

Office Use Only	
File No.	A-03-24
Variance from By-law No.	
Date Submitted	Oct 31, 2024
Date Fee Received	Oct 31, 2024
Date Application Deemed Complete	
Roll No.	020-005-44800

Township of Douro-Dummer Application for

 Minor Variance s. 45 (1) Permission s. 45 (2)
(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)

The undersigned hereby applies to the Committee of Adjustment for the Township of Douro-Dummer under section 45 of the Planning Act for relief, as described in this application, from By-law No.10-1996, as amended.

1.0 Applicant Information

Registered Owner(s): Edward Joseph and Halinka Christina Dybka
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [REDACTED]
[REDACTED]
[REDACTED]

Phone: (home) _____
Phone: (cell) [REDACTED]

Email: [REDACTED]
Phone: (work) _____
Fax: _____

2.0 Agent Information

Authorized Agent (if any): Holly Richards-Conley (Black Point Construction Services)

Address: 195 Barcroft Rd.
Lakehurst, ON
K0L 1J0

Phone: (home) _____
Phone: (cell) 705-772-0792

Email: holly@blackpointservices.com
Phone: (work) _____
Fax: _____

3.0 Legal Description / Location of the Subject Land

County		Township	Ward (Former Township)
Peterborough		Douro-Dummer	Dummer
Concession Number(s)	Lot Number(s)	Legal Description:	
9	32	01442-Miles Shore Road East	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address:	
	BLK 6	1442 Miles Shore Rd. East	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		2022	

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial)	Lakeshore Residential
Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR))	LSR
Existing Use (e.g. seasonal residential, commercial, open space)	Residential
Length of Time Existing Uses have continued	Unknown
Proposed Use (e.g. permanent residential, home-based business)	Residential
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes ² or no)	No

¹ Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification

² If yes, a clearance notice from the Risk Management Official is required to be submitted with your application

5.0 Relief Requested from Zoning By-law

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
Section 7.2.1 h)	30m water setback	13m water setback	17 meters

6.0 Purpose/Reason of the Application

Please describe the proposal and explain why it is not possible to comply with the zone provisions/standard set out in the Township’s Zoning By-law. (If additional space is required, please attach a separate sheet)

Due to topographical features on the property and the presence of main hydro transmission lines,
we cannot locate the proposed dwelling any farther from the water.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	5628.64 sq. m	(acres, hectares, ft ² , m ²)
Lot Depth	Irregular	(feet/metres)
Lot Frontage	75.90m	(feet/metres)

Access to Subject Property –		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round		<input checked="" type="checkbox"/> Private Road		
<input type="checkbox"/> County Road		<input type="checkbox"/> Right-of-way		
<input type="checkbox"/> Provincial Highway		<input type="checkbox"/> Water		
<input type="checkbox"/> Other public road (Specify):				
Name of Road/Street:		Miles Shore Rd. East		
If access to the land is by water only:				
Where are parking and docking facilities:				
Approximate distance from subject land:				
Approximate distance from nearest public road:				

7.0 Property Characteristics, Access and Servicing Information (Continued)

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot. Please provide photographs of the property.

The property is very well vegetated, with a mix of seasonal and coniferous native vegetation.

The property is quite flat from the Southern lot line to the Northern side of the existing dwelling. There, the property drops off significantly towards the lake.

The surrounding properties are residential.

Water Supply:

- Existing
- Proposed

Please identify the type of water supply serving the subject property:

- Privately-owned/operated individual well
- Privately-owned/operated communal well
- Publicly-owned/operated piped water system
- Lake or other water body
- Other (specify): _____

Storm Drainage:

- Existing
- Proposed

Please identify the type of storm drainage serving the subject property:

- Sewers Ditches Swales
- Other (specify): Natural Drainage

Sewage Disposal:

- Existing
- Proposed

Please identify the type of sewage disposal serving the subject property:

- Privately-owned/operated individual septic system
- Privately-owned/operated communal septic system
- Publicly-owned/operated sanitary sewage system
- Privy
- Other (specify): _____

If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? Yes or No

Permit Number: _____

8.0 Existing and Proposed Structures: Dimensions

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey completed by an Ontario Land Surveyor is required.

