

For Office Use Only:

File Number	BNPL2023381	Application Fee	_____
Related File Number	ANPL2023247,	Conservation Authority Fee	_____
Pre-consultation Meeting	ANPL2023380__	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: _____**A. Applicant Information****Name of Owner** _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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 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):

Municipal Civic Address:

Present Official Plan Designation(s):

Present Zoning:

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:

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:

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:

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:

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:

4 & 6 CECIL

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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2 CECIL

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	13.333m	15m	5.1.2.c	11.371	3.629m
Lot depth	30.480m			30.480m	
Lot width	13.333m	15m	5.1.2.c	11.371m	3.629m
Lot area	407 sqm	450sqm	5.1.2.c	347sqm	103sqm
Lot coverage	28.2%			28.2%	
Front yard	13.8m			7.5m	
Rear yard	3.16m			8m	
Height	3m			6m	
Left Interior side yard	5.6m			1.4m	
Right Interior side yard	0.88m			1.6m	
Exterior side yard (corner lot)					
Parking Spaces (number)	3	3	4.9.e	3	
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:

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:

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:

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 | ☐ 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:

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.

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.

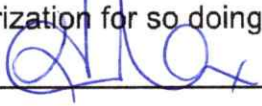
<u>M. Lotey</u>	<u>09-05-2023</u>
Owner/Applicant/Agent Signature	Date

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 HEATHER MAXWELL & OMAR BAKER am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize MANNY LOTEY 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.

<u></u>	<u>Sept 8, 23.</u>
Owner	Date
<u></u>	<u>Sept 8, 23.</u>
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

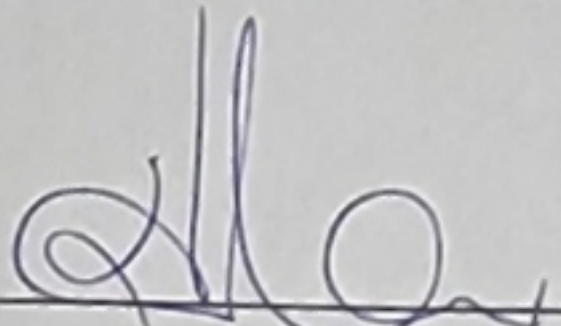
I, HEATHER MAXWELL of BRANTFORD, ONTARIO

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:

BRANTFORD, ONTARIO

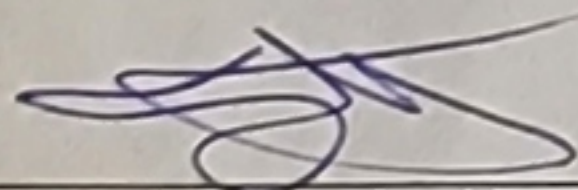


Owner/Applicant/Agent Signature

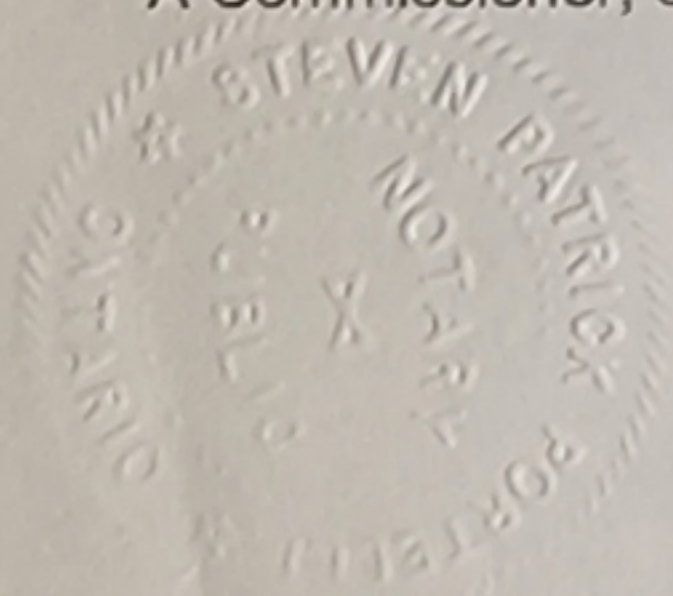
In PROVINCE OF ONTARIO

This 4 day of SEPTEMBER

A.D., 2023



A Commissioner, etc.



4 CECIL AVE.

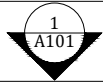
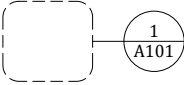
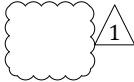
LOTEY.MANNY@GMAIL.COM

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REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
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5		
TITLE NAME: COVER PAGE		
DRAWING NAME: 4 CECIL AVENUE, PORT DOVER, ONT. ACCESSORY RESIDENTIAL DWELLING UNIT		
SCALE: AS NOTED		DATE: 9/5/2023
DRAWN BY: ML		CHECKED BY: ML
DRAWING No.		

ARCHITECTURAL TAGS				
WALL TAG				
DOOR TAG				
WINDOW TAG				
FLOOR TAG				
CEILING TAG	<table border="1" data-bbox="525 395 602 463"><tr><td>GB/ACT</td></tr><tr><td>C. HT.</td></tr><tr><td>XX'XX"</td></tr></table>	GB/ACT	C. HT.	XX'XX"
GB/ACT				
C. HT.				
XX'XX"				
SECTION TAG				
ELEVATION MARKER				
CALL-OUT TAG				
REVISION BUBBLE				
LEADER/ TEXT BOX				
BREAKLINE				

ARCHITECTURAL DRAWING LEGEND	
	SMOKE ALARM INTERCONNECTED W/A VISUAL SIGNAL LOCATION A/ OBC 2012 B.9.10.19.3 CARBON MONOXIDE ALARM PER OBC 2012 B.9.33.4
	WALL SWITCH AND ELECTRICAL LIGHTING. 3-WAY SWITCH AT TOP AND BOTTOM OF STAIRS.
	RETURN AIR SUPPLY PROVIDED IN ALL FIRE COMPARTMENTS
	WARM AIR SUPPLY MAX. PERMITTED OPENING IN CEILING FIRE SEPERATION: 0.025m ² (0.277 sqft)
	EXHAUST FAN
	EMERGENCY LIGHTING PER OBC 2012 DIV. B.9.9.12.3
	WALL OUTLET
	FLOOR DRAIN
	SPRINKLER HEAD

