

**For Office Use Only:**

File Number	ANPL2023380	Application Fee	_____
Related File Number	ANPL2023247,	Conservation Authority Fee	_____
Pre-consultation Meeting	BNPL2023381	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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**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:** \_\_\_\_\_

**A. Applicant Information**

**Name of Owner** \_\_\_\_\_

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 \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**Name of Applicant** \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

**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 owner and agent noted above.

Owner                       Agent                       Applicant

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

**B. Location, Legal Description and Property Information**

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

\_\_\_\_\_  
\_\_\_\_\_

Municipal Civic Address: \_\_\_\_\_

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: \_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

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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.

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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:

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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:

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

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9. Existing use of abutting properties:

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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:

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# 4 & 6 CECIL

## C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

# 2 CECIL

## C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

### 1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	13.333m	15m	5.1.2.c	11.371	3.629m
Lot depth	30.480m			30.480m	
Lot width	13.333m	15m	5.1.2.c	11.371m	3.629m
Lot area	407 sqm	450sqm	5.1.2.c	347sqm	103sqm
Lot coverage	28.2%			28.2%	
Front yard	13.8m			7.5m	
Rear yard	3.16m			8m	
Height	3m			6m	
Left Interior side yard	5.6m			1.4m	
Right Interior side yard	0.88m			1.6m	
Exterior side yard (corner lot)					
Parking Spaces (number)	3	3	4.9.e	3	
Aisle width					
Stall size					
Loading Spaces					
Other					

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

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3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

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Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_  
Workable Acreage: \_\_\_\_\_  
Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_  
Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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

**D. All Applications: Previous Use of the Property**

1. Has there been 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:

\_\_\_\_\_  
\_\_\_\_\_



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

**E. All Applications: Provincial Policy**

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

**Livestock facility or stockyard** (submit MDS Calculation with application)

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Wooded area**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active railway line**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Erosion**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**F. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
  - Individual wells
  - Communal wells
  - Other (describe below)
- 

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

- Municipal road
- Unopened road
- Provincial highway
- Other (describe below)

Name of road/street:

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**G. All Applications: Other Information**

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

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

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

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## H. Supporting Material to be submitted by Applicant

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

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

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

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

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

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

**I. Transfers, Easements and Postponement of Interest**

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

**Permission to Enter Subject Lands**

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

**Freedom of Information**

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

M. Lotey 09-05-2023  
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 HEATHER MAXWELL & OMAR BAKER am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize MANNY LOTEY 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.

[Signature] Sept 8, 23.  
Owner Date  
Omar Baker Sept 8, 23.  
Owner Date

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

**K. Declaration**

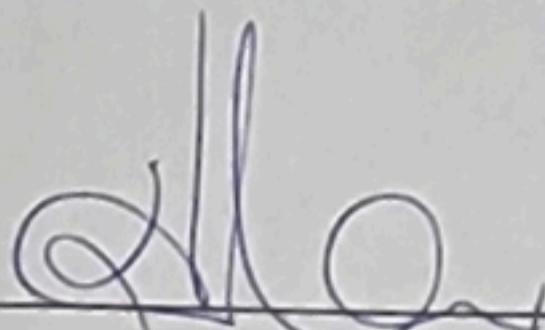
I, HEATHER MAXWELL of BRANTFORD, ONTARIO

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:

BRANTFORD, ONTARIO

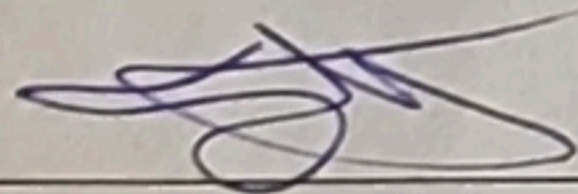


Owner/Applicant/Agent Signature

In PROVINCE OF ONTARIO

This 4 day of SEPTEMBER

A.D., 2023

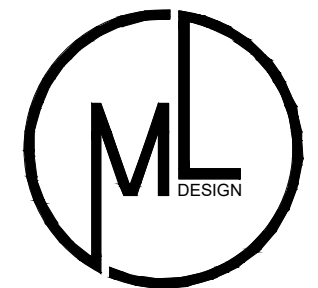


A Commissioner, etc.



4 CECIL AVE.

 [LOTEY.MANNY@GMAIL.COM](mailto:LOTEY.MANNY@GMAIL.COM)  
 +1 . 647 . 871 . 9413  
 [WWW.MLOTEYDESIGN.COM](http://WWW.MLOTEYDESIGN.COM)



REVISIONS

NO.	DESCRIPTION	DATE
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TITLE NAME:  
COVER PAGE

DRAWING NAME:  
4 CECIL AVENUE, PORT DOVER, ONT.  
ACCESSORY RESIDENTIAL DWELLING  
UNIT

SCALE: AS NOTED      DATE: 9/5/2023

DRAWN BY: ML      CHECKED BY: ML

DRAWING No.

001

ARCHITECTURAL TAGS	
WALL TAG	
DOOR TAG	
WINDOW TAG	
FLOOR TAG	
CEILING TAG	
SECTION TAG	
ELEVATION MARKER	
CALL-OUT TAG	
REVISION BUBBLE	
LEADER/ TEXT BOX	
BREAKLINE	

ARCHITECTURAL DRAWING LEGEND	
	SMOKE ALARM INTERCONNECTED W/A VISUAL SIGNAL LOCATION A/ OBC 2012 B.9.10.19.3 CARBON MONOXIDE ALARM PER OBC 2012 B.9.33.4
	WALL SWITCH AND ELECTRICAL LIGHTING. 3-WAY SWITCH AT TOP AND BOTTOM OF STAIRS.
	RETURN AIR SUPPLY PROVIDED IN ALL FIRE COMPARTMENTS
	WARM AIR SUPPLY MAX. PERMITTED OPENING IN CEILING FIRE SEPERATION: 0.025m <sup>2</sup> (0.277 sqft)
	EXHAUST FAN
	EMERGENCY LIGHTING PER OBC 2012 DIV. B.9.9.12.3
	WALL OUTLET
	FLOOR DRAIN
	SPRINKLER HEAD