Existing Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Please see attached appendix							

Please place an asterisk (*) beside any existing structure that will be demolished.

Lot Coverage (in metric and percentage)

	Existing	Proposed
Principle Use (i.e. Dwelling)	Please see attached appendix	
Accessory Structures		
Total		

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Please see attached appendix						

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	345.60 sq. m	477.06 sq. m
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	Unknown	4
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	Unknown	3
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	Unknown	+/-20

Appendix

Further to the Planning Application
For
Dybka
1442 Miles Shore Road East, Douro-Dummer

8.0 Existing and Proposed Structures: Dimensions

Existing Structures

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
1 Dwelling (To be demolished) 1 Storey Frame Building (Attached to dwelling) (To be demolished)	172.80 sq. m	345.60 sq. m	2	±19m	±10.3m	Unknown	Unknown
2 Plastic Shed (To be demolished)	9.50 sq. m	-	1	±4m	±2.40m	Unknown	Unknown
3 Frame Shed	9.70 sq. m.	-	1	±3.76m	±2.62m	Unknown	Unknown
4 2 Storey Frame Building and Overhang (By Water) (To be rebuilt)	39.82 sq. m	64.16 sq. m	2	±9.24m	±4.44m	Unknown	Unknown
5 Deck Attached to 2 Storey Frame Building (By water)	18.47 sq. m	-	-	Irregular Shape		-	Unknown
6 Frame Shed and Lean-to (To be demolished)	16.28 sq. m	-	1	Irregular Shape		Unknown	Unknown
8 Frame Shed	53.41 sq. m	-	1	±8.63m	±6.20m	Unknown	Unknown

Lot Coverage (in metric and percentage)

Total Lot Area: 6035.60 sq. m.

Lot Coverage	Existing	Proposed
Principle Use	172.8 sq. m (2.86%)	286.48 sq. m (4.75%)
Accessory Structure	150.58 sq. m (2.49%)	212.52 sq. m (3.65%)
Total	323.38 sq. m (5.35%)	545.37 sq. m (8.27%)

Proposed Structures

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Dwelling	286.48	440.64 sq. m	2	24.69m	15.54m	8.32m to midpoint
Detached Garage	105.15 sq. m	-	1	12.19m	9.14m	4.5m to midpoint



9.0 Existing and Proposed Structures: Setbacks

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey by an Ontario Land Surveyor is required.

Existing Structures (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Please see attached appendix						

Please place an asterisk (*) beside any existing structure that will be demolished.

Proposed Structures (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Please see attached appendix						

Note: Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township’s Zoning By-law 2010-55.

10.0 Other Planning Applications

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Type of Planning Application	Yes	No	File Number	Status
Approval of Plan of Subdivision (under Section 51)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Unknown
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B70-23 & B71-23	Approved
Minor Variance (Section 45)	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>		

11.0 Other Information:

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary, including and required studies.

9.0 Existing and Proposed Structures: Setbacks

Existing Structures

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water Yard	Other
Dwelling (To be demolished)	12.7m	±42.8m	45.27m (E)	13.82m (W)	12.7m	
1 Storey Frame Building (Attached to dwelling) (To be demolished)	-	-	40.75m (E)	-	-	
Plastic Shed (To be demolished)	-	-	-	9.18m (W)	-	
Frame Shed	5.6m	-	-	1.70m (W)	3.4m	
2 Storey Frame Building (By Water) (To be rebuilt)	0.6m	-	18.6m (E)	-	0.6m	
Deck Attached to 2 Storey Frame Building (By water)	0.1m	-	-	-	0.1m	
Frame Shed and Lean-to (To be demolished)	-	-	-	-	-	
Frame Shed	-	12.65m	67.19m (E)	4.95m (W)	-	

Proposed Structures

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water Yard	Other
Dwelling	13m (To Deck)	-	38.64m (E)	13.97m (W)	13m	
Detached Garage	43.9m	12.71m	48.31m (E)	20.97 (W)	43.9m	

12.0 Authorization by Owner:

I/We See Attached Authorization, being the owner(s) of the subject land, hereby, authorize _____ to be the applicant in the submission of this application.