LEGEND		FLOOR SCHEDULE	
AREA CALCULATIONS		F1	EXPOSED CONCRETE
MAIN FLOOR AREA: 140 M ² (1510 FT ²)		F2	ANTI-SKID PORCELAIN TILES
		F3	LUXURY VINYL TILE
WALL SCHEDULE		CEILING SCHEDULE	
W1	EXIST. EXTERIOR VINYL SIDING WALL TO REMAIN UNCHANGED	1 ½" GWB CEILING (60 MIN. F.R.R.)	
W2	INTERIOR PARTITION WALL ½" GYPSUM WALL BOARD ON BOTH SIDES OF 2"X4" STUDS @ 16" O.C.	LINTEL SCHEDULE	
W3	INTERIOR PARTITION WALL ADD 2- ⅝" TYPE "X" GYPSUM WALL BOARD ON BOTH SIDE (60 MIN.) F.R.R. 2"X6" STUDS @ 16" O.C. W/ ROXULL TO FILL VOID	L1	2-2"X8" WOOD LINTEL
		S1	3 ½"X3 ½"X¼" STEEL LINTEL (W/6 END BEARING)
DOOR SCHEDULE			
D1	EXIST. 34"X80"X1 ¾" INSULATED R4 METAL DOOR W/ DEAD BOLT AND DOOR HARDWARE		
D2	EXIST. 36"X80"X1 ¾" INSULATED R4 METAL DOUBLE DOOR W/ 68"X 24" GLAZING, DEAD BOLT AND DOOR HARDWARE		
D3	EXIST. 28"X80"X1 ¾" INSULATED R4 METAL DOOR W/ DOOR HARDWARE		
D4	32"X80"X1 ¾" HOLLOW CORE DOOR W/ DOOR HARDWARE		
D5	16"X80"X1 ¾" HOLLOW CORE DOOR W/ DOOR HARDWARE		
D6	24"x80"x1 ¾" HOLLOW CORE DOUBLE DOOR W/ DOOR HARDWARE		
D7	32"x80"x1 ¾" HOLLOW CORE POCKET DOOR W/ DOOR HARDWARE		
WINDOW SCHEDULE (W X H)			
G1	EXIST. WINDOW 29" X 46"		
G2	EXIST. WINDOW 41" X 46"		
G3	EXIST. WINDOW 36" X 47"		
G4	EXIST. WINDOW 45" X 47"		
G5	EXIST. WINDOW 37" x 26"		
G6	EXIST. WINDOW 28" x 53"		
G7	EXIST. WINDOW 28" x 53"		
G8	EXIST. WINDOW 24" x 38"		
G9	EXIST. WINDOW 24" x 46"		
G10	EXIST. WINDOW 22" x 48"		
G11	EXIST. WINDOW 24" x 48"		

11.5.1.1 | NUMBER: C91

IN A BUILDING CONTAINING NOT MORE THAN FOUR DWELLING UNITS OR RESIDENTIAL SUITES, THE EXISTING HEATING OR AIR-CONDITIONING SYSTEM MAY BE ALTERED TO SERVE MORE THAN ONE DWELLING UNIT OR SUITE, PROVIDED SMOKE ALARMS ARE INSTALLED IN EACH DWELLING UNIT OR SUITE AND PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.

WINDOW SIZES: FOR BEDROOM WINDOW

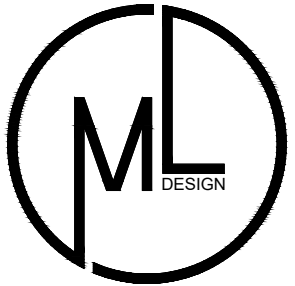
PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35m2 WITH NO DIMENSION LESS THAN 380mm.

REFER TO 9.9.10.1 (1)

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REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

TITLE NAME:
LEGEND

DRAWING NAME:
4 CECIL AVENUE, PORT DOVER, ONT.
ACCESSORY RESIDENTIAL DWELLING UNIT

SCALE: AS NOTED	DATE: 9/5/2023
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DRAWN BY: ML	CHECKED BY: ML
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DRAWING No.

002

CECIL AVENUE
(12.192m WIDE) (REGISTERED PLAN 87-B)
PIN 50249 - 0018 (LT)

SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN
OF ALL OF
LOTS 65 & 66
REGISTERED PLAN 87-B
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY

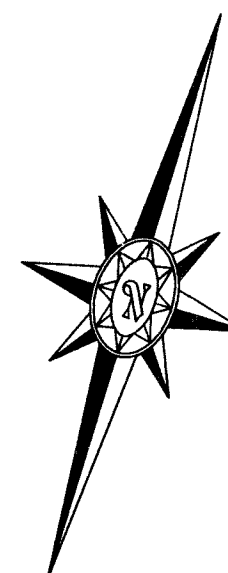
SCALE: 1 : 100



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METRIC NOTE:

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



SURVEYOR'S REAL PROPERTY REPORT
PART 2: REPORT

DESCRIPTION OF LAND

BEING PART OF LOT 65 & 66, REGISTERED PLAN 87-B, IN THE GEOGRAPHIC TOWNSHIP OF WOODHOUSE. BEING ALL OF PIN No. 50249-0006 (LT) AND ALL OF PIN 50249-0007 (LT) MUNICIPAL ADDRESS: 4 CECIL AVENUE, PORT DOVER

REGISTERED EASEMENTS AND / OR RIGHTS OF WAY

NONE

NOTES OF CONCERN

NOTE LOCATION OF FENCES, OVERHANG, CONCRETE PAD AND OVERHEAD WIRE

COMPLIANCE WITH MUNICIPAL
ZONING BY-LAWS

NOT CERTIFIED BY THIS REPORT.

COVERAGE

PIN 50249-0006 (LT)	PIN 50249-0007 (LT)
LOT AREA = 407 SQ.M	LOT AREA = 407 SQ.M
BLDG'S. AREA = 91 SQ.M	BLDG'S. AREA = 166 SQ.M
LOT COVERAGE = 22.4 %	LOT COVERAGE = 40.8 %

ADDITIONAL REMARKS

BUILDING TIES ARE TO THE EXTERIOR CORNERS.

