

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Public Notice Sign

CPNR 2017-248
ZNR 2017-249
OCT 27/17
OCT 31/17

SPRT Meeting

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

—
\$3232
\$1152.00
Aisha

Check the type of planning application(s) you are submitting.

☒
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- Official Plan Amendment
- Zoning By-Law Amendment
- Draft Plan of Subdivision/Vacant Land Condominium
- Condominium Exemption
- Site Plan Application
- Consent/Severance
- Minor Variance
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

Property Assessment Roll Number: 33 10 334 030 00200

A. Applicant Information

Name of Owner

Diane SMITH

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

c/o 151 Prospect Street

Town and Postal Code

PORT DOVER Ontario N0A 1N0

Phone Number

519-426-1711 (Agent)

Cell Number

519-427-3819

Email

smelko@norfolklawchambers.com



Name of Agent	<u>Albert E. Smelko, Barrister & Solicitor</u>
Address	<u>25 Norfolk Street North</u>
Town and Postal Code	<u>Simcoe Ontario N3Y 3N6</u>
Phone Number	<u>519-426-1711 (Agent)</u>
Cell Number	<u>519-428-8911</u>
Email	<u>smelko@norfolklawchambers.com</u>

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

☐ Owner ☒ Agent

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

NONE - see Property Abstract attached.

B. Location, Legal Description and Property Information

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Part Lot 11, Concession 2, Woodhouse,
PART 1 on PLAN 37R-9365, Norfolk County

Municipal Civic Address: Vacant Lands - Prospect Street PORT DOVER

Present Official Plan Designation(s): HL & PSW

Present Zoning: Hazard Lands & Provincially Significant Wetlands

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

☐ Yes ☒ No If yes, please specify:

- The date the subject lands was acquired by the current owner: 2005 December 9

- Present use of the subject lands:

Vacant Lands

5. 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, height, etc. on your attached sketch which must be included with your application:

None - Vacant Lands

6. If known, the date existing buildings or structures were constructed on the subject lands: Not Applicable

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

Not Applicable

8. 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, height, etc. on your attached sketch which must be included with your application:

Propose to build single family dwelling for owner, Diane SMITH. See 4 attached plans prepared by Arthur MUSCOVITCH, confirming maximum building footprint.

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:

Spring 2018

10. 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:

Not applicable.

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

Not applicable

12. Existing use of abutting properties:

Residential.

13. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:
By-Law re Subdivision Control, Instrument #NR319409, registered 17 April 1969

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Construction of a single family dwelling for registered owner, Diane Smith, requires an OPA, ZBA and a Severance.

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

The boundaries of the lands identified as "Hazard Lands & Provincially Significant Wetlands" must be adjusted as same pertains to the severed parcel, to accurately reflect the results of the geotechnical engineering reports provided herein.

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

Not Applicable

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

Not Applicable

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☒ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

OP Amendment & a ZBL Amendment are required as property is designated HZ & Provincially Significant Wetlands /Woodlands. Amendment requests herein are support by Slope Stability Reports & Environmental Impact Study. Proposing to add a policy to HL designation to permit residential development.

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

Frontage:	118.168 metres
Depth:	North - 25.45 metres; South - 65.715 metres
Width:	Irregular - see draft R-Plan prepared by Jewitt & Dixon Ltd.
Lot Area:	1.14 acres (approximately) 4609.92 sq metres
Present Use:	Vacant Lands
Proposed Use:	Residential - Single family dwelling
Proposed final lot size (if boundary adjustment):	Not Applicable

Description of land intended to be retained in metric units:

Frontage:	308.575 metres
Depth:	Irregular - see R-Plan 37R-9365 less severed parcel
Width:	Irregular - see R-Plan 37R-9365 less severed parcel
Lot Area:	9.65 acres / 3.91 ha (approximately)
Present Use:	Vacant Lands
Proposed Use:	Vacant Lands

7. Description of proposed right-of-way/easement:

Frontage:	
Depth:	
Width:	
Area:	
Proposed use:	

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Diane SMITH

9. Site Information

Existing

Proposed

Please indicate unit of measurement, i.e. m, m² or %, etc.

Lot frontage		
Lot depth		
Lot width		
Lot area		
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

10. Building Size

Number of storeys		Two (2)
Building height		unknown but will
Total ground floor area		be constructed in
Total gross floor area		footprint identified
Total useable floor area		by Architect Plans

11. Off Street Parking and Loading Facilities

Number of off street parking spaces		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Multiple Family Residential (if applicable)

Number of buildings existing:

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type

Number of Units

Floor Area per Unit in m²

Bachelor _____

One bedroom _____

Two bedroom _____

Three bedroom _____

Townhouse _____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

15. Describe Recreational or Other Use(s) (if applicable)



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 (example: gas station, petroleum storage, etc.):

Not Applicable

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☐ Yes ☒ No ☐ Unknown

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

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

See Slope Stability Assessment / Geotechnical Engineering Report prepared by Stephen W. BURT, B.Sc., P.Eng. (LVM Inc.) and subsequent up-dating report prepared by Stephen W. BURT, P.Eng. (Englobe Corp).

5. 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 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
☐ Other (describe below)
-

Storm Drainage

- ☒ Storm sewers
☐ Open ditches
☐ Other (describe below)
-

2. Have you consulted with Public Works & Environmental Services concerning storm water management?

☐ Yes ☒ No

3. Has the existing drainage on the subject lands been altered?

☐ Yes ☒ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? One (1)
-

6. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Prospect Street

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

Not Applicable

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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights

33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
☐ Draft condominium declaration

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

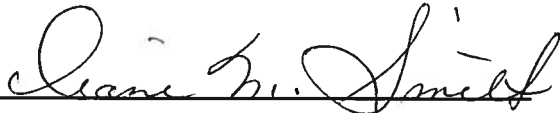
All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

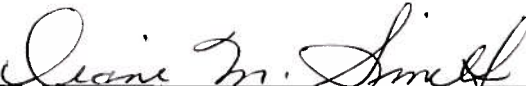
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.


