

For Office Use Only:

File Number	<u>ANPL2021 002</u>	Application Fee	<u>Vpd. \$1529</u>
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	<u>GK</u>
Complete Application	<u>JAN 6, 2021</u>	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: 337-040-07821-000**A. Applicant Information****Name of Owner** Jim and Michelle Witty

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 2 Silver Shadow Way
Town and Postal Code Port Dover, Ontario N0A 1N7
Phone Number (416) 571-4527
Cell Number (289) 259-4409
Email napa@napacon.ca

Name of Applicant Jim and Michelle Witty
Address 2 Silver Shadow Way
Town and Postal Code Port Dover, Ontario N0A 1N7
Phone Number (416) 571-4527
Cell Number (289) 259-4409
Email napa@napacon.ca

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☒ Owner

☐ Agent

☐ Applicant

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

Jim and Michelle Witty

B. Location, Legal Description and Property Information

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

Lot 21 Registered Plan 37M-41

Town of Port Dover

County of Norfolk



Municipal Civic Address: 2 Silver Shadow Way, Port Dover, ON, N0A 1N7

Present Official Plan Designation(s): Residential

Present Zoning: R1-A

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential dwelling

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:

Present site is a detached one storey dwelling. See site plan SP-1 04-10-2020

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

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Proposed detached accessory building (pool house), containing equipment storage and new 3 piece washroom / change room. See Site Plan SP-1

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:

2 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:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage	29.44 m	29.44 m
Lot depth	192.21	192.21
Lot width	23.095	23.095
Lot area	1283.98m ²	1283.98m ²
Lot coverage	15%	16.8%
Front yard	33.73	33.73
Rear yard	20.78	7.860
Left Interior side yard		0.688
Right Interior side yard		
Exterior side yard (corner lot)		19.47

2. Please outline the relief requested (assistance is available):

Proposed accessory building encroaches into 1.2m side yard requirement.
Request reduction of side yard from 1.2m to 0.688m.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

In-ground swimming pool constructed under separate permit. distance between existing pool and the proposed pool house is very tight. in order to make pool deck width functional and enclose the equipment in the equipment room, the proposed pool house needs to shift towards the property line.

4. 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: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. 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 _____

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 _____

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 _____

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 _____

Note: If additional space is needed please attach a separate sheet.

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:
New subdivision - Developer cleared environmental conditions

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:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

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

4. 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
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☒ Municipal sewers

- ☐ Communal system

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

Storm Drainage

- ☒ Storm sewers

- ☐ Open ditches

- ☐ Other (describe below)
-

2. Existing or proposed access to subject lands

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

G. Other Information

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

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

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
-

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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

- ☐ Zoning Deficiency Form
- ☐ 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
- ☐ Agricultural Impact Assessment

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

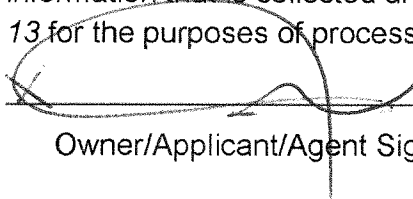
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

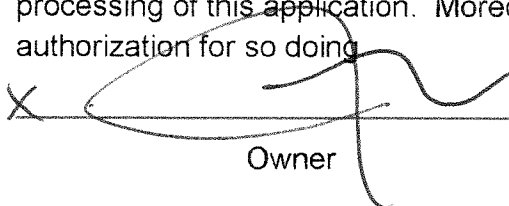
Date

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

I/We authorize _____ 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

Date

Owner

Date


K. Declaration

I, Jim Witty of Port Dover, Ontario

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:



Owner/Applicant/Agent Signature

In Norfolk County

This 21st day of December 2020

A.D., 2020

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


A Commissioner, etc.



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 2 Silver Shadow Way Port Dover

Legal Description:

Roll Number: 33704007821

Application #:

Information Origins: survey, site plan and drawings submitted

Urban Residential Type 1 Zone (R1)

		Zoning	R1-A		
Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	5.00	3.27		m
	b) <i>minimum front yard</i>	6.00	>10		m
	c) <i>minimum exterior side yard</i>	6.00	>10		m
	d) <i>minimum interior side yard</i>	1.20	0.69	0.52	m
	e) <i>minimum rear yard</i>	1.20	7.86		m
	f) <i>through lot distance to street line</i>	6.00		N/A	m
	g) <i>Lot coverage (Note:Proposed Area)</i>				m.sq
	i) <i>lot coverage</i>	10.00	2.00		%
	ii) <i>usable floor area</i>	55.00	26.07		m.sq

Comments

pool house for accessory building, washroom is proposed and permitted, but no other habitable rooms are permitted. Fencing must comply with fencing bylaw 2015-131 section 4.1. Relief is required for interior side yard setback for the poolhouse



Zoning Deficiency

Simcoe: 185 Robinson St.
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N3Y 5L6
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PROPERTY INFORMATION

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Legal Description:

Roll Number: 33704007821

Application #:

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Urban Residential Type 1 Zone (R1)

Zoning

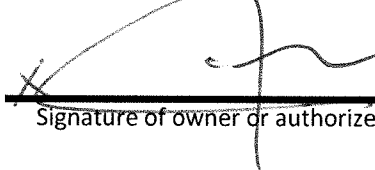
R1-A

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Roxanne Lambrecht

I have read and understand the above.