THIS REPORT WAS PREPARED FOR **1000323168 ONTARIO LTD.**
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR THE USE BY OTHER PARTIES.

NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER **NO ADDITIONAL PRINTS**
OF THIS **ORIGINAL REPORT** WILL BE ISSUED, SUBSEQUENT TO THE
DATE OF CERTIFICATION.

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN, IN WHOLE
OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD.

BEARING REFERENCE

BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS
ON MONUMENT (A) TO (B), SHOWN HEREON HAVING A BEARING OF N73°04'40"E
[UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) HTv2.0 (2010)]

TO CONVERT (P2) & (P3) ASTRONOMIC BEARINGS TO GRID BEARINGS
- ADD 01°15'20" TO THE NORTHWEST BEARINGS
- SUBTRACT 01°15'20" FROM THE NORTHEAST BEARINGS

ERIE STREET
(12.192m WIDE) (REGISTERED PLAN 87-B)
PIN 50249 - 0002 (LT)

THIS IS **NOT** A VALID COPY UNLESS **EMBOSSSED** WITH THE **SURVEYOR'S SEAL.**

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS
MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 14TH DAY OF FEBRUARY, 2023.

DATED: MARCH 20, 2023

THIS SURVEYOR'S REAL PROPERTY REPORT RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-47324

[Signature]
KIM HUSTED, O.L.S.
FOR JEWITT & DIXON LTD.

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	—	MAGNETIC NAIL	SHOWN	—	MAG
2.5cm X 2.5cm X 0.6m STANDARD IRON BARS	SHOWN	—	SHOWN	—	—	SIB
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	—	SHOWN	—	—	SSIB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	—	SHOWN	—	—	IB
LOT LINES	SHOWN	—	SHOWN	—	—	IB Ø
DEED LINES	SHOWN	—				
FENCE LINES	SHOWN	—				
OVERHEAD WIRES	SHOWN	—				
ROAD LINES	SHOWN	—				
FOUND IRON BARS	SHOWN	—				
	SHOWN	—	PLANTED IRON BARS	SHOWN	—	

JEWITT AND DIXON LTD.
KIM HUSTED SURVEYING LTD.
J. B. DODD, O.L.S.
WITNESS MONUMENT
PROPORTION
REGISTERED PLAN 87-B
PLAN OF SURVEY BY R. C. DIXON, O.L.S. DATED
APRIL 20, 1987 (P.4492)(PD.20-49) SHOWN (P2)
PLAN OF SURVEY BY J. B. DODD, O.L.S. DATED
SEPTEMBER 6, 1990 (S-6005-B) SHOWN (P3)
CHAIN LINK FENCE SHOWN CLF
BOARD FENCE SHOWN BF

SHOWN (700)
SHOWN (1582)
SHOWN (996)
SHOWN (WIT)
SHOWN (PROP.)
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN CLF
SHOWN BF

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9

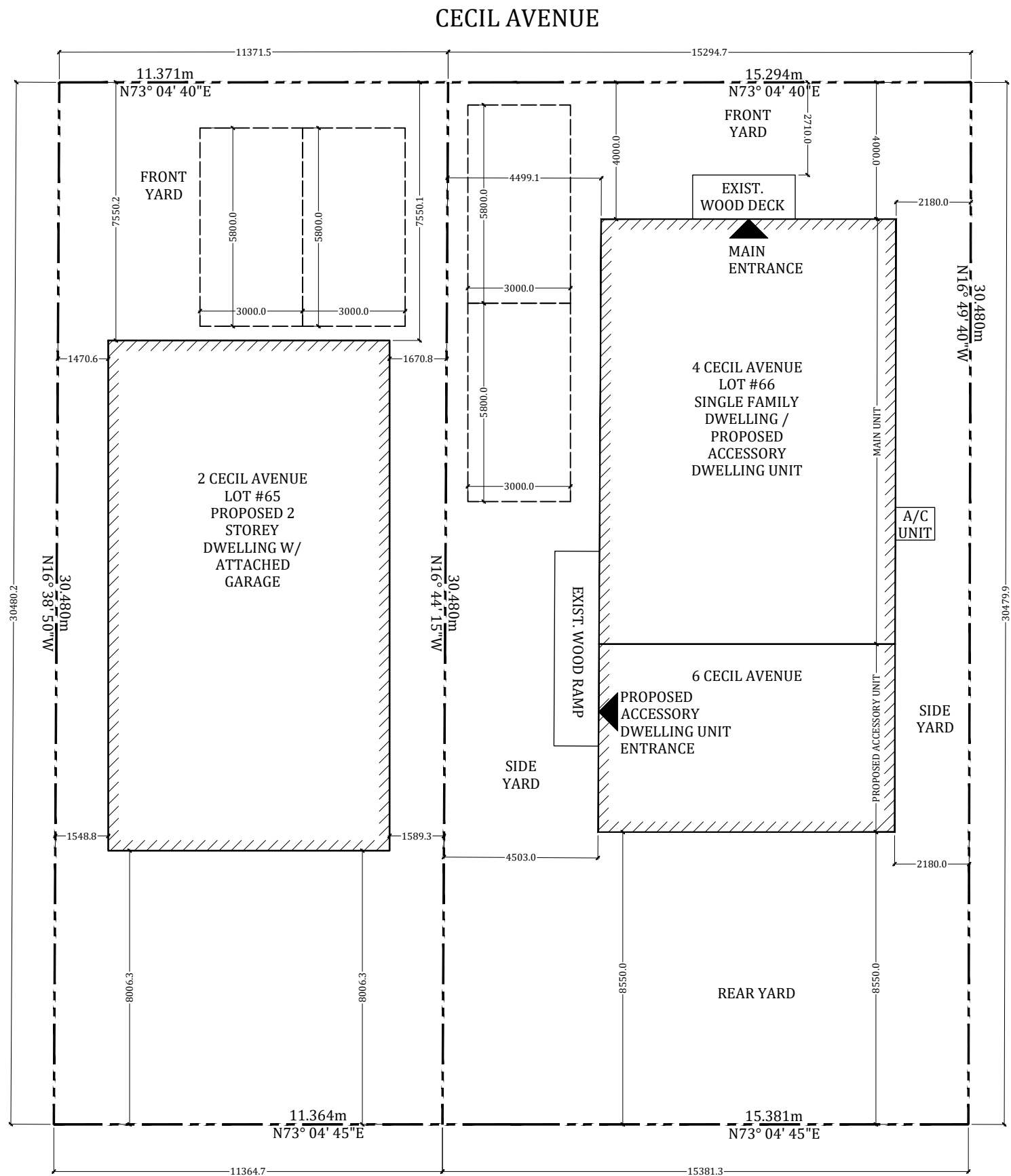
PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

F.W. — J.R.
BOOK — LL-FILE
CALC. — J.L.M.
PLAN — J.L.M.
CHECK — K.H.

