



Working together with our community

## Council Meeting – December 15, 2020

Subject: OPNPL2020131 and ZNPL2020132 – An application has been received to approve a site-specific Official Plan and Zoning By-law Amendment to replace a two-storey single-detached house without garage with a two-storey single-detached house with an attached garage in a Hazard Land Zone. TOM AND LISA LEITCH and agent CIVIC PLANNING SOLUTIONS has put forth the application affecting the lands described as Part Lots 9 to 11, Plan 230, Urban Area of Port Dover, Norfolk County.

Report Number: PD 20-71  
Division: Planning and Development  
Department: Planning  
Purpose: For Decision

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### Executive Summary:

An application has been received to amend the Official Plan and Zoning By-Law with the following changes:

1. **An Official Plan Amendment:** seeking a relief of residential use as a site-specific policy in the 'Hazard Land' designated area, and
1. **A Zoning By-Law Amendment:** to permit a single detached dwelling with attached garage as a special provision within the Hazard Land (HL) zone.

The development proposal is intended to replace an existing house with a new single detached dwelling. The proposed building footprint is overall slightly larger than the existing dwelling with an addition of an attached garage.

The subject land is located in the urban area of Port Dover. As a replacement building (single detached dwelling), the proposal will not require any new water and sanitary connections.

The development proposal is consistent with the Provincial Policy Statement, 2020, conforms to the intent of the Official Plan.

### Site Features and Land Use:

The subject site is located at the south of Elm Park Drive in Port Dover. The property is within a matured neighbourhood with an open space at the north side opposite to Elm

Park Drive, single detached dwellings at the east side, a linear strip of woodland at the west side and the shoreline of Lake Erie at the south side.

There is an existing old single detached dwelling of approximately 209 sq.m. of building footprint, currently located about 5 metres north of the top of the slope.



Figure 1: The site with the context

### Discussion:

A statutory public meeting was held on November 3<sup>rd</sup>, 2020. The Planning Staff presented the proposed development identifying the following key issues for discussion:

1. No new water connection will be required, and the proposed development will not be impacted by the Interim Control By-law 2019-89;
2. LPRCA approved the proposed development;
3. There is no significant change of overall usable floor area;
4. A shoreline protection wall was proposed and received LPRCA approval;
5. A Species at Risk (SAR) screening would be required, and
6. The Province requested an Archaeological Assessment.

It was agreed that a redevelopment of the site was appropriate development for the location and would enhance the neighbourhood's vitality. The Council also raised the question about the necessity of conducting further technical assessments, including an

Archaeological Assessment and Species at Risk Screening, particularly considering this development proposal was to simply replace an existing use and to not further disrupt any surrounding area. To this end, Council, through resolution indicated as follows:

*“..the Public Hearing Committee does not endorse the Provincial requirement for an Archaeological Assessment, the Environmental Impact Study, and a SAR (Species at Risk Study) on the basis that the property is within the Urban area of Port Dover and has been previously developed.”*

Based on the Public Hearing discussion, the Staff communicated with the concerned Ministries, explained the context of the development and requested another review of the development proposal. Based on this discussion, the Ministry re-affirmed their position as summarized below.

**a. Archaeological Assessment:** The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTC) further reviewed the documents/drawings and provided the following comments:

*“An archaeological assessment is warranted for the following reasons:*

- *the property’s height above Lake Erie (provides good vantage point for identification of movements of possible animal resources and to identify any movement of other people along the shoreline and in and out of the entrance to the area that would become Port Dover)*
- *the property’s position near the confluence of lake and stream (provides most advantageous access to multiple resource locations)*
- *Port Dover’s position at the confluence of two watercourses with the lake (associated with water transportation corridors and focal seasonal gathering points for trade and resource procurement)*
- *numerous registered archaeological sites to the west and the north-east (although beyond the 300 m, indicative of a great deal of past human activity within the vicinity)*
- *From a policy standpoint, undertaking an archaeological assessment meets the direction of section 2.6 of the 2020 PPS.”*

Planning Staff has also further reviewed the proposal and believes that an archaeological assessment may not be a reasonable requirement for the following reasons:

- The replacement building proposal is located in an urban area with a history of continuous development and transformation.
- The proposed building footprint will be located on the already disturbed/excavated area and will not encroach any unexcavated area beyond the location of the current structure.

- The existing building already has a full basement, and the proposed basement is not encroaching any unexcavated area except on the part of the existing driveway.
- Existing Archaeological sites indicate a pattern of concentration of past human activities in Port Dover and Lake Shore Area. The subject site is even not located within 1.3 kilometres of the closest archaeological site.
- Numerous residential dwellings along the Lakeshore area in Port Dover have already been replaced, rebuild and redeveloped. They have not been required an archaeological assessment unless adjacent or proximity (within 300 meters) to an archaeological site.

