

Brimage
LAW GROUP

March 6, 2024

Hand Delivered

Norfolk County
Planning and Development Division
185 Robinson Street
Simcoe, Ontario
N3Y 5L7

Attention: Fabian Serra, Planner

Dear Sir:

Re: Lot 14, 15, 16, Plan 295
Assessment Role # 3310-334-030-1600-0000
Sycamore Drive, Port Dover, Ontario
Our File No.: 61419

We enclose a Deeming By-Law request form relative to the above. Please direct your future communications to the undersigned and to the applicants:

Donald Edward Wilson and Judith Valerie Wilson
99 Magnolia Drive
Port Dover, Ontario
NOA 1N6

Thank you.

Yours very truly,
Brimage, Tyrrell, Van Severen & Homeniuk


James A. Boll
JAB:cgb
Encl

Deeming By-Law Request Form

For Office Use Only:

File Number: _____
Related File Number(s): _____
Fee: _____

Date of Request: _____

Applicant Information

Name: DONALD Edward Wilson, JUDITH VALERIE Wilson
Address: 99 MAGNOLIA DRIVE
Town/Postal Code: PORT DOVER NOAING
Phone number: 519 909 8246 or 226 400 4916
Email address: jsandbar 11 @ gmail .com

☒ 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: JAME AS Applicant

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: 334 - 030 - 16300 - 0000
Parcel identification number (PIN): 50254 - 0012 (R)
Municipal civic address: SYCAMORE DRIVE, PORT DOVER ON NOAING
Legal description (include Plan Number and Lot Number): LOT 14, 15, 16 PLAN 295
Frontage: 61.56
Depth: 45.72
Width: 56.64
Lot area: 2589.90

(All measurements must be in metric units)

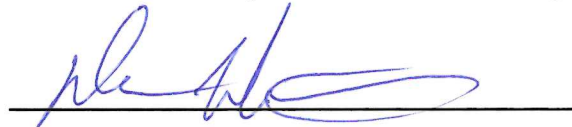
Reason for Request

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):

THE APPLICANTS INTEND TO CONSTRUCT A SINGLE FAMILY
RESIDENCE ON THE LAND. THE LAND CONSISTS OF 3 REGISTERED
LOTS. APPLICANTS DO NOT WANT TO BE RESTRICTED TO SET
BACK REQUIREMENTS OF THE 3 EXISTING LOTS.

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.