CLIENT — MAXWELL

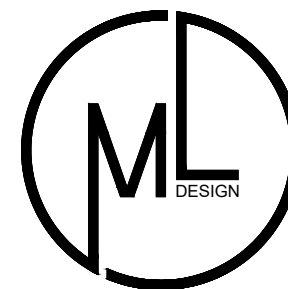
23-3663-SRPR



1
SP102

PROPOSED SITE PLAN
SCALE: 1:150

LOTEY.MANNY@GMAIL.COM
+1 . 647 . 871 . 9413
WWW.MLOTEYDESIGN.COM



REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

TITLE NAME:
PROPOSED SITE PLAN

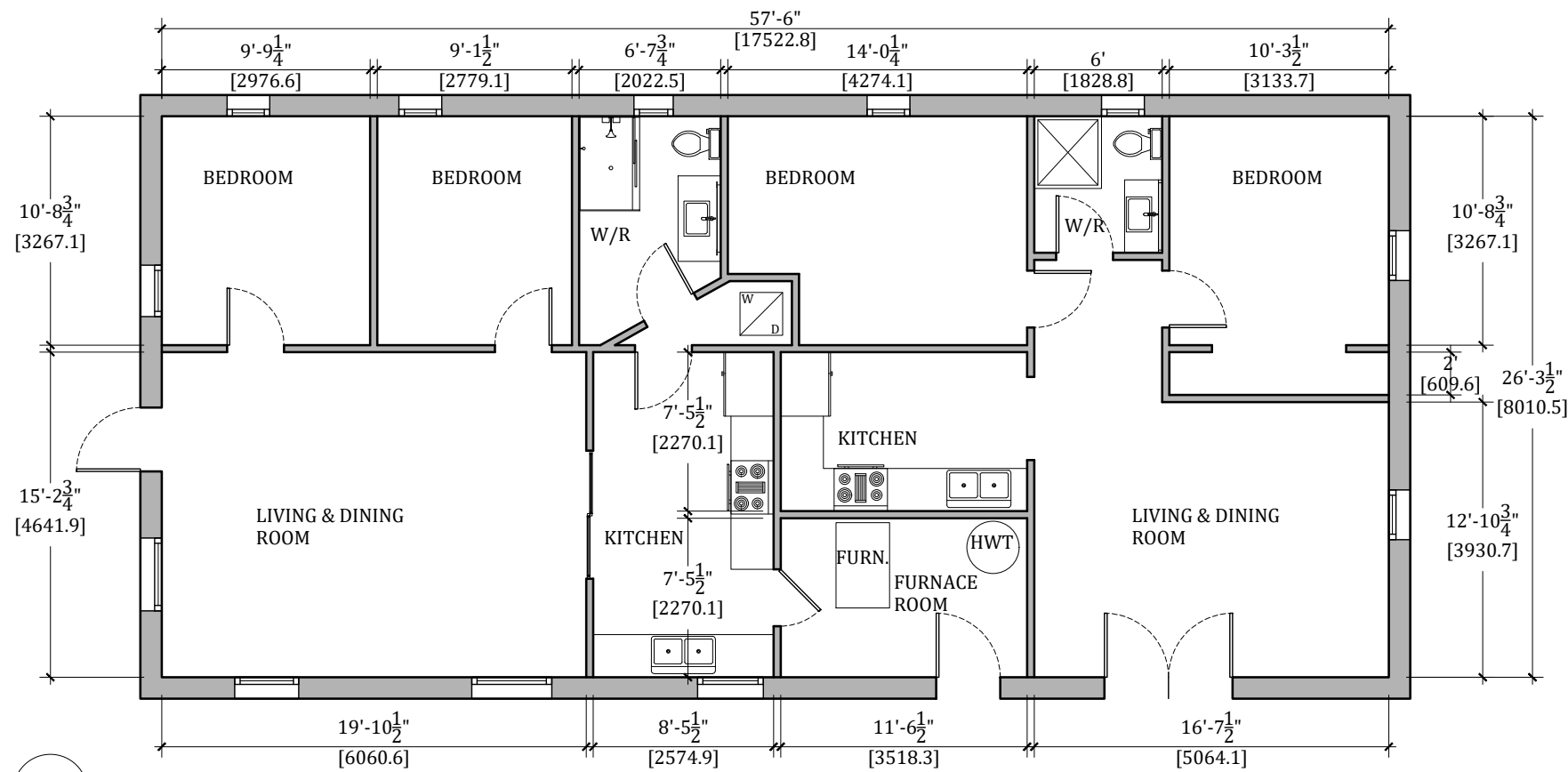
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4 CECIL AVENUE, PORT DOVER, ONT.
ACCESSORY RESIDENTIAL DWELLING
UNIT