Signature of owner or authorized agent



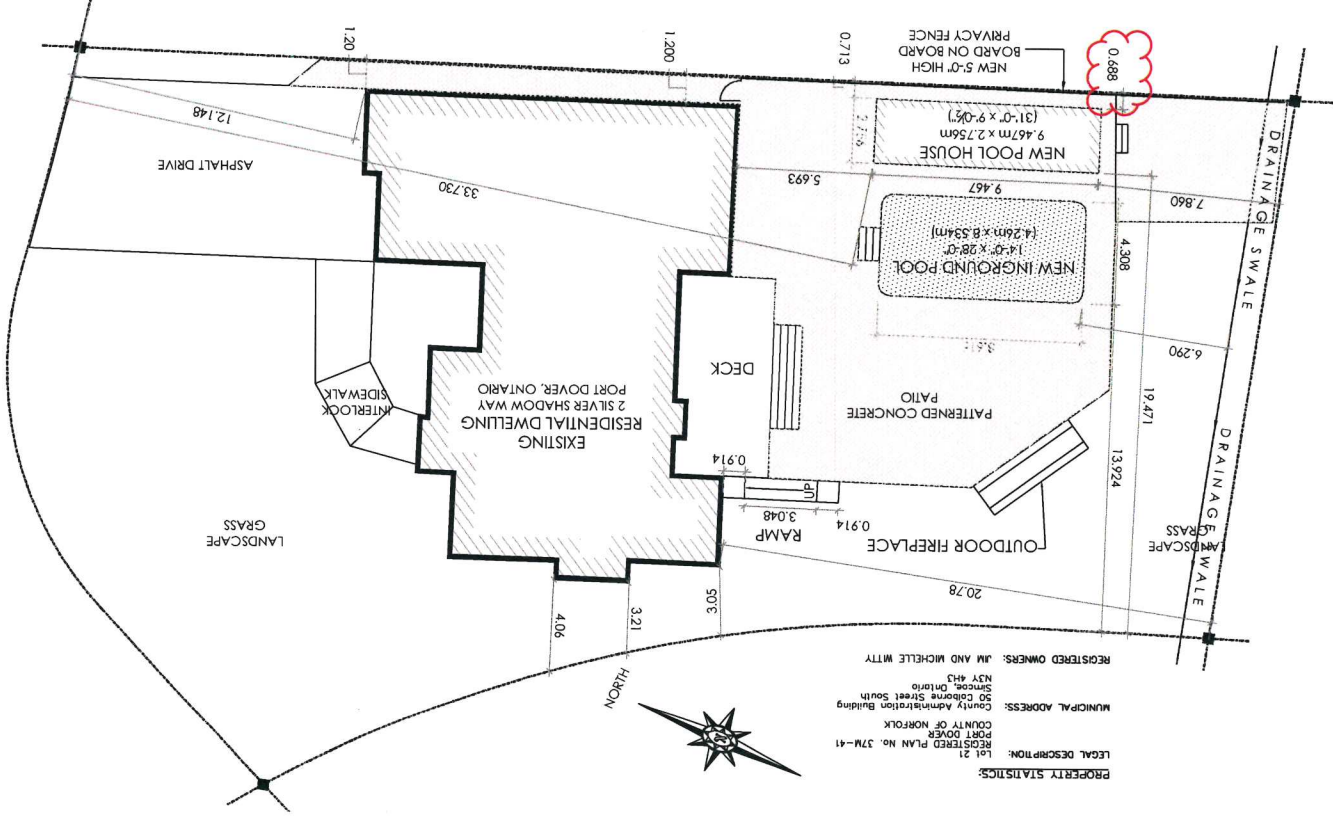
date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

Signature of Zoning Administrator

date

PROPERTY STATISTICS:
 Lot 21
 REGISTERED PLAN NO. 374-41
 PORT DOVER
 COUNTY OF NORFOLK
 MUNICIPAL ADDRESS:
 County Administration Building
 50 Colborne Street South
 Simcoe, Ontario
 N3Y 4H3
 REGISTERED OWNERS: JIM AND MICHELLE WITTY



ZONING STATISTICS: EXISTING MAIN DWELLING (EXISTING TO REMAIN UNCHANGED)

ZONING:	R1-A	EXISTING
TOTAL LOT AREA:	-	2073.02 m ² (192.59 m ²)
BUILDING AREA:	-	13819.69 m ² (1283.89 m ²)
LOT COVERAGE:	30% MAX	15%
LOT FRONTAGE:	18.0m MIN	29.44m
FRONT YARD:	6.0m MIN	12.15m
INTERIOR SIDE YARD:	3m & 1.2m MIN	1.2m
REAR YARD:	7.5m MIN	20.77m
BUILDING HEIGHT:	11.0m	7.8 (UNCHANGED)

ZONING STATISTICS FOR NEW ACCESSORY BUILDING:

ZONING:	R1-A	REQUIRED
TOTAL LOT AREA:	-	2073.02 m ² (192.59 m ²)
BUILDING AREA:	-	13819.69 m ² (1283.89 m ²)
LOT COVERAGE:	55m ²	15%
HOUSE:	-	2073.02 m ² (192.59 m ²)
ACCESSORY BUILDING:	-	280.67 m ² (26.07 m ²)
TOTAL:	-	2353.69 m ² (215.66 m ²)
REAR YARD:	7.5m MIN	7.860m
INTERIOR SIDE YARD:	NOT PERMITTED	-
FRONT YARD:	10.5m MIN	12.2m
LOT FRONTAGE:	18.0m MIN	29.44m
BUILDING HEIGHT:	5.0m	3.270