It is the Planning Staff's opinion that the Council is the approval authority and may decide that the requirement for an Archaeological Assessment is not reasonable for a replacement of dwelling with the given context as summarized above.

- b. Species at Risk Screening:** The Species at Risk screening process under Endangered Species Act (ESA) has recently been reassigned to the Ministry of Environment, Conservation and Park (MECP) from the Ministry of Natural Resources and Forestry (MNR). Planning Staff has discussed with MECP about the process. It has been confirmed that SAR screening is an owner-driven process, and the Municipalities may only recommend a SAR screening if the proposed activity is likely to contravene the ESA.

The Planning Staff has reviewed the adjacent woodland strip to assess potential impact on any endangered species or significant wildlife habitats. Although most of the areas in Norfolk County are considered within the Species at Risk zone, based on the available data, there is no evidence of NHIC plant community or wildlife concentration in the adjacent woodland strip at the west side of the subject land. Given that the existing setback is maintained, the Planning Staff's opinion is that there is no need to assess the impacts of the proposed development on species at risk or wildlife habitats for the adjacent lands.

#### **Circulation Comments:**

The technical comments received from Departments and Agencies are attached within Appendix A and form part of this information report. No concerns are raised by the County Staff. The applicant will be able to apply for a building permit once the Official Plan and Zoning By-Law amendment applications are approved.

#### **Regard For Public Input:**

One public input has been received in favour of this application. The letter provided a brief history of this neighbourhood. It illustrated how this cottage neighbourhood gradually transformed into a full-fledged residential community through renovation and replacements of existing aged dwellings.

**Planning Considerations:**

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.

**Provincial Policy Statement, 2020**

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It promotes efficient development and land use patterns and encourages growth and development within existing settlement areas.

The following provides a conformity check through the analysis of relevant PPS policies:

| Applicable Policy                | Policy Details  | Planning Comments   |
|----------------------------------|---|---|
| Section 1.1.3<br>Settlement Area | This section of PPS states that Settlement areas shall be the focus of growth and development. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.   | The proposed development is a replacement dwelling of an existing old building that will promote the revitalization of current aged and potentially unsafe houses in the defined settlement area.   |
| Section 3.1<br>Natural Hazards   | Section 3.1.1 states that development shall generally be directed, per guidance developed by the Province (as amended from time to time), to areas outside of hazardous lands adjacent to river, stream, and small inland lake systems impacted by flooding and/or erosion hazards.<br><br>To define ‘development’, the PPS policy also explained that Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. | The proposed development will replace an existing dwelling, which will not create a new or aggravated hazard, and will eliminate the current aged structure's potential public safety issues.<br><br>In Planning Staff’s opinion, the proposed development is consistent with section 3.1 of PPS, 2020. |

| Applicable Policy                                  | Policy Details  | Planning Comments  |
|--|---|--|
| Section 6.2.2<br>Cultural Heritage and Archaeology | Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. | There is no single archaeological site found within 1.3 k.m. of the subject site. The neighbourhood has experienced continuous re-development and transformation over the last 100 years. There is no archaeological potential on an already disturbed and excavated area of the subject land in the Planning staff's opinion. |

Based on the above mentioned conformity check, the proposed development is consistent with PPS-2020.

**Norfolk County Official Plan**

The subject land is designated mostly as ‘Hazard Lands’ and partly ‘Urban Residential’. The County recognizes that some existing uses will not be consistent with all of the policies of the County’s Official Plan. Such uses may be permitted in the Zoning By-law and considered as ‘Non-Conforming Uses’. Section 9.10.2 of the official Plan states that, to recognize such uses, the County may also develop suitable zone categories with appropriate standards in the Zoning By-law, with certain conditions as mentioned below:

| Applicable Policy                                 | Policy Details  | Planning Comments   |
|---|---|---|
| <b>Section 9.10.2<br/>Non-Conforming<br/>Uses</b> | The specific zone category shall not permit a change of use that would aggravate any situation detrimental to adjacent uses.  | The proposed development will continue residential use which will not be detrimental to adjacent uses.                              |
|   | The use or uses permitted shall not constitute a danger to surrounding uses and persons by creating any hazardous situations. | The proposed residential dwelling is comparable with the surrounding residential uses and will not create any hazardous situations. |

| Applicable Policy | Policy Details   | Planning Comments   |
|-------------------|--|---|
|                   | The use or uses do not interfere with the desirable development of adjacent areas. | The proposed replacement dwelling is a logical planning approach which will increase overall desirability of the neighbourhood. |

