

File Number	<u>OPNPL2023137</u>	Public Notice Sign	<u> </u>
Related File Number	<u>ZNPL2023138</u>	Application Fee	<u> </u>
Pre-consultation Meeting	<u> </u>	Conservation Authority Fee	<u> </u>
Application Submitted	<u> </u>	Well & Septic Info Provided	<u> </u>
Complete Application	<u> </u>	Planner	<u> </u>

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

On the northern half of the property, the desired end result is to have a redesignation to Urban Residential and rezoning to Urban Residential Type 1-B to permit the construction of a single family dwelling to replace the existing dwelling.

Norfolk
COUNTY

A. Applicant Information

Name of Owner Gregg Brown

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 106 Brown Street
Town and Postal Code Port Dover, N0A 1N7
Phone Number 416 9103685
Cell Number 4169103685
Email gregg@greggbrown.ca

Name of Applicant Gregg Brown
Address 106 Brown Street
Town and Postal Code Port Dover, N0A 1N7
Phone Number 416 9103685
Cell Number 4169103685
Email gregg@greggbrown.ca

Name of Agent LandPro Planning Solutions Inc., c/o Mike Sullivan
Address 204-110 James Street
Town and Postal Code St. Catharines, L7R 7E8
Phone Number 289-687-3730
Cell Number 289-687-3730
Email info@landproplan.ca

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 both 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:

Scotiabank, 407 Main St, Port Dover, ON N0A 1N0

B. Location, Legal Description and Property Information

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

PDOV PLAN 118 LOT 15 IRREG, PORT DOVER, NORFOLK COUNTY

Municipal Civic Address: 106 Brown Street

Present Official Plan Designation(s): Hazard Lands

Present Zoning: Hazard Lands

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

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:

Residential dwelling (1) to be demolished. Small external deck (1) to be retained.

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

N/A

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:

Residential dwelling (1). Please see attached site plans for further details.

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:
90+ years

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:
Permissions for the property owner to use the now non-existent lot to south.

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:
The objective is to replace the current residential dwelling with a new, larger residential dwelling.
2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
The current Hazard Lands zoning does not permit the construction of new dwellings. The
The designation does not permit the construction of replacement dwellings that are more
than 50 metres squared larger in floor space.
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:
4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

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):

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

Frontage: N/A

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: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

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

Frontage: N/A

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):

9. Site Information**Zoning****Proposed**

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

Lot frontage	12 m	15.24 m
Lot depth	N/A	38.89 m
Lot width	N/A	15.20 m
Lot area	360 m ²	587.07 m ²
Lot coverage	N/A	27.5%
Front yard	6 m	4.93 m
Rear yard	7.5 m	18.20 m
Left Interior side yard	1.2 m	3.09 m
Right Interior side yard	1.2 m	1.23 m
Exterior side yard (corner lot)	15 m	N/A
Landscaped open space	N/A	
Entrance access width	N/A	N/A
Exit access width	N/A	N/A
Size of fencing or screening	N/A	N/A
Type of fencing	N/A	N/A

10. Building Size

Number of storeys	N/A	2
Building height	11 m	± 7m
Total ground floor area	N/A	149.85 m ²
Total gross floor area	N/A	237.09m ²
Total useable floor area	N/A	237.09m ²

11. Off Street Parking and Loading Facilities

Number of off street parking spaces ²		2
Number of visitor parking spaces	N/A	N/A
Number of accessible parking spaces ⁰		0
Number of off street loading facilities ⁰		0

12. Residential (if applicable)

Number of buildings existing: 1

Number of buildings proposed: 1

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
Single Detached	<u>1</u>	<u>237.09m² Proposed</u>
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

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 (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

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 (for example: office, retail, or storage):

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 (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: Local knowledge, historic aerial footage and photographs.

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

E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

The Pre-Consultation did not result in this being required.

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:

The Pre-Consultation did not result in this being required.

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance No

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance No

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance No

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Floodplain

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

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance No

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance No

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

☐ On the subject lands or ☐ within 500 meters – distance No

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance No

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance No

Erosion

☐ On the subject lands or ☐ within 500 meters – distance No

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance No

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ Communal wells

☐ Individual wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Open ditches

☐ Other (describe below)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street: Brown 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?