Signature _____

Date _____

Signature _____

Date _____

13.0 Freedom of Information:

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.



Owner/Applicant/Agent Signature

2024-10-31

Date

Owner/Applicant/Agent Signature

Date

14.0 Access to Property:

I/We Holly Richards-Conley (Authorized Agent), hereby, authorize the members of the Committee of Adjustment or their agent(s)/representative(s) to attend at the property subject to the Application(s) located at [*insert address*] 1442 Miles Shore Rd. East.



Owner/Applicant/Agent Signature

2024-10-31

Date

15.0 Declaration of Applicant:

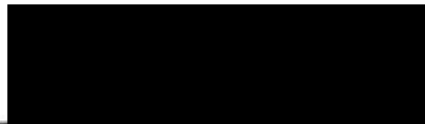
I/We Holly Richards-Conley of the Town of Lakehurst in the
(name of owner(s)/agent(s) (city in which you reside)

County of Peterborough in Ontario solemnly
(County/Upper-tier municipality, if applicable) (Province/Territory)

declare that:

All the statements contained in this application and provided by me 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

Declared before me at the Township of Douro-Dummer in the County of Peterborough this 31 day of October, 2024.



Signature of Commissioner, etc.

Martina Chalt-Hartwig
Clerk
Commissioner of Oath
Township of Douro-Dummer

To be signed in the presence of a Commissioner for taking affidavits



Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

This application must be accompanied by a fee of \$1580.00 plus the ORCA Fee to be paid in cash, Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

File Name/No. _____

Roll No. _____

Affidavit

In the Matter of a **Minor Variance** application to the Committee of Adjustment of the Township of Douro-Dummer,

I/We, Holly Richards-Conley, make oath and say that:
[Print Owner/Applicant/Agent name]

1. I am: *[Place a clear mark within the square opposite one of the following paragraphs that describes capacity of deponents.]*

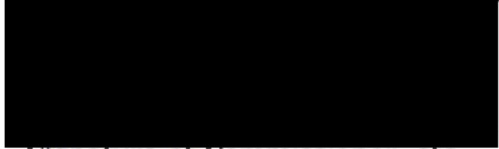
- the applicant or one of the applicants in the Application(s).
- the authorized agent acting in this matter for the applicant or applicants.
- an officer of the corporate applicant named in the Application(s).

2. On or before the *[Insert date]* TBD, I will ensure that the notice or notices of the Application(s) provided to me (or the Applicant, as the case may be) by the Secretary-Treasurer of the Committee of Adjustment of the Township of Douro-Dummer have been posted so as to be clearly visible and legible from a public highway, or other place to which the public has access, at every separately assessed property in the area that constitutes the subject land of the Application(s) or, where posting on the property was impractical, at a nearby location so as to adequately indicate to the public what property is the subject of the Application(s).

Should the notice(s) be removed, by any means from the posting area(s), I will immediately contact the Secretary-Treasurer of the Committee of Adjustment for replacement copies of the notice(s).

Declared before me at the Township of Douro-Dummer in the County of Peterborough

this 31 day of October, 2024.



Signature of Commissioner, etc.
Martina Chalt-Hartwig
Clerk
Commissioner of Oath
Township of Douro-Dummer

To be signed in the presence of a Commissioner for taking affidavits



Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

Note: Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Holly Richards-Conley
[Print Owner/Applicant/Agent name]

do hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Minor Variance, as being an application fee only, will be used to defray the costs of processing this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with any Appeal to the Ontario Land Tribunal with respect to this application.

Dated this 31 day of October, 2024.


