

**For Office Use Only:**  
File Number ANPL2022093  
Related File Number DMPL2022069  
Pre-consultation Meeting -  
Application Submitted April 1, 2022  
Complete Application April 5, 2022

Application Fee 1599.00 ✓ pd  
Conservation Authority Fee 514.15 ✓ fd  
Well & Septic Info Provided -  
Planner Hanne Yager  
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:** 3310334030329000000

**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, ON, NOA 1N7

**Phone Number**

/

**Cell Number**

519-770-7277

**Email**

mark@thewatershedgroup.ca

**Name of Applicant**

MARK LEFLER

**Address**

35 DOUGLAS STREET

**Town and Postal Code**

PORT DOVER, ON, NOA 1N7

**Phone Number**

/

**Cell Number**

519-770-7277

**Email**

mark@thewatershedgroup.ca

Name of Agent

Robin Lefler

Address

35 Douglas Street

Town and Postal Code

Port Dover, ON, NOA 1N7

Phone Number

/

Cell Number

519-717-7189

Email

robinblefler@gmail.com

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

☐ Owner

☒ Agent

☐ Applicant

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

Royal Bank, Lynden Road, BRANTFORD  
HAS MORTGAGE ON HOUSE.

## B. Location, Legal Description and Property Information

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

Plan #286, Lot 19 & 20

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

Present Official Plan Designation(s): HL + URBAN Residential

Present Zoning: HL & R1A

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~~  
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:

House plus 2 small sheds.

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.

NA

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:

NA

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:

30 Years or more

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	4.78m	5m	12.192m		
Lot depth	17.892m	X	17.892m		
Lot width	12.192m	X	12.192m		
Lot area	218.14m	X	218.14m		
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. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Deeming Lot 19 + 20 together will  
not meet road allowance.

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 any 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:

\_\_\_\_\_  
*Always residential*  
\_\_\_\_\_

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:

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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:

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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:

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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)

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Sewage Treatment

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

Sewage Pump

Storm Drainage

- ☒ Storm sewers  
☐ Other (describe below)

- ☐ Open ditches

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2. Existing or proposed access to subject lands:

- ☐ Municipal road  
☒ Unopened road

- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street:

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**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?

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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.

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

I/We authorize Robin Lefler 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

MAR 30, 2022  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

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

**K. Declaration**

I, Robin LEFLER of Port Dover

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:

NORFOLK COUNTY



Owner/Applicant/Agent Signature

In SIMCOE ONTARIO

This 30<sup>th</sup> day of MARCH 2022

A.D., 2022

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

  
A Commissioner, etc.



Ontario

ServiceOntario

LAND  
REGISTRY  
OFFICE #37

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

50250-0011 (LT)

PAGE 1 OF 2  
PREPARED FOR LHarrison  
ON 2020/03/05 AT 11:41:28

PROPERTY DESCRIPTION: LT 19-20 PL 286; NORFOLK COUNTY

## PROPERTY REMARKS:

## ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIEDRECENTLY:  
FIRST CONVERSION FROM BOOKPIN CREATION DATE:  
2006/11/20

## OWNERS' NAMES

LEFLER, MARK JOEL  
LEFLER, ROBIN BARBARACAPACITY SHARE  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/11/17 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO						
** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2006/11/20 **						
NR348302	1973/10/02	TRANSFER		*** COMPLETELY DELETED ***	DYMENT, AUDREY MACKEND, MARGUERITE	
NR554858	2001/07/17	DEPOSIT				
NR599918	2006/04/21	CHARGE		*** COMPLETELY DELETED ***		C
NK35599	2010/07/14	NO SEC INTEREST	\$15,200	2035881 ONTARIO INC.	THE BANK OF NOVA SCOTIA	
NK122434	2019/08/09	APL OF SURV-LAND		*** COMPLETELY DELETED *** MACKEND, MARGUERITE		C
NK122443	2019/08/09	TRANSFER	\$620,000	DYMENT, AUDREY	DYMENT, AUDREY LEFLER, MARK JOEL LEFLER, ROBIN BARBARA	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



ServiceOntario

LAND  
REGISTRY  
OFFICE #37

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

50250-0228 (LT)

PAGE 1 OF 1  
PREPARED FOR LHarrison  
ON 2020/03/05 AT 11:39:48

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: DOUGLAS ST PL 286 BTN COTTAGE LANE & THE W LIMIT OF LT 2 PL 37M14; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2006/11/20