SITE PLAN

addresses:
 2 SILVER SHADOW WAY
 PORT DOVER, ONTARIO
 drawing name

WITTY
 RESIDENCE
 POOL HOUSE

1 FOR GOLA 04.10.2020

Issued for
 GOLA
 04.10.2020

designer
 GOLA
 04.10.2020

date drawn
 02.10.2020
 project no.
 19017
 GOLA
 99
 1:20
 drawing no.
 SP-1

October 2, 2020

Norfolk County
Planning Department
185 Robinson St., Suite 100
Simcoe, ON N3Y 5L6
Phone: 519-426-5870 Ext. 0
Fax: 519-426-8573

Address: 2 Silver Shadow Way
Port Dover, Ontario

Re: Minor Variance application

Attention: Scott Wilson

The property located 2 Silver Shadow contains a single story, fully detached residential building. The building is approximately 2 years old.

A building permit was approved for the construction of an pool on May 14, 2019.(PRPO20191001). Upon completion of the pool, a pool house was designed to house the pool's mechanical system as well as a changeroom/washroom. Due to the position of the pool mechanical equipment relative to the property line and the edge of the pool, the pool house needs to be position closer to the property line to allow for safe clearance between the pool house and the edge of the pool.

The relief requested is to reduce the side yard for the accessory building from 1.2m to 0.688m. A 5'-0" high privacy fence is proposed along the property line separating the property located at 2 Silver Shadow Way from the adjoining property located at 10 Silver Shadow Way to assist the impact of the proposed structure. I have attached the following documents for the purposes of obtaining a minor variance for the required proposal:

- Committee of Adjustment Application
- Full Survey / Property Report
- As-bult survey showing the in ground pool and pool house.
- Drawing SP-1 Site plan c/w zoning statistics
- Drawing A-1.0 Proposed Floor Plan
- Drawing A-2.0 Proposed Elevations
- Drawing A-2.1 Proposed Elevations
- Drawing A-3.0 Building Section

The Part 'D' Declaration of the C of A form has been signed however a Commissioner of Oath has not yet witnessed the document. This will be arranged shortly and will be forwarded as soon as possible. Please review the attached documents and call me at (226) 922 7681 if you require anything else.

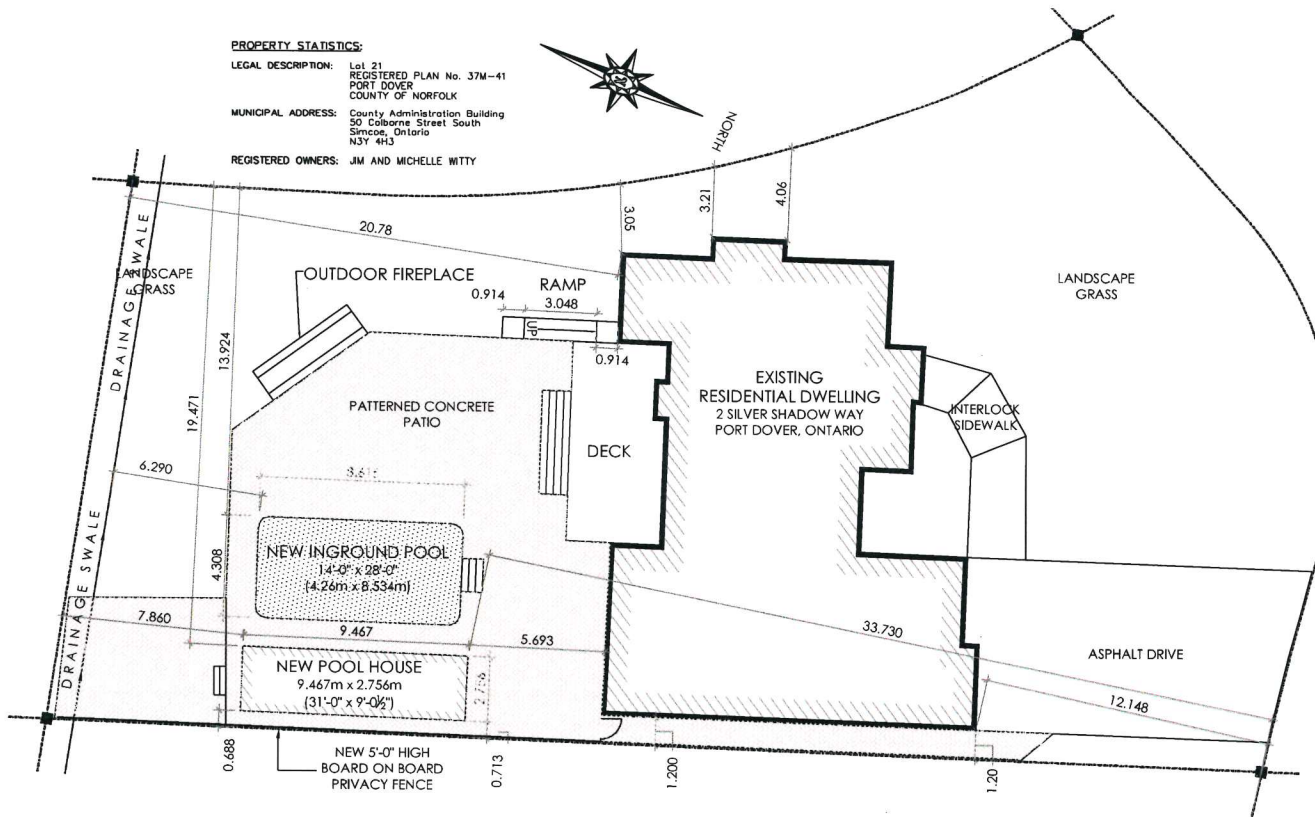
Regards,



Jim Witty
Owner
2 Silver Shadow Way, Port dover

PROPERTY STATISTICS:

LEGAL DESCRIPTION: Lot 21
REGISTERED PLAN No. 37M-41
PORT DOVER
COUNTY OF NORFOLK
MUNICIPAL ADDRESS: County Administration Building
50 Colborne Street South
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N5Y 4H5
REGISTERED OWNERS: JIM AND MICHELLE WITTY



ZONING STATISTICS: EXISTING MAIN DWELLING (EXISTING TO REMAIN UNCHANGED)

ZONING:	REQUIRED	EXISTING	PROPOSED
	R1-A	R1-A	R1-A
TOTAL LOT AREA:	-	13819.69ft² (1283.89 m²)	13819.69ft² (1283.89 m²)
BUILDING AREA:	-	2073.02 ft² (192.59 m²)	2073.02 ft² (192.59 m²)
LOT COVERAGE:	30% MAX	15%	-
LOT FRONTAGE:	18.0m MIN	29.44m	29.44m
FRONT YARD:	6.0m MIN	12.15m	12.15m
INTERIOR SIDE YARD:	3m & 1.2m MIN	1.2m	1.2m
		3.05m	3.05m
EXTERIOR SIDE YARD:	6m MIN	-	-
REAR YARD:	7.5m MIN	20.77m	20.77m
BUILDING HEIGHT	11.0m	7.8 (UNCHANGED)	7.8 (UNCHANGED)

ZONING STATISTICS FOR NEW ACCESSORY BUILDING:

ZONING:	REQUIRED	EXISTING	PROPOSED
	R1-A	R1-A	R1-A
TOTAL LOT AREA:	-	13819.69ft² (1283.89 m²)	13819.69ft² (1283.89 m²)
BUILDING AREA:	-	2073.02 ft² (192.59 m²)	2073.02 ft² (192.59 m²)
HOUSE:	-	2073.02 ft² (192.59 m²)	2073.02 ft² (192.59 m²)
ACCESSORY BUILDING:	55m²	-	280.67 ft² (26.07m²)
TOTAL:	-	2073.02 ft² (192.59 m²)	2353.69 ft² (215.66 m²)
LOT COVERAGE:	-	15%	16.8%
LOT FRONTAGE:	18.0m MIN	29.44m	29.44m
FRONT YARD:	10.5m MIN	12.2m	12.2m
INTERIOR SIDE YARD:	1.2m MIN	0.688m	0.688m
EXTERIOR SIDE YARD:	NOT PERMITTED	-	-
REAR YARD:	7.5m MIN	7.860m	7.860m
BUILDING HEIGHT	5.0m	3.270	3.270

designer

GG+A

G. GRIFFITHS + ASSOCIATES LTD.
development • design • management

591 Lake Street, Burlington, ON L7R 2S8
905.631.0150 • ggriffiths@me.com

seal

Member of Municipal
Affairs and Housing

QUALIFICATION INFORMATION
G. Griffiths + Associates Ltd. is a professional corporation
incorporated in the Province of Ontario. The Corporation
has been established for the purpose of providing
professional services in the field of architecture, engineering,
planning, and design. The Corporation is a member of the
Ontario Association of Architects and the Ontario Association
of Engineers.

REGISTRATION INFORMATION
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of Engineers.

G. Griffiths
G. Griffiths + Associates Ltd.
Professional Engineer
No. 10101

issued for
1 FOR C of A 04.10.2020

project

**WITTY
RESIDENCE**

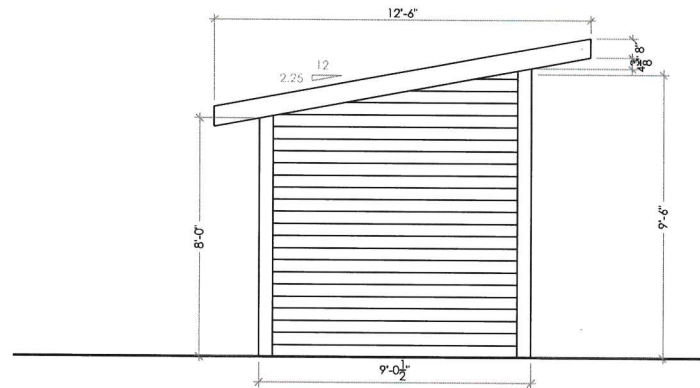
POOL HOUSE

address
2 SILVER SHADOW WAY
PORT DOVER, ONTARIO

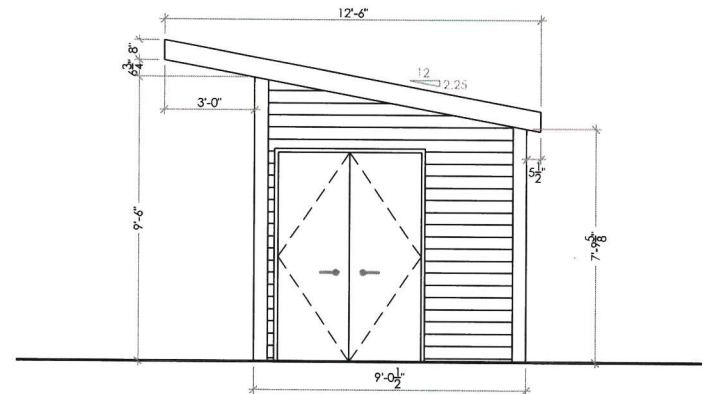
drawing name
SITE PLAN

date drawn 02.10.2020
project no. 19017
drawn by GG
checked by gg
scale 1:20
drawing no.