Furthermore, the following provides a conformity check through the analysis of other relevant Official Plan policies:

| Applicable Policy                                | Policy Details  | Planning Comments   |
|--|---|---|
| <b>Section 7.3.2<br/>Hazard Land Designation</b> | Land Use Policies of ‘Hazard Land Designation’ states that there are areas of extensive development located on Hazard Lands. In these areas, a reasonable compromise shall be made between the extent of the hazard and the continued use and future development of the area. This situation is particularly applicable to the Urban Areas, Hamlet Areas and Resort Areas, as set out on Schedule “A” of the Official Plan. | The proposed development is within the “Built Area Boundary” within the urban area of Port Dover. A significant number of existing residential dwellings along the Lake Shore Policy Area in Port Dover are within the Hazard Lands. Redevelopment of old and deteriorated dwellings will improve overall public safety and desirability of the neighbourhoods. |

A small portion of the subject land at the western side of the lot comprises Significant Woodland (Natural Heritage Feature), as indicated in Schedule 'C' of the Official Plan.

| Applicable Policy                                  | Policy Details  | Planning Comments  |
|--|---|--|
| <b>Section 3.5.2<br/>Natural Heritage Features</b> | Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land shall be defined | There will be a 4-meter setback from the west side's property line adjacent to the small strip of the Woodland area. Given the context that the proposed building will have a similar setback of the existing building from the western property line, it is unlikely that there will be any aggravated negative |

| Applicable Policy | Policy Details   | Planning Comments   |
|-------------------|--|---|
|                   | <p>as indicated in Table 2 of the Official Plan.</p> <p>Table 2 of the Official Plan indicates that a 10m buffer may be required from the dripline of the 'significant Woodlands'.</p> <p>All development applications are to be screened to determine whether they could negatively impact endangered or threatened species or their habitat. Where there is likelihood that a development proposal will impact species at risk or their habitat, the applicant will be required to consult with the Ministry of Environment, Conservation and Parks (MECP) to ensure the requirements of the Endangered Species Act are met.</p> | <p>impact on the woodland area's existing natural features.</p> <p>The proposal is reviewed by the concerned ministries through the One Window Service of the Ministry of Municipal Affairs and Housing (MMAH). A Species at Risk (SAR) screening was not requested through this review. Because of the size and nature of the development, the proposed construction does not trigger a negative impact on the adjacent woodland area.</p> |

| Applicable Policy                                | Policy Details   | Planning Comments   |
|--|--|---|
| <p><b>Section 7.3.2.3 Shoreline Policies</b></p> | <p>Shoreline Policies states that the replacement of an existing building or structure may be permitted provided:</p> <ol style="list-style-type: none"> <li data-bbox="548 1394 928 1612">1. The hazard has been adequately addressed through the use of accepted engineering and resource management practices.</li> </ol> | <p>The Geotechnical Investigation and Slope Stability Assessment prepared by Englobe dated March 4, 2017 and Shore protection drawings prepared by Riggs Engineering dated September 20, 2017 identified existing and proposed shore protection measures addressing potential land hazards. The current shore protection measures include a concrete retaining wall and existing stacked armour stone</p> |

| Applicable Policy | Policy Details   | Planning Comments  |
|-------------------|--|--|
|                   |  | walls. The geotechnical report further proposed an additional new steel sheet pile retaining wall along the shoreline to protect the slope against wave uprush. Vegetation and landscaping are also proposed as part of erosion control.   |
|                   | 2. Acceptable replacement shall not result in an increase of more than 50 m <sup>2</sup> to the original usable floor area of the building or structure. | The overall increase of usable floor area is approximately 90 sq.m. This will be distributed between the ground floor and the second floor. As a result, the proposed building footprint will not be significantly larger than the existing structure. The Building footprint is also proposed further away from the stable top of the slope. In Planning Staff's opinion, the proposed building footprint provides a better orientation and overall layout. |
|                   | 3. The redevelopment will not alter the original use or affect shoreline processes.  | The replacement dwelling will not alter the original use, and the redevelopment will further enhance the shoreline protection to ensure public safety and erosion control.   |

The proposed development will replace an existing dwelling, which will not create a new or aggravated hazard and eliminate potential public safety issues caused by the existing aged structure. The replacement dwelling will help to enhance the vitality of the community. The proposed development conforms to the goals and objectives of the Official Plan.

**Norfolk County Zoning By-Law 1-Z-2014**

The subject land is mostly zoned as 'Hazard Land,' and a small strip along the front line is zoned as Urban Residential Type 2 (R2). While the existing building is located in the Hazard Land zone as a Legal Non-conforming Use, the Zoning By-Law 1-Z-2014 does not permit a residential use in a Hazard Land area. In the Official Plan, a 'Legal Non-conforming' refers to uses that are not consistent with the Official Plan. To recognize these uses, County may develop suitable category through zoning by-law amendment.