*Douglas*

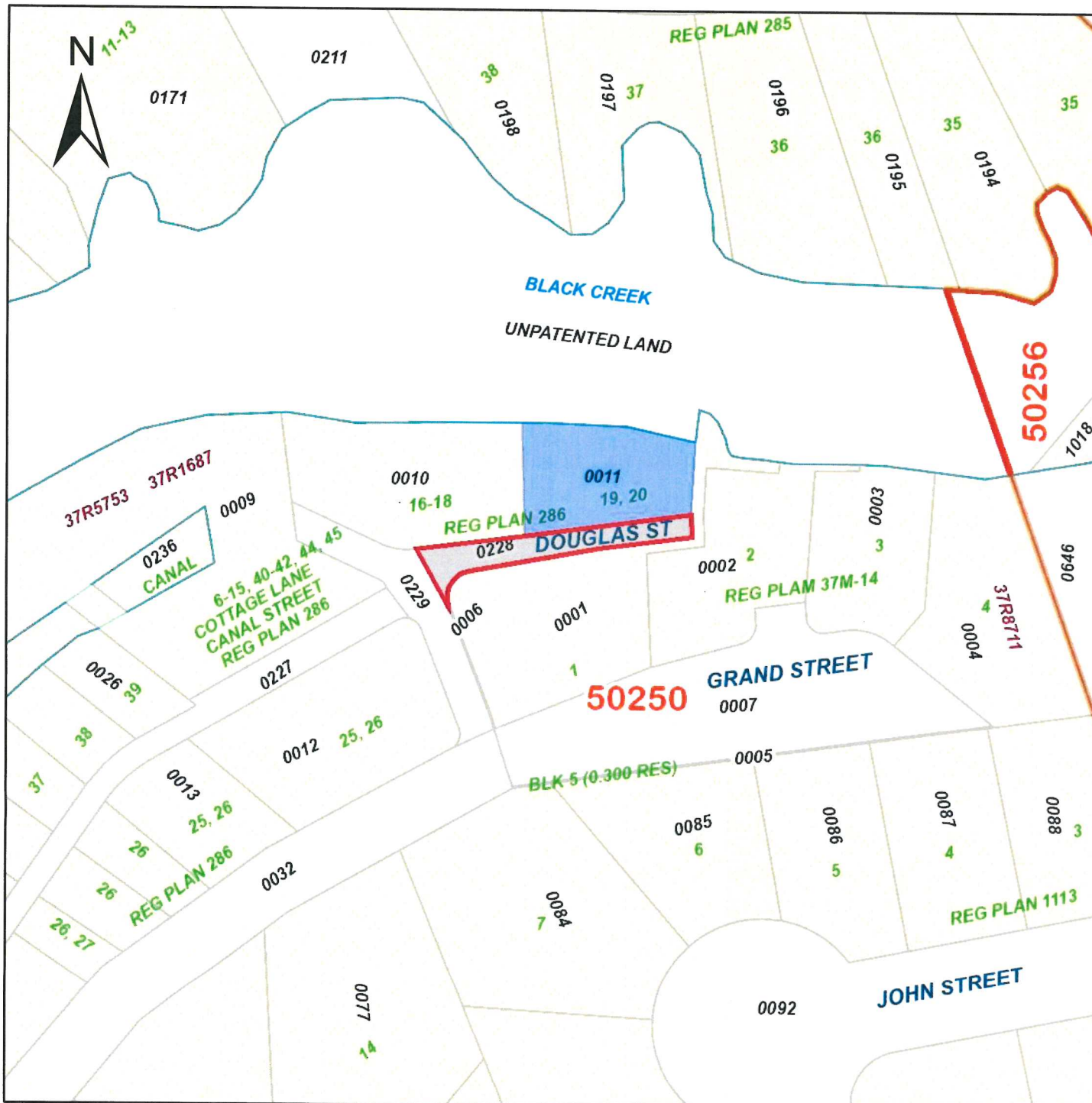
OWNERS' NAMES

CAPACITY SHARE  
ROWN

PUBLIC AUTHORITY HAVING JURISDICTION

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2006/11/17 **		
**SUBJECT,	ON FIRST REGISTRATION	UNDER THE LAND TITLES ACT,	TO			
**	SUBSECTION 44(1) OF THE LAND TITLES ACT,	EXCEPT PARAGRAPH 11, PARAGRAPH 14,	PROVINCIAL SUCCESSION DUTIES *			
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT,	BE ENTITLED TO THE LAND OR ANY PART OF				
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 2006/11/20 **					
PL286	1948/12/28	PLAN SUBDIVISION				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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**ServiceOntario**

PRINTED ON 23 MAR, 2022 AT 17:45:26  
FOR LEFLER

**SCALE**



## PROPERTY INDEX MAP

NORFOLK(No. 37)

### LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

**THIS IS NOT A PLAN OF SURVEY**

### NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

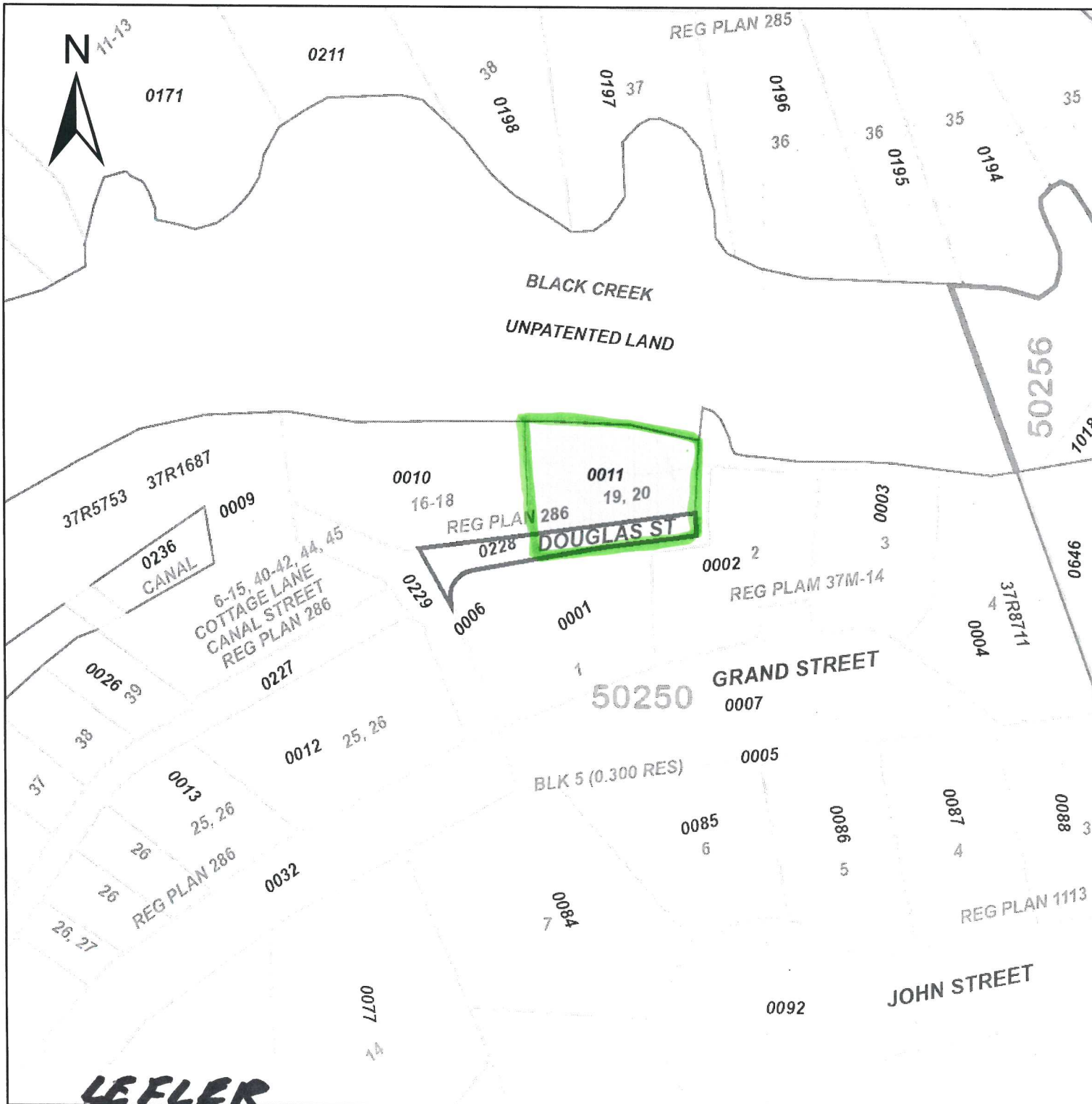
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED







ServiceOntario

PRINTED ON 23 MAR, 2022 AT 17:45:26  
FOR LEFLER

SCALE



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NORFOLK(No. 37)

