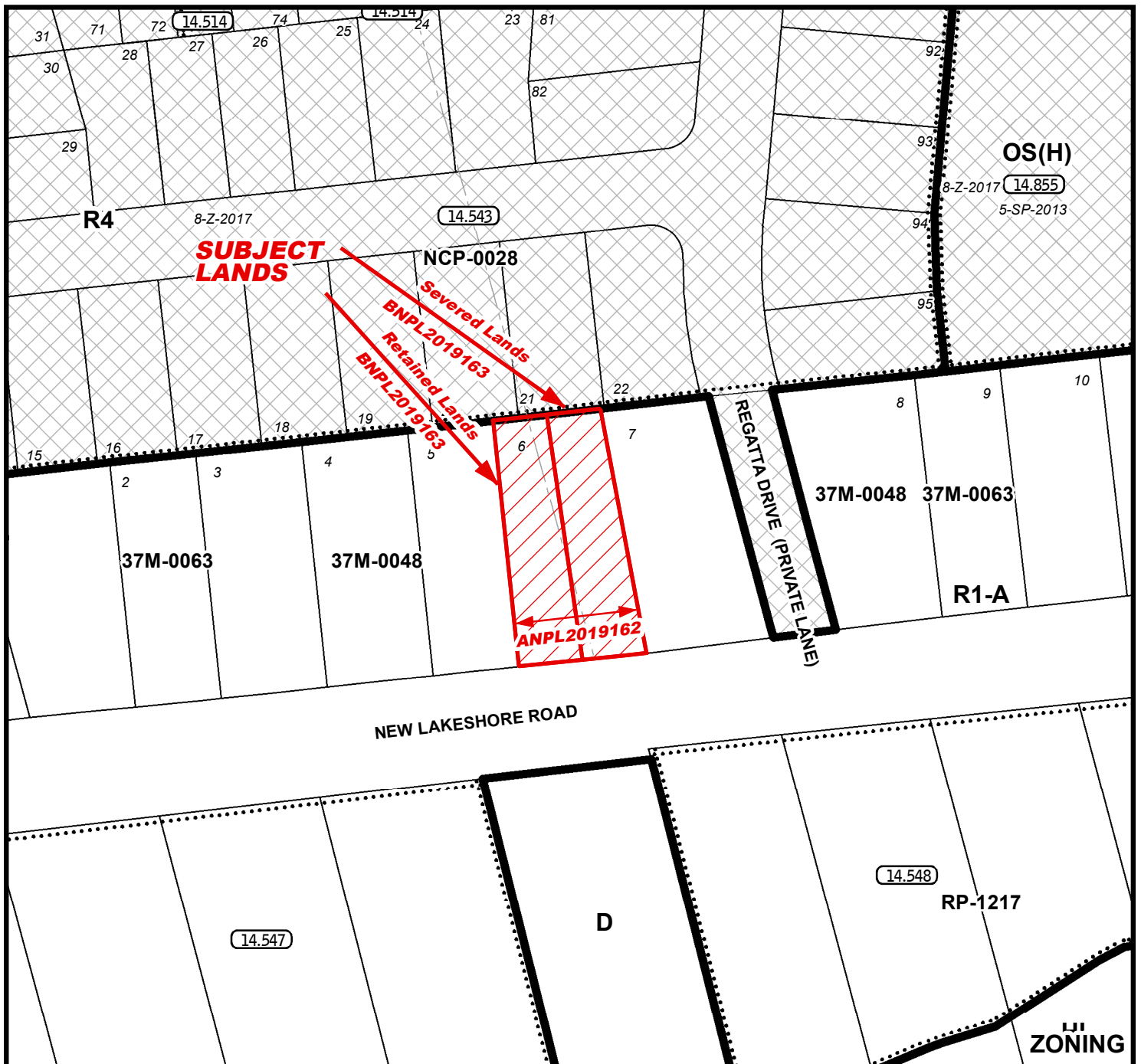
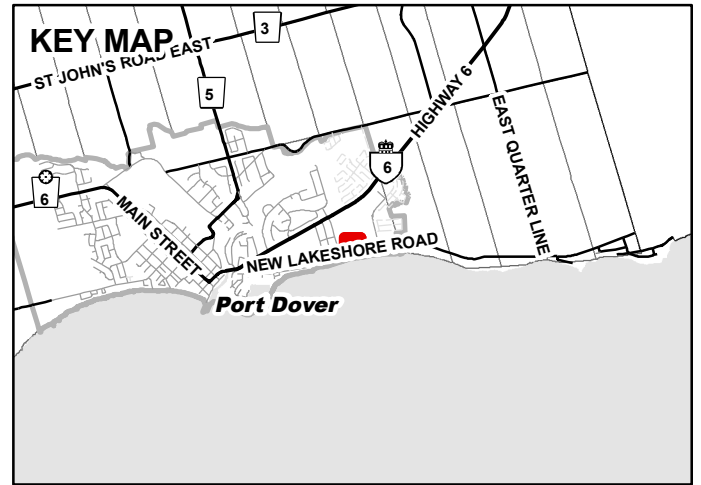
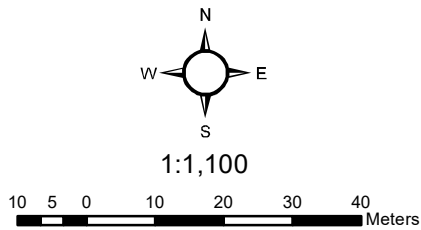
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This REPORT reflects conditions at time of survey. UPDATING
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DATE of the SURVEYOR'S CERTIFICATE.