Applicant Signature

March 6 / 24

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

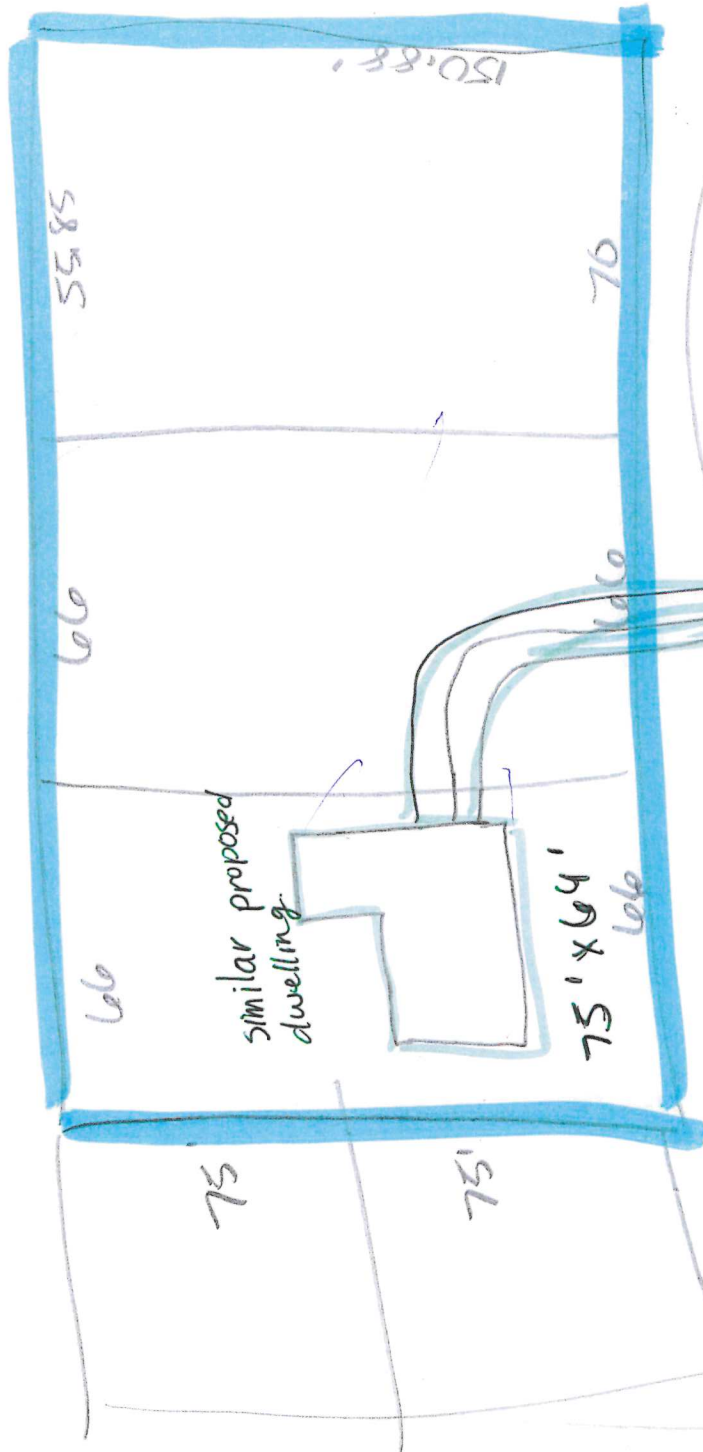
Sketch included showing the proposed end result of the deeming: ☐ Yes ☐ No

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

Accepted By: _____

Signature: _____

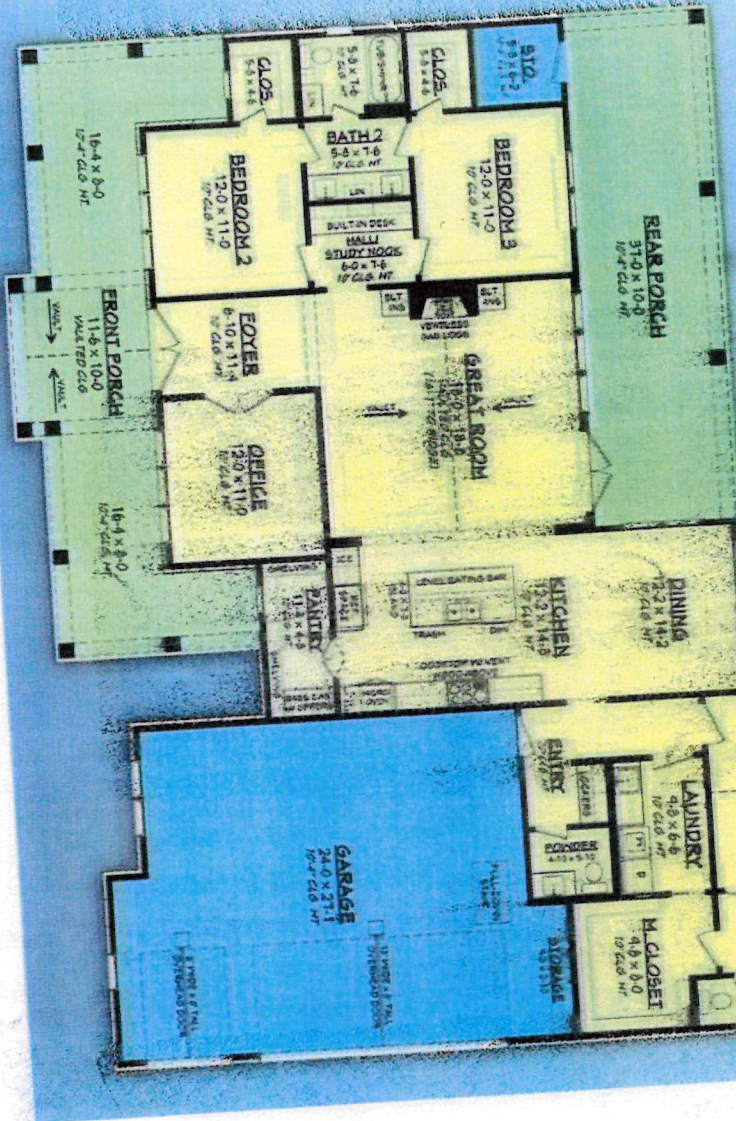
Date: _____



3 bedroom
2.5 bath
one story

Sycamore Street

maple

[illegible]