Owner/Applicant Signature

October 12 2017
Date

K. Permission to Enter Subject Lands

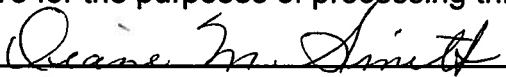
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


Owner/Applicant Signature

OCTOBER 12, 2017
Date

L. 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 Signature

October 12 2017

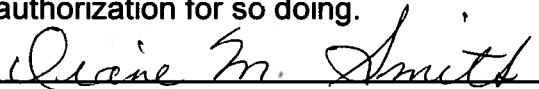
Date

M. 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 Diane SMITH am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize ALBERT E. SMELKO 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

October 12 2017

Date

Owner

Date

N. Declaration of Applicant and Agent

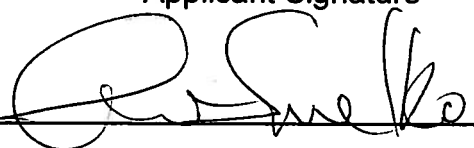
I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.



Applicant Signature

October 12 2017

Date



Agent Signature

October 12 2017

Date



O. Declaration

I, Diane SMITH of 151 Prospect Street 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:
the Town of Simcoe,

Diane M. Smith

Owner/Applicant Signature

In Province of Ontario

This 12th day of October

A.D., 2017

Carol Ann Judd

A Commissioner, etc.

Carol Ann Judd, a Commissioner, etc.,
Province of Ontario,
for Norfolk Law Chambers.
Expires June 19, 2020.

**SKETCH FOR
CONSENT APPLICATION
OF PART OF**

LOT 11

CONCESSION 2

IN THE GEOGRAPHIC

TOWNSHIP OF WOODHOUSE

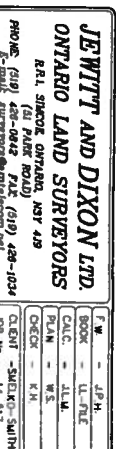
IN

NORFOLK COUNTY

SCALE 1 : 1000

A vertical scale bar labeled "METRES" with markings at 0, 20, and 40.

JEWITT AND DIXON LTD.



COMMITMENT TO GENERAL REVIEWS BY ARCHITECT AND ENGINEERS

THIS FORM TO BE COMPLETED BY THE OWNER OR OWNER'S AUTHORIZED AGENT, AND SIGNED BY ALL CONSULTANTS RETAINED FOR GENERAL REVIEWS

Part A - Owner's Undertaking

Permit Application No.

Project Description:

Proposed Sewerage Area with Maximum Building Area

Address of Project:

Municipality:

Registered Plan 37R-9365 of Part Lot 11, Conc. 2, Township Woodhouse, Norfolk County

WHEREAS the Ontario Building Code requires that the project described above be designed and reviewed during construction by an architect, professional engineer or both that are licensed to practice in Ontario;

NOW THEREFORE the Owner, being the person who intends to construct or have the building constructed hereby warrants that:

1. The undersigned architect and/or professional engineers have been retained to provide general reviews of the construction of the building to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the Ontario Association of Architects (OAA) and/or Professional Engineers Ontario (PEO);
2. All general review reports by the architect and/or professional engineers will be forwarded promptly to the Chief Building Official, and
3. Should any retained architect or professional engineer cease to provide general reviews for any reason during construction, the Chief Building Official will be notified in writing immediately, and another architect or engineer will be appointed so that general review continues without interruption during construction.

The undersigned hereby certifies that he/she has read and agrees to the above

Name of Owner:

Date:

GAIRIN SMITH

Address of Owner:

Telephone:

151 Prospect St., Port Dover, ON

Signature of Owner:

Print Name:

Fax:

(or officer of corporation)

Coordinator of the work of all consultants:

Telephone:

Address:

Fax:

Part B - Consultants

The undersigned architect and/or professional engineer(s) hereby certify that they have been retained to provide general reviews of the parts of construction of the building indicated, to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the OAA and/or PEO.

SHADED PORTION TO BE COMPLETED BY CONSULTANTS

☒ ARCHITECTURAL ☐ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Date:

GUTHRIE MUSCOVITCH ARCHITECTSA. Muscovitch14 JULY 2014

Telephone:

Fax:

Address:

416-252-5679 / 416-252-9637770 BROWNS LINE TORONTO, ON M8W3W2

☐ ARCHITECTURAL ☐ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Date:

Telephone:

Fax:

Address:

☐ ARCHITECTURAL ☐ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

Date:

Telephone:

Fax:

Address:

☐ ARCHITECTURAL ☐ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER (SPECIFY):

Consultant Name:

Signature:

Print Name:

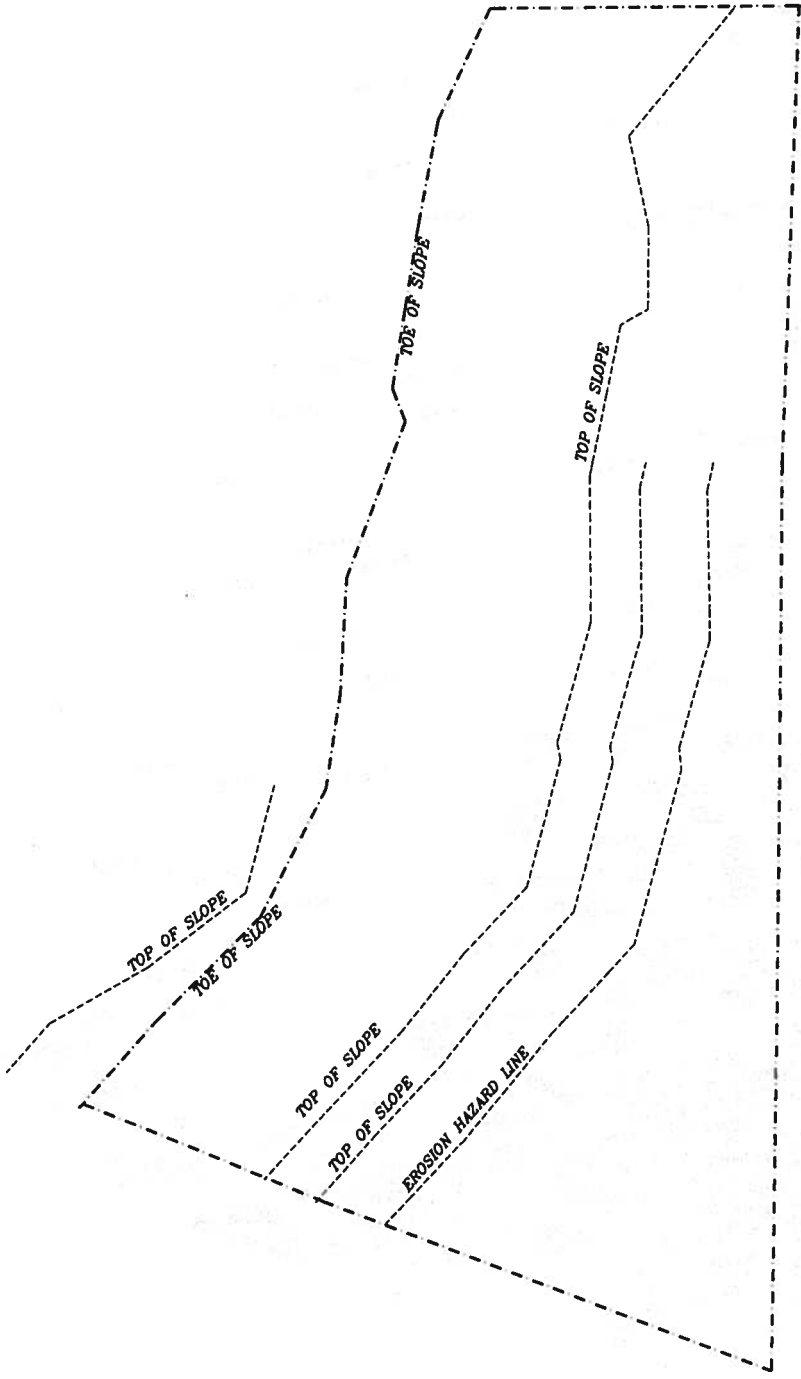
Date:

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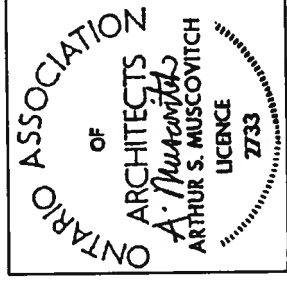
Address:

Note: Survey information taken from Registered Plan 37 R-9365 dated Nov 21, 2005, prepared by Jewitt and Dixon LTD, Ontario Land Surveyors, for Plan of Survey of Part of Lot 11 Concession 2, Township of Woodhouse in Norfolk County and Compiled Plan for Proposed Severance of Part of Lot 11 Concession 2, Township of Woodhouse in Norfolk County proposed by Jewitt and Dixon LTD, Ontario Land Surveyor, dated 29 March 2014



GIVEN ROAD (known as MILL ROAD)

Proposed Severance Area: 0.46 Ha (1.14 Acres)