SP-1



1
A-2.1
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



2
A-2.1
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

designer

GG+A

G. GRIFFITHS + ASSOCIATES LTD.
development • design • management

391 Main Street, Burlington, ON, L7R 2G6
905.633.0455 • ggriff@gg+a.com

seal



QUALIFICATION INFORMATION

The undersigned hereby certifies that the design and construction of the project is in accordance with the Ontario Building Code.

The undersigned hereby certifies that the design and construction of the project is in accordance with the Ontario Building Code.

REGISTRATION INFORMATION

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G. Griffiths & Associates Ltd. 111801

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**PROPOSED LOT GRADING
AND DRAINAGE PLAN
FOR: JIM WITTY
2 SILVER SHADOW WAY
PORT DOVER**

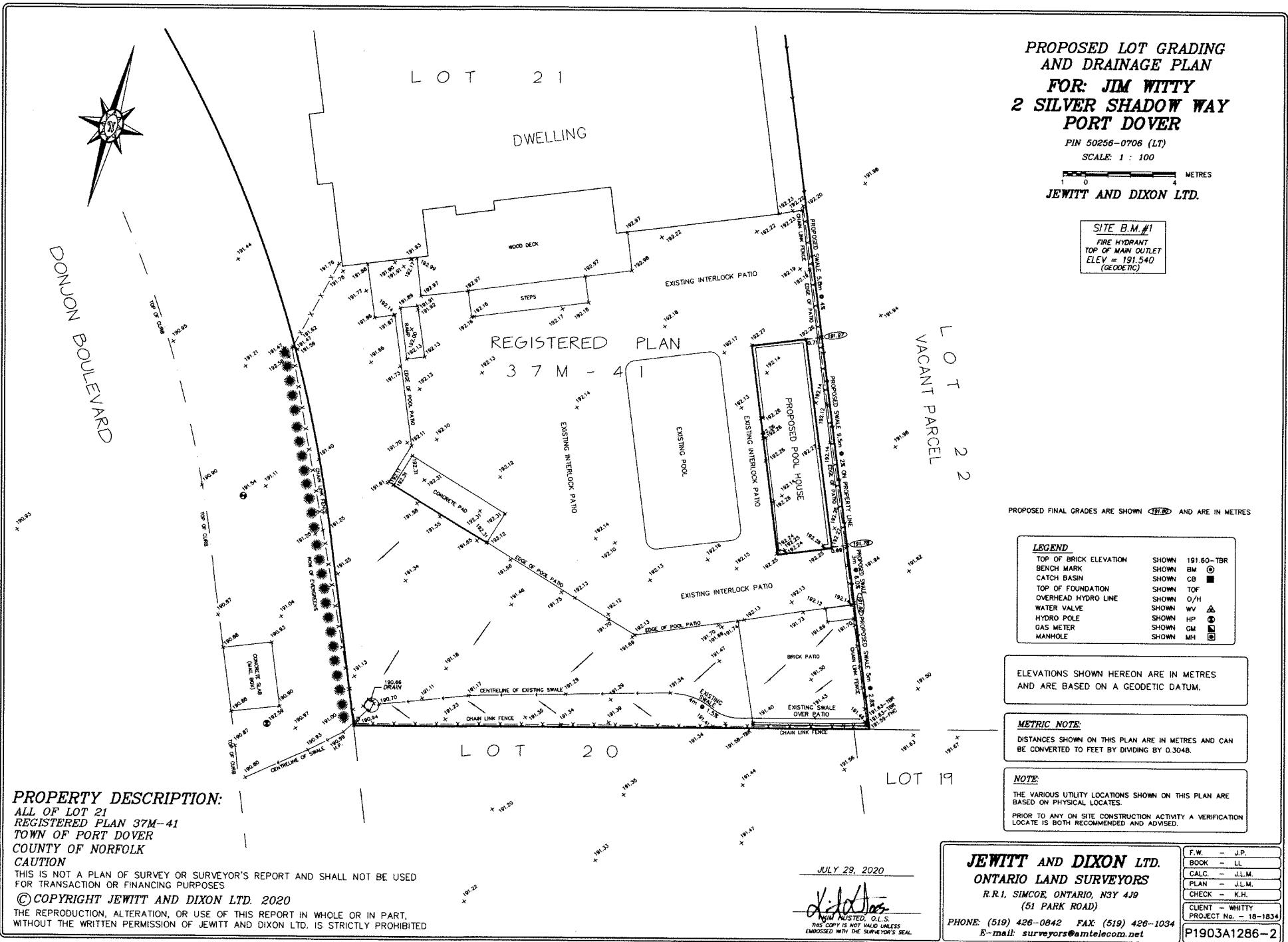
PIN 50256-0706 (LT)

SCALE: 1 : 100

1 0 4 METRES

JEWITT AND DIXON LTD.