PROPERTY DESCRIPTION:LT 14-16 PL 295; NORFOLK COUNTY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

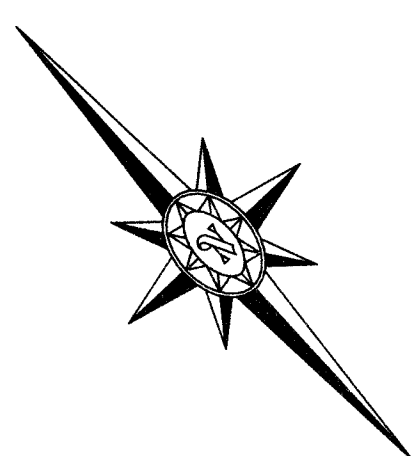
2006/11/20

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
DATE OF EARLIEST REGISTRATION LOADED: 1968/11/28						
NR317154	1968/11/28	BYLAW				C
NR318777	1969/03/13	BYLAW				C
NR321296	1969/07/23	TRANSFER	\$45,000		NORDIX DEVELOPMENTS LIMITED	C
NR326968	1970/06/17	TRANSFER	\$2		BUTLER, RONALD FRANCIS EARL BUTLER, JUNE ELIZABETH	C
NR531982	1998/05/08	DEPOSIT				C
NR560269	2002/03/28	TRANSFER	\$15,000		BARKER, WENDY BARKER, DEREK STEWART	C
NR612261	2020/10/16	TRANSFER	\$199,000	BARKER, WENDY BARKER, DEREK STEWART	WILSON, DONALD EDWARD WILSON, JUDITH VALERIE	C
REMARKS: PLANNING ACT STATEMENTS.						