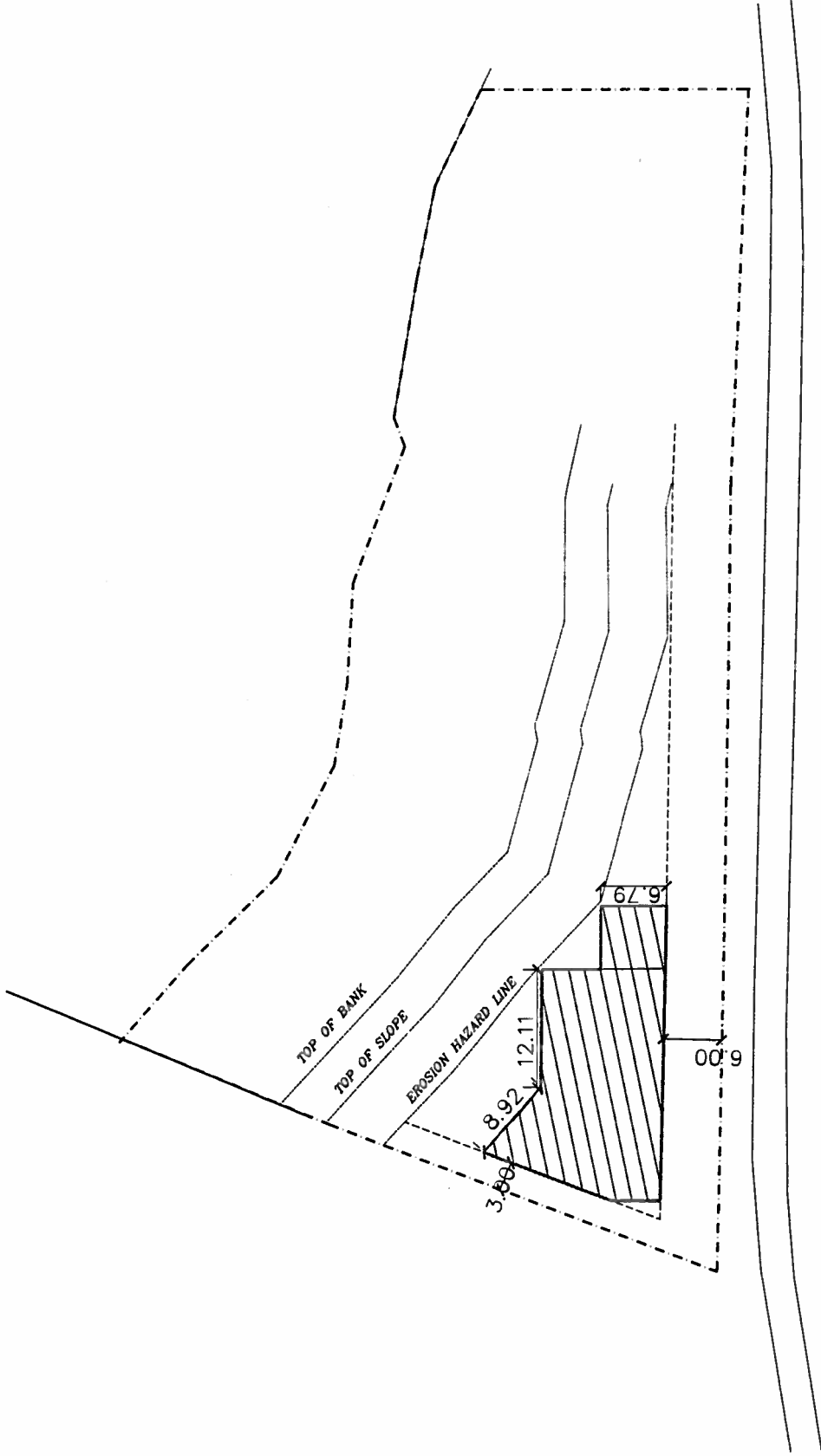


GUTHRIE MUSCOVITCH
A R C H I T E C T S
Tel: (416) 252-5679 Fax: (416) 252-9637
770 Brown's Line, Toronto, Ontario M8W 3W2

owner
GAIRIN SMITH
151 Prospect St.
Port Dover, ON

Title: Existing Conditions
Project: Proposed Building Lot for 2 Storey plus Basement Single Family Residence

LA	1	MAY 30 2014	ISSUED TO CLIENT FOR REVIEW
no.		date	revision
scale	1:500		
date	MAY 2014		
drawn	LA		
checked	AM		
project number	+	14928	

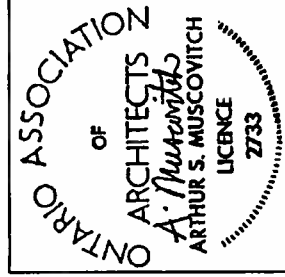


GIVEN ROAD (known as MILL ROAD)



Maximum Building Area: 358.27 SM - 3856.38 SF
Note: Definition of Building Area from 2012 OBC 1.4.1.2

Note: Limits of Buildable area defined by Erosion Hazard Line taken from Slope Stability Assessment Report prepared by LVM dated July 29, 2013



LA 1 MAY 30 2014 ISSUED TO CLIENT FOR REVIEW

no. date revision

scale 1:500
date MAY 2014
drawn LA
checked AM

Title: MAXIMUM BUILDING AREA

Project: Proposed Building Lot for 2 Storey plus Basement Single Family Residence

OWNER

GAIRIN SMITH
151 Prospect St.
Port Dover, ON

GUTHRIE MUSCOVITCH

A R C H I T E C T S

Tel: (416) 252-5679 Fax: (416) 252-9637
770 Brown's Line, Toronto, Ontario M8W 3W2