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.

Please see the attached Planning Report.

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 properly named 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. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ 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 required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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.


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.

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.

X


Owner/Applicant Signature

March 3, 2023

Date

M. Owner's Authorization

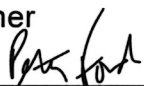
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

X

I/We Gregg Brown/Peter Ford am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize LandPro Planning Solutions Inc. c/o Michael Sullivan 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.

X


Owner

Owner

March 3, 2023

Date

March 3, 2023

Date

N. Declaration

I, Gregg Brown of Port Dover, Norfolk County

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:

CITY OF Thorold



Owner/Applicant Signature

In Region of NIAGARA

This 7th day of March

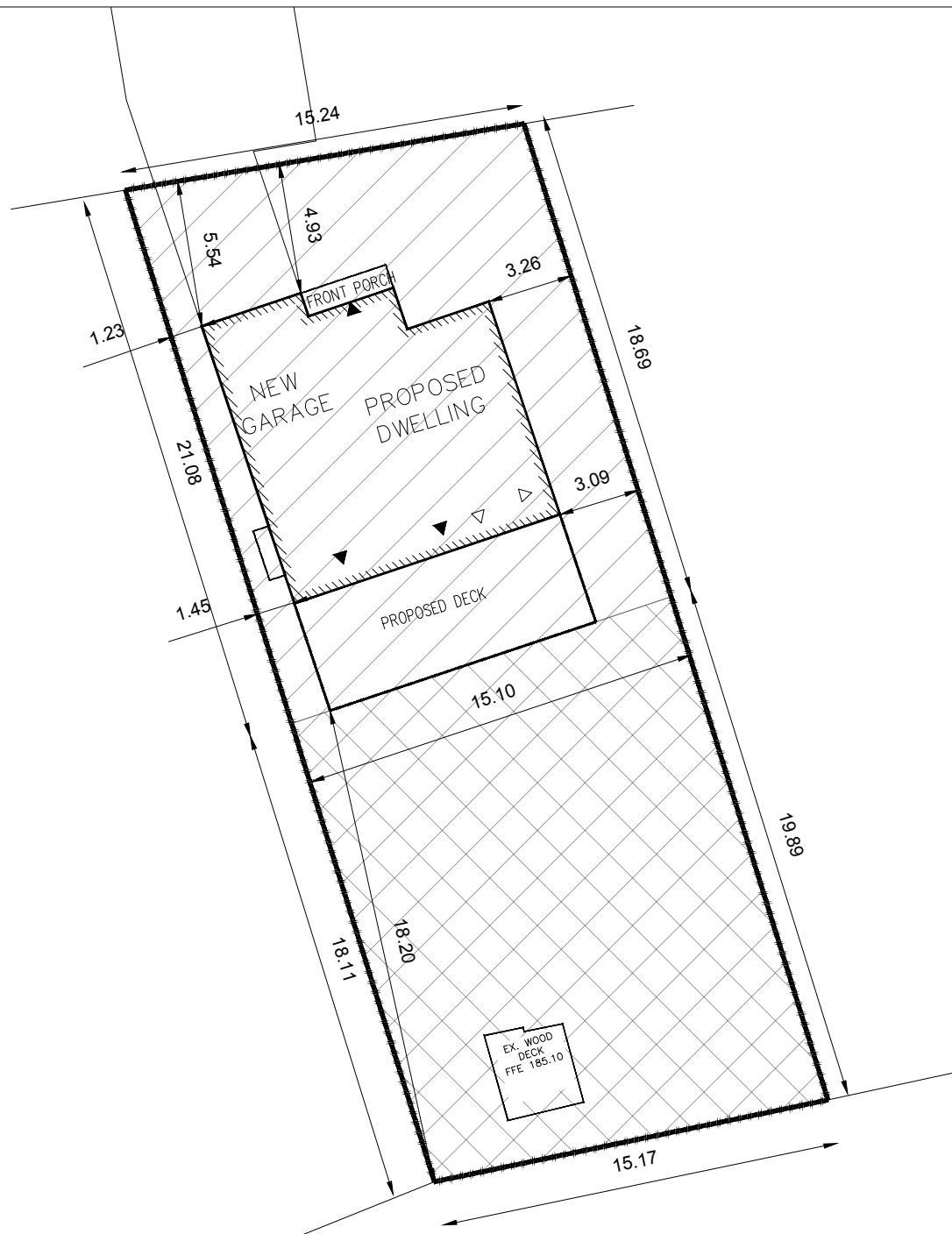
A.D., 20 23



A Commissioner, etc.