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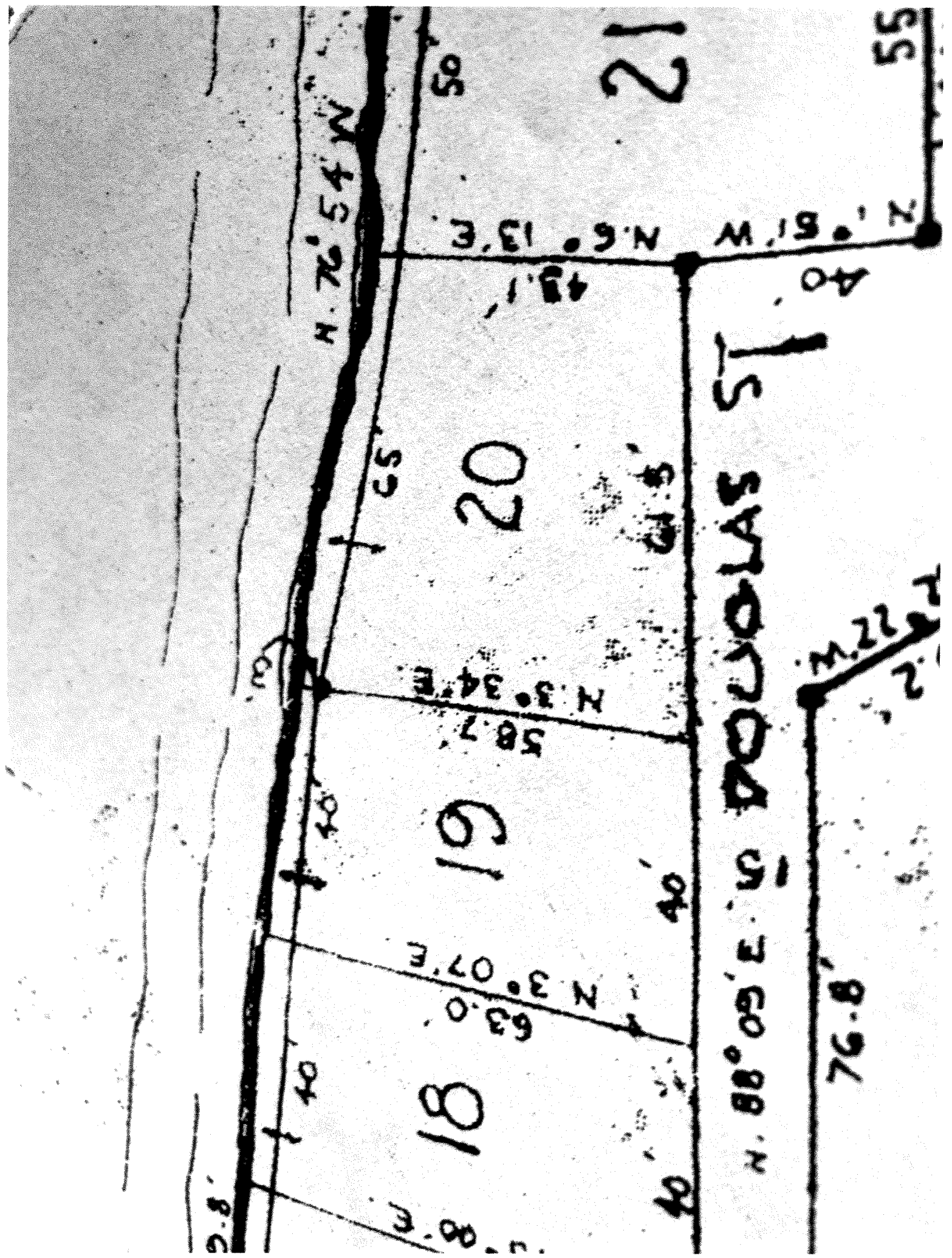
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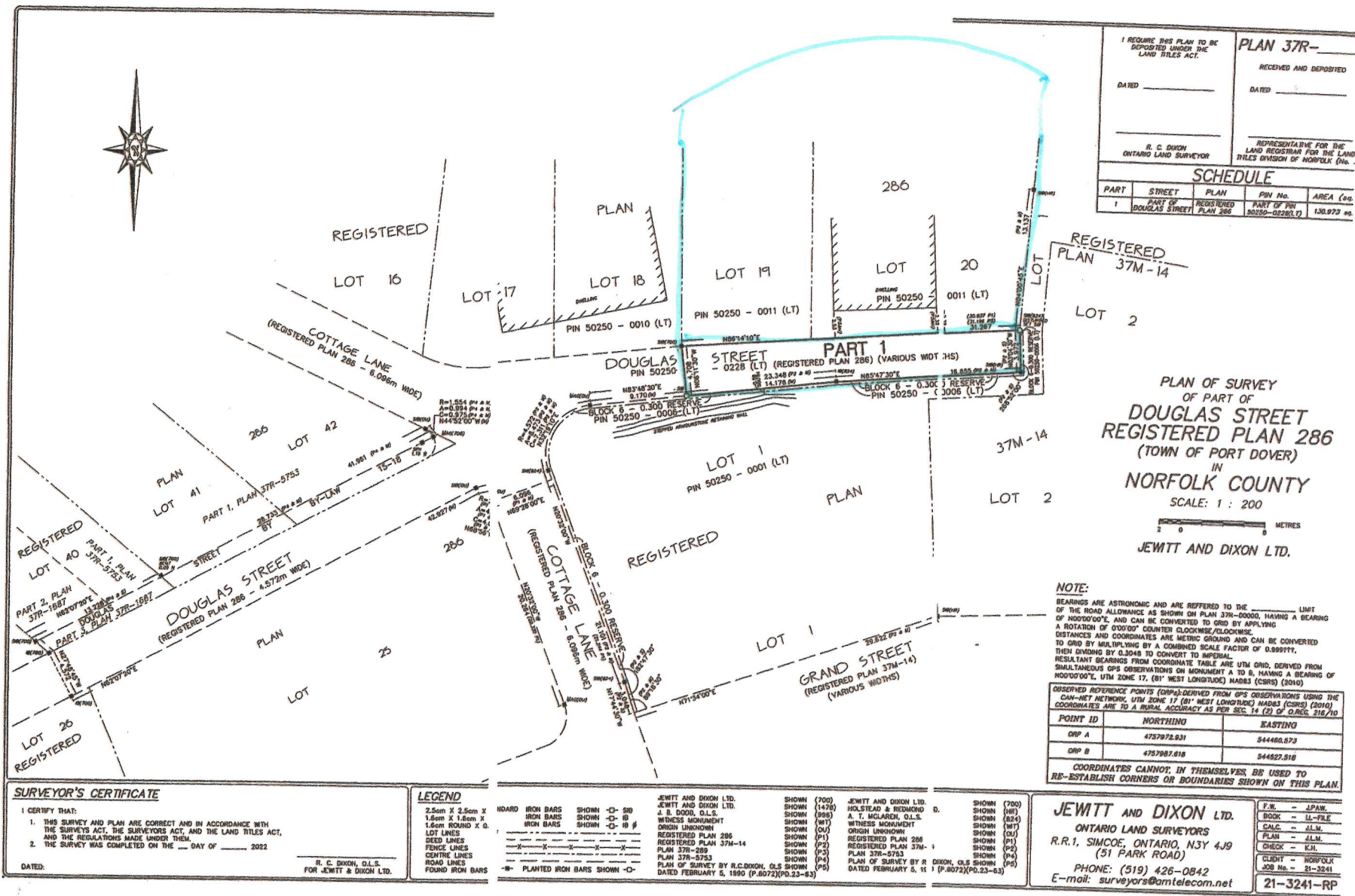
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED











Robin Lefler <robinblefler@gmail.com>

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**Lefler-35 Douglas Street, Port dover**

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planning <planning@lprca.on.ca>  
To: Robin Lefler <robinblefler@gmail.com>  
Cc: Mohammad Alam <Mohammad.Alam@norfolkcounty.ca>, Hannelore Yager <Hannelore.Yager@norfolkcounty.ca>

Tue, Mar 29, 2022 at 3:51 PM

Good afternoon,

Thank you for your email.

Further to our phone conversation, it is staff's understanding you are consolidating lots 19 and 20, which will require a minor variance application with Norfolk County. LPRCA staff cannot foresee any concerns.

In regards to the minor variance application, there is a fee of \$514.15 for LPRCA's comments. This fee will be due at the time of circulation to LPRCA, if you have further questions, please contact me.

Have a great day,

**Isabel Johnson, Resource Planner**

Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON, N4G 0C4

Office: 519-842-4242 ext. 229. Email: [ijohnson@lprca.on.ca](mailto:ijohnson@lprca.on.ca)

Please note that the LPRCA Administration Office, Conservation Education Centre and Waterford Workshop are currently closed to the public. For more information, visit [www.lprca.on.ca](http://www.lprca.on.ca).

[Quoted text hidden]

## Deeming By-Law Request Form

### For Office Use Only:

File Number: \_\_\_\_\_

Related File Number(s): \_\_\_\_\_

Fee: \_\_\_\_\_

Date of Request: \_\_\_\_\_

### Applicant Information

Name: MARK LEFLER

Address: 35 DOUGLAS STREET

Town/Postal Code: PORT DOVER, ON N0A 1N7

Phone number: (519) 770-7277

Email address: mark@thewatershedgroup.ca

☒ I am the registered owner of the subject lands

☐ I am an agent acting on behalf of the registered owners of the subject lands

Names of all property owners: MARK LEFLER

### Location/Legal Description of Subject Lands

Note: If multiple properties are involved, please include information for all of them on the lines below and attach a separate sheet if necessary.

Property assessment roll number: 33103340303290000000

Parcel identification number (PIN): 50250-0011

Municipal civic address: 35 Douglas Street, Port Dover, ON N0A 1N7

\* Legal description (include Plan Number and Lot Number): Plan # 286 Lot 19+20

Plus Road Purchase to be combined.