LEGEND	
<b>AREA CALCULATIONS</b>	
MAIN FLOOR AREA: 140 M <sup>2</sup> (1510 FT <sup>2</sup> )	
<b>WALL SCHEDULE</b>	
W1	EXIST. EXTERIOR VINYL SIDING WALL TO REMAIN UNCHANGED
W2	INTERIOR PARTITION WALL 1/2" GYPSUM WALL BOARD ON BOTH SIDES OF 2"x4" STUDS @ 16" O.C.
W3	INTERIOR PARTITION WALL ADD 2-5/8" TYPE "X" GYPSUM WALL BOARD ON BOTH SIDE (60 MIN.) F.R.R. 2"x6" STUDS @ 16" O.C. W/ ROXULL TO FILL VOID
<b>DOOR SCHEDULE</b>	
D1	EXIST. 34"x80"x1 3/4" INSULATED R4 METAL DOOR W/ DEAD BOLT AND DOOR HARDWARE
D2	EXIST. 36"x80"x1 3/4" INSULATED R4 METAL DOUBLE DOOR W/ 68"x 24" GLAZING, DEAD BOLT AND DOOR HARDWARE
D3	EXIST. 28"x80"x1 3/4" INSULATED R4 METAL DOOR W/ DOOR HARDWARE
D4	32"x80"x1 3/4" HOLLOW CORE DOOR W/ DOOR HARDWARE
D5	16"x80"x1 3/4" HOLLOW CORE DOOR W/ DOOR HARDWARE
D6	24"x80"x1 3/4" HOLLOW CORE DOUBLE DOOR W/ DOOR HARDWARE
D7	32"x80"x1 3/4" HOLLOW CORE POCKET DOOR W/ DOOR HARDWARE
<b>WINDOW SCHEDULE (W X H)</b>	
G1	EXIST. WINDOW 29" X 46"
G2	EXIST. WINDOW 41" X 46"
G3	EXIST. WINDOW 36" X 47"
G4	EXIST. WINDOW 45" X 47"
G5	EXIST. WINDOW 37" x 26"
G6	EXIST. WINDOW 28" x 53"
G7	EXIST. WINDOW 28" x 53"
G8	EXIST. WINDOW 24" x 38"
G9	EXIST. WINDOW 24" x 46"
G10	EXIST. WINDOW 22" x 48"
G11	EXIST. WINDOW 24" x 48"

FLOOR SCHEDULE	
F1	EXPOSED CONCRETE
F2	ANTI-SKID PORCELAIN TILES
F3	LUXURY VINYL TILE
CEILING SCHEDULE	
1 1/2" GWB CEILING (60 MIN. F.R.R.)	
LINTEL SCHEDULE	
L1	2-2"x8" WOOD LINTEL
S1	3 1/2"x3 1/2"x1/4" STEEL LINTEL (W/6 END BEARING)

11.5.1.1 | NUMBER: C91

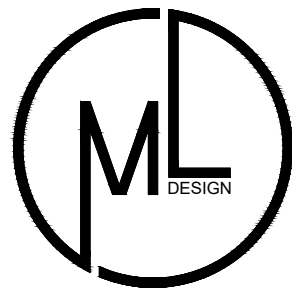
IN A BUILDING CONTAINING NOT MORE THAN FOUR DWELLING UNITS OR RESIDENTIAL SUITES, THE EXISTING HEATING OR AIR-CONDITIONING SYSTEM MAY BE ALTERED TO SERVE MORE THAN ONE DWELLING UNIT OR SUITE, PROVIDED SMOKE ALARMS ARE INSTALLED IN EACH DWELLING UNIT OR SUITE AND PROVIDED A SMOKE DETECTOR IS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.

WINDOW SIZES: FOR BEDROOM WINDOW

PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35m<sup>2</sup> WITH NO DIMENSION LESS THAN 380mm.

REFER TO 9.9.10.1 (1)

- LOTEY.MANNY@GMAIL.COM
- +1.647.871.9413
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TITLE NAME:  
LEGEND

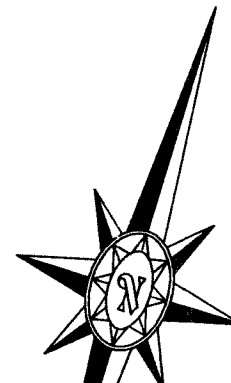
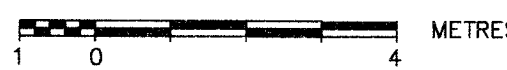
DRAWING NAME:  
4 CECIL AVENUE, PORT DOVER, ONT.  
ACCESSORY RESIDENTIAL DWELLING UNIT

SCALE: AS NOTED      DATE: 9/5/2023

DRAWN BY: ML      CHECKED BY: ML

DRAWING No.



**SURVEYOR'S REAL PROPERTY REPORT  
PART 1: PLAN**  
OF ALL OF  
**LOTS 65 & 66**  
**REGISTERED PLAN 87-B**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF WOODHOUSE**  
IN  
**NORFOLK COUNTY**  
SCALE: 1 : 100  
  
  
**JEWITT AND DIXON LTD.**

**METRIC NOTE:**  
DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

**SURVEYOR'S REAL PROPERTY REPORT  
PART 2: REPORT**

**DESCRIPTION OF LAND**

BEING PART OF LOT 65 & 66, REGISTERED PLAN 87-B, IN THE GEOGRAPHIC TOWNSHIP OF WOODHOUSE. BEING ALL OF PIN No. 50249-0006 (LT) AND ALL OF PIN 50249-0007 (LT) MUNICIPAL ADDRESS: 4 CECIL AVENUE, PORT DOVER

**REGISTERED EASEMENTS AND / OR RIGHTS OF WAY**

NONE

**NOTES OF CONCERN**

NOTE LOCATION OF FENCES, OVERHANG, CONCRETE PAD AND OVERHEAD WIRE

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**

NOT CERTIFIED BY THIS REPORT.

**COVERAGE**

PIN 50249-0006 (LT)	PIN 50249-0007 (LT)
LOT AREA = 407 SQ.M	LOT AREA = 407 SQ.M
BLDGS. AREA = 91 SQ.M	BLDGS. AREA = 166 SQ.M
LOT COVERAGE = 22.4 %	LOT COVERAGE = 40.8 %

**ADDITIONAL REMARKS**

BUILDING TIES ARE TO THE EXTERIOR CORNERS.

THIS REPORT WAS PREPARED FOR **1000323168 ONTARIO LTD.** AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR THE USE BY OTHER PARTIES.