Therefore, the following special provisions are proposed to permit the proposed development:

Permitted Uses: In addition to the uses permitted in the Hazard Land Zone, the following uses shall also be permitted:

- a) Dwelling, single detached
- b) Bed & breakfast, subject to Subsection 3.4
- c) Home occupation
- d) An accessory structure (not habitable, with a permit from appropriate authority)

Other Zone Provisions:

- i. Minimum front yard: 6 m
- ii. Minimum interior side yard: 4 m
- iii. Minimum interior side yard from attached garage: 1.2 m
- iv. Minimum rear yard: 39.5 m from the rear lot line and 4.0 m from the Stable Top of the Slope
- v. Maximum building height: 11 m

**Consultation(s):**

**Planning Advisory Committee Recommendation:**

The Norfolk Planning Advisory Committee (PAC) is responsible for reviewing policy related planning matters. The proposed development application was not circulated to the PAC and therefore no comments regarding this development application are available at this time.

**Strategic Plan Linkage:**

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation: The proposed development will facilitate and promote transformation of aged and potentially unsafe dwellings utilizing appropriate design and up-to-date standards.

**Recommendation(s):**

THAT the application by TOM AND LISA LEITCH 10 BROCK STREET, PO BOX 915 NORWICH, ON N0J 1P0 affecting lands described as Part Lots 9 to 11, Plan 230, Urban Area of Port Dover, Norfolk County to amend the Norfolk County Official Plan and the Norfolk County Zoning By-Law 1-Z-2014, File Number OPNPL2020131 and ZNPL2020132, BE APPROVED, for reasons set out in Report Number PD 20-71.

AND THAT all public input that has been received for this application be considered as part of this decision.

**Attachment(s):**

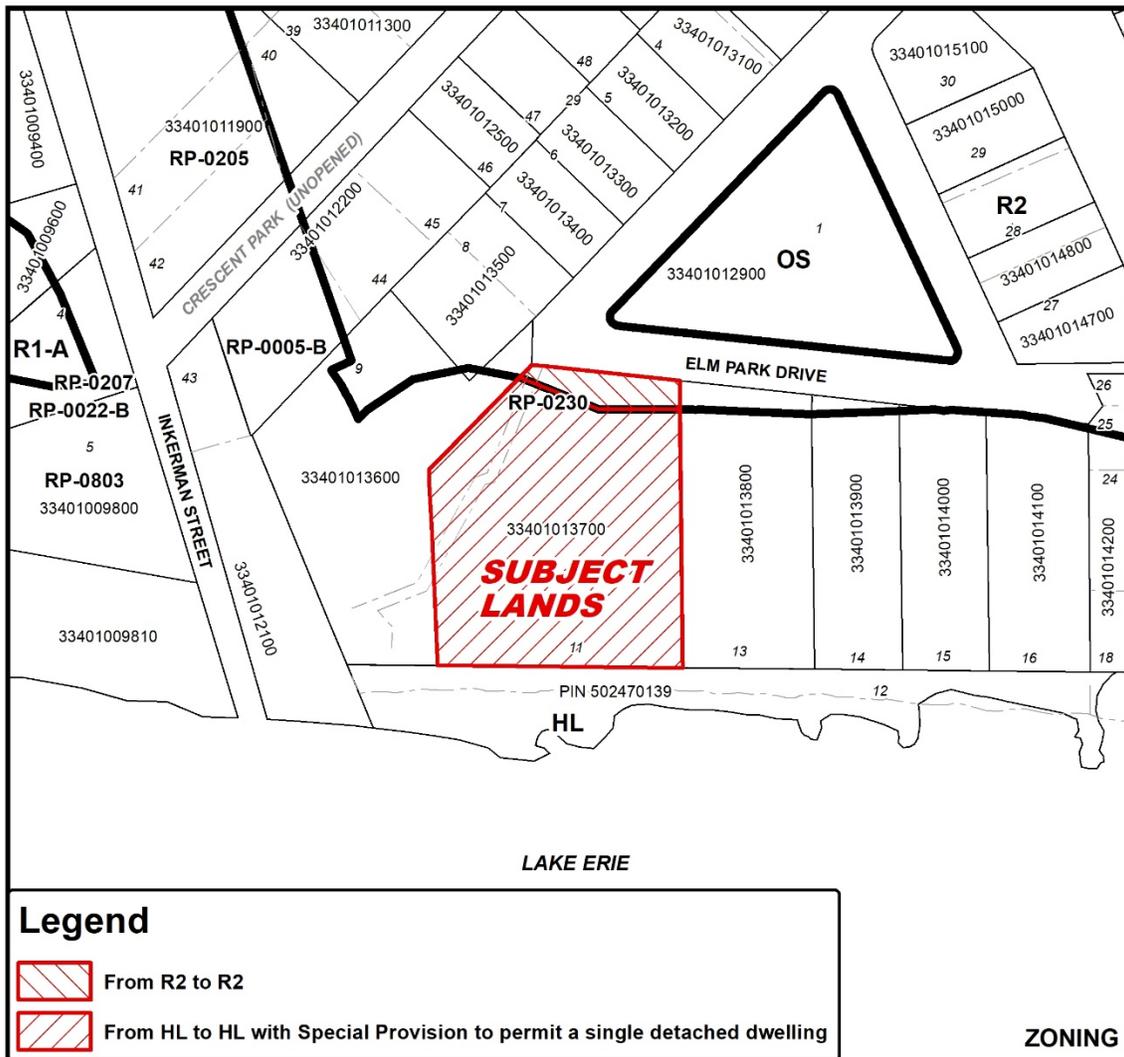
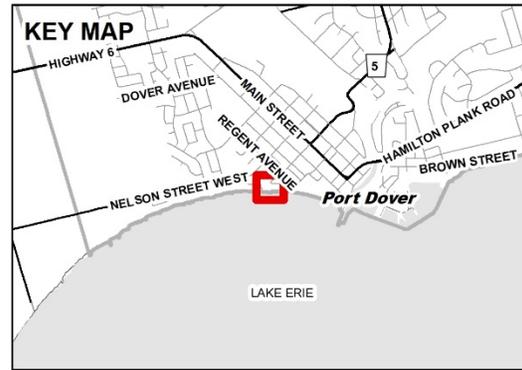
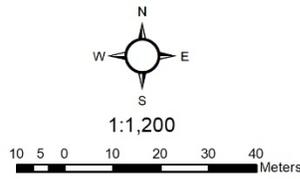
Maps 1 to 4  
Appendix A Circulation Comments  
Appendix B Public Input  
Appendix C Site Plan  
Appendix D Elevations & Plans