Frontage: ~~18.8 m~~ 4.78 m Width: 31.27 m Irregular

Depth: 18.8 m (EAST) 22.5 m (WEST) Irregular Lot area: ~~767.8 m<sup>2</sup>~~ 767.8 m<sup>2</sup>

(All measurements must be in metric units)



### Reason for Request

Please explain the reason for the request to deem lot(s) out of a registered plan of subdivision (i.e. to merge lots together, to adjust property boundaries etc. - if additional space is required, please attach a separate sheet):

MERGE Lots TOGETHER WITH  
DEAD END PORTION OF DOUGLAS ST.  
THAT REALTY Division IS selling  
to us. Lot 19 + 20 Plus ROAD.  
purchase.

### Declaration

I hereby declare that all of the above statements are accurate and true, and that I have submitted this request with the knowledge and consent of the owner.

[Signature]  
Applicant Signature

MARCH 10, 2022  
Date

### Required Attachments: Sketch and Parcel Identification Number (PIN) printout(s)

Please attach a drawing of what you propose to do on the subject lands/premises, including parking. All measurements must be in metric units. Please attach a PIN printout for all properties involved in this Deeming By-Law request. PIN printouts must have been printed within the last 30 days.

### For Office Use Only:

Plan of subdivision has been registered for 8 years or more: ☐ Yes ☐ No

All required PINs submitted and printed within last 30 days: ☐ Yes ☐ No

Sketch included showing the proposed end result of the deeming: ☐ Yes ☐ No

Lands are within a Conservation Authority regulated area: ☐ Yes ☐ No  
(if yes, circulate the appropriate C.A.)