**NOTE**

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER **NO ADDITIONAL PRINTS** OF THIS **ORIGINAL REPORT** WILL BE ISSUED, SUBSEQUENT TO THE **DATE OF CERTIFICATION.**

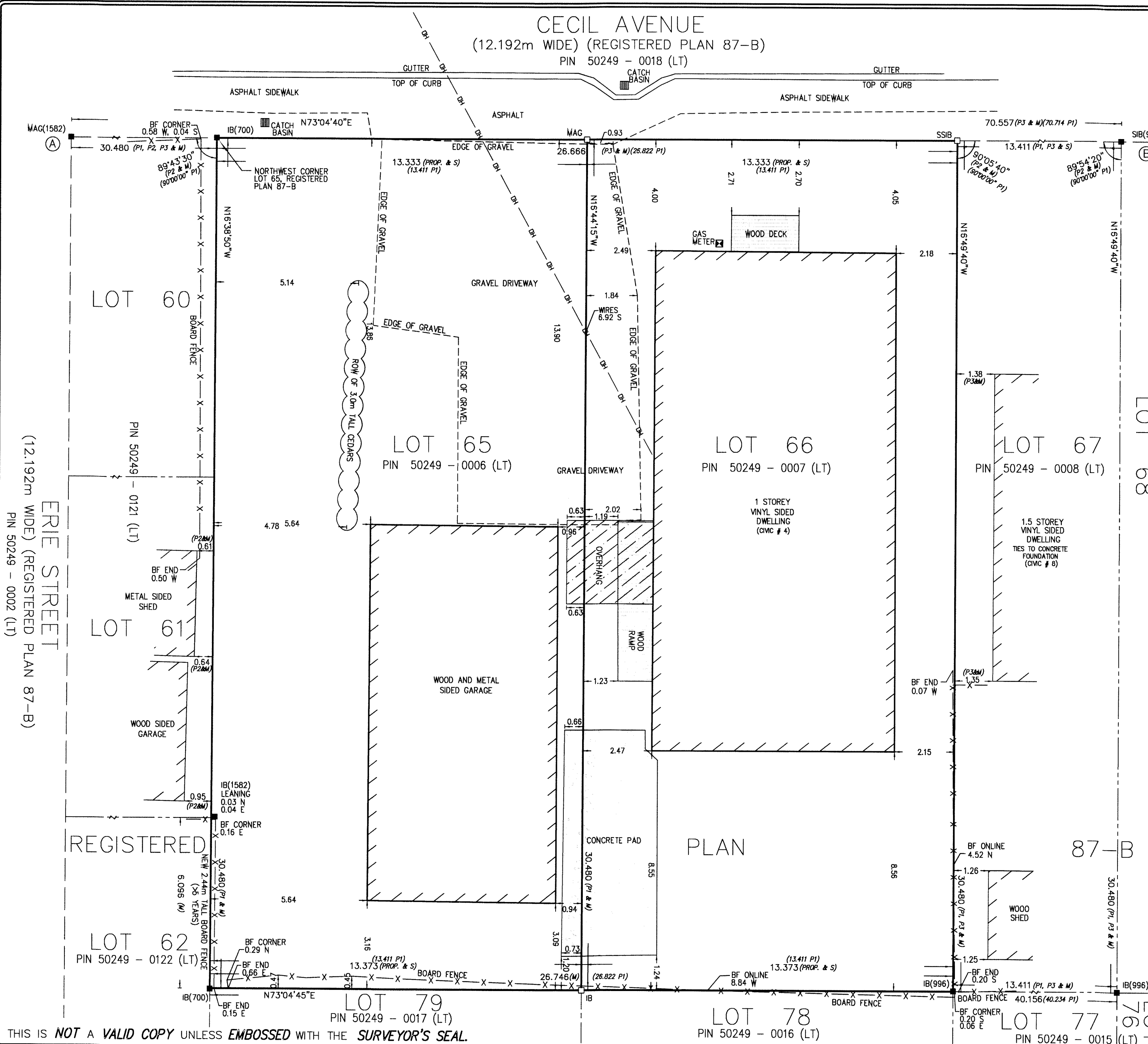
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**BEARING REFERENCE**

BEARINGS ARE GRID AND WERE DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT (A) TO (B), SHOWN HEREON HAVING A BEARING OF N73°04'40"E [UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) Htv2.0 (2010)]

TO CONVERT (P2) & (P3) ASTRONOMIC BEARINGS TO GRID BEARINGS  
- ADD 01'15'20" TO THE NORTHWEST BEARINGS  
- SUBTRACT 01'15'20" FROM THE NORTHEAST BEARINGS



**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 14TH DAY OF FEBRUARY, 2023.  
DATED: MARCH 20, 2023  
THIS SURVEYOR'S REAL PROPERTY REPORT RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-47324

  
FOR JEWITT & DIXON LTD.

<b>LEGEND</b>		
2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	—□— MAG
2.5cm X 2.5cm X 0.6m STANDARD IRON BARS	SHOWN	—□— SIB
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	—□— SSIB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	—□— IB
LOT LINES	SHOWN	—□— IB Ø
DEED LINES	SHOWN	---
FENCE LINES	SHOWN	-X-X-X-X-
OVERHEAD WIRES	SHOWN	-OH-OH-OH-
ROAD LINES	SHOWN	----
FOUND IRON BARS	SHOWN	-■- PLANTED IRON BARS SHOWN -□-

