

**For Office Use Only:**

File Number	ANPL2023161	Application Fee	_____
Related File Number	-	Conservation Authority Fee	_____
Pre-consultation Meeting	-	Well & Septic Info Provided	_____
Application Submitted	May 9, 2023	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 mortgagees, 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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### 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					
Usable Space					

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

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells         |
| <input type="checkbox"/> Individual wells      | <input type="checkbox"/> Other (describe below) |
- 

### Sewage Treatment

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal sewers                               | <input type="checkbox"/> Communal system        |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

### Storm Drainage

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers           | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |                                       |
- 

2. Existing or proposed access to subject lands:

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road  | <input type="checkbox"/> 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.

---

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.

---

Owner

---

Date

---

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, \_\_\_\_\_ of \_\_\_\_\_

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 \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_

A.D., 20\_\_\_\_

\_\_\_\_\_

A Commissioner, etc.

### 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.

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Owner/Applicant/Agent Signature

May 8 2023

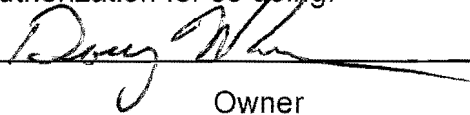
Date

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

I/We authorize Mike Ross/ William J. Ross Construction LTD. 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.

  
Owner

May 8 2023

Date

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, Mike Ross of Simcoe, On

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:

Simcoe



Owner/Applicant/Agent Signature

In \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_

A.D., 20\_\_\_\_

\_\_\_\_\_  
A Commissioner, etc.

**K. Declaration**

I, Mike Ross of Simcoe, On

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:

Simcoe

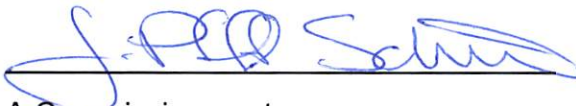


Owner/Applicant/Agent Signature

In Norfolk County

This 9 day of May

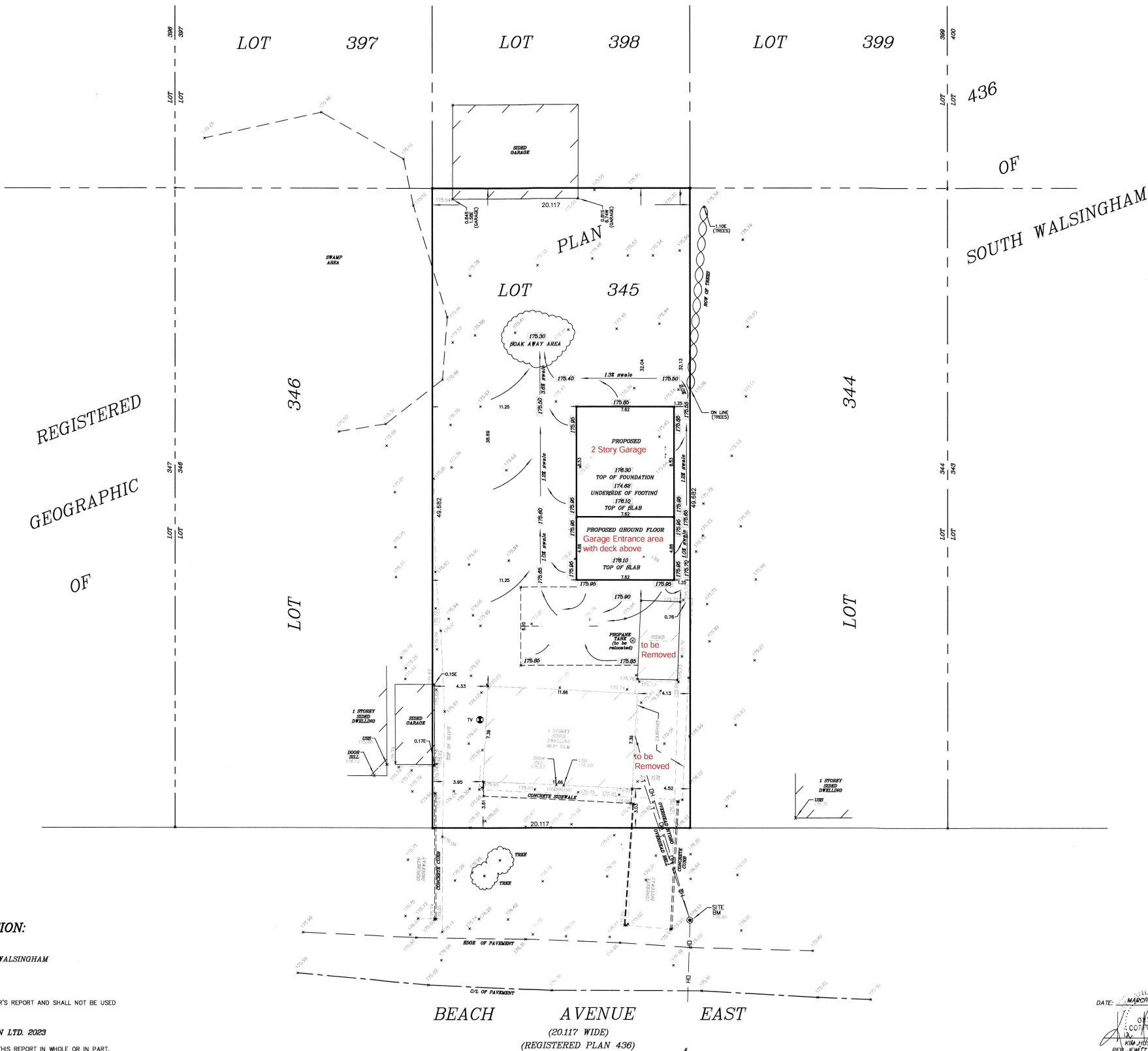
A.D., 2023



A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 1, 2025.





SKETCH PREPARED FOR BUILDING PERMIT APPLICATION  
FOR: DOUGLAS MORRISON  
60 BEACH AVENUE  
LONG POINT  
PIN 50115-0240  
SCALE: 1 : 150  
JEWITT AND DIXON LTD.

SITE B.M.  
SPIKE SET IN THE SOUTHWEST FACE OF WOOD HYDRO POLE LOCATED SOUTH EAST OF THE SUBJECT PROPERTY  
EL. 176.80 (GEODETIC)

UNDERSIDE OF FOOTING  
UNDERSIDE OF FOOTING ELEVATION BASED ON A 5 FT WALL AND 6 INCH FOOTING (1.68m)

- NOTES
- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE.
  - (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
  - (3) - PROPOSED FINAL GRADES ARE SHOWN ~~176.80~~ AND ARE IN METERS
  - (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
  - (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
  - (6) - F.F. DENOTES FINISHED FLOOR
  - (7) - SITE BENCHMARK - SPIKE IN FACE OF HYDRO POLE HAVING A GEODETIC ELEVATION OF 176.80 meters
  - (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
  - (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
  - (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
  - (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 7th DAY OF JANUARY, 2022

LEGEND

BENCH MARK	SHOWN	B.M.	⊙
TV TOWER	SHOWN	TV	⊙
OVERHEAD HYDRO LINE	SHOWN	O/H	—
OVERHEAD BELL SERVICE	SHOWN	T	—
UNDERSIDE OF SIDING	SHOWN	USS	—

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 SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.

DATE: MARCH 22, 2023  
KIM JEWITT, O.L.S.  
PER JEWITT AND DIXON LTD.  
ENGINEER

**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS  
R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)  
PHONE: (519) 426-0842  
E-mail: info@jewittdixon.com

F.W.	- J.P.
BOOK	- LL
CALC.	- W.J.S.
PLAN	- W.J.S.
CHECK	- K.S.H.
CLIENT	MORRISON
PROJECT No.	21-3308
	21-3308-GP

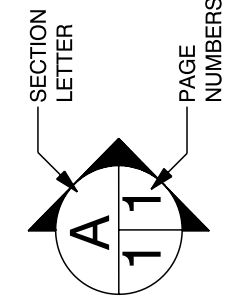
PROPERTY DESCRIPTION:  
LOT 346  
REGISTERED PLAN 436  
GEOGRAPHIC TOWNSHIP OF SOUTH WALSHINGHAM  
COUNTY OF NORFOLK

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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SOFTPLAN  
ARCHITECTURAL DESIGN SOFTWARE



ALBERTA ARCHITECTURAL DESIGN SOFTWARE  
Certified Designer  
BCIN: # 27639

**ROSS**  
CONSTRUCTION LTD.

**MIKE ROSS**  
877 Ireland Road  
Simcoe  
Ontario N3Y 4K2  
PHONE: 519-426-6985  
mike@rossconstruction.ca

**PROPOSED PROJECT For:**  
**Doug Morrison**  
60 Beach Ave  
Long Point Ont

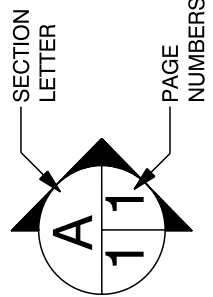
APPROVED: By owners  
SCALE: As Noted  
PRINT DATE: May 7, 2023

PAGE: 2  
Site

70 Beach Ave, Long Point

Area Schedule

Name:	Area: (Imperial)	Area: (Metric)
Lot Size	163' x 66'	49.682m x 20.117m
Lot Area	10757.99 Sq. Feet	999.45 Sq. Metres
Garage Area	1,100 Sq. Feet	102.1953 Sq. Metres
Percent of Garage Lot Coverage	10.225% Lot Coverage	10.2% Lot Coverage
Addition useable area of garage	668 Sq. Ft.	62.06 Sq. Metres
Proposed Garage Height	22'8"	6.909 M





WILLIAM J. ROSS  
CONSTRUCTION LTD.