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**MAP 1**  
**File Number: OPNPL2020131 & ZNPL2020132**  
 Urban Area of  
**PORT DOVER**

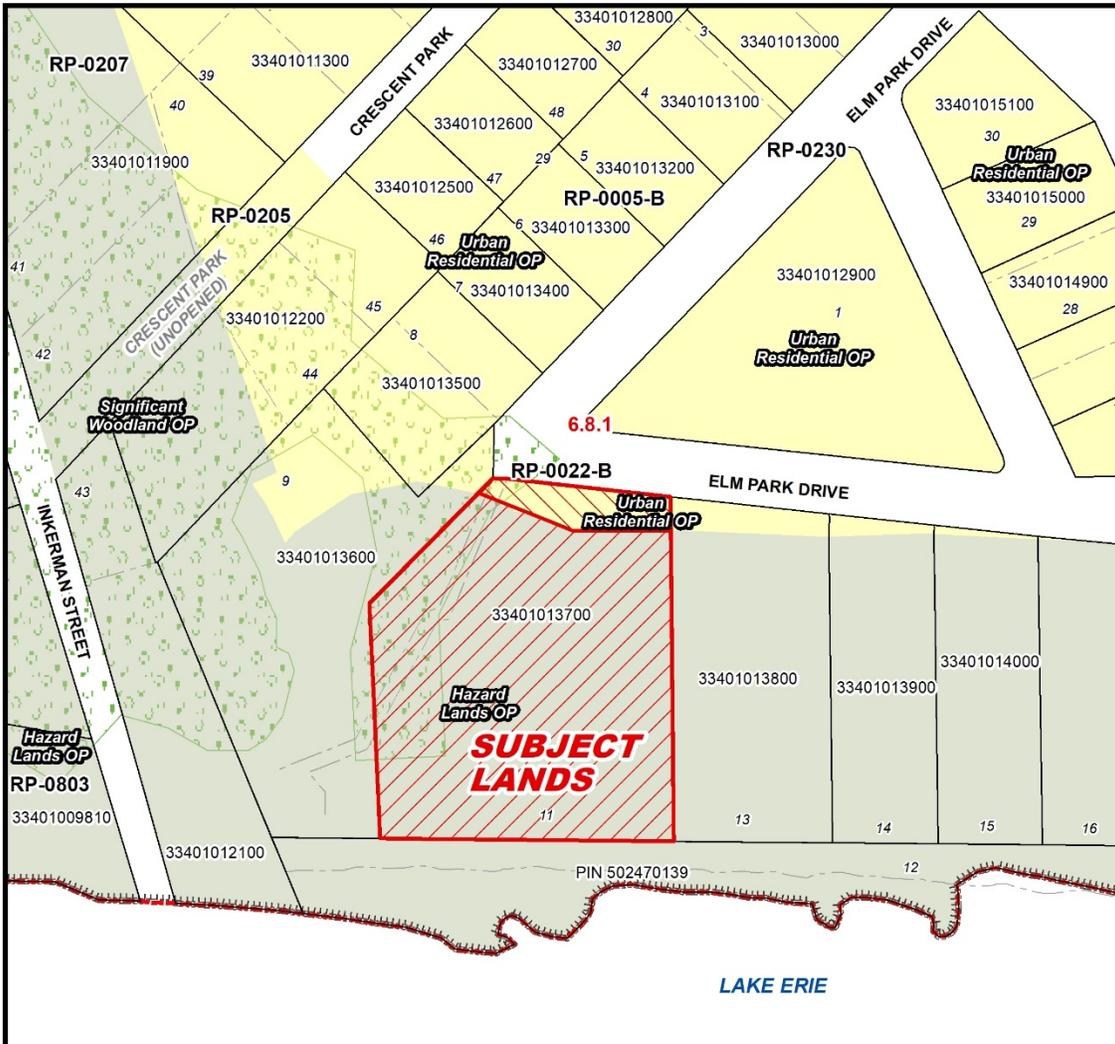


## MAP 2

File Number: OPNPL2020131 & ZNPL2020132

Urban Area of PORT DOVER





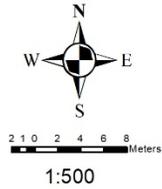
**Legend**

- From Urban Residential with Special Policy Area to Urban Residential with Special Policy Area