Owner/Applicant/Agent Signature

****** written consent from the applicant will be obtained prior to any such additional costs being incurred.



Client Authorization Form

I/We Halinka & Edward Dybka grant Black Point Construction Services (Holly Richards-Conley) the authority to act on my/our behalf in obtaining zoning information, consulting with local municipal authorities (such as municipal governments, agencies, PPH, conservation, Parks Canada, and MNRFP), submitting and obtaining all relevant permits, and submitting planning applications for my property located at:

Street Address: 7 Elstree Rd / 1442 Miles Shore Road East

City: Etobicoke / Douro-Dummer Postal Code: M9A 3Y9 / K0L 2H0

By checking "Yes" below, I/we grant permission to the mentioned agents and representatives to use photos of the projects for marketing/media purposes. **Checking "No" does not prevent Black Point Construction Services from taking photos of your property, as some authorities/agencies require on-site photos for planning and permit purposes.**

- Yes, we give permission for photos to be used for media purposes
 No, we do not give permission for photos to be used for media purposes

Disclaimer:



When submitting planning or permit applications, please be aware that Black Point Construction Services will check the box authorizing municipal staff and/or council members and other relevant agency staff to conduct site visits and take photos of your property. We will also consent on your behalf that your personal information will be collected, used by and disclosed to any person or public body under the Planning Act's authority to process planning applications.

Black Point Construction also assumes no liability for work conducted by the Property Owner(s), General Contractor(s), and/or Sub-Contractor(s) at the mentioned property. Therefore, to the maximum extent permitted by law, the property owner agrees to indemnify, protect, and defend Black Point Construction against claims, damages, losses, and expenses, including attorney's fees and charges, arising from the actions or inactions of the Property Owner(s), General Contractor(s), and/or Sub-Contractor(s). Please be aware that Black Point Construction is not responsible for organizing building permit inspections.

By signing below, you acknowledge that you have read and understood the contents of this document.

Authorized signature(s):

If there are multiple names listed on the tax bill as owners, a signature must be provided for each name listed.