REGISTERED PROFESSIONAL ENGINEER  
Certified Designer

BCIN: # 27639

**MIKE ROSS**  
877 Ireland Road  
Simcoe  
Ontario N3Y 4K2  
PHONE: 519-426-6985  
mike@rossconstruction.ca

**PROPOSED PROJECT For:**

**Doug Morrison**  
60 Beach Ave  
Long Point Ont

APPROVED: By owners

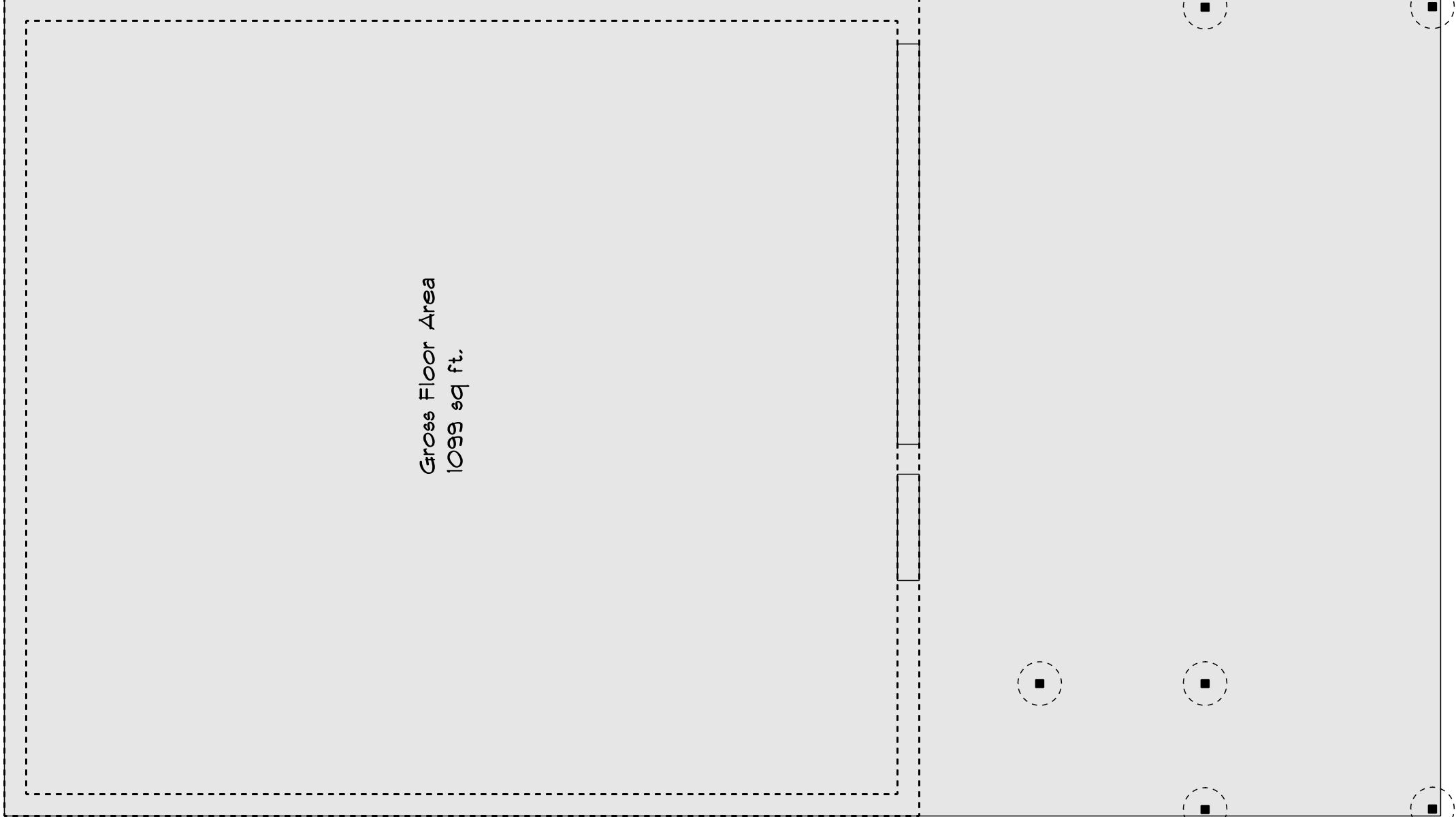
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PRINT DATE: May 7, 2023