SITE B.M.#1
FIRE HYDRANT
TOP OF MAIN OUTLET
ELEV = 191.540
(GEODETIC)



PROPOSED FINAL GRADES ARE SHOWN (H.B.) AND ARE IN METRES

LEGEND	
TOP OF BRICK ELEVATION	SHOWN 191.60-TBR
BENCH MARK	SHOWN BM (O)
CATCH BASIN	SHOWN CB (■)
TOP OF FOUNDATION	SHOWN TOF
OVERHEAD HYDRO LINE	SHOWN O/H
WATER VALVE	SHOWN WV (A)
HYDRO POLE	SHOWN HP (H)
GAS METER	SHOWN GM (M)
MANHOLE	SHOWN MH (B)

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.

PROPERTY DESCRIPTION:

ALL OF LOT 21
REGISTERED PLAN 37M-41
TOWN OF PORT DOVER
COUNTY OF NORFOLK

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED
FOR TRANSACTION OR FINANCING PURPOSES

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JULY 29, 2020

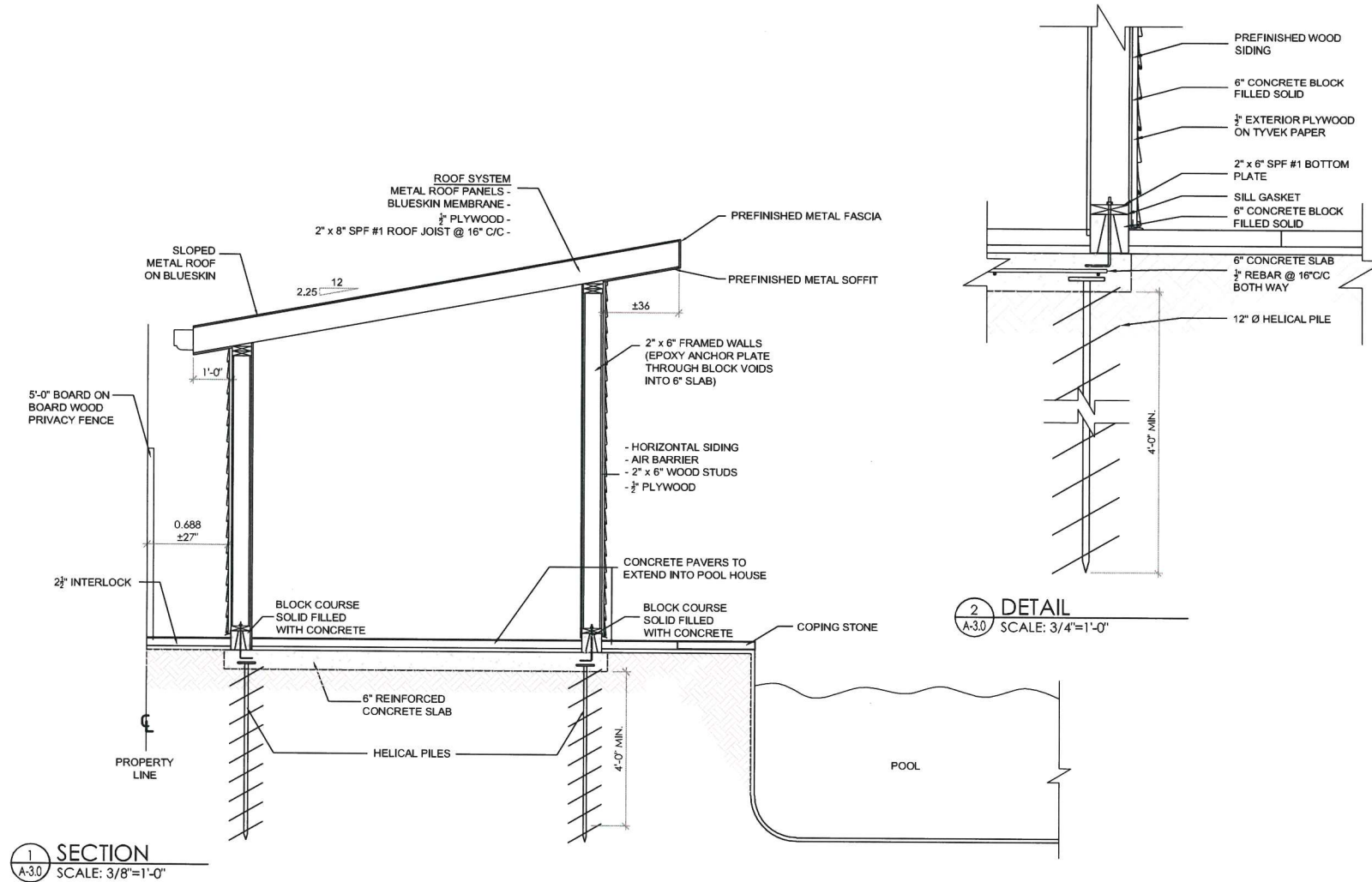
[Signature]
JIM WITTY, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	- J.P.
BOOK	- LL
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- WHITTY
PROJECT No.	- 18-1834
P1903A1286-2	



designer

GG+A

G. GRIFFITHS + ASSOCIATES LTD.
development • design • management

391 Main Street, Burlington, ON L7R 2G6
1-800-631-0155 • ggriffiths@gg+a.ca

seal

G. Griffiths
Professional Engineer
Ontario License No. 117681

QUALIFICATION INFORMATION
 G. Griffiths & Associates Ltd. is a professional engineering firm registered with the Professional Engineers of Ontario (PEO) and the Professional Geotechnical Engineers of Ontario (PGEO). The firm is a member of the Ontario Association of Architects (OAA) and the Ontario Association of Professional Engineers (OAPE). The firm is also a member of the International Association of Building Officials (IABO) and the International Association of Bridge, Structural, and Ornamental Engineers (IABSO).