H:\37\ Dover Coast\Survey\Lot07\X-8159.dwg

MAP 1

File Number: ANPL2019162 & BNPL2019163

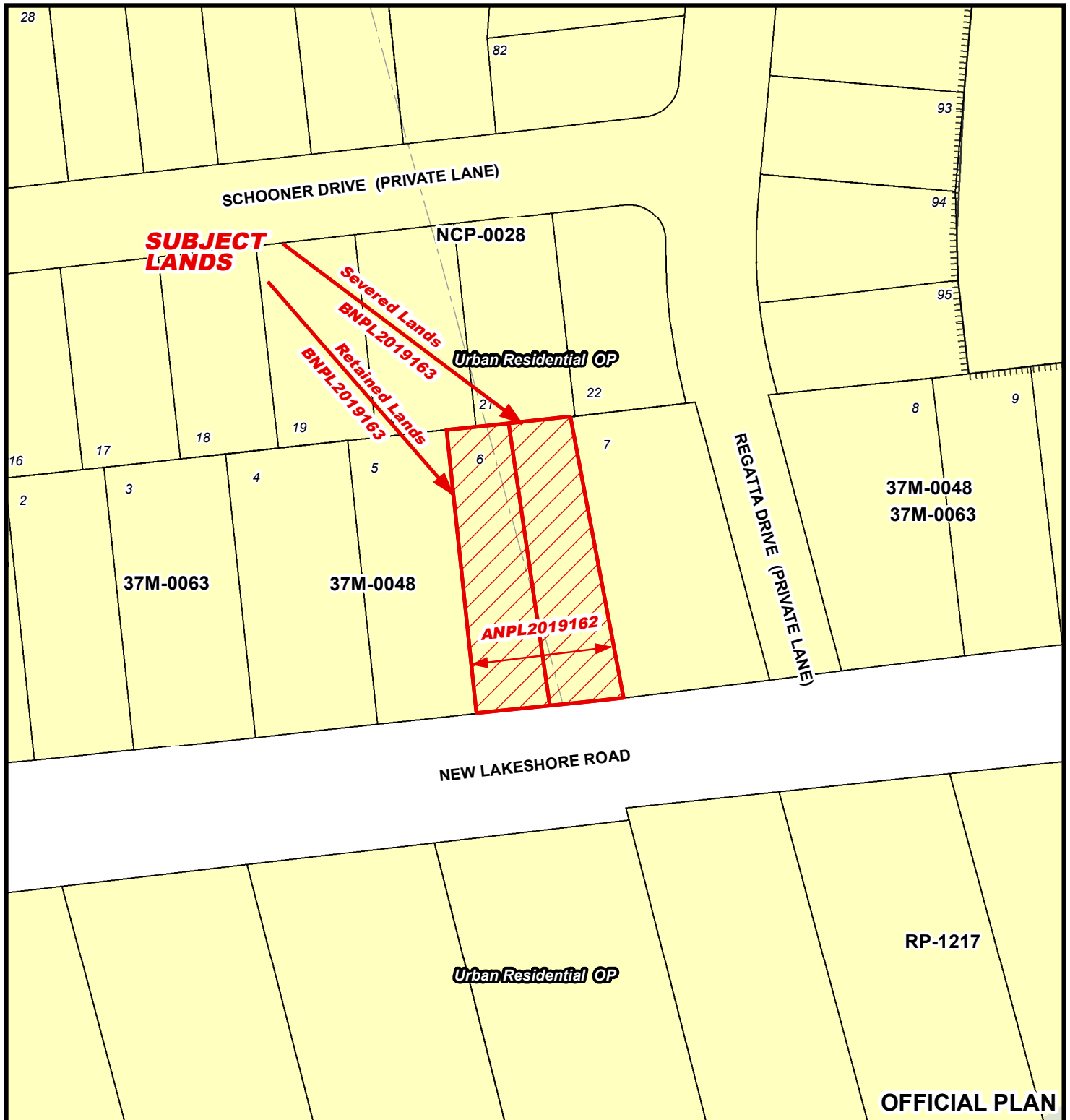
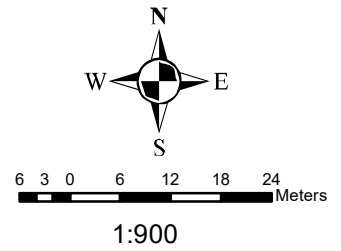
Geographic Township of
WOODHOUSE