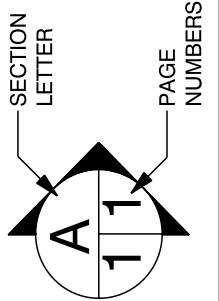
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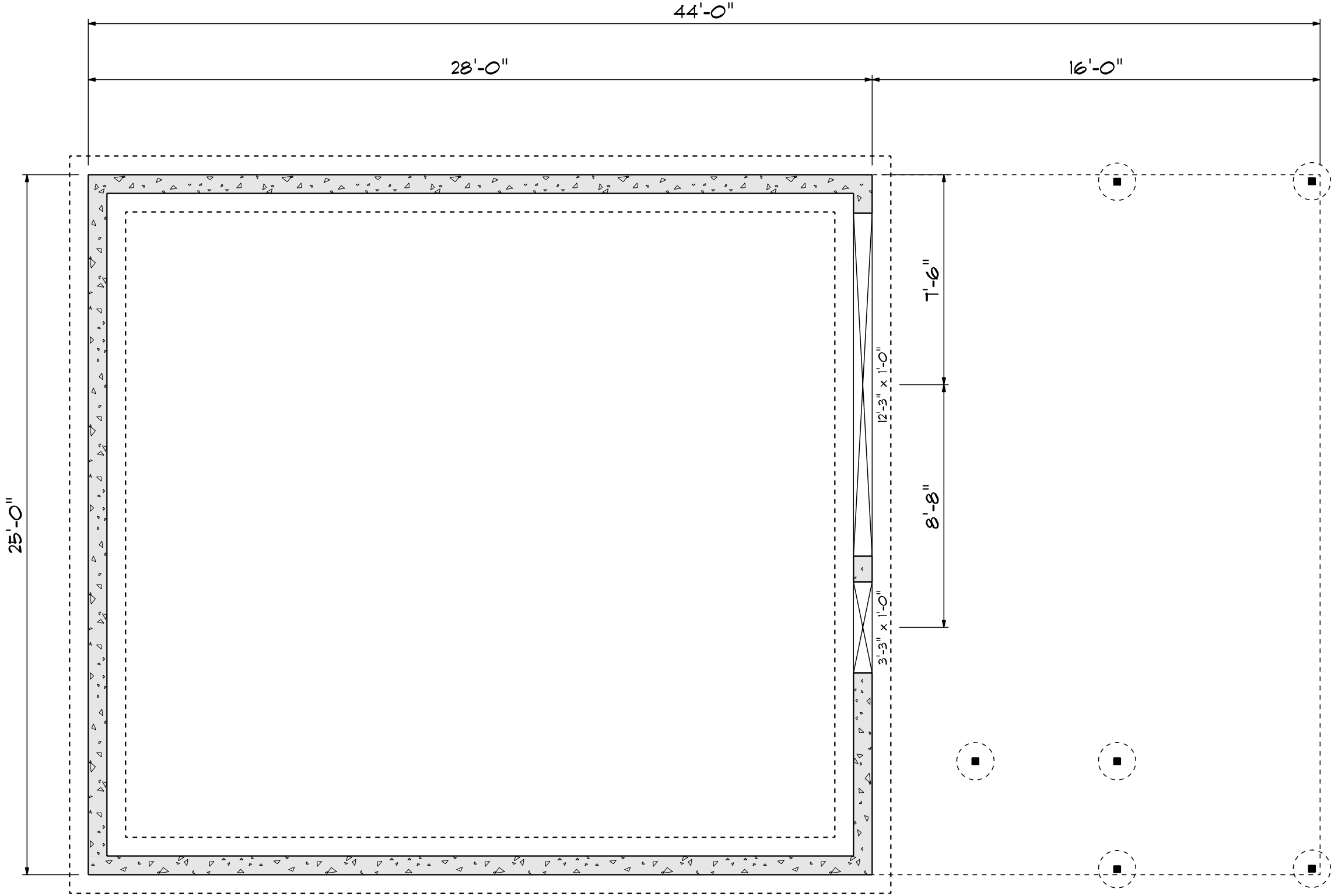
Area Schedule

Garage AREA FOR LOT COVERAGE



				<b>PROPOSED PROJECT For:</b>  Doug Morrison 60 Beach Ave Long Point     Ont		
<b>MIKE ROSS</b> 877 Ireland Road Simcoe Ontario    N3Y 4K2  PHONE: 519-426-6985 mike@rossconstruction.ca				APPROVED: By owners		PAGE: <b>3</b>
				SCALE: 1/4" = 1'-0"		
				PRINT DATE: May 7, 2023		Garage Area