- From Hazard Lands with Special Policy Area to Hazard Lands with Special Policy Area and Site Specific Policy Area

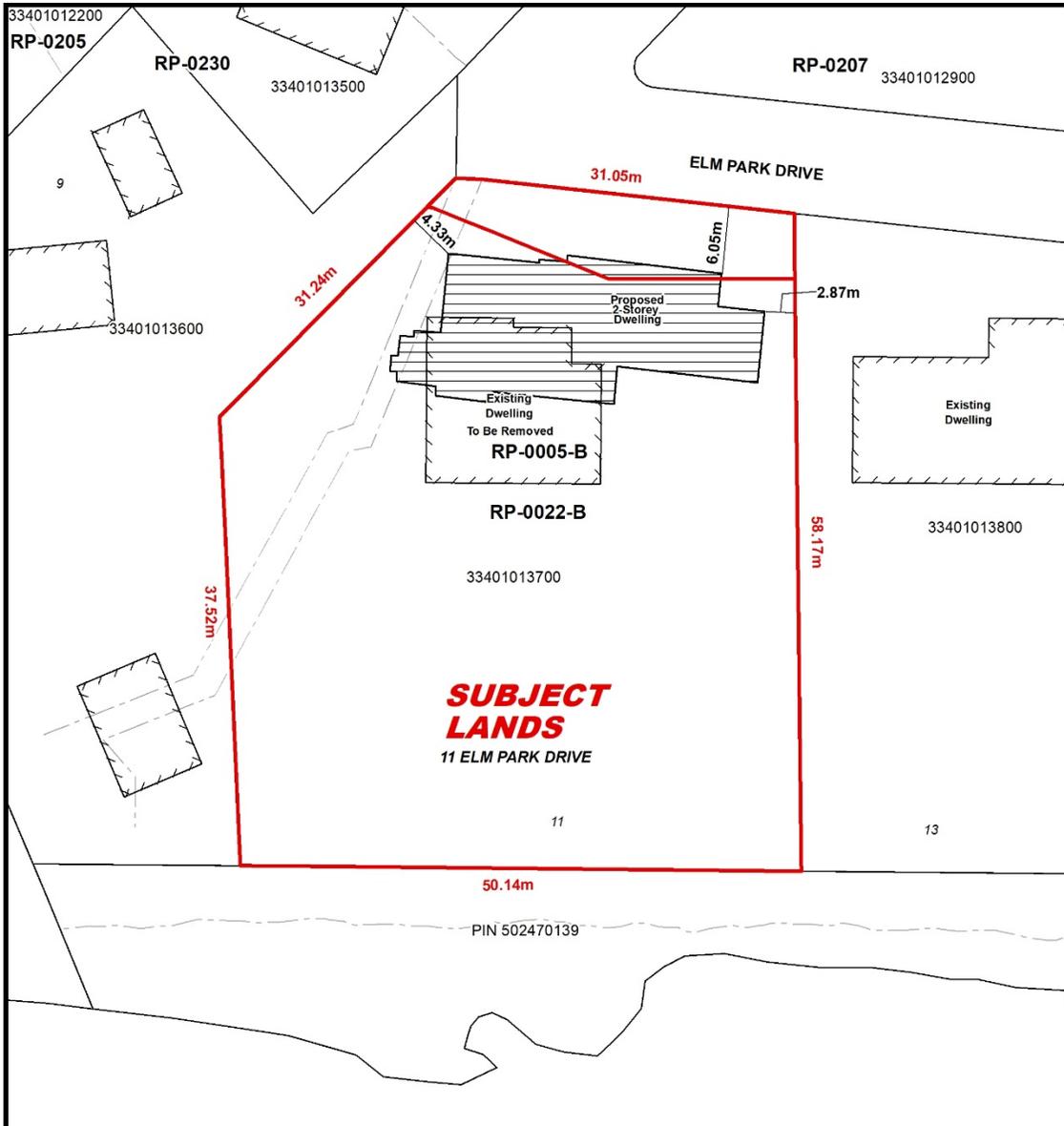
**OFFICIAL PLAN**  
2020-11-23



**MAP 4**  
**File Number: OPNPL2020131 & ZNPL2020132**  
**Urban Area of PORT DOVER**



A north arrow is located in the top right corner of the map area, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below the north arrow is a scale bar marked with 2, 1, 0, 2, 4, 6, 8 Meters. Below the scale bar is the text '1:500'.