MAP 2

File Number: ANPL2019162 & BNPL2019163

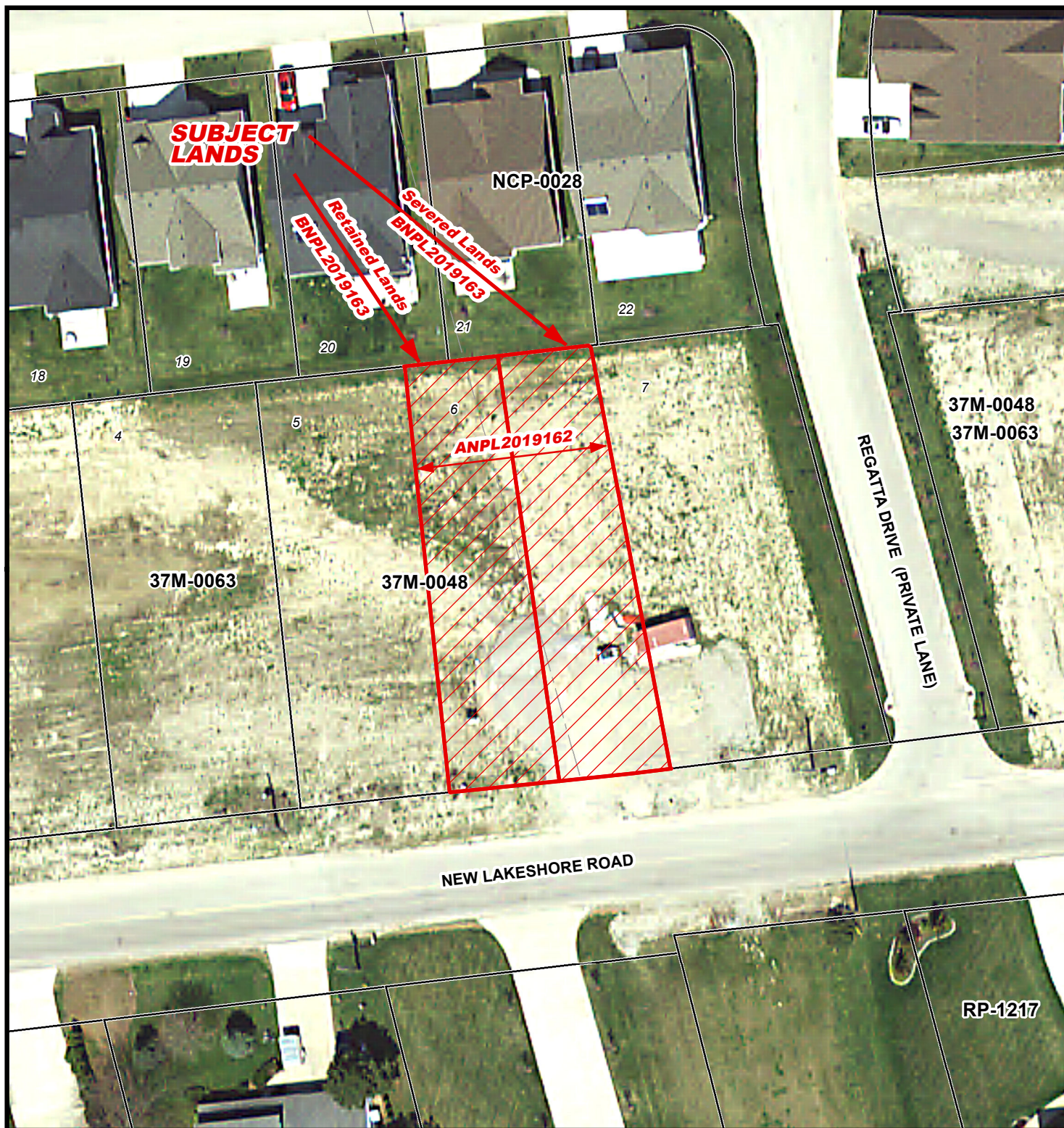
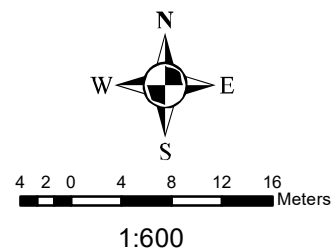
Geographic Township of WOODHOUSE