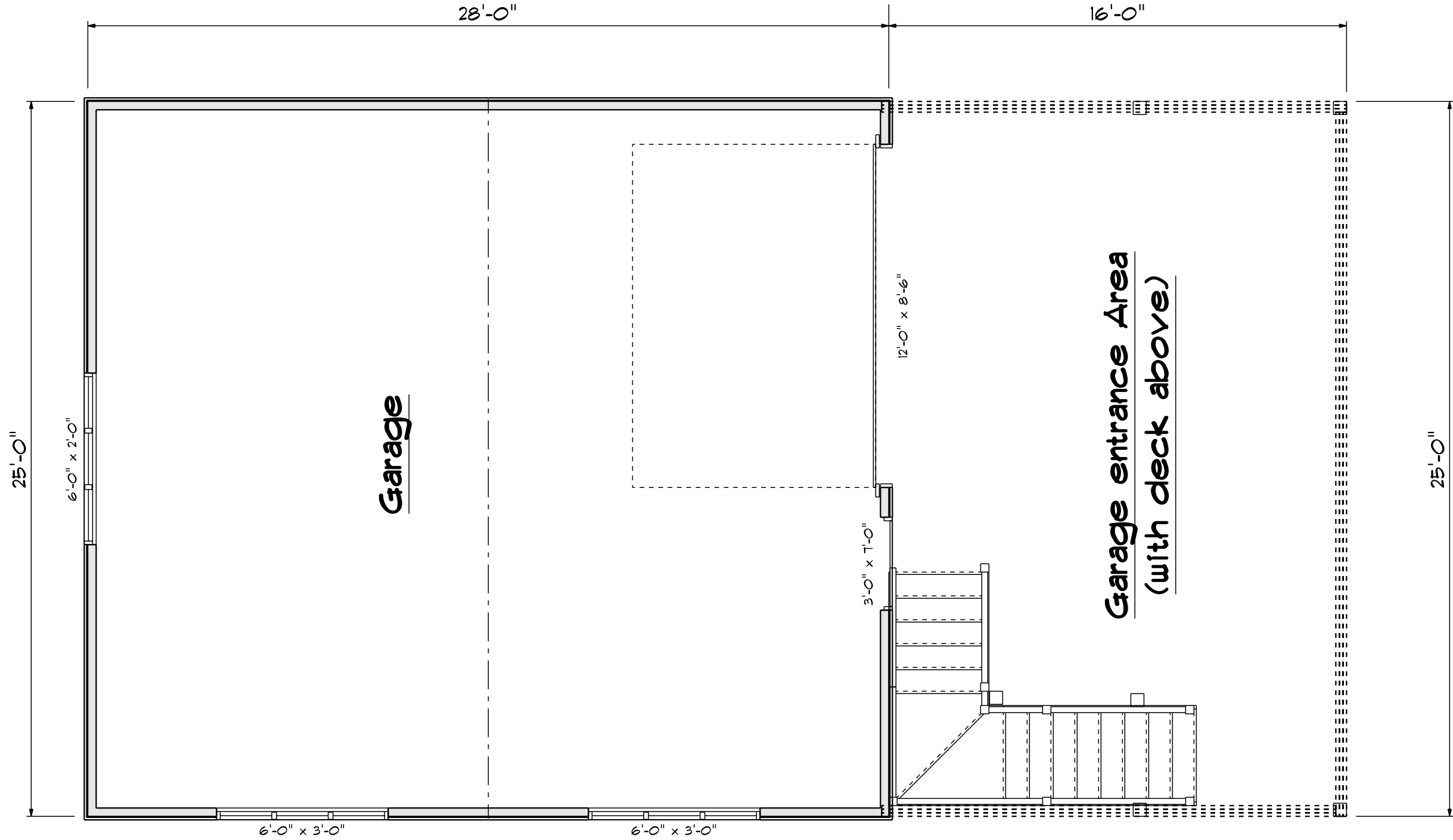
**GARAGE FOUNDATION**

SCALE: 1/4" = 1'-0"

				<b>PROPOSED PROJECT For:</b>  Doug Morrison 60 Beach Ave Long Point      Ont	
877 Ireland Road Simcoe Ontario    N3Y 4K2  PHONE: 519-426-6985 mike@rossconstruction.ca				APPROVED: By owners	PAGE: 4
				SCALE: 1/4" = 1'-0"	
				PRINT DATE: May 7, 2023	
BCIN: # 27639 Certified Designer				Foundation	

GARAGE MAIN LEVEL

SCALE: 1/4" = 1'-0"