**Appendix A****Circulation Comments****Building and By-Law**

Reviewed – No comment.

**Zoning Administrator**

Reviewed – No comment.

**Fire**

Reviewed – The Fire Department has no concerns with this proposal.

**Geographic Information Systems**

Reviewed – No comment.

**Development Engineering**

Reviewed – As per Norfolk County By-Law 2017-04, 'Being a By-Law to Regulate Lot Grading and Drainage', a lot grading plan will be required at the time of building permit application.

**Long Point Region Conservation Authority**

Reviewed – The subject lands are located at 11 Elm Park Drive in Port Dover and the property is subject to flooding and erosion hazards from Lake Erie.

**Provincial Policy Statement, 2020 Related Comments:**

Conservation Authorities have been delegated responsibilities from the Minister of Natural Resources and Forestry to represent the provincial interests regarding natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020 (PPS). The overall intent of Section 3.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost or risk to Ontario's residents from natural or human-made hazards. As such, the PPS states "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

**3.1 Natural Hazards**

3.1.1 Development shall generally be directed, in accordance with guidance development by the Province (as amended from time to time), to areas outside of:

a) Hazardous lands adjacent to the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;

*From the above noted development observations, it is LPRCA's staff's opinion that the proposed development is not consistent with section 3.1 of the Provincial Policy Statement.*

**MNR's St. Lawrence River Shorelines and Large Inland Lakes Technical Guide (2001):**

MNR's Great Lakes – St. Lawrence River Shorelines and Large Inland Lakes Technical Guide (2001) highlights that the presence of existing development is not to be used as justification for increasing or intensifying the development. Where infilling, redevelopment or additions to existing development is being considered within the hazardous lands, the development must be in accordance with the guidance developed by the Province of Ontario located within the technical guide.

The technical guide allows for the replacement and a minor addition of a dwelling within the erosion allowance provided the following criteria is met:

- 1) It has a setback of the greater of a) not at risk to erosion hazard for 25 years or b) a minimum setback of 7.5m from stable slope crest; and
- 2) It does not increase occupancy of existing structure; and
- 3) Maintenance access to existing protection works is not diminished.

Based on the proposed building envelope, LPRCA staff are satisfied that criteria 2 and 3 has been met, however, criteria 1 has not been met. The proposed development provides a 4 meter setback from the stable slope crest, not the minimum setback of 7.5m from stable slope crest.

**Ontario Regulation 178/06**

For the applicant information, it should also be noted that portions of the subject property is located within the Regulation Limit of Ontario Regulation 178/08, made under the Conservation Authorities Act and permission from our office is required for any development on-site.

As currently proposed the development application does not meet LPRCA's Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

**County Planning Staff Note:** *The proposed replacement dwelling received a development permit by LPRCA on October 7, 2020 through a LPRCA hearing; The LPRCA staff had a different position on this proposal.*

**Ministry of Heritage, Sport, Tourism and Culture Industries**

October 22, 2020

As the property is within 300 m of a body of water, it has archaeological potential and triggers an archaeological assessment for this project.

November 24, 2020 – Additional comments

Thank you for the discussion and the additional documents regarding the OPA for 11 Elm Park Drive, Port Dover. I've consulted my colleagues in our Archaeology Programs Unit and they advise that an archaeological assessment is warranted for the following reasons:

- the property's height above Lake Erie (provides good vantage point for identification of movements of possible animal resources and to identify any movement of other people along the shoreline and in and out of the entrance to the area that would become Port Dover)
- the property's position near the confluence of lake and stream (provides most advantageous access to multiple resource locations)
- Port Dover's position at the confluence of two watercourses with the lake (associated with water transportation corridors and focal seasonal gathering points for trade and resource procurement)
- numerous registered archaeological sites to the west and the north-east (although beyond the 300 m, indicative of a great deal of past human activity within the vicinity)

From a policy standpoint, undertaking an archaeological assessment meets the direction of section 2.6 of the 2020 PPS.

### **Ministry of Natural Resources and Forestry**

The information circulated states that the redevelopment of the property includes shoreline protection. Some projects on Crown or shore lands may be subject to the provisions of the Public Lands Act. MNRF is uncertain if the applicant has applied to the Ministry for work on Crown or shore lands as part of the proposed development. Please refer the applicant to the following links for more information on when an approval may be required.