project number 14928

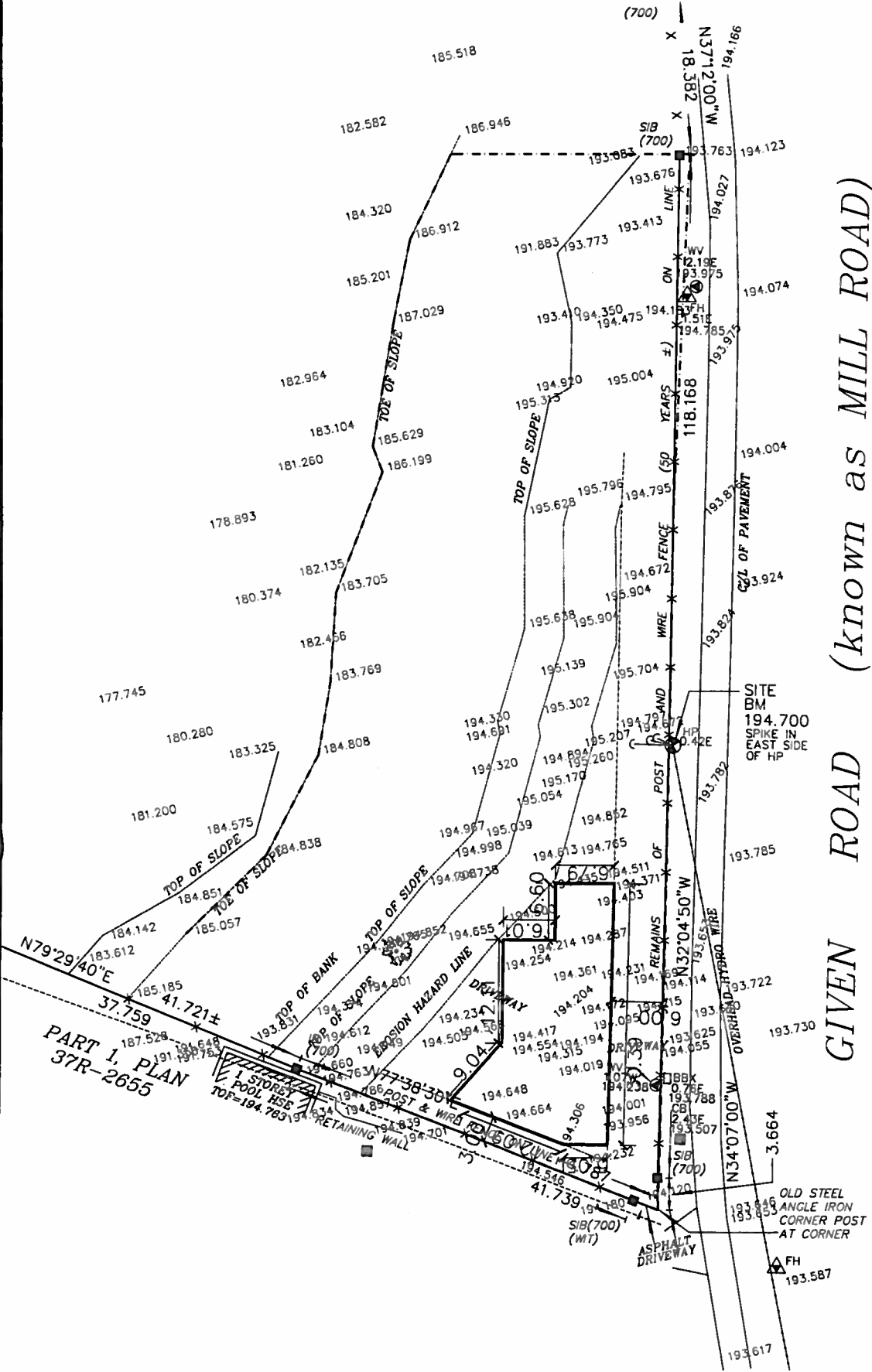
Note: Limits of Buildable area defined by Erosion Hazard Line taken from Slope Stability Assessment Report prepared by LVM dated July 29, 2013



no.	date	revision
1	MAY 30 2014	ISSUED TO CLIENT FOR REVIEW

scale	1:500
date	MAY 2014
drawn	LA
checked	AM

project number + 14928



Title: MAXIMUM BUILDING AREA

Project: Proposed Building Lot for 2 Storey plus Basement Single Family Residence

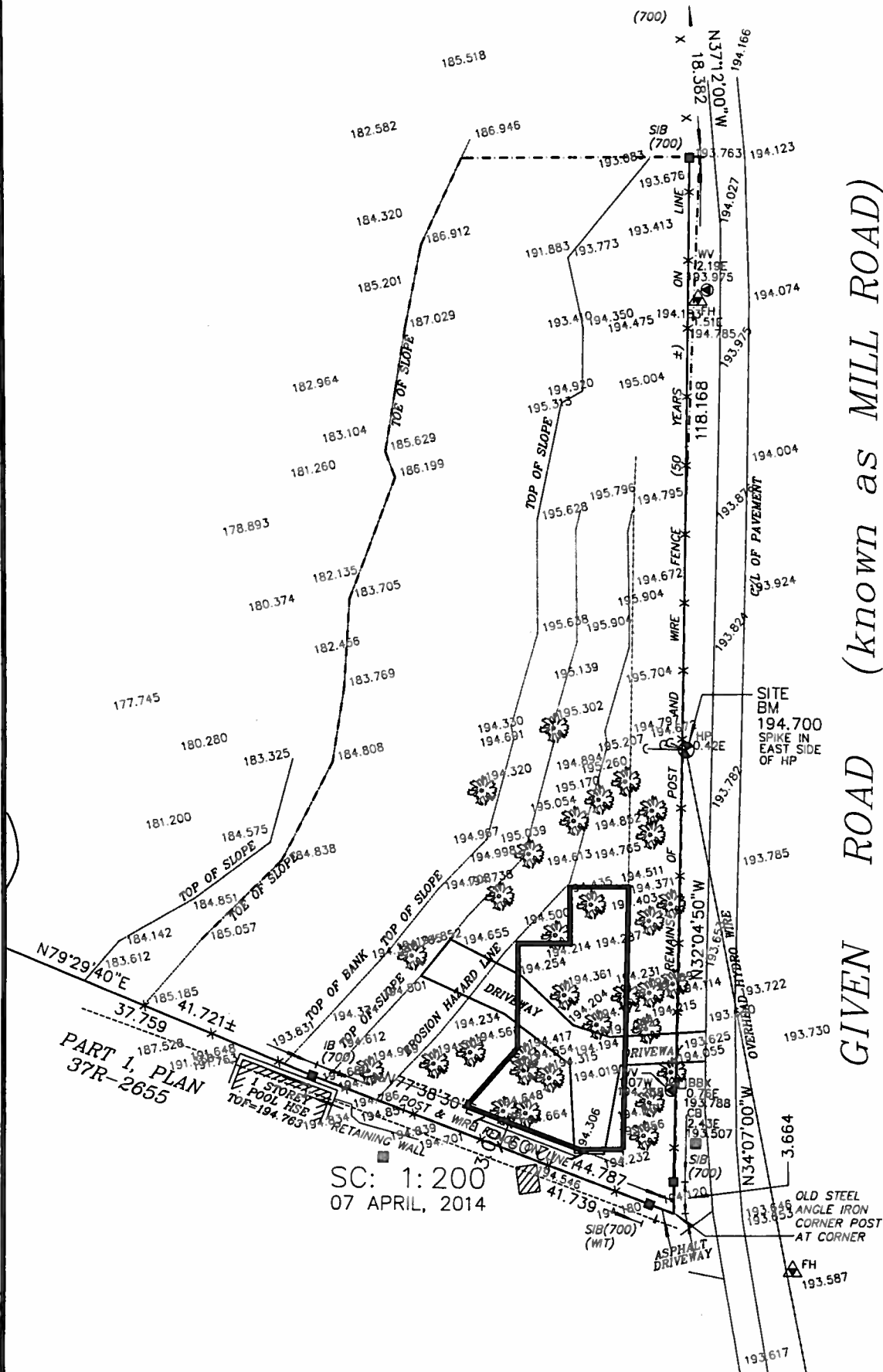
owner
GAIN SMITH
151 Prospect St.
Port Dover, ON