BCIN: # 27639

**MIKE ROSS**  
877 Ireland Road  
Simcoe  
Ontario N3Y 4K2  
PHONE: 519-426-6985  
mike@rossconstruction.ca

SECTION LETTER

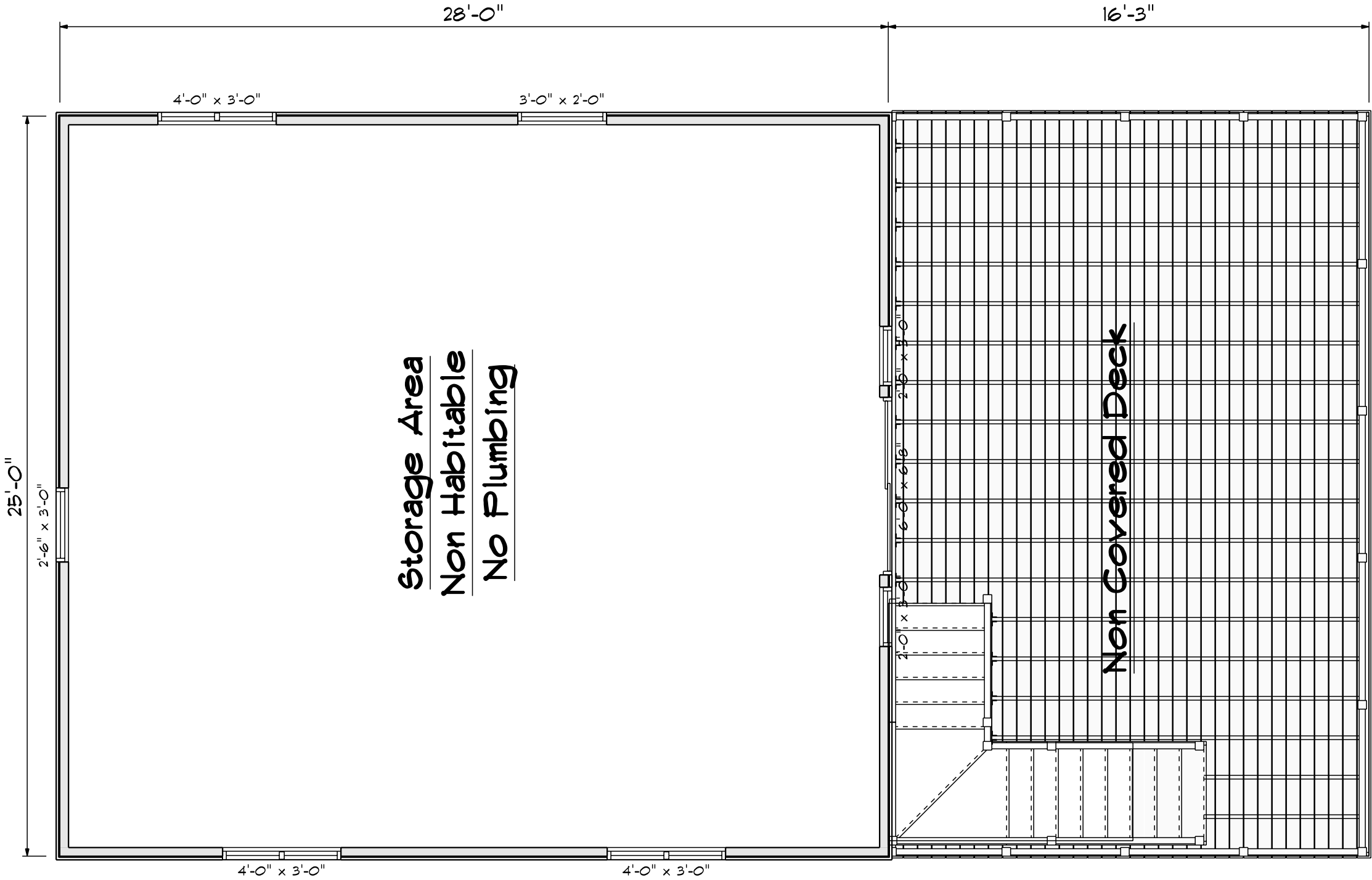
PAGE NUMBERS

**PROPOSED PROJECT For:**  
**Doug Morrison**  
60 Beach Ave  
Long Point Ont

APPROVED: By owners  
SCALE: 1/4" = 1'-0"  
PRINT DATE: May 7, 2023

PAGE: 5  
Garage Main Level