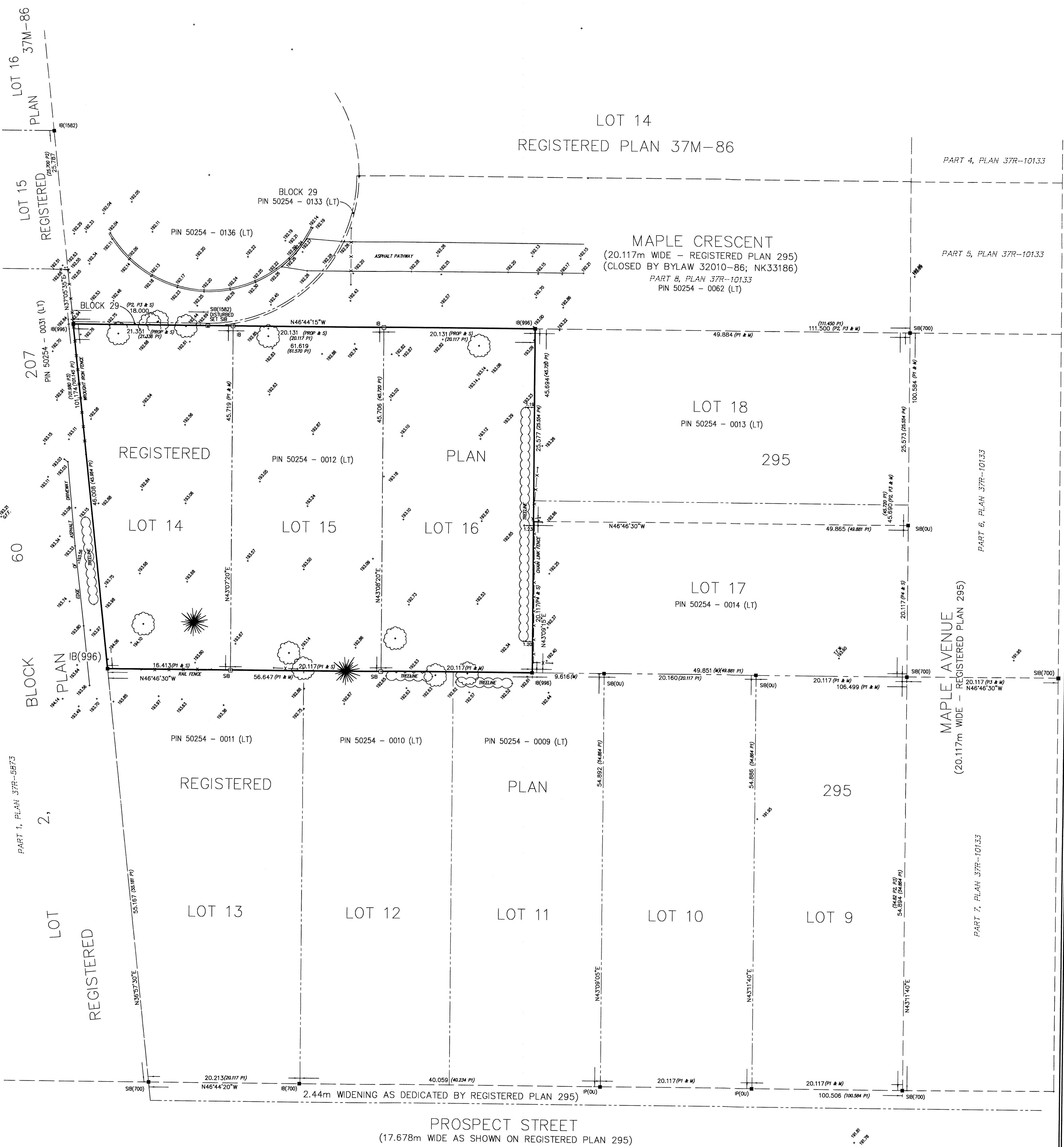
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

SITE BM/HT
100.00 ± 0.20 M
OUTLET OF PIPE
HYDRANT

PLAN OF SURVEY &
TOPOGRAPHIC SITE PLAN
OF ALL OF
LOT 14, 15 & 16
REGISTERED PLAN 295
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
IN
NORFOLK COUNTY
SCALE: 1 : 250
JEWITT AND DIXON LTD.
METRIC NOTE:
DISTANCES AND COORDINATES ARE METRIC AND CAN
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

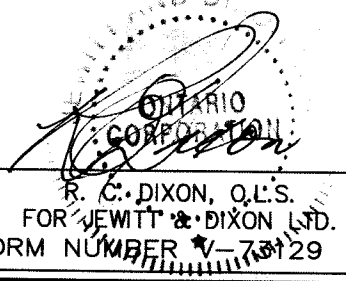


2.5 0 10 METRES



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 21ST DAY OF APRIL, 2024
DATED: APRIL 23, 2024
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 13429