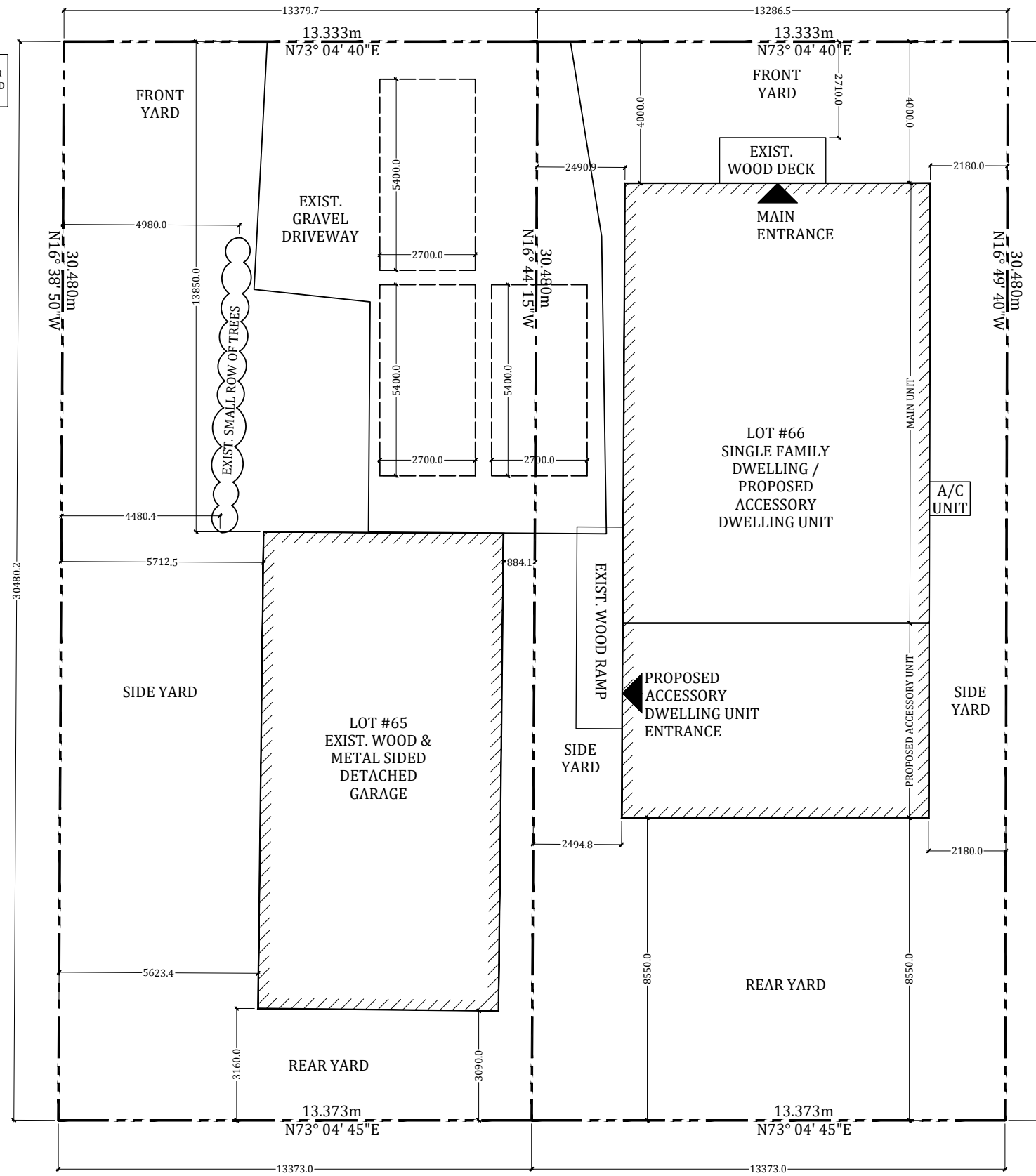
JEWITT AND DIXON LTD.  
KIM HUSTED SURVEYING LTD.  
J. B. DODD, O.L.S.  
WITNESS MONUMENT  
PROPORTION  
REGISTERED PLAN 87-B  
PLAN OF SURVEY BY R. C. DIXON, O.L.S. DATED APRIL 20, 1987 (P.4492)(PD.20-49) SHOWN (P2)  
PLAN OF SURVEY BY J. B. DODD, O.L.S. DATED SEPTEMBER 6, 1990 (S-6005-B) SHOWN (P3)  
CHAIN LINK FENCE SHOWN CLF  
BOARD FENCE SHOWN BF

**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**  
51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9  
PHONE: (519) 426-0842  
E-mail: info@jewittdixon.com

F.W. - J.R.
BOOK - LL-FILE
CALC. - J.L.M.
PLAN - J.L.M.
CHECK - K.H.
CLIENT - MAXWELL
<b>23-3663-SRPR</b>

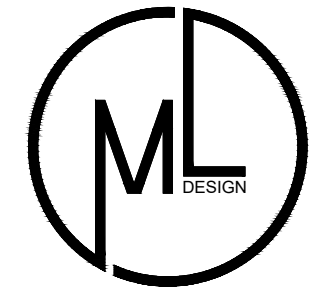
CECIL AVENUE

NOTE:  
LOT #65 ALLOWS FOR PARKING FOR  
LOT #66, AS BOTH LOTS ARE OWNED  
BY THE SAME INDIVIDUAL(S).



1 SITE PLAN  
SP101 SCALE: 1:150

 LOTEY.MANNY@GMAIL.COM  
 +1 . 647 . 871 . 9413  
 WWW.MLOTEYDESIGN.COM



REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

TITLE NAME:  
SITE PLAN

DRAWING NAME:  
4 CECIL AVENUE, PORT DOVER, ONT.  
ACCESSORY RESIDENTIAL DWELLING  
UNIT

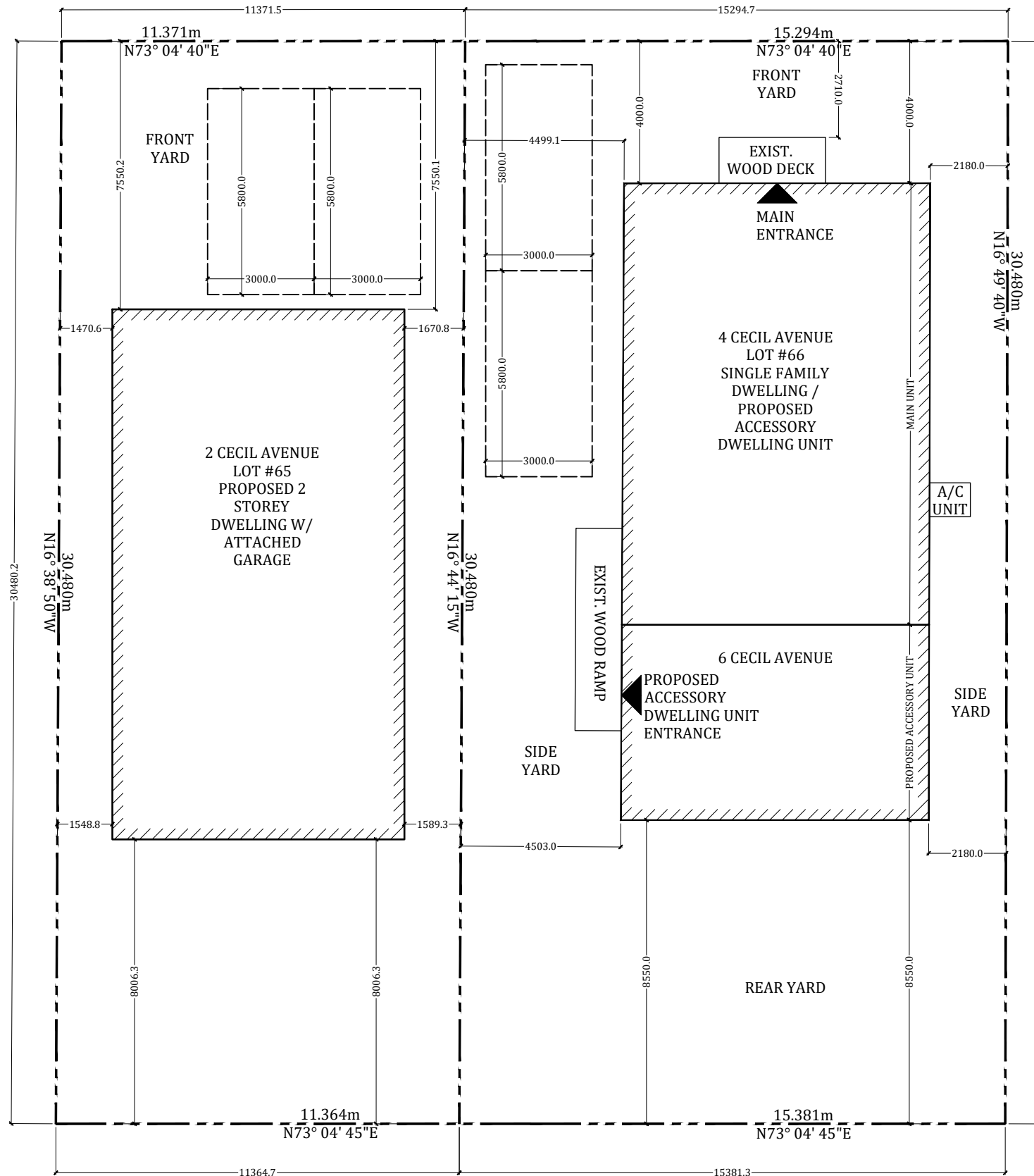
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DRAWN BY: ML CHECKED BY: ML