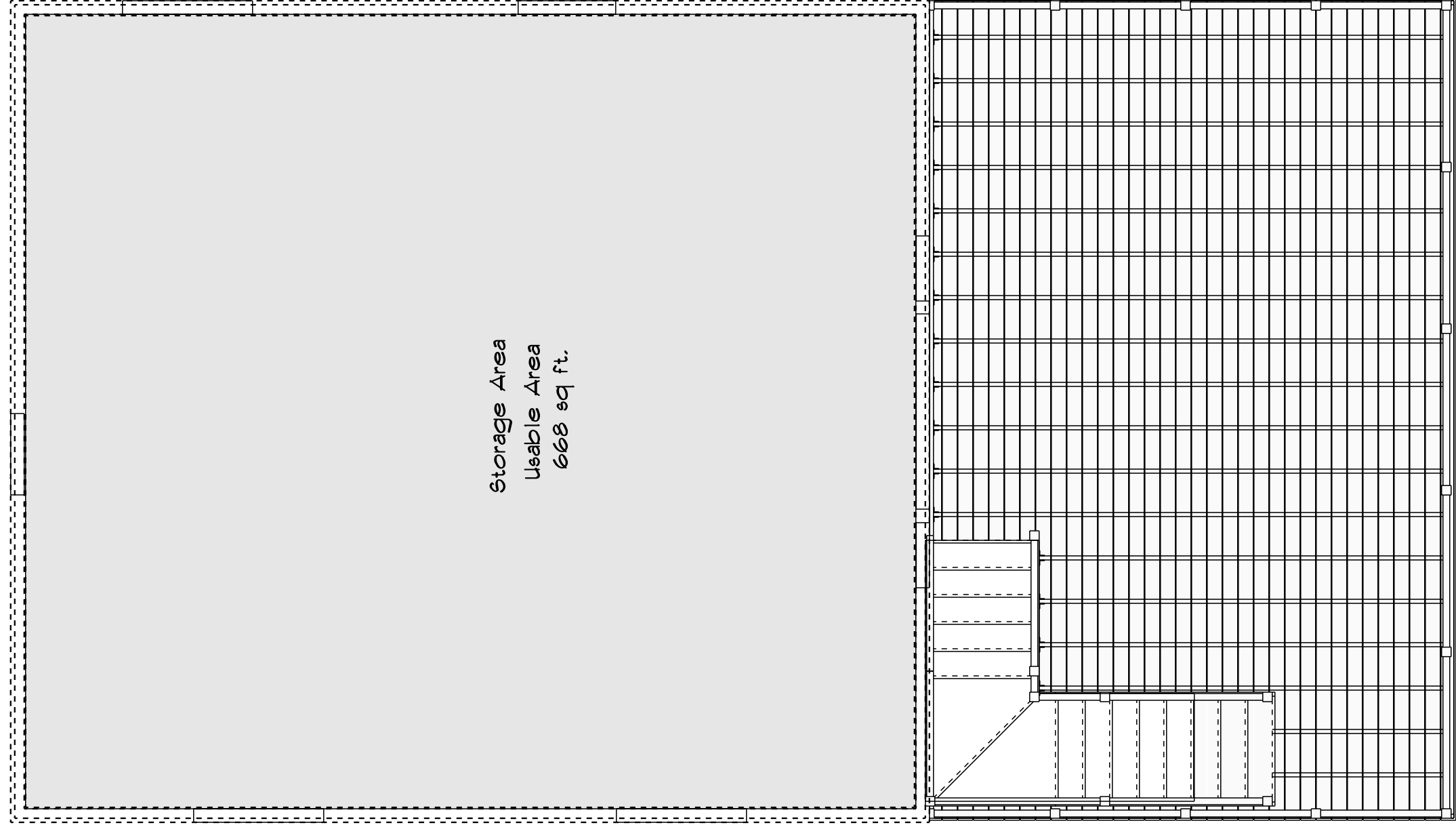
GARAGE UPPER LEVEL

SCALE: 1/4" = 1'-0"

				<b>PROPOSED PROJECT For:</b>  Doug Morrison 60 Beach Ave Long Point      Ont	
				APPROVED: By owners	PAGE: 6
				SCALE: 1/4" = 1'-0"	
				PRINT DATE: May 7, 2023	
877 Ireland Road Simcoe Ontario    N3Y 4K2				Garage Upper storage area	

USABLE AREA UPPER LEVEL - AREA

SCALE: 1/4" = 1'-0"