GUTHRIE MUSCOVITCH

A R C H I T E C T S
Tel: (416) 252-5679 Fax: (416) 252-9637
770 Brown's Line, Toronto, Ontario M8W 3W2

ONTARIO ASSOCIATION
OF ARCHITECTS
A. Muscovitch
ARTHUR S. MUSCOVITCH
LICENCE 2733

1	U	1	MAY 30 2014	ISSUED TO CLIENT FOR REVIEW
no.	date	revision		
scale	1:500	+		
date	MAY_2014	-		
drawn	LA	-		
checked	AM	+		
			project number	14921



Title: **MAXIMUM BUILDING AREA
RELATED TO EXISTING SITE CONDITIONS**

**Proposed Building Lot for 2 Storey plus
Basement Single Family Residence**

GAIRIN SMITH
151 Prospect St.
Port Dover, ON

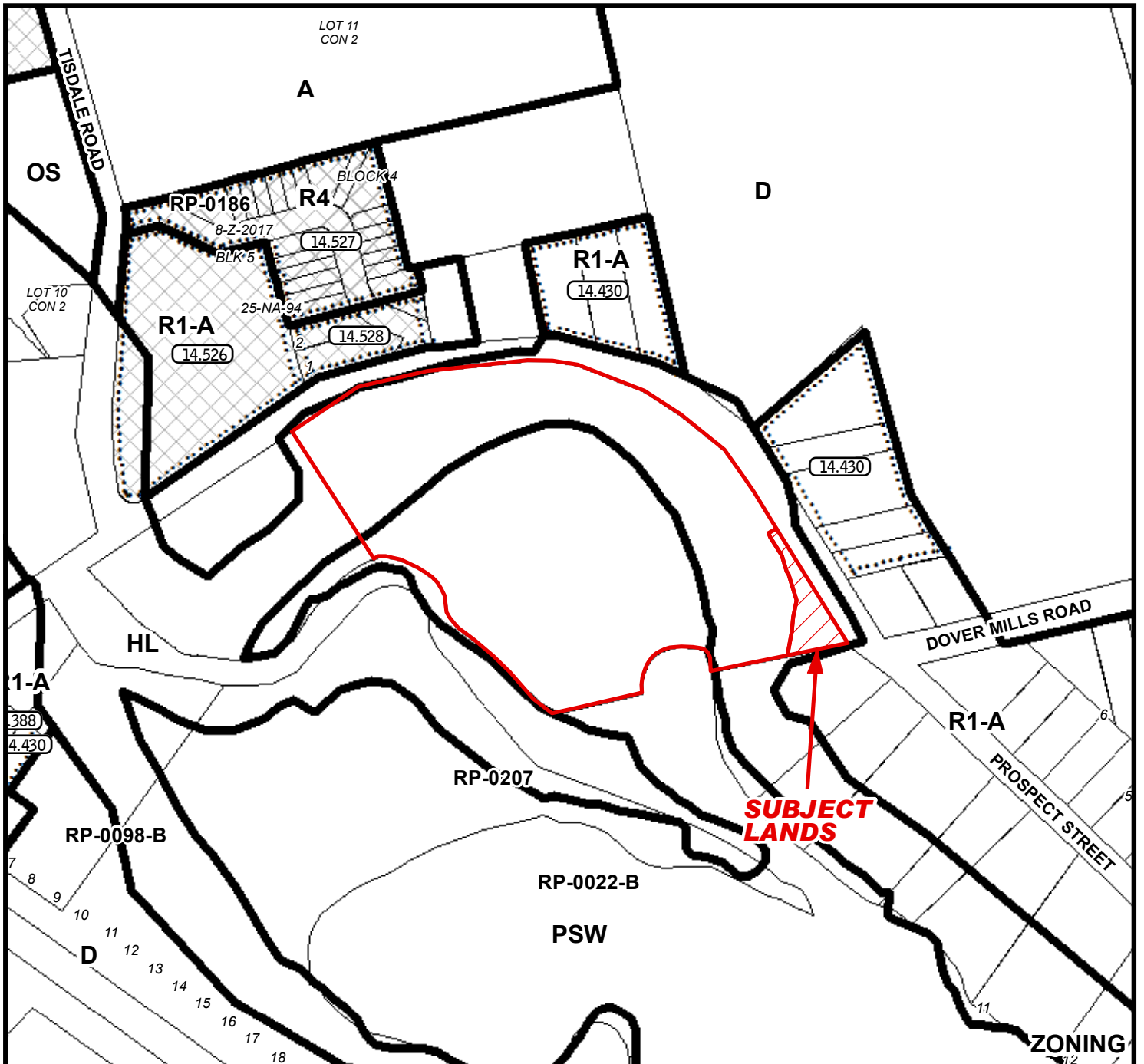
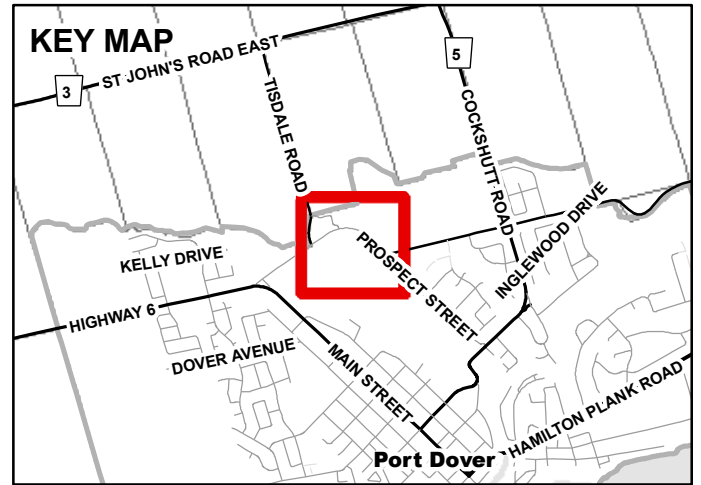
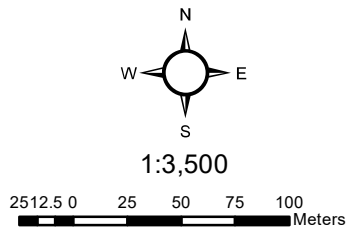
GUTHRIE MUSCOVITCH