DRAWING No.

SP101

CECIL AVENUE



1 PROPOSED SITE PLAN  
SP102 SCALE: 1:150

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REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
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5		

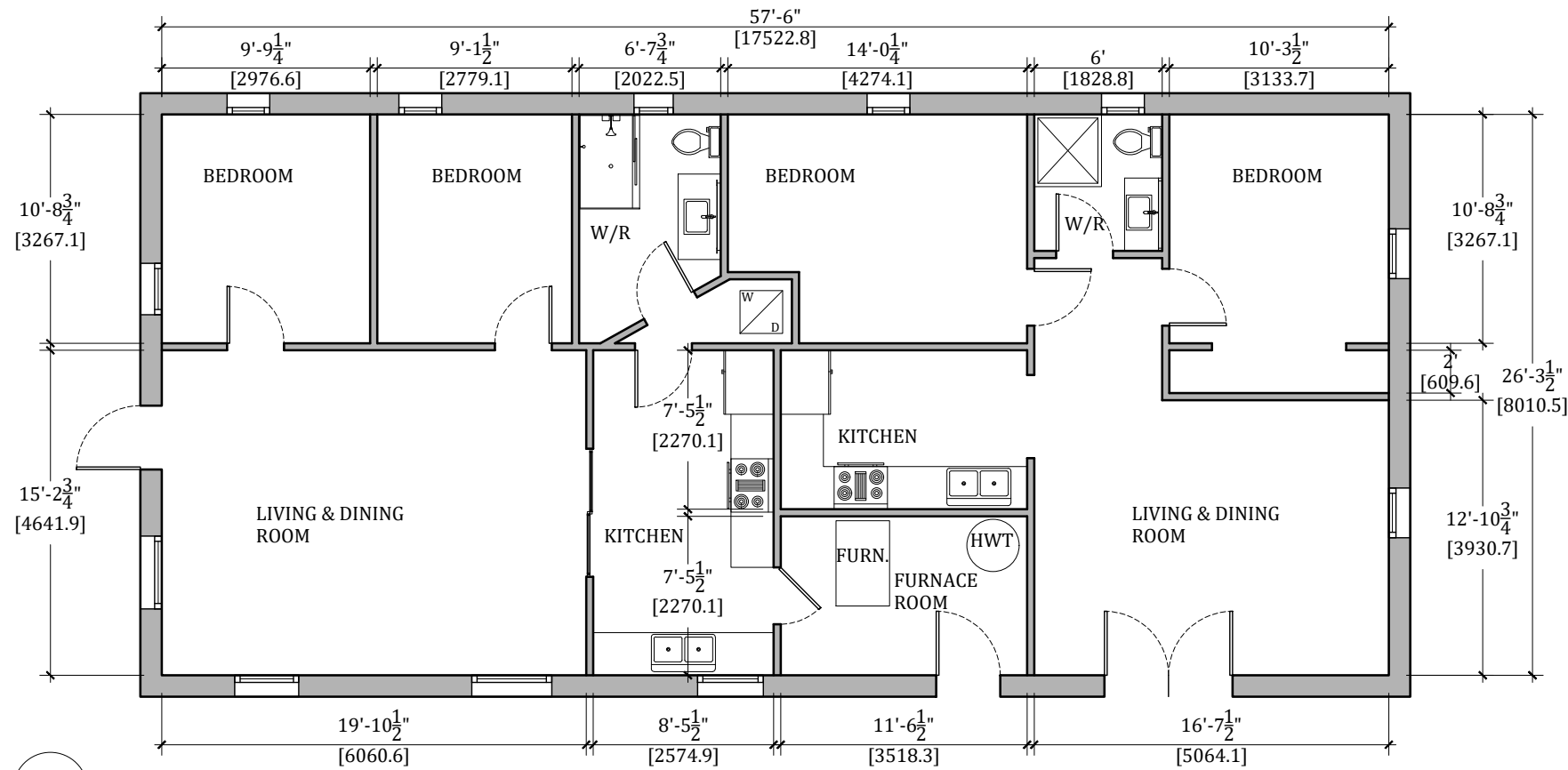
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DRAWING NAME:  
4 CECIL AVENUE, PORT DOVER, ONT.  
ACCESSORY RESIDENTIAL DWELLING UNIT