SCALE: AS NOTED DATE: 9/8/2023

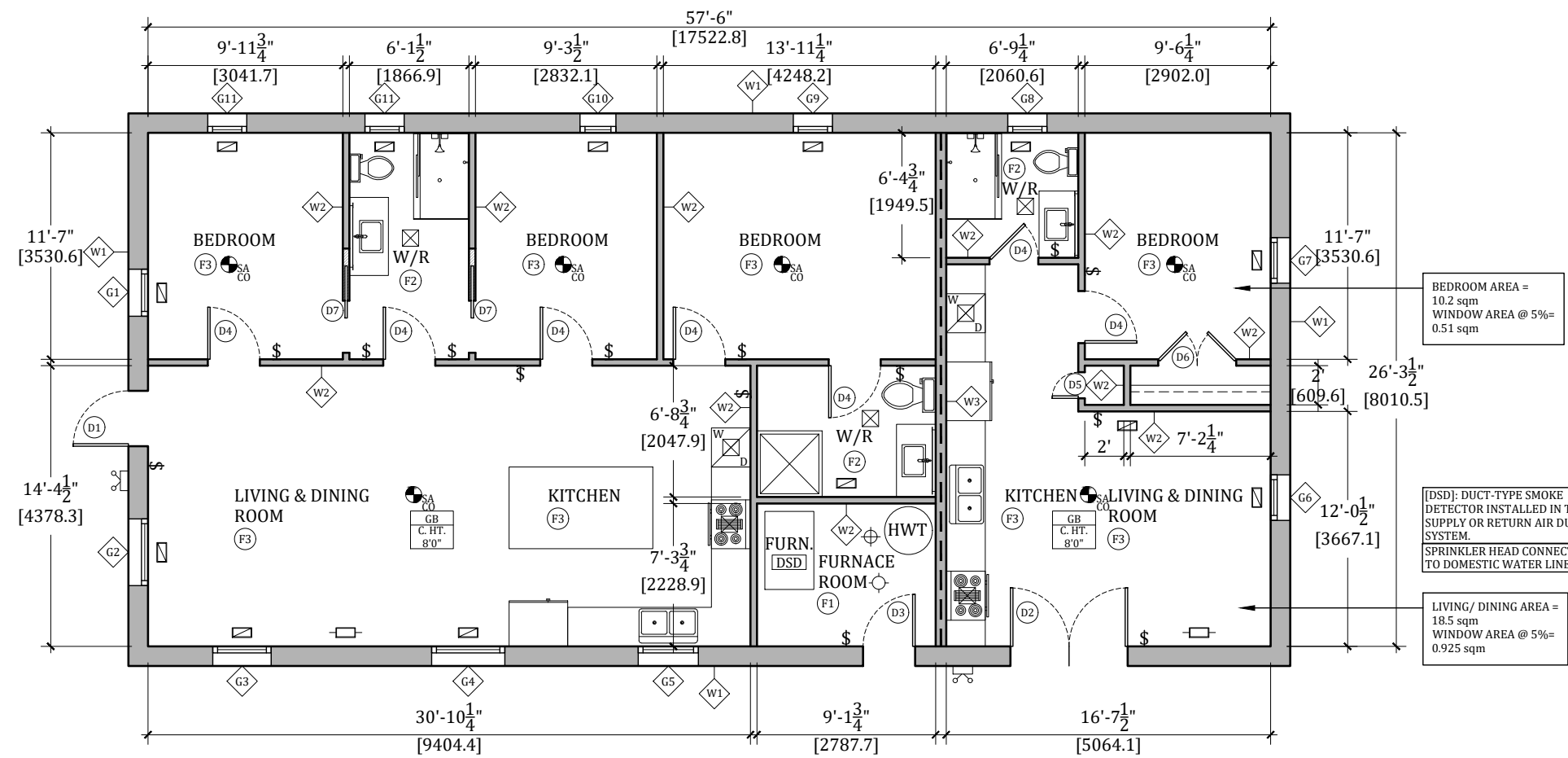
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DRAWING No.

SP102

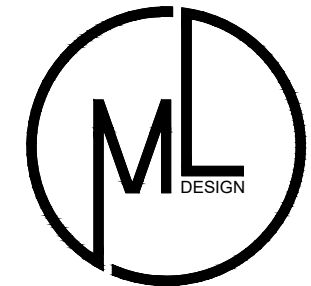


2
A101
EXIST. FLOOR PLAN
SCALE: 1/8"=1'-0"



1
A101
PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

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🌐 WWW.MLOTEYDESIGN.COM



REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

TITLE NAME:
EXIST. & PROPOSED FLOOR PLANS

DRAWING NAME:
4 CECIL AVENUE, PORT DOVER, ONT.
ACCESSORY RESIDENTIAL DWELLING
UNIT

SCALE: AS NOTED DATE: 9/5/2023

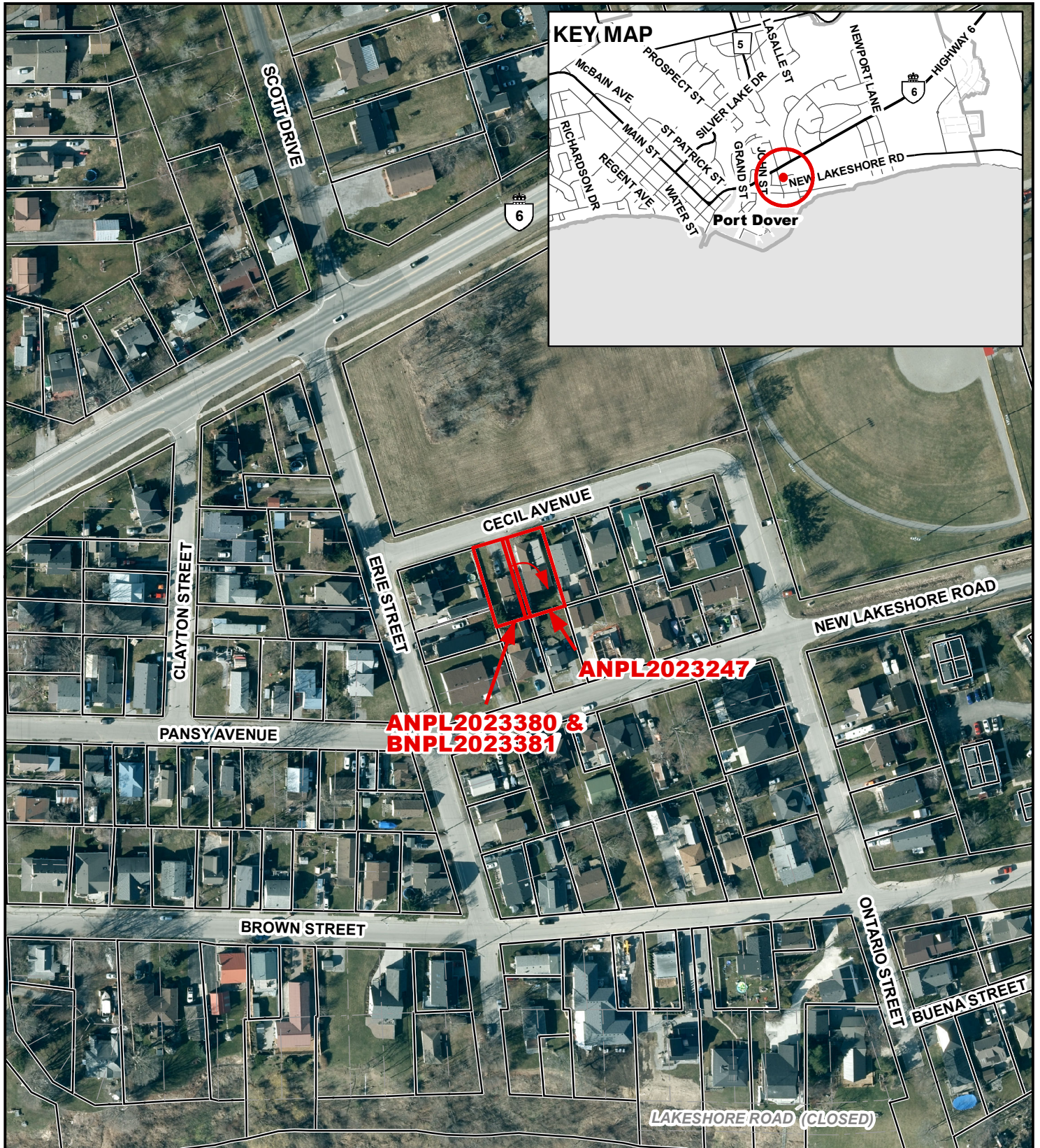
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DRAWING No.