CAROLE IDA SULLIVAN

a Commissioner, etc., Province of Ontario,
for LandPro Planning Solutions Inc.,
and limited to process serving only.
Expires July 17, 2024.



KEY MAP - N.T.S.

REZONING & REDESIGNATION CONCEPTUAL PLAN

106 BROWN STREET,
PORT DOVER, NORFOLK COUNTY

PDOV PLAN 118 LOT 15 IRREG
NORFOLK COUNTY

LANDPRO PLANNING SOLUTIONS INC.



110 James Street, Suite 204
St. Catharines, ON
289-667-3730
info@landproplan.ca

PROPOSED DEVELOPMENT

CURRENT

LOT AREA	587.07 m ² (0.15 acres)
COVERAGE	26.5%
ZONING	HL

PROPOSED

LOT AREA	587.07 m ² (0.15 acres)
COVERAGE	27.5%
ZONING	HL (286.83 m ²); R1-B (300.13 m ²)

DIFFERENCE

COVERAGE	+6%
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LEGEND

- PROPERTY BOUNDARY
- HAZARD LAND ZONE/DESIGNATION
- URBAN RESIDENTIAL TYPE 1-B ZONE
& URBAN RESIDENTIAL DESIGN.

R1-B ZONING PROVISIONS

	REQUIRED	PROPOSED
Lot Area	360 m ²	587.07m ²
Frontage	12m	15.24m
Front Yard	6m	4.93m
Side Yard	1.2m	1.23m
Rear Yard	7.5m	18.20m
Height	11m	± 7m

SCALE: 1 : 250
PLOT: 8.5x11"
DATE: 03-03-2023
DRAWN BY: M.C.
REVIEWED BY: M.S.

All dimensions based on
Jewitt & Dixon, Feb 2023
and VS Design Studio,
Feb 2023.

PLAN OF SURVEY

ALL OF

LOT 15

REGISTERED PLAN 118

TOWN OF PORT DOVER

IN

NORFOLK COUNTY

PIN 50248 - 0182 (LT)