REGISTRATION INFORMATION
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G. Griffiths
Professional Engineer
Ontario License No. 117681

issued for
1. FOR C of A 01.10.2020

project

**WITTY
RESIDENCE**

POOL HOUSE

address
2 SILVER SHADOW WAY
PORT DOVER, ONTARIO

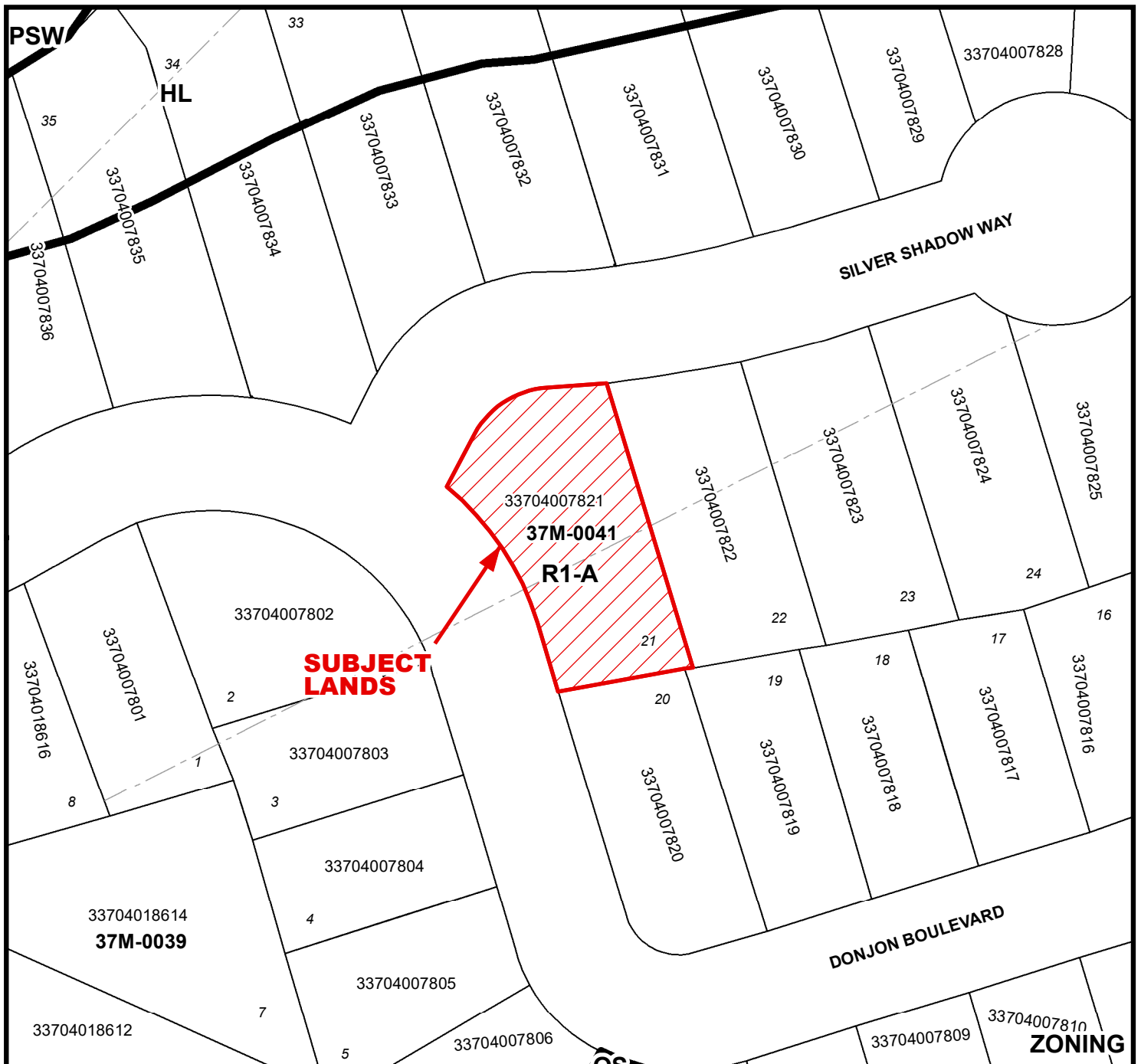
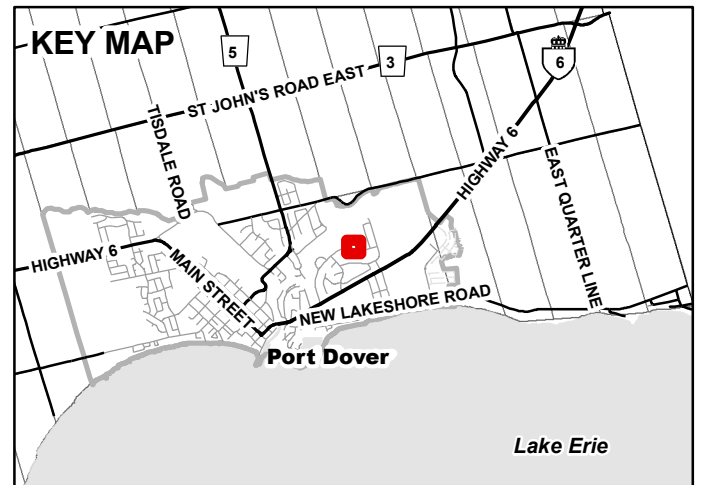
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**POOL HOUSE
SECTION &
DETAILS**