- For more information on Occupation of Public Lands:  
<https://www.ontario.ca/laws/regulation/170161?search=public+lands+act>
- For more information on Crown land work permits:  
<https://www.ontario.ca/page/crown-land-work-permits>

MNRF recommends the applicant circulate any proposed works on Crown or shore lands to MNRF Aylmer District lands staff (Lands.Aylmer@ontario.ca) for determination of work permit requirements.

Karina Cerniavskaja, the District Planner at the Ministry of Natural Resources and Forestry provided the above technical guidance.

To Whom It May Concern:  
October 27, 2020

I live at 12 Elm Park Drive in Port Dover. Recently, I received a Notice from Norfolk County about the property at 11 Elm Park Drive. I understand and approve of the plans proposed by Tom and Lisa Leitch. I am very familiar with this property.

After renting a cottage in Port Dover for about ten years, my parents bought the property at 28 Elm Park Drive in 1963. In 1965, they sold this property and purchased the property at 12 Elm Park Drive as a cottage. After my father died, my mother winterized the cottage and it became her permanent home starting in 1970. When she died, I inherited the property and my family used it as a cottage until 2002. In 2002 my husband and I retired to the cottage and it became our permanent home. In 2003, we did major renovations to the cottage. This involved lifting the cottage, putting a full basement under the cottage and adding a garage and new kitchen to one end.

Like many areas of Port Dover, Elm Park was for many years a cottage area. Since they were built as cottages, the buildings had very little insulation and no garage. Many of them were built on concrete slabs. There are 18 houses in Elm Park. Ten of them have been renovated or are in the process of being renovated as listed below. (NOTE: Originally there were three streets; Elm Street, Front Street and High Street. The houses did not have numbers. When "911" came into effect, the name was changed to Elm Park Drive and the properties used the lot number as the address. Some properties are made up of several smaller lots. For this reason, the numbers are not sequential.)

- #4 – An old cottage on slab was replaced with a two-story house with a basement and a garage.
- #6 - The original coach house is now a regular house with an attached garage.
- #7 – An old cottage on slab is being replaced by a new house with a full basement.
- #10 – A garage with living space above was added at one end.
- #11 – The property seeking a building permit. The old cottage is on pillars and does not have a full basement. Since there is no garage, there was an old shed.
- #12 – My property. See above for the details of our renovations.
- #14 – An old cottage on slab was replaced with a one-story house with a full basement and a garage. A second story has since been added.
- #25 – An old cottage on slab was replaced with a one-story house with a full basement and walk-out. A garage was added.
- #26 – An old cottage on slab was replaced with a two-story house with a full basement and a walk-out. A garage was added. The garage has now been finished as living space.
- #29 – An old cottage on slab was replaced with a one-story house with a full basement and walk-out. A carport was added.

As you can see from the above list, tearing down an old cottage with no basement or garage and replacing it with new well insulated house with a full basement and a garage is quite common in Elm Park.

The renovations or construction of buildings on the properties along the water, required the approval from LPRCA before the building permits were issued. However, as far as I know, none of these construction projects required either an environmental assessment or an archeological assessment.

The old house now located on the property at 11 Elm Park Drive has not been maintained for several years and continues to deteriorate. I will be very glad when the old cottage is torn down and is replaced by a new permanent home with a garage.

I have spoken to several of my neighbours. All of the people I have spoken to also approve of the proposed construction.

Marion Gadsby M.A.Sc., B.Ed.



LOT 8

LOT 9

PIN 50247-0133 (LT)

BM#1

SIB(700)

N83°13'00"W (REFERENCE BEARING)

31.047 (P1 & S)

BM#2

BBX SIB

LOT 11

6.0543

6.0000

6m FRONT YARD SETBACK

WOOD DECK

188.26 TOF

58.170 (D1, P2 & S)

7.5m REAR YARD SETBACK

LOT 9

2 STOREY ALUMINUM SIDED DWELLING

4m REAR YARD SETBACK

SIB(700) DISTURBED RESET SIB

SHED

BRICK PATIO

TOP OF STABLE SLOPE

REGISTERED

PROPOSED BUILDING AREA = 3,623 sq.ft. (336.59 sq.m.)  
LOT AREA = 33,193.15 sq.ft. (3083.745 sq.m.)  
TOTAL LOT COVERAGE = 10.915%

LOT 10

PIN 50247-0134 (LT)

LOT 11

N1°59'00"E

N1°59'00"E

N1°59'00"E

N1°59'00"E

N1°59'00"E

N1°59'00"E

N1°59'00"E

N1°59'00"E

N1°21'00"W

RETAINING WALL

CONC PAD

N87°25'00"W (N87°19'00"W P2, D1)

50.140 (D1, P2 & M)

SIB

LOT 12