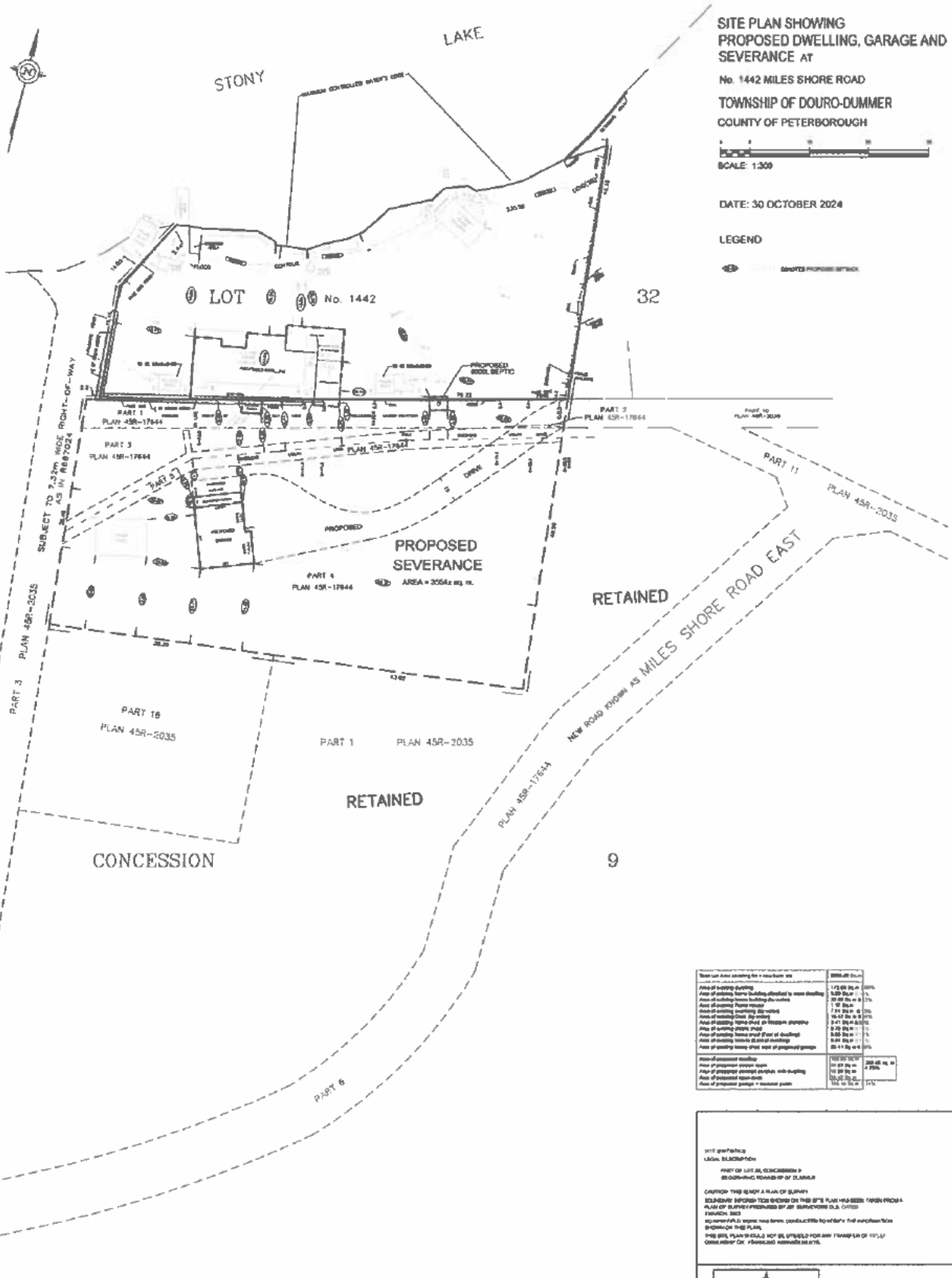
 _____
 _____

Date: August 24, 2023

Black Point Construction Services
195 Barcroft Rd.
Lakehurst, ON K0L 1J0
(705) 772-0792
holly@blackpointservices.com

METRIC:
 METRIC DIMENSIONS IN THIS PLAN ARE IN METERS AND
 SHALL GOVERN OVER ANY DIMENSIONS IN FEET.

CAUTION: THIS IS NOT PLAN OF SURVEY



SITE PLAN SHOWING
 PROPOSED DWELLING, GARAGE AND
 SEVERANCE AT

No. 1442 MILES SHORE ROAD
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

SCALE: 1:300

DATE: 30 OCTOBER 2024

LEGEND

--- PROPOSED SEVERANCE

Item	Area (sq. m)	Area (sq. ft)
Total lot area (excluding the concession)	8886.00	95700
Area of building footprint	172.00	1840
Area of parking, lawn, building attached to main dwelling	800.00	8580
Area of detached house building footprint	10.00	108
Area of existing driveway	1.00	11
Area of existing swimming pool	1.00	11
Area of existing deck	1.00	11
Area of existing pergola or trellis structure	1.00	11
Area of existing stone wall	1.00	11
Area of existing fence (not part of dwelling)	1.00	11
Area of existing fence (not part of proposed garage)	1.00	11
Area of proposed dwelling	100.00	1080
Area of proposed garage	10.00	108
Area of proposed driveway (not including	10.00	108
Area of proposed stone wall	1.00	11
Area of proposed garage + entrance path	10.00	108

NOT TO SCALE
 PART OF LOT 33, CONCESSION 9
 (BOUNDARY ROAD OF LOT 33)

CAUTION: THIS IS NOT A PLAN OF SURVEY
 DIMENSIONS SHOWN THEREON ON THIS SITE PLAN HAVE BEEN TAKEN FROM
 A PLAN OF SURVEY PREPARED BY JBF SURVEYORS D.L.S. DATED
 FEBRUARY 2022

NO REPRESENTATIVE HAS BEEN CONDUCTED FOR THIS SITE PLAN AND THE
 DIMENSIONS SHOWN THEREON

THIS SITE PLAN SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT
 SPECIFICALLY STATED THEREON.