LEGEND

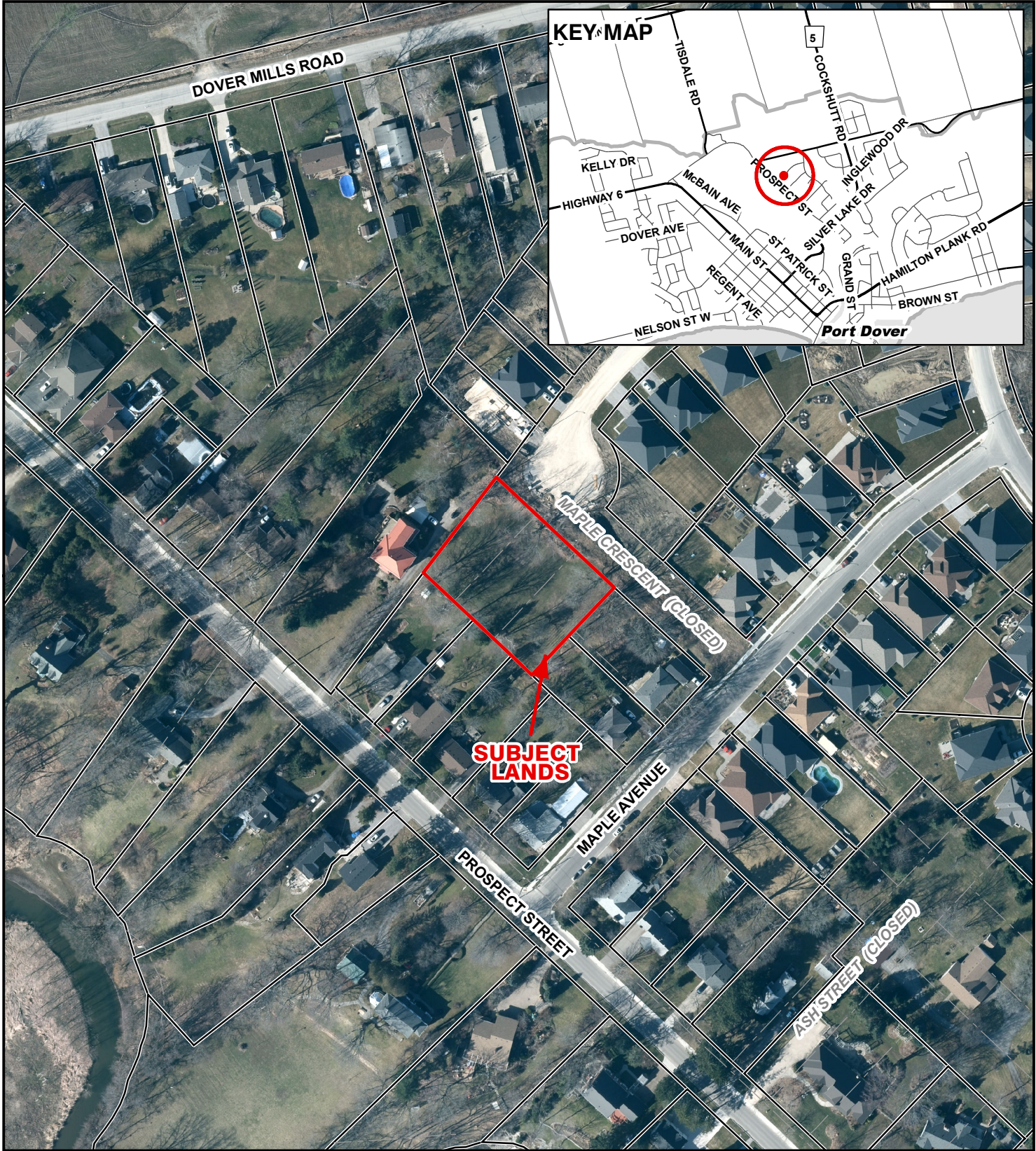
2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	-□-	SIB
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	-□-	IB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	-□-	IB Ø
LOT LINES	SHOWN	---	
DEED LINES	SHOWN	---	
FENCE LINES	SHOWN	-X-X-X-X-	
CENTRE LINES	SHOWN	---	
ROAD LINES	SHOWN	---	
FOUND IRON BARS	SHOWN	■	PLANTED IRON BARS SHOWN -□-