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Tel: (416) 252-5679 Fax: (416) 252-9637
770 Brown's Line, Toronto, Ontario M8W 3W2

MAP 1

File Number: OPNPL2017248 & ZNPL2017249

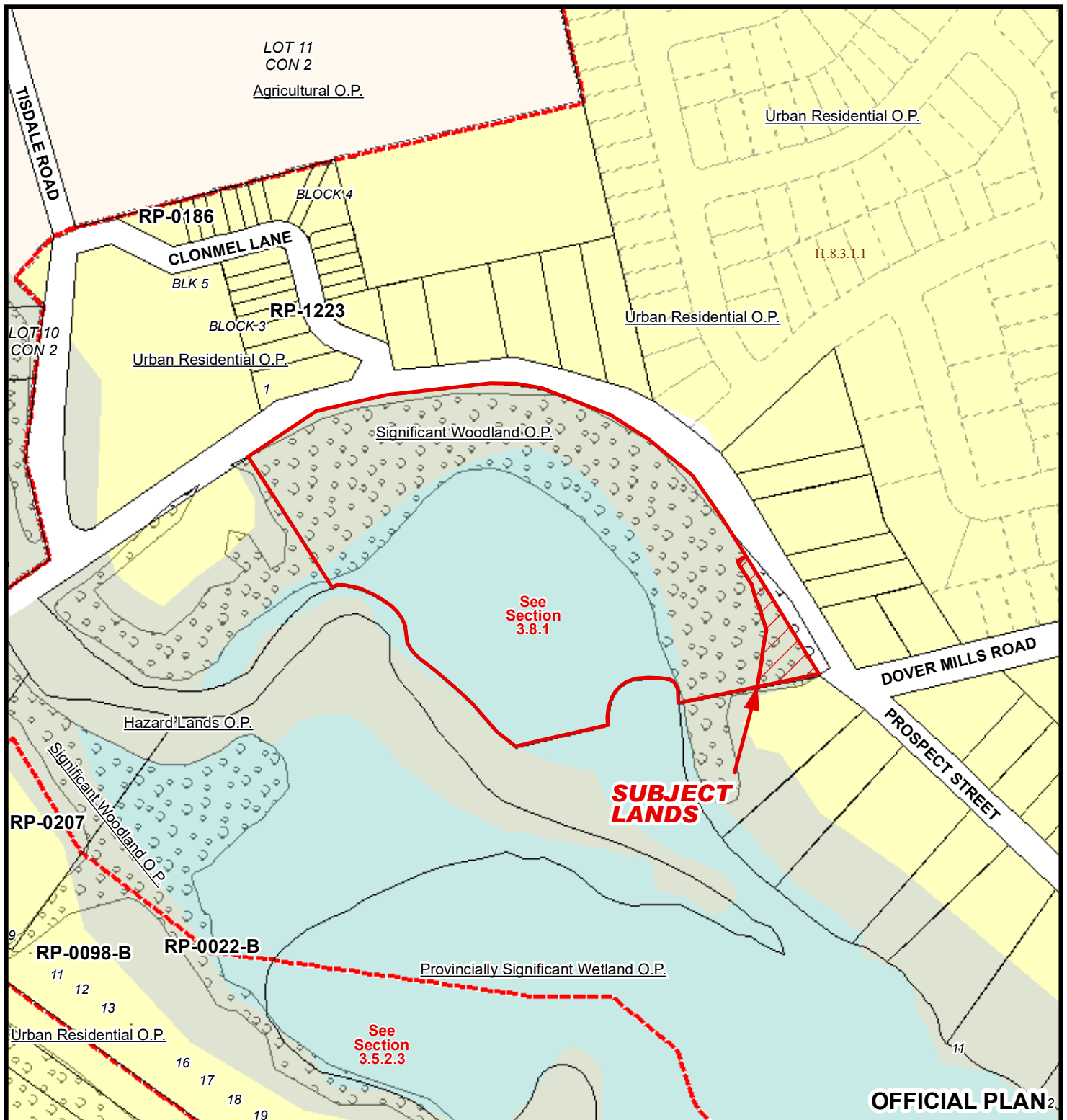
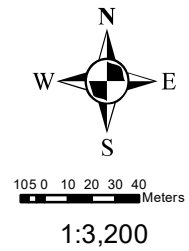
Urban Area of
PORT DOVER