SCALE: 1 : 150

1.5 0 6 METRES

JEWITT AND DIXON LTD.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

V-42899

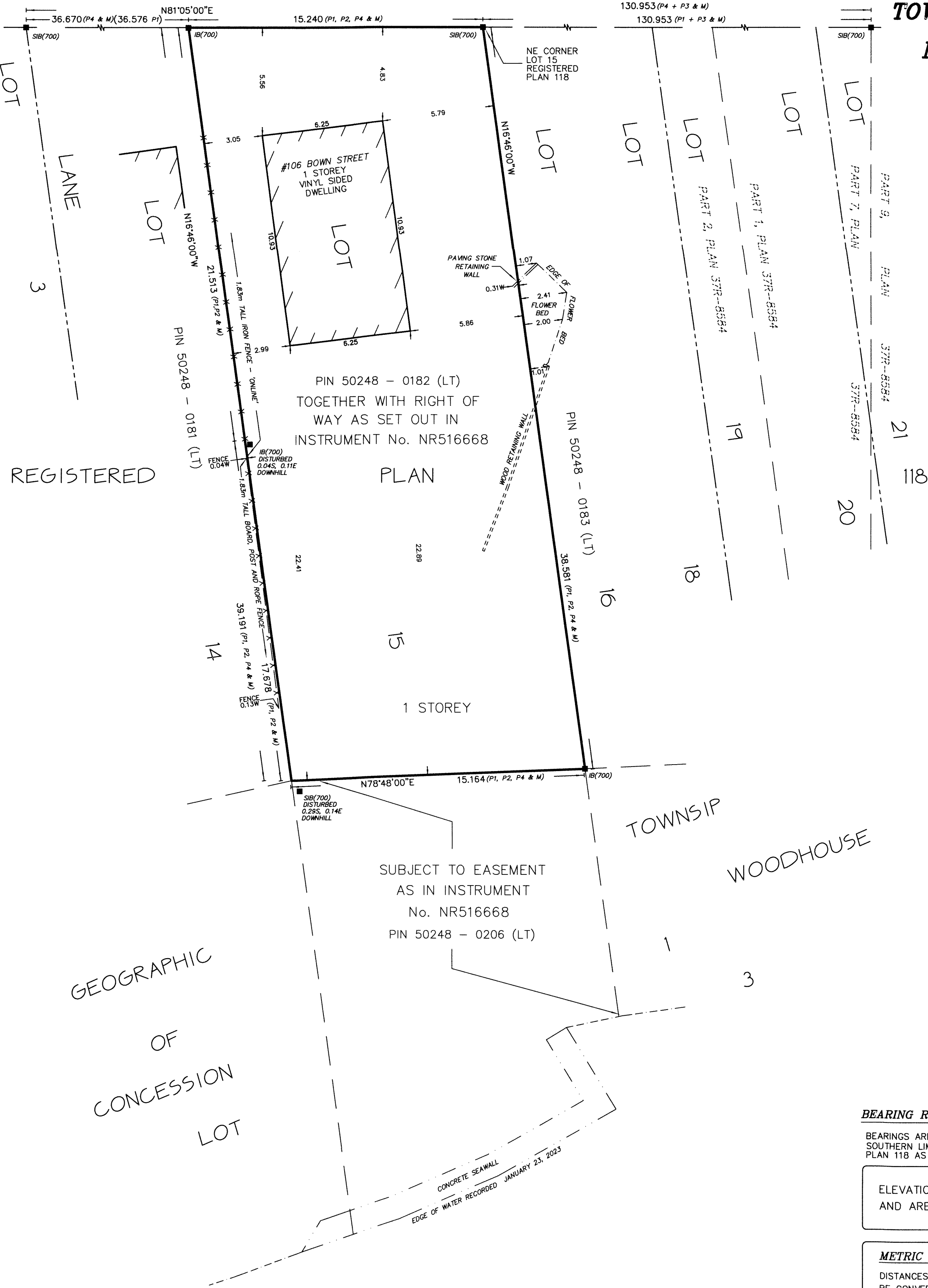


THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3)

BROWN STREET

(20.117M WIDE - REGISTERED PLAN 118)

PIN 50248 - 0205 (LT)



BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHERN LIMIT OF BROWN STREET AS SHOWN ON REGISTERED
PLAN 118 AS HAVING A BEARING OF N81°05'00"E

ELEVATIONS SHOWN HEREON ARE IN METRES
AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

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

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE IS BOTH RECOMMENDED AND ADVISED.

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LEGEND

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

JEWITT AND DIXON LTD.

K.S. HUSTED, O.L.S.

WITNESS MONUMENT

ORIGIN UNKNOWN

PLAN BY JEWITT & DIXON LTD.. DATED

APRIL 15, 2013 (PA5294)

PLAN BY JEWITT & DIXON LTD.. DATED

MAY 1, 1996 (PA6004)

37R-8584

REGISTERED PLAN 118

SHOWN (700)

SHOWN (1582)

SHOWN (WIT)

SHOWN (OU)

SHOWN (P1)

SHOWN (P2)

SHOWN (P3)

SHOWN (P4)

DATE: FEBRUARY 10, 2023

REGISTERED PLAN 118

REGISTERED PLAN 118

REGISTERED PLAN 118

REGISTERED PLAN 118

REGISTERED PLAN 118

REGISTERED PLAN 118

REGISTERED PLAN 118

REGISTERED PLAN 118

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842

E-mail: info@jewittdixon.com

F.W. - J.P.H.

BOOK - LL-FILE

CALC. - J.M.R.

PLAN - M.T.C.

CHECK - K.H.