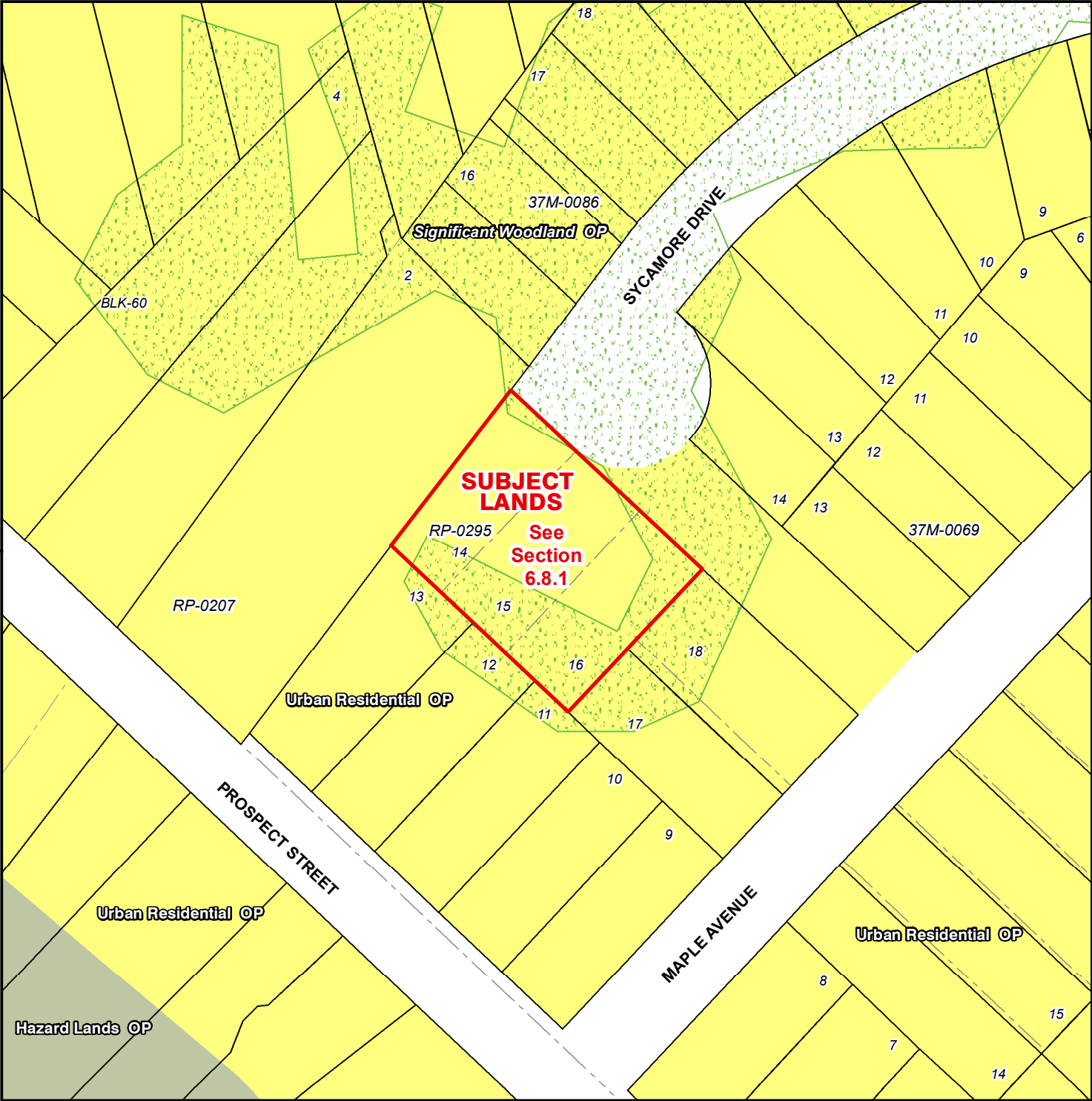
JEWITT AND DIXON LTD.
J. B. DODD, O.L.S.
K.S. HUSTED, O.L.S.
WITNESS MONUMENT
ORIGIN UNKNOWN
REGISTERED PLAN 295
REGISTERED PLAN 37M-86
PLAN 37R-10133
PLAN OF SURVEY BY H. V. JEWITT, SHOWN
O.L.S. DATED 31/05/77 (PD-13-39)
WATER VALVE

SHOWN (700)
SHOWN (996)
SHOWN (1582)
SHOWN (WT)
SHOWN (OU)
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN (P4)
SHOWN (AFH)

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.
BOOK	-	LL-FILE
CALC.	-	J.L.M.
PLAN	-	J.L.M.
CHECK	-	K.H.
CLIENT	-	WILSON
24-4022-PS		