A101

MAP A
CONTEXT MAP
Urban Area of PORT DOVER

ANPL2023247
ANPL2023380
BNPL2023381

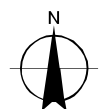


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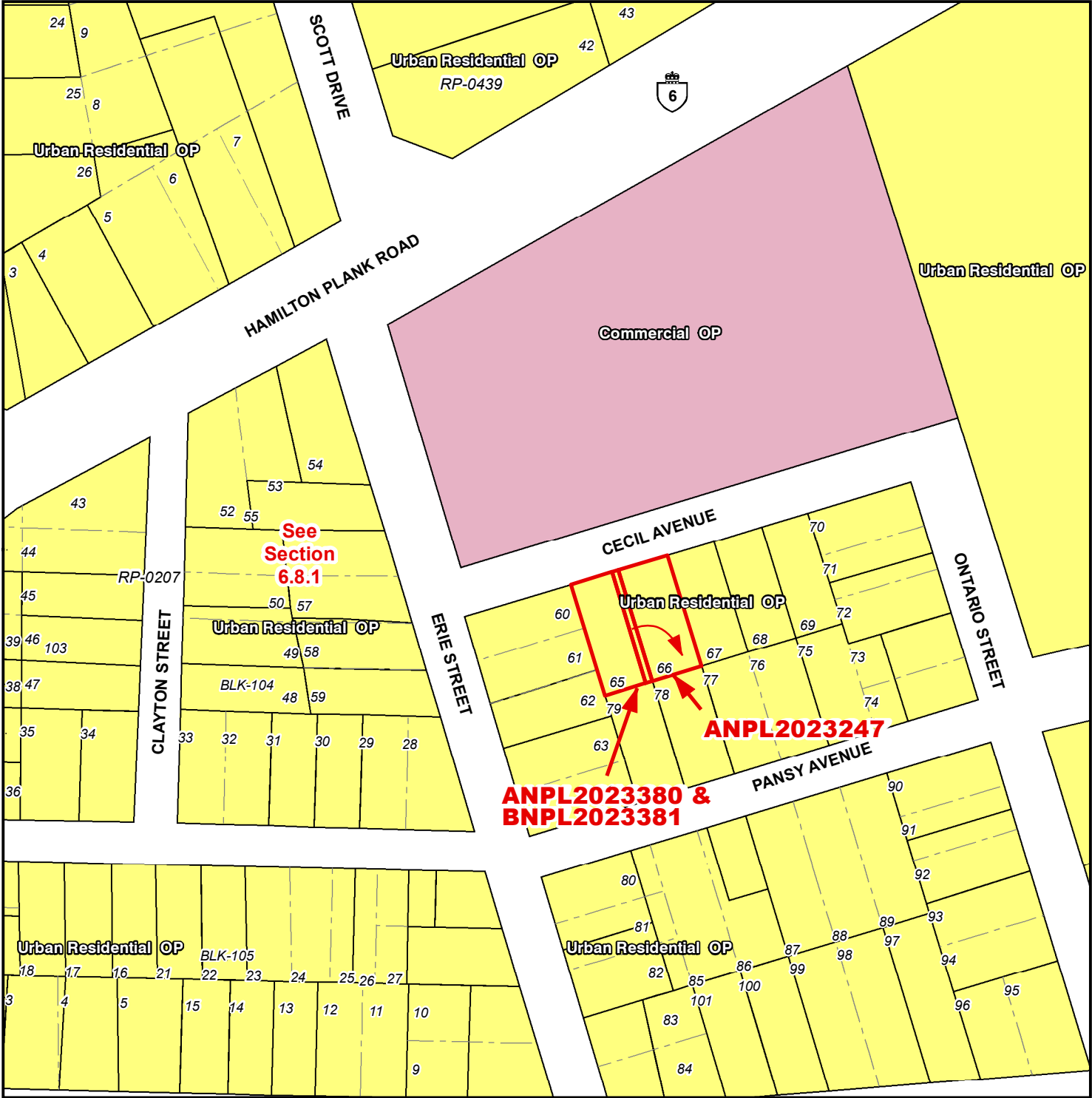
 Subject Lands