MAP 2

File Number: OPNPL2017248 & ZNPL2017249

Urban Area of PORT DOVER



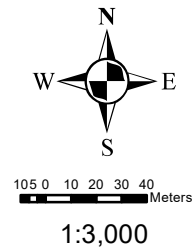
OFFICIAL PLAN 2

2018-02-23

MAP 3

File Number: OPNPL2017248 & ZNPL2017249

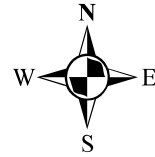
Urban Area of PORT DOVER



MAP 4

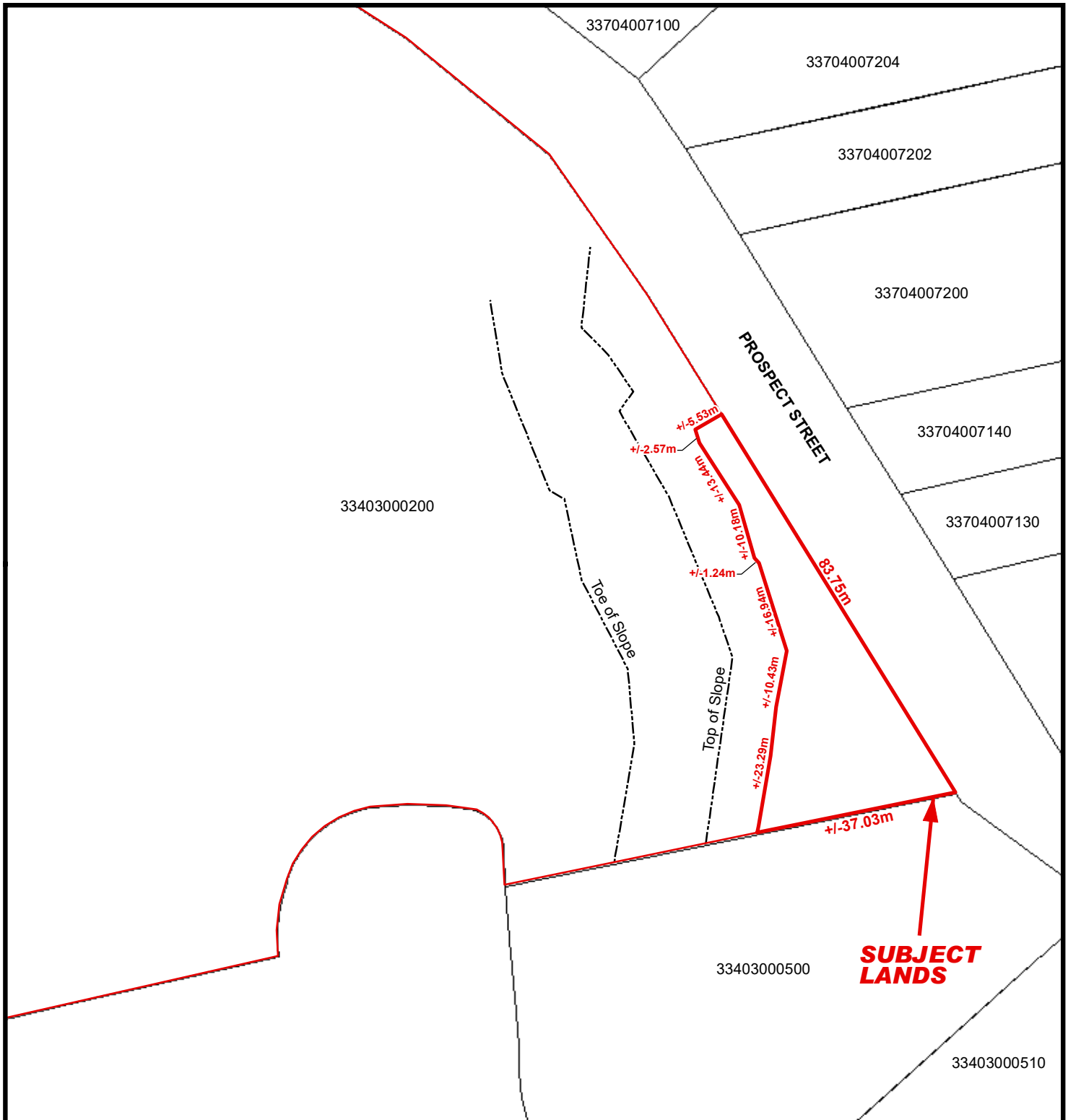
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Urban Area of PORT DOVER



4 2 0 4 8 12 16 Meters

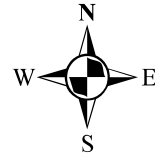
1:1,000



LOCATION OF LANDS AFFECTED

File Number: OPNPL2017248 & ZNPL2017249

Urban Area of PORT DOVER



4 2 0 4 8 12 16 Meters

1:1,000