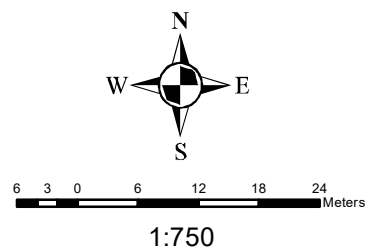
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 checked by GG
 scale 1:20
 drawing no.

A-3.0

Geographic Township of
WOODHOUSE



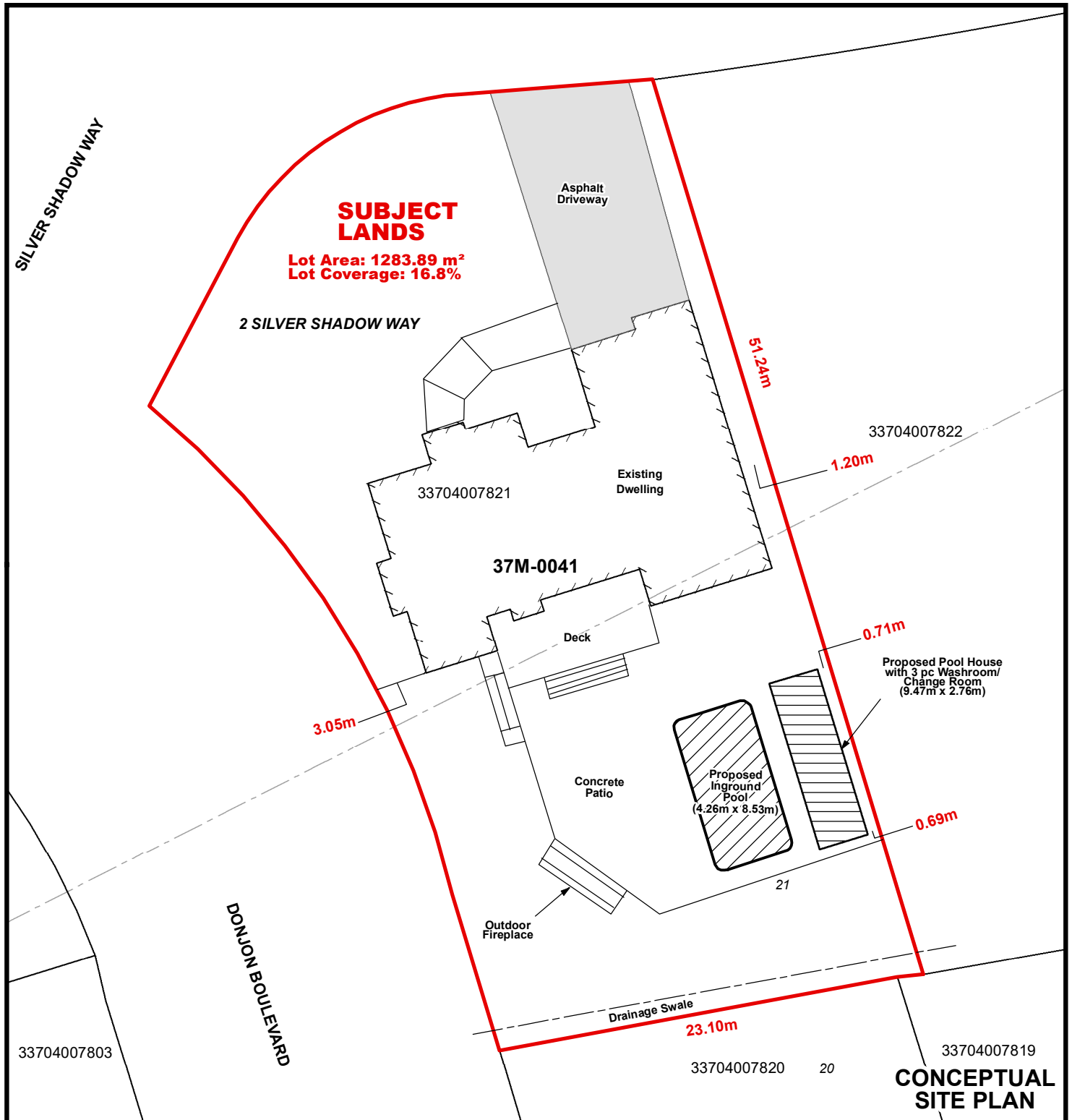
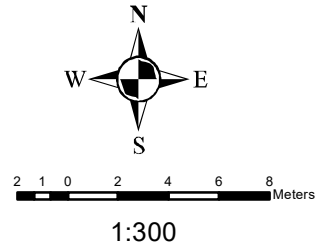
Geographic Township of WOODHOUSE



MAP 3

File Number: ANPL2021002

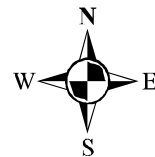
Geographic Township of WOODHOUSE



LOCATION OF LANDS AFFECTED

File Number: ANPL2021002

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

1:300