CLIENT - BROWN

PROJECT No. - 22-3627

22-3627-POS

MAP A
CONTEXT MAP
Urban Area of PORT DOVER

OPNPL2023137
ZNPL2023138

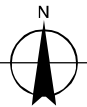


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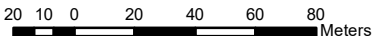
-  Subject Lands
-  Lands Owned

2020 Air Photo

5/2/2023



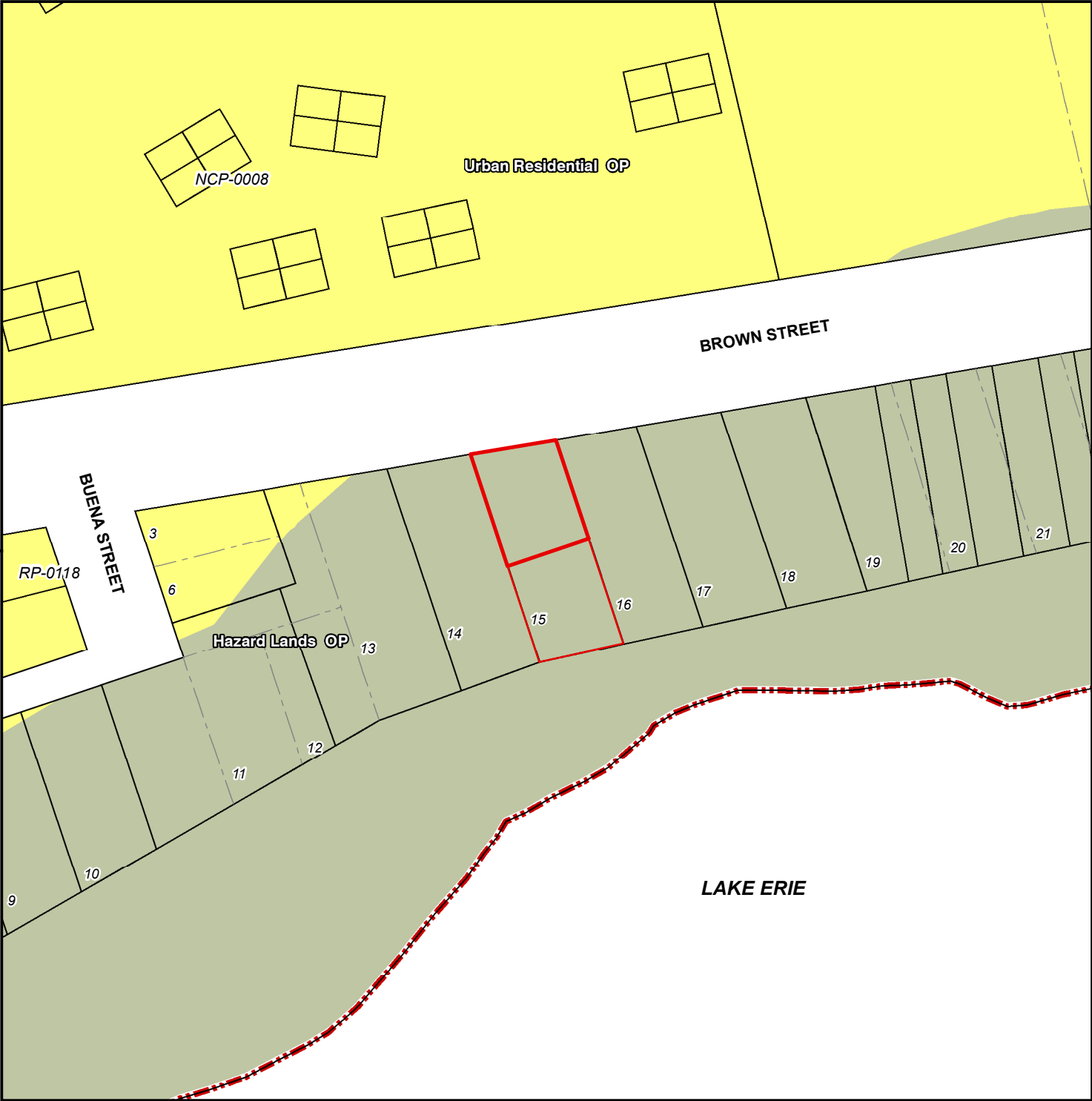
N



20 10 0 20 40 60 80 Meters

MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
Urban Area of PORT DOVER

OPNPL2023137
ZNPL2023138



Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- Hazard Lands
- Urban Residential
- Urban Area Boundary