MAP 3

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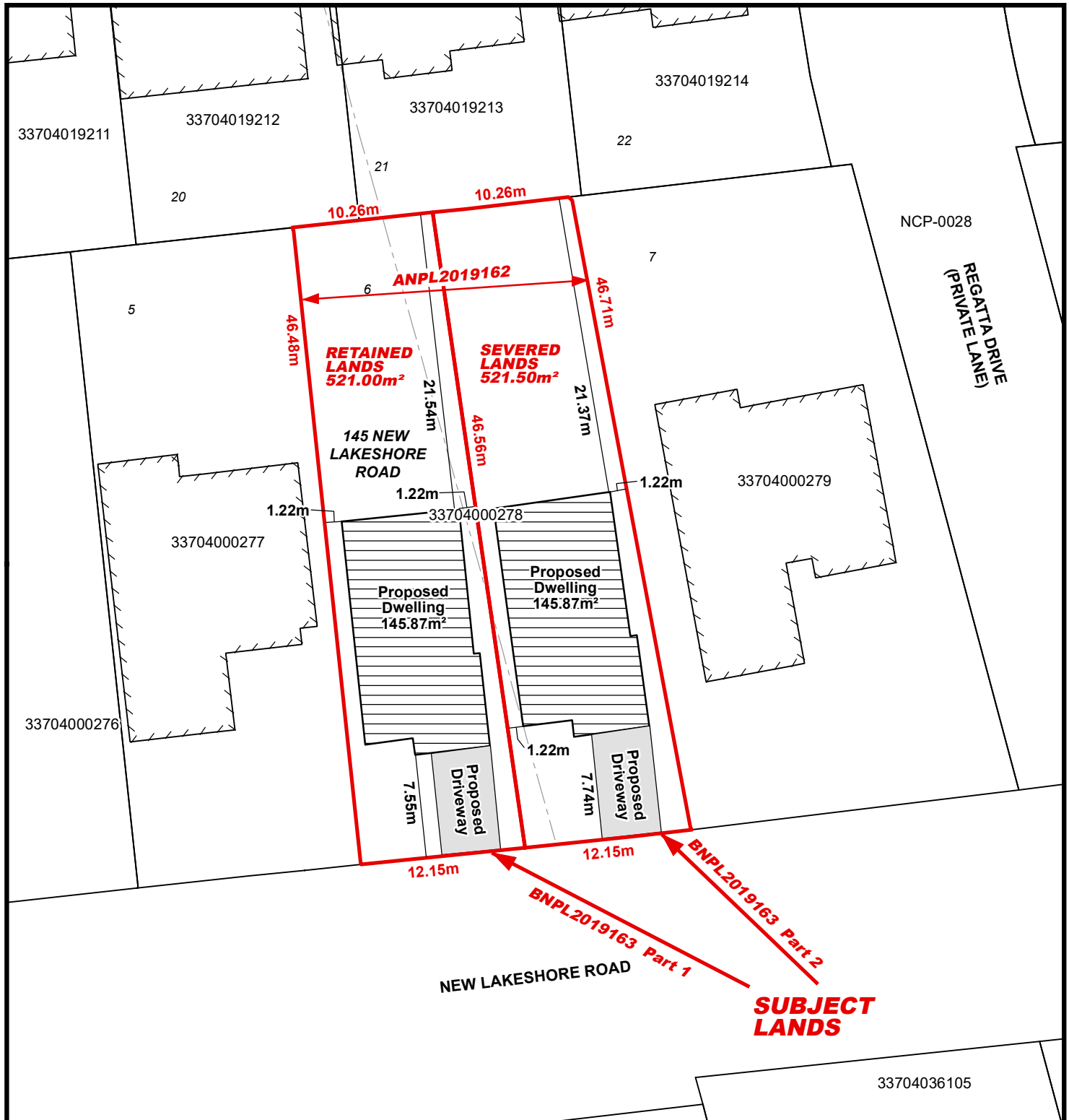
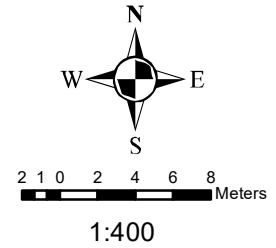
Geographic Township of WOODHOUSE



MAP 4

File Number: ANPL2019162 & BNPL2019163

Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

File Number: ANPL2019162 & BNPL2019163

Geographic Township of WOODHOUSE