Accepted By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_




**MAP A**  
**CONTEXT MAP**  
Urban Area of PORT DOVER

ANPL2022093  
DMPL2022069

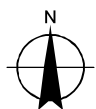


**Legend**

 Subject Lands

2020 Air Photo

4/6/2022

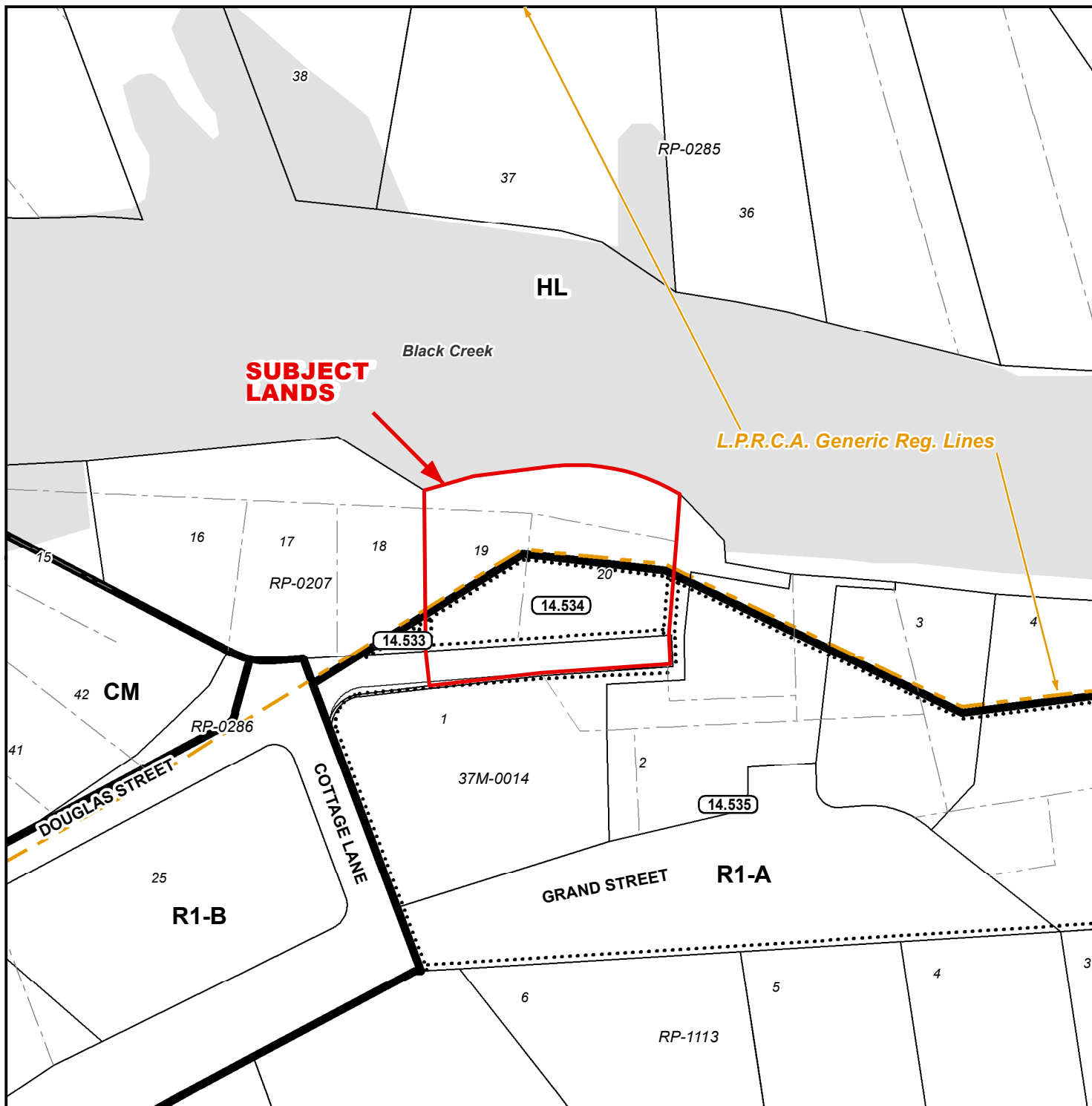


20 10 0 20 40 60 80  
Meters



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

ANPL2022093  
 DMPL2022069

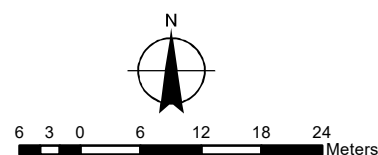


**LEGEND**

ZONING BY-LAW 1-Z-2014

4/6/2022

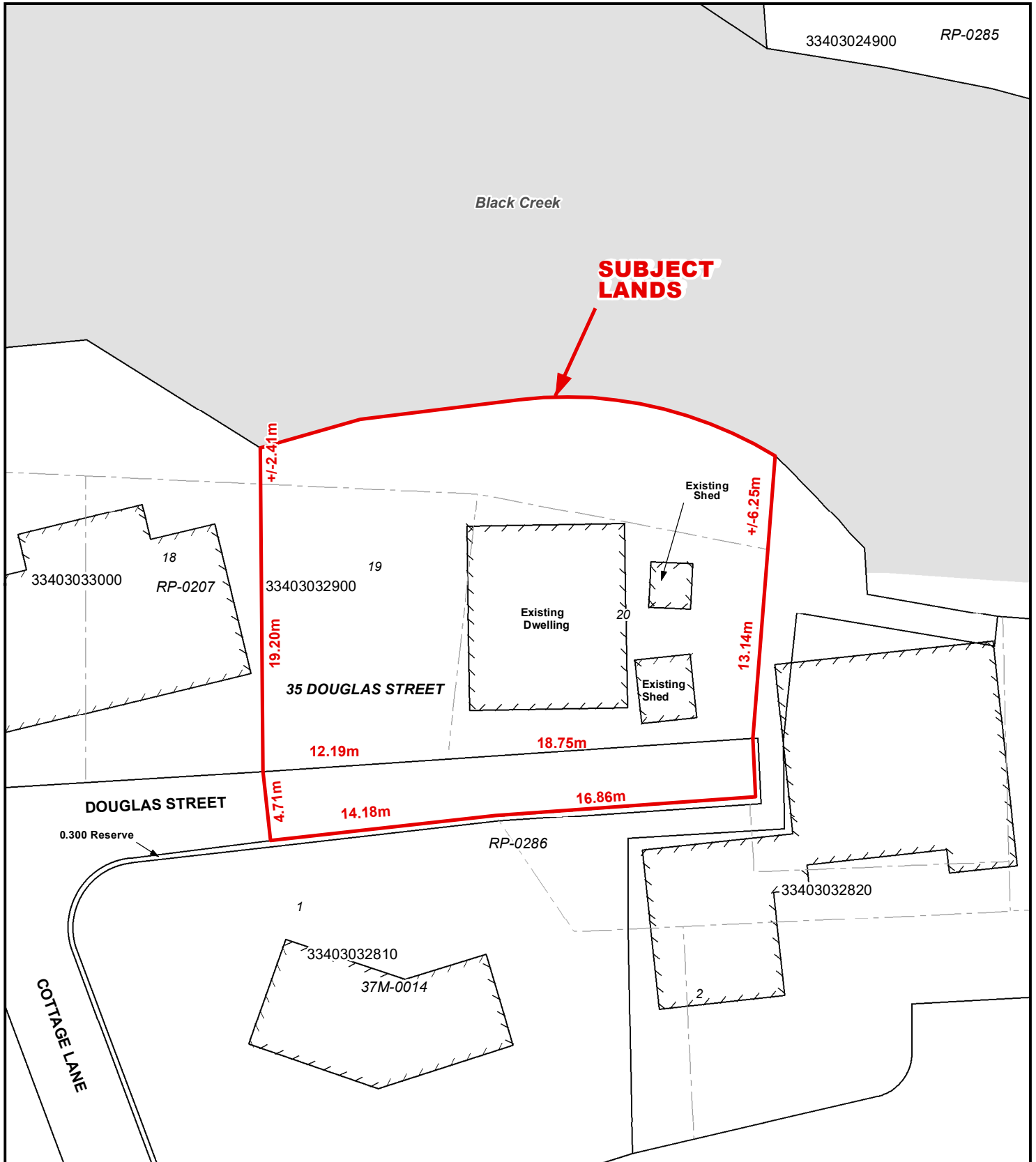
- (H) - Holding
- CM - Marine Commercial Zone
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone






**MAP C**  
**CONCEPTUAL PLAN**  
Urban Area of PORT DOVER

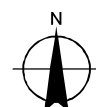
ANPL2022093  
DMPL2022069



**Legend**

 Subject Lands

4/6/2022



4 2 0 4 8 12 16 Meters

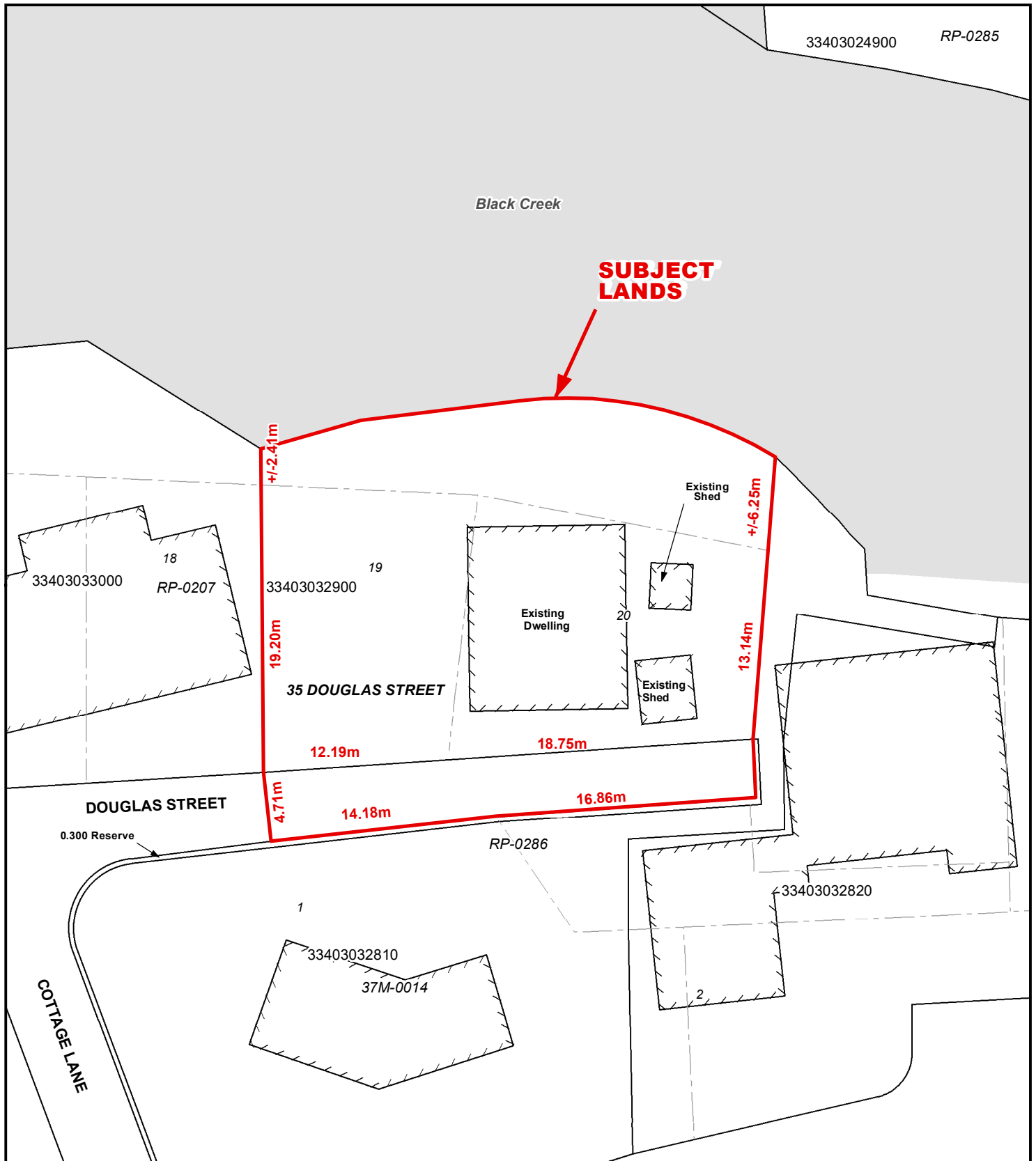
# LOCATION OF LANDS AFFECTED

## CONCEPTUAL PLAN

Urban Area of PORT DOVER

ANPL2022093

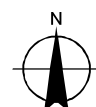
DMPL2022069



### Legend

Subject Lands

4/6/2022



4 2 0 4 8 12 16 Meters