From: Hazard Lands
To: Urban Residential

5/2/2023



8 4 0 8 16 24 32 Meters

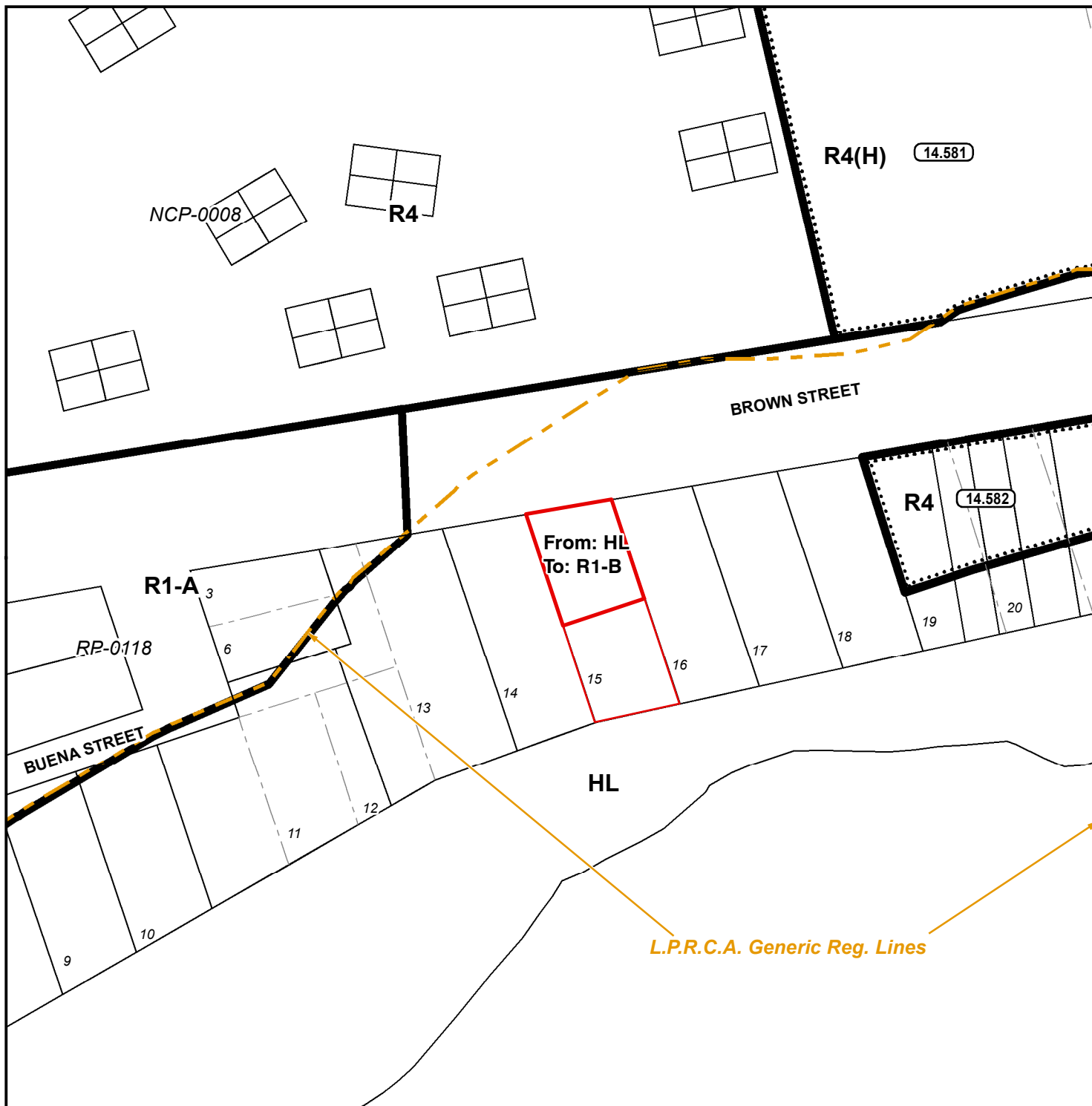
MAP C

PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of PORT DOVER

OPNPL2023137

ZNPL2023138



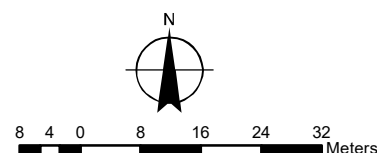
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