Legend

Subject Lands

Official Plan Designations

Hazard Lands

Urban Residential

Special Policy Area

Urban Area Boundary

Significant Woodland

7/4/2024



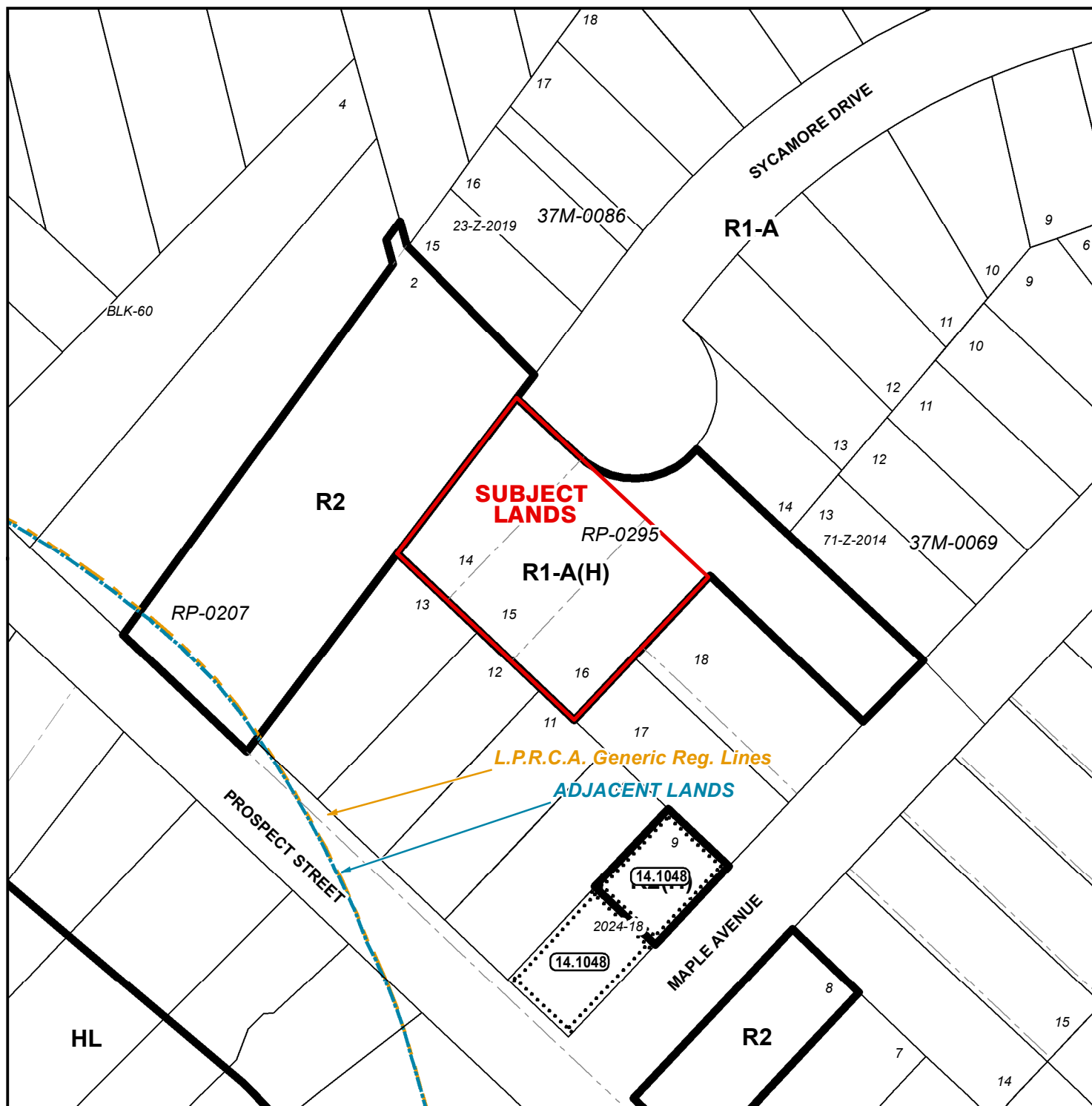
10 5 0 10 20 30 40 Meters

MAP C

ZONING BY-LAW MAP

Urban Area of PORT DOVER

DMPL2024175



LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

7/4/2024

- (H) - Holding
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone