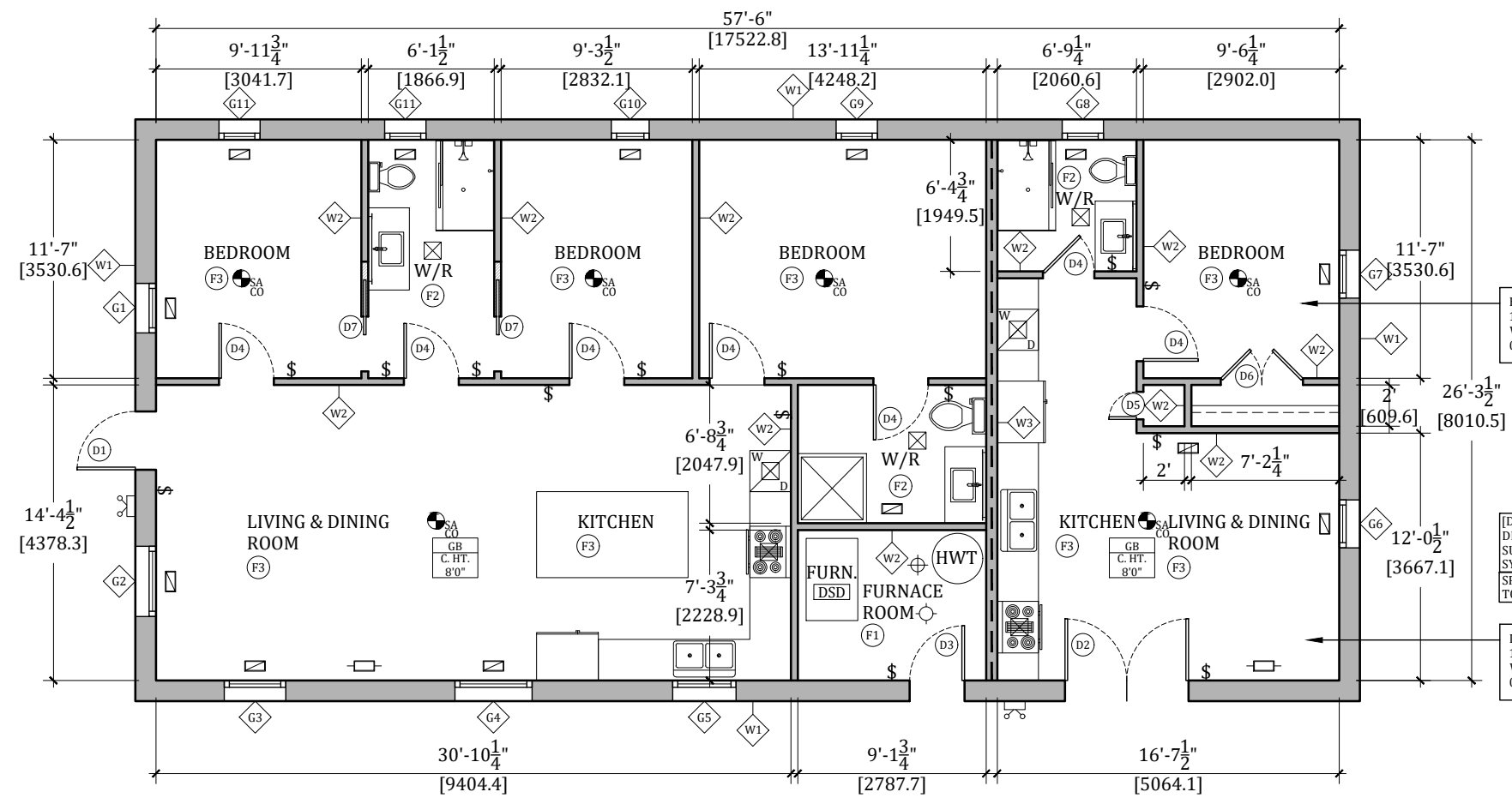
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DRAWN BY: ML CHECKED BY: ML

DRAWING No.  
**SP102**



2 EXIST. FLOOR PLAN  
A101 SCALE: 1/8"=1'-0"



1 PROPOSED FLOOR PLAN  
A101 SCALE: 1/8"=1'-0"

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REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

TITLE NAME:  
EXIST. & PROPOSED FLOOR PLANS

DRAWING NAME:  
4 CECIL AVENUE, PORT DOVER, ONT.  
ACCESSORY RESIDENTIAL DWELLING UNIT

SCALE: AS NOTED DATE: 9/5/2023

DRAWN BY: ML CHECKED BY: ML


DRAWING No.

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

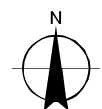
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ANPL2023380  
BNPL2023381



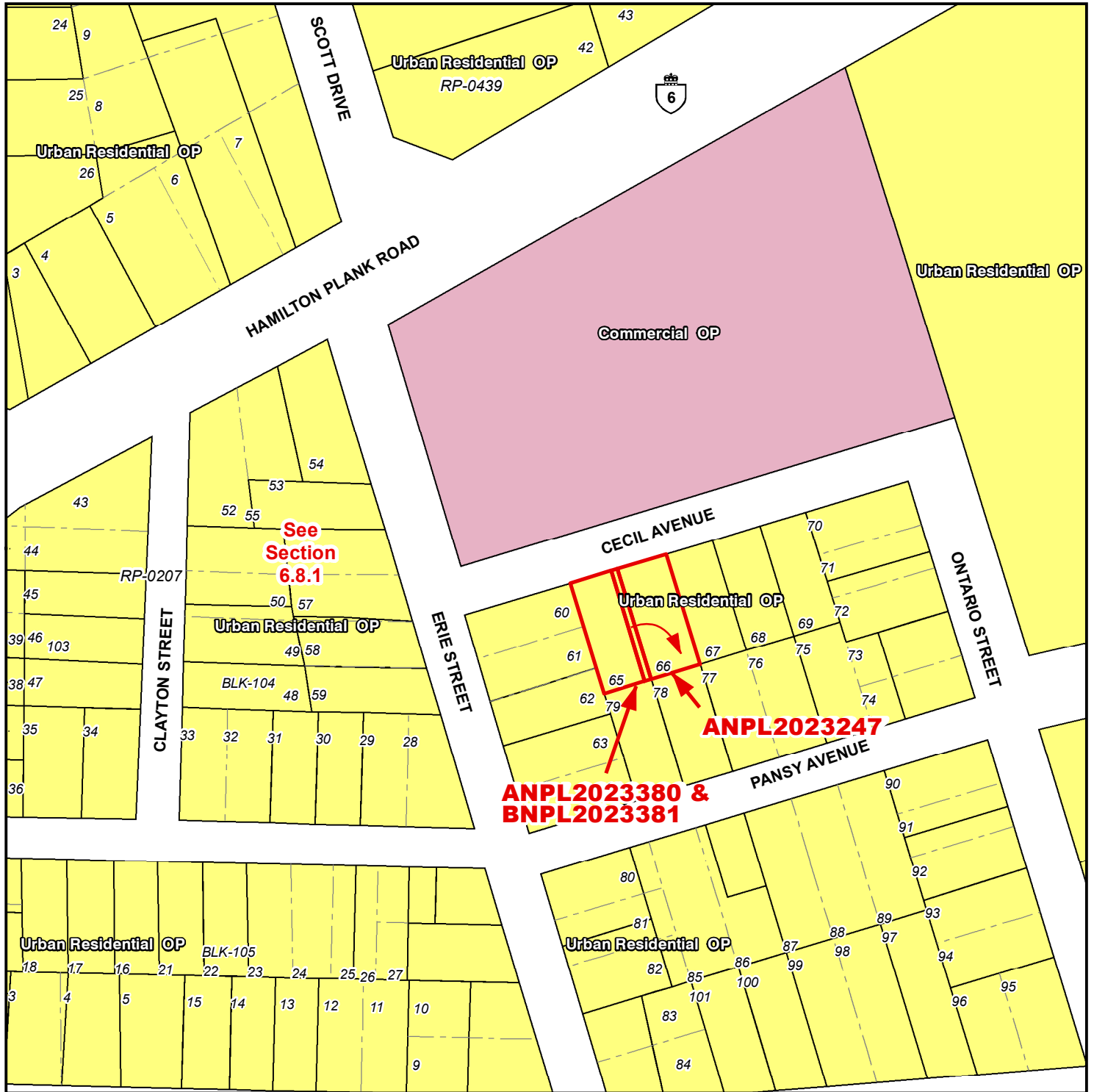
**Legend**

-  Subject Lands
- 2020 Air Photo

12/19/2023



10 5 0 10 20 30 40  
Meters




**Legend**


 Subject Lands

**Official Plan Designations**

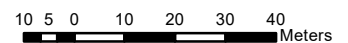
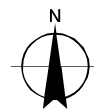
 Urban Residential

 Commercial

 Special Policy Area

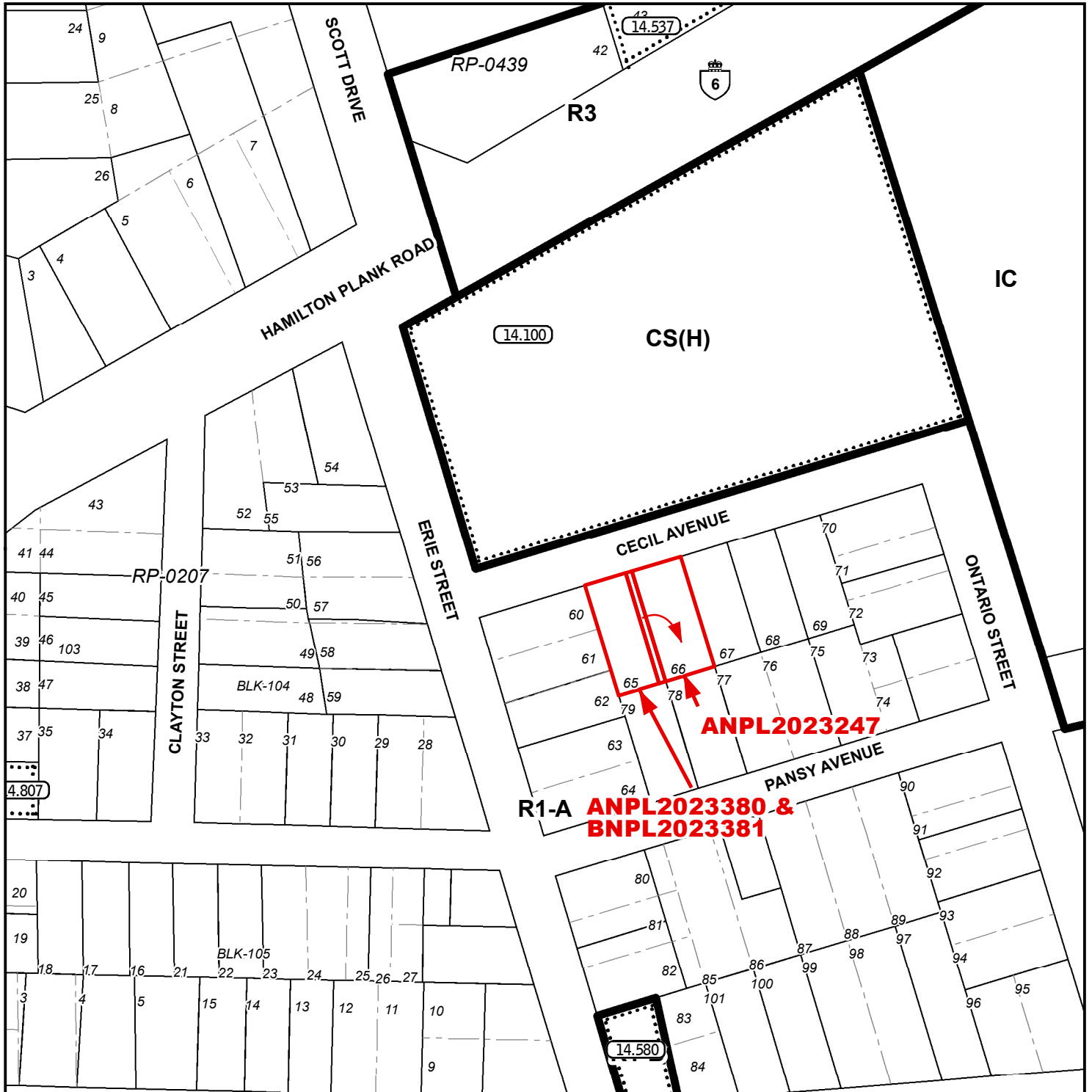
 Urban Area Boundary

12/19/2023



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

ANPL2023247  
 ANPL2023380  
 BNPL2023381



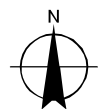
**LEGEND**

Subject Lands

ZONING BY-LAW 1-Z-2014

12/19/2023

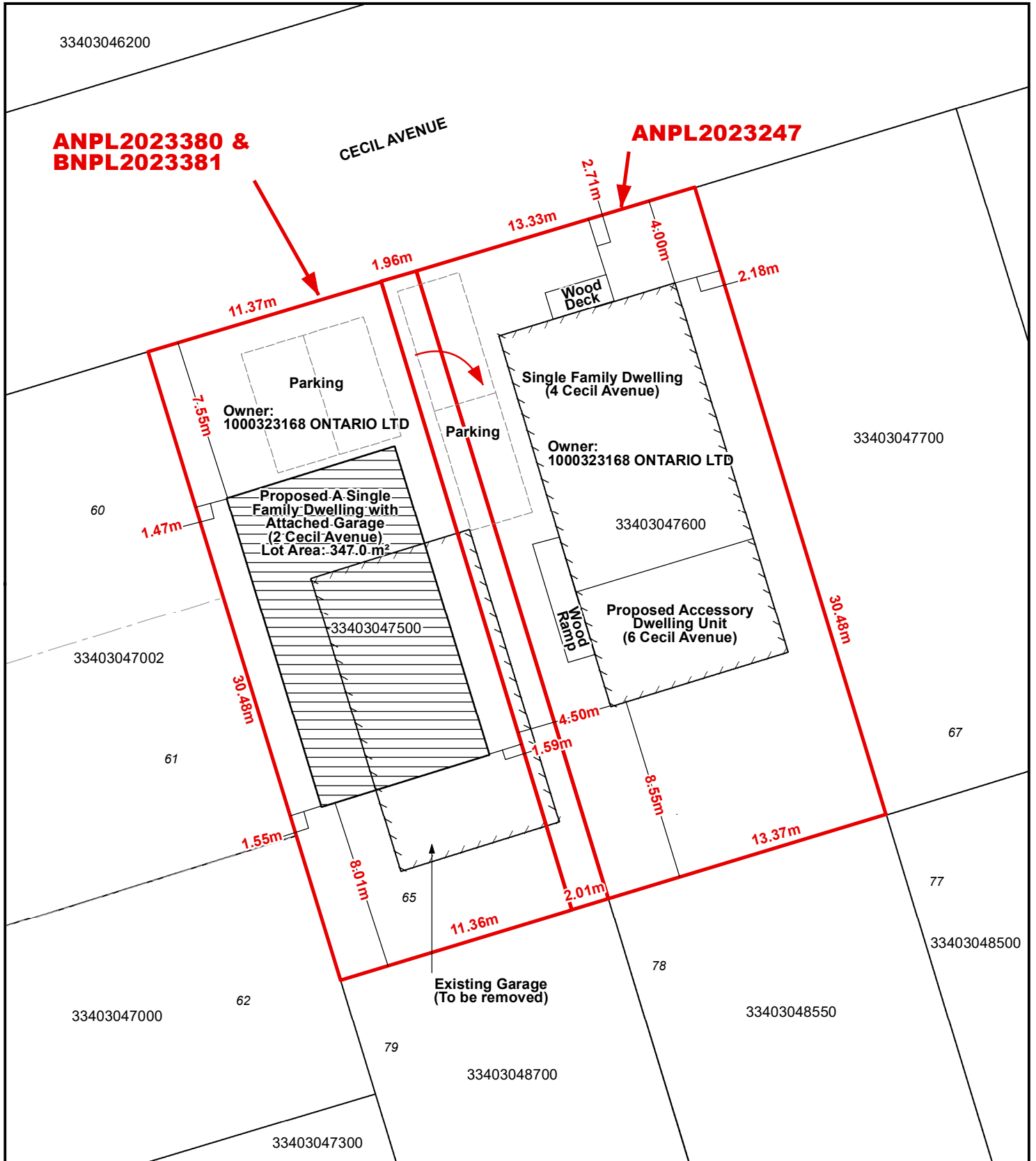
- (H) - Holding
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R3 - Residential R3 Zone



10 5 0 10 20 30 40 Meters

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

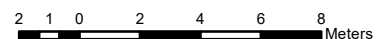
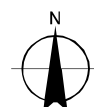
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**Legend**

Subject Lands

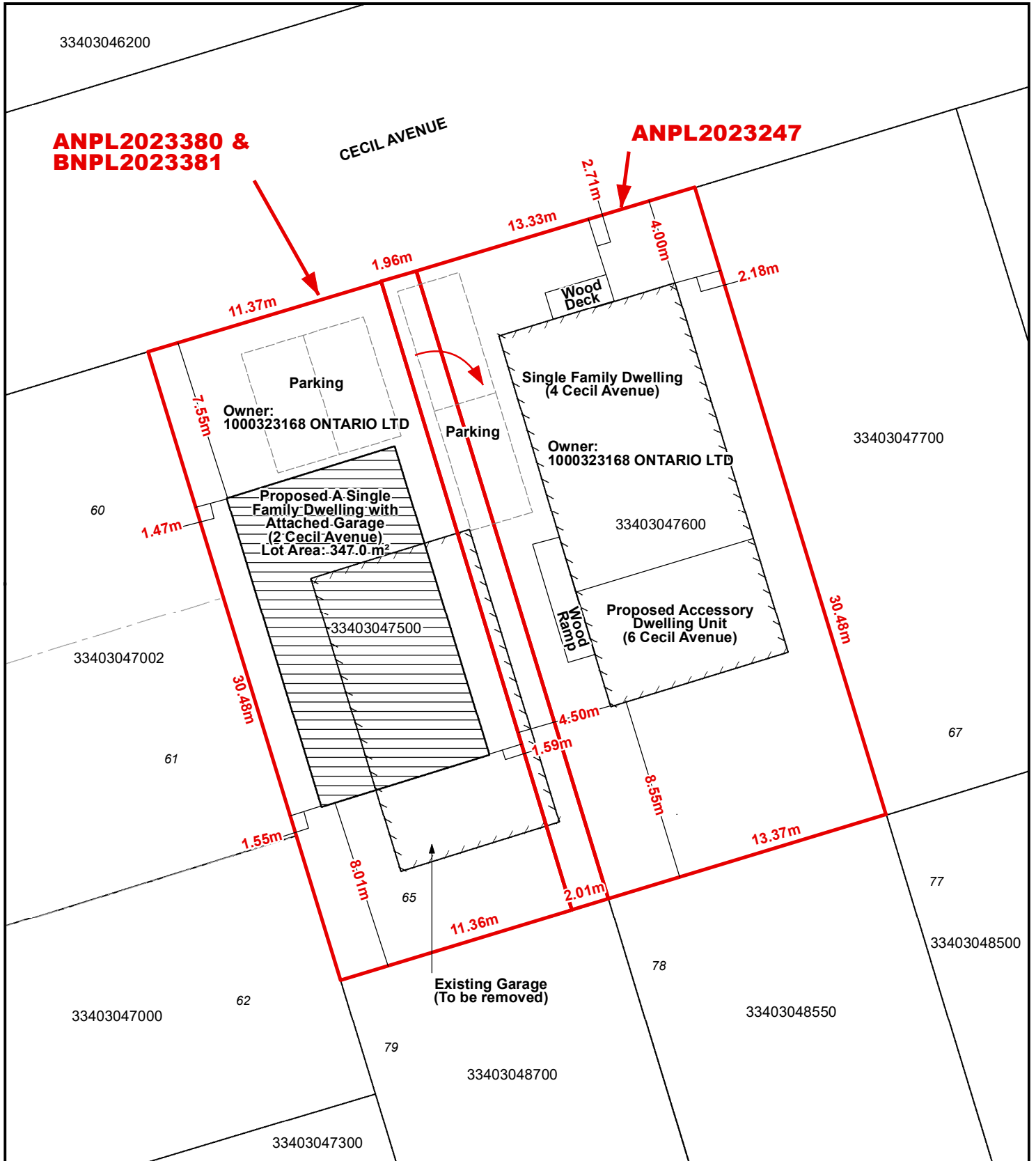
12/19/2023





**LOCATION OF LANDS AFFECTED**  
**CONCEPTUAL PLAN**  
 Urban Area of PORT DOVER

ANPL2023247  
 ANPL2023380  
 BNPL2023381



**Legend**

Subject Lands

12/19/2023