JBF SURVEYORS
 3177 LANEFIELD ROAD, BOX 20
 LANEFIELD, ONT. K9L 2H0
 PHONE: 705-852-8186
 INFO@JBF.SURVEYORS.COM
 WWW.JBF.SURVEYORS.COM

FIELD # 837 SITE PLAN REV 04/24

NOTE: ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND SHALL GOVERN OVER ANY DIMENSIONS IN FEET. THE METRIC DIMENSIONS SHALL GOVERN OVER ANY DIMENSIONS IN FEET.

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.281.

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
PART OF LOT 32
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



PART 2 - REPORT SUMMARY
THIS PLAN HAS BEEN PREPARED FOR THE USE OF:
EDWARD AND YOUNG/OSHA
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY,
TOGETHER WITH AN EASEMENT OVER LANDS DESCRIBED BY RESURVEY.
NOTABLE FEATURES:
PORTION OF FRAMES LOCATED WEST OF EXISTING PROPERTY LINE,
PORTION OF FRONT LOT OF FRONT LANE AS COMPARED TO CONTROLLED
WATERS EDGE;
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS;
NOT CERTIFIED BY THIS REPORT

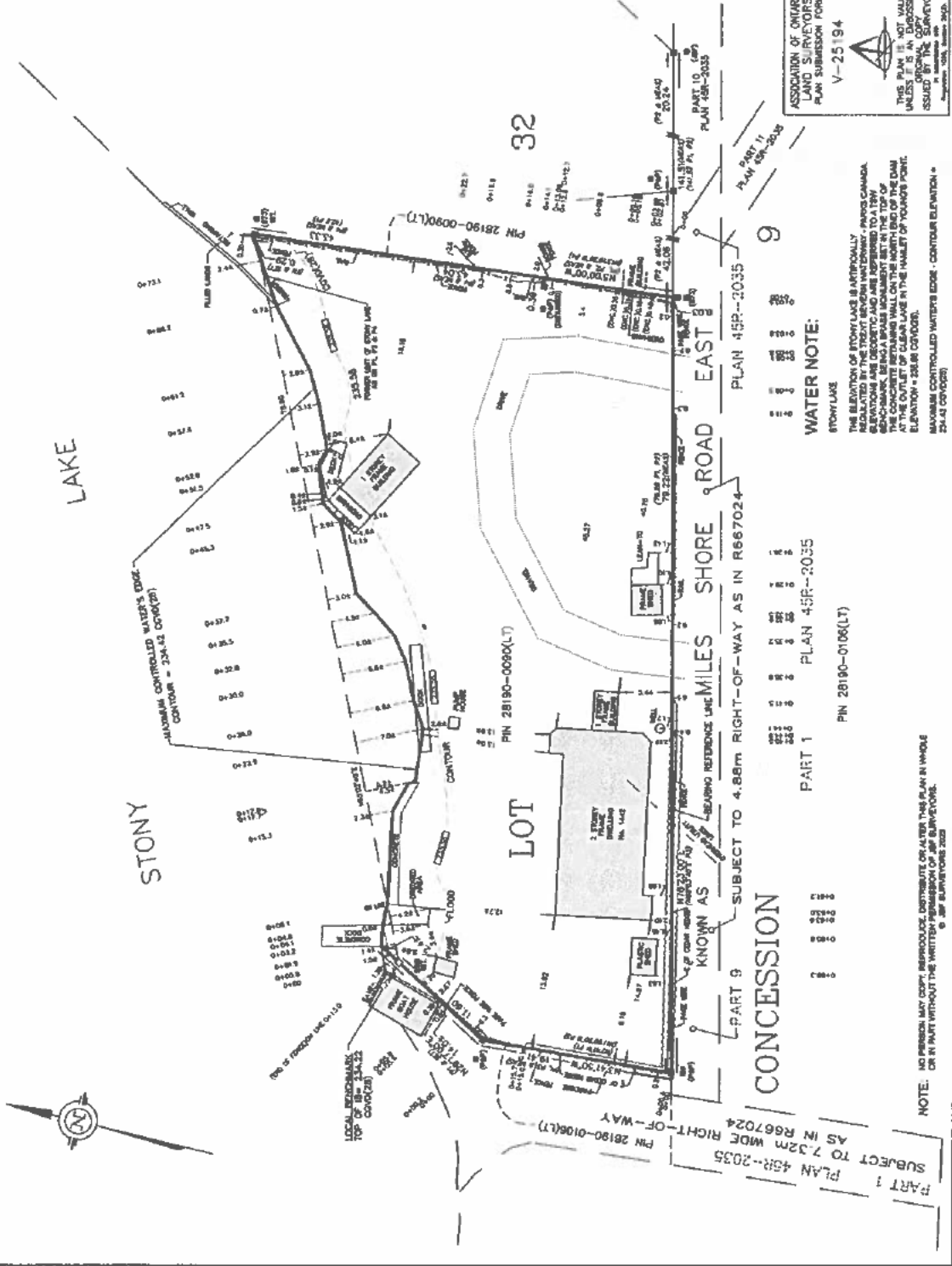
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND ARE
IN ACCORDANCE WITH THE SURVEYORS ACT, THE
SURVEYORS REGULATION AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON 11 JANUARY, 2023
CHRISTOPHER S. BODOLAN
ONTOARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT, SOLID
- DENOTES SURVEY MONUMENT, PLANTED
- WTT DENOTES WITHIN
- AP DENOTES J.S. PUGLIESE SURVEYORS, O.L.S.
- PAP DENOTES W.A. BODOLAN, O.L.S.
- P7 DENOTES W.A. BODOLAN, O.L.S.
- CONV02 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1988
- ENC DENOTES ENCHONCHMENT
- P1 DENOTES PLAN OF SURVEY BY PEIRCE & PEIRCE, O.L.S.
- P2 DENOTES PLAN OF SURVEY BY PEIRCE & PEIRCE, O.L.S.
- P3 DENOTES PLAN OF SURVEY BY PEIRCE & PEIRCE, O.L.S.
- P4 DENOTES FIELD NOTES BY W.A. BODOLAN, O.L.S., DATED 29 SEPTEMBER 1982.
- P5 DENOTES FIELD NOTES BY W.A. BODOLAN, O.L.S., DATED 23 SEPTEMBER 1982.
- P6 DENOTES FIELD NOTES BY W.A. BODOLAN, O.L.S., DATED 23 SEPTEMBER 1982.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-25194
THIS PLAN IS NOT VALID
UNLESS IT IS APPROVED
ISSUED BY THE SURVEYOR
GENERAL ONTARIO
PROCL. # 8786