2020 Air Photo

12/19/2023



10 5 0 10 20 30 40
Meters



Legend

Subject Lands

Urban Residential

Commercial

Special Policy Area

Urban Area Boundary

Official Plan Designations

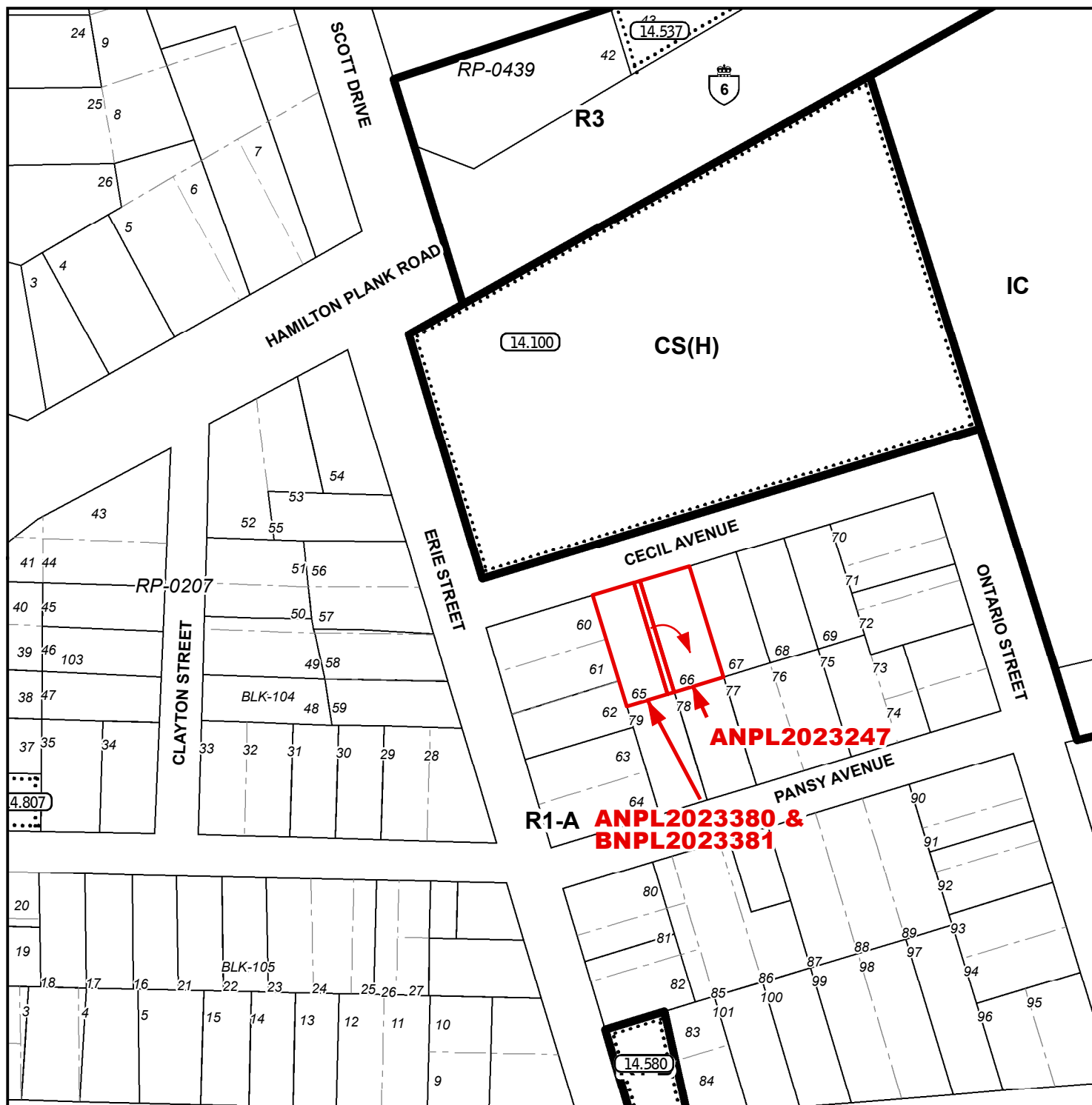
12/19/2023

MAP C

ZONING BY-LAW MAP

Urban Area of PORT DOVER

ANPL2023247
ANPL2023380
BNPL2023381



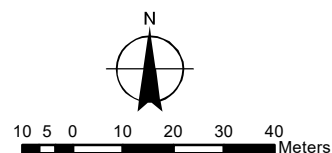
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

12/19/2023

- (H) - Holding
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R3 - Residential R3 Zone