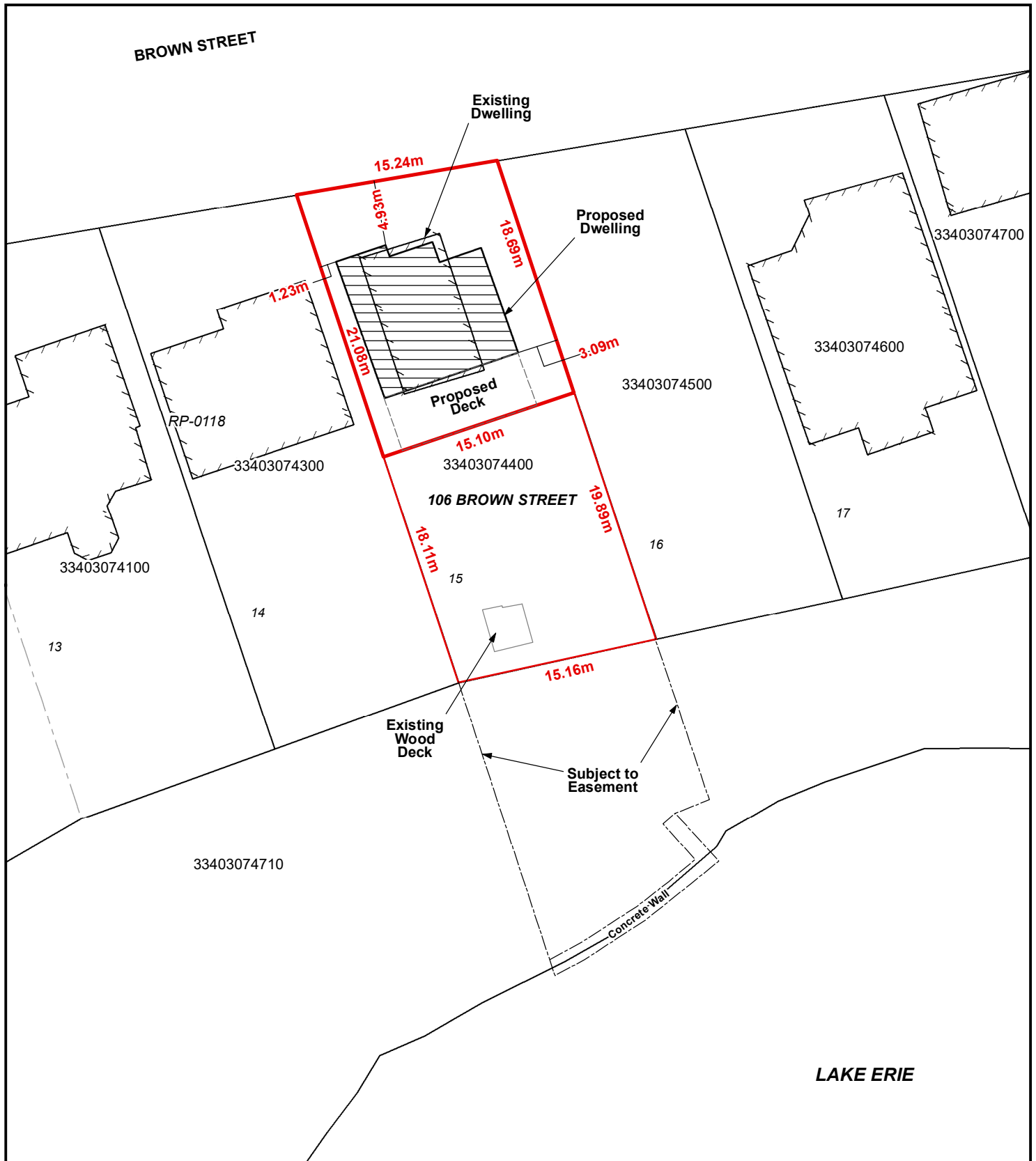
5/2/2023

- (H) - Holding
- HL - Hazard Land Zone
- R1-A - Residential R1-A Zone
- R4 - Residential R4 Zone




MAP D
CONCEPTUAL PLAN
Urban Area of PORT DOVER

OPNPL2023137
ZNPL2023138



Legend

-  Subject Lands
-  Lands Owned

5/2/2023