WATER NOTE:

STONY LAKE
THE POSITION OF FRONT LANE IS APPROXIMATELY
REGULATED BY THE TROUT STREAM WATERWAY, PAROIS CANADA.
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A TBM
BENCHMARK BEING A BENCH MARK SET IN THE TOP OF A
CONCRETE PILE AT THE OUTLET OF CLEAR LAKE IN THE HAMLET OF YOUNG'S POINT.
ELEVATION = 258.88 (CONV02).
MAXIMUM CONTROLLED WATERS EDGE - CONTOUR ELEVATION =
254.42 (CONV02)

NOTE:

NO PERSON MAY COPY, REPRODUCE OR OTHERWISE USE ALL OR PART OF THIS PLAN IN WHOLE
OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
© JBF SURVEYORS 2023

CONCESSION

PART 1
SUBJECT TO 7.32m WIDE RIGHT-OF-WAY
AS IN R667024
PLAN 45R--2035
PIN 28190-0106(LT)

CONCESSION

PART 9
KNOWN AS
MILES SHORE ROAD EAST
SUBJECT TO 4.88m RIGHT-OF-WAY AS IN R667024
PLAN 45R--2035
PIN 28190-0090(LT)

CONCESSION

PART 10
SUBJECT TO 4.88m RIGHT-OF-WAY AS IN R667024
PLAN 45R--2035
PIN 28190-0090(LT)