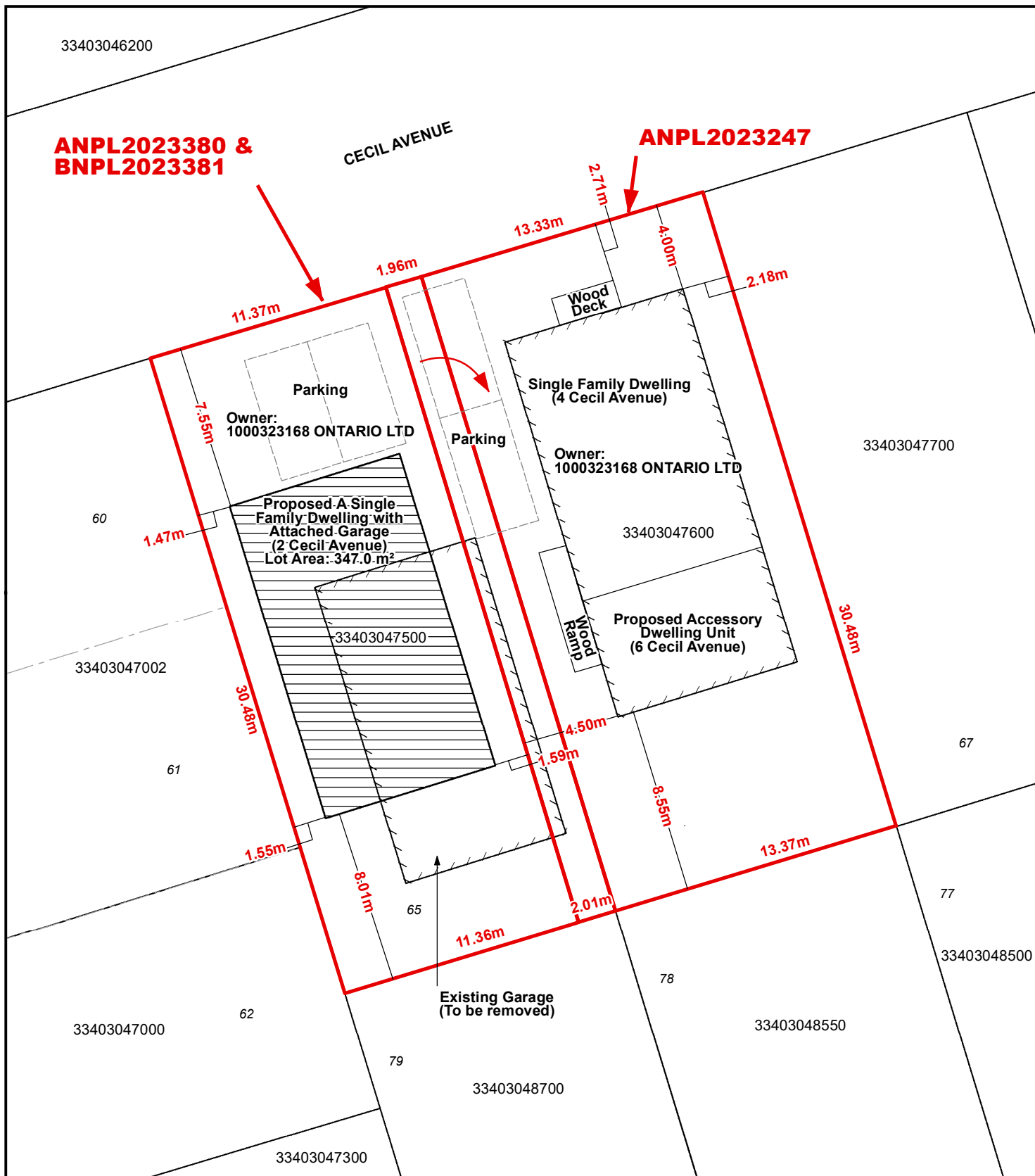
MAP D

CONCEPTUAL PLAN Urban Area of PORT DOVER

ANPL2023247

ANPL2023380

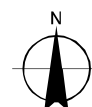
BNPL2023381



Legend

Subject Lands

12/19/2023



2 1 0 2 4 6 8 Meters

LOCATION OF LANDS AFFECTED

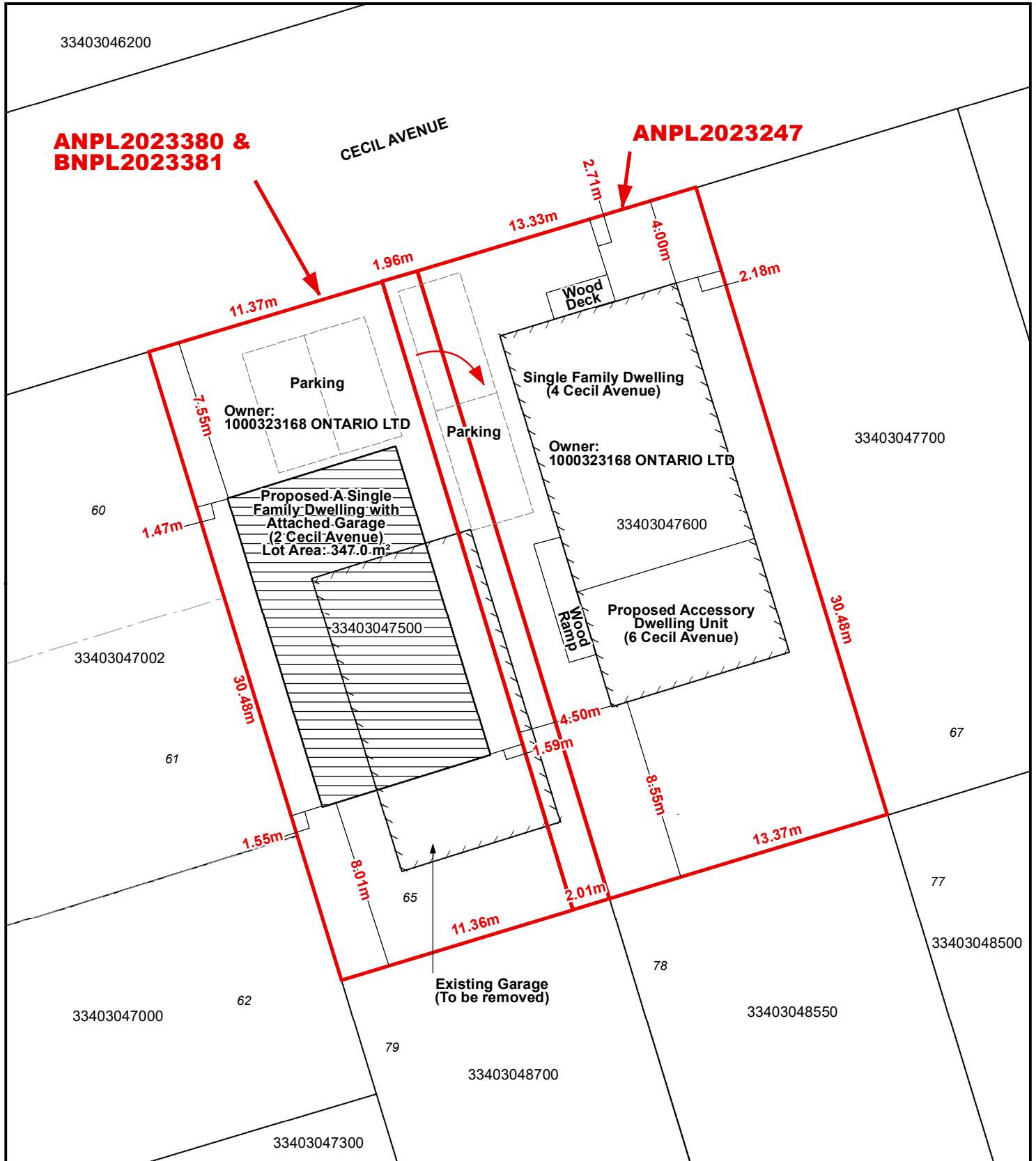
CONCEPTUAL PLAN

Urban Area of PORT DOVER

ANPL2023247

ANPL2023380

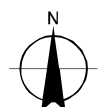
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Legend

Subject Lands

12/19/2023



2 1 0 2 4 6 8 Meters