877 Ireland Road  
Simcoe  
Ontario N3Y 4K2

**MIKE ROSS**  
PHONE: 519-426-6985  
mike@rossconstruction.ca

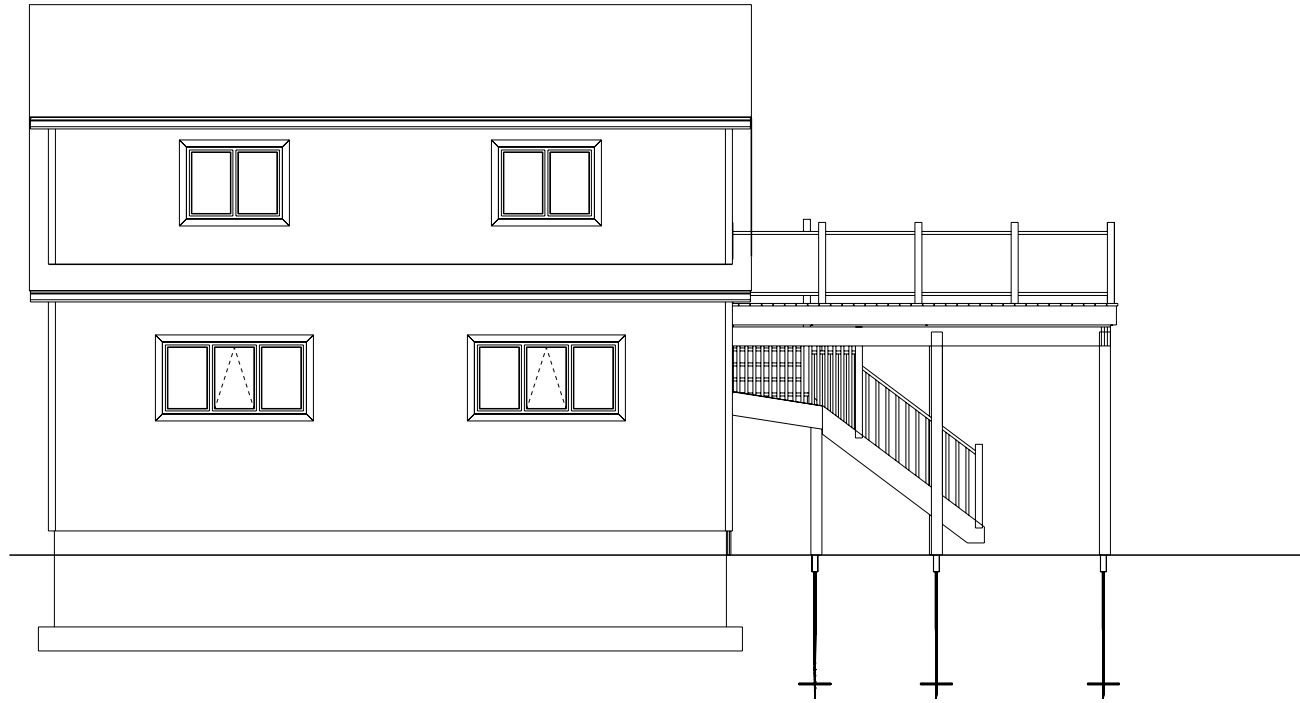
ARCHITECTURAL DESIGN SOFTWARE

SECTION LETTER  
A  
PAGE NUMBERS  
11

**PROPOSED PROJECT For:**  
**Doug Morrison**  
60 Beach Ave  
Long Point Ont

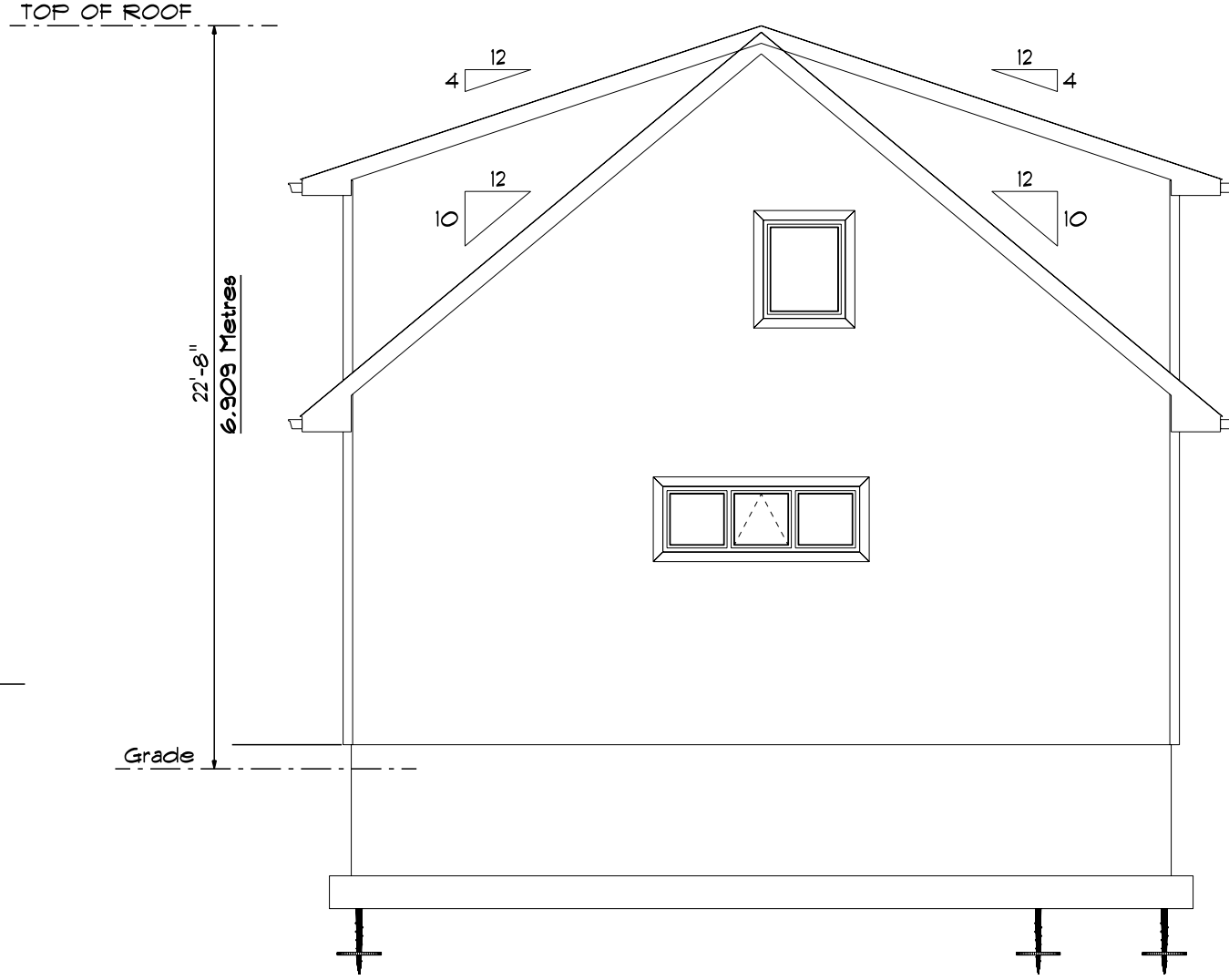
APPROVED: By owners  
SCALE: 1/4" = 1'-0"  
PRINT DATE: May 7, 2023

PAGE: 7  
Upper Garage Usable Area



## WEST ELEVATION

SCALE: 1/8" = 1'-0"



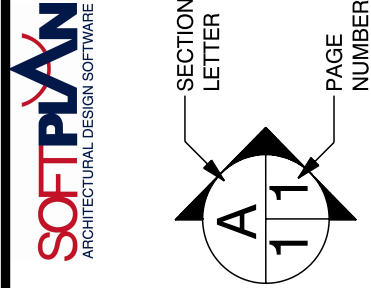
## REAR ELEVATION

SCALE: 3/16" = 1'-0"

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE



BCIN: # 27639



**PROPOSED PROJECT For:**

**Doug Morrison**

60 Beach Ave  
Long Point Ont

APPROVED: By owners

SCALE: As Noted

PRINT DATE: May 7, 2023

**MIKE ROSS**

877 Ireland Road

Simcoe

Ontario N3Y 4K2

PHONE: 519-426-6985

mike@rossconstruction.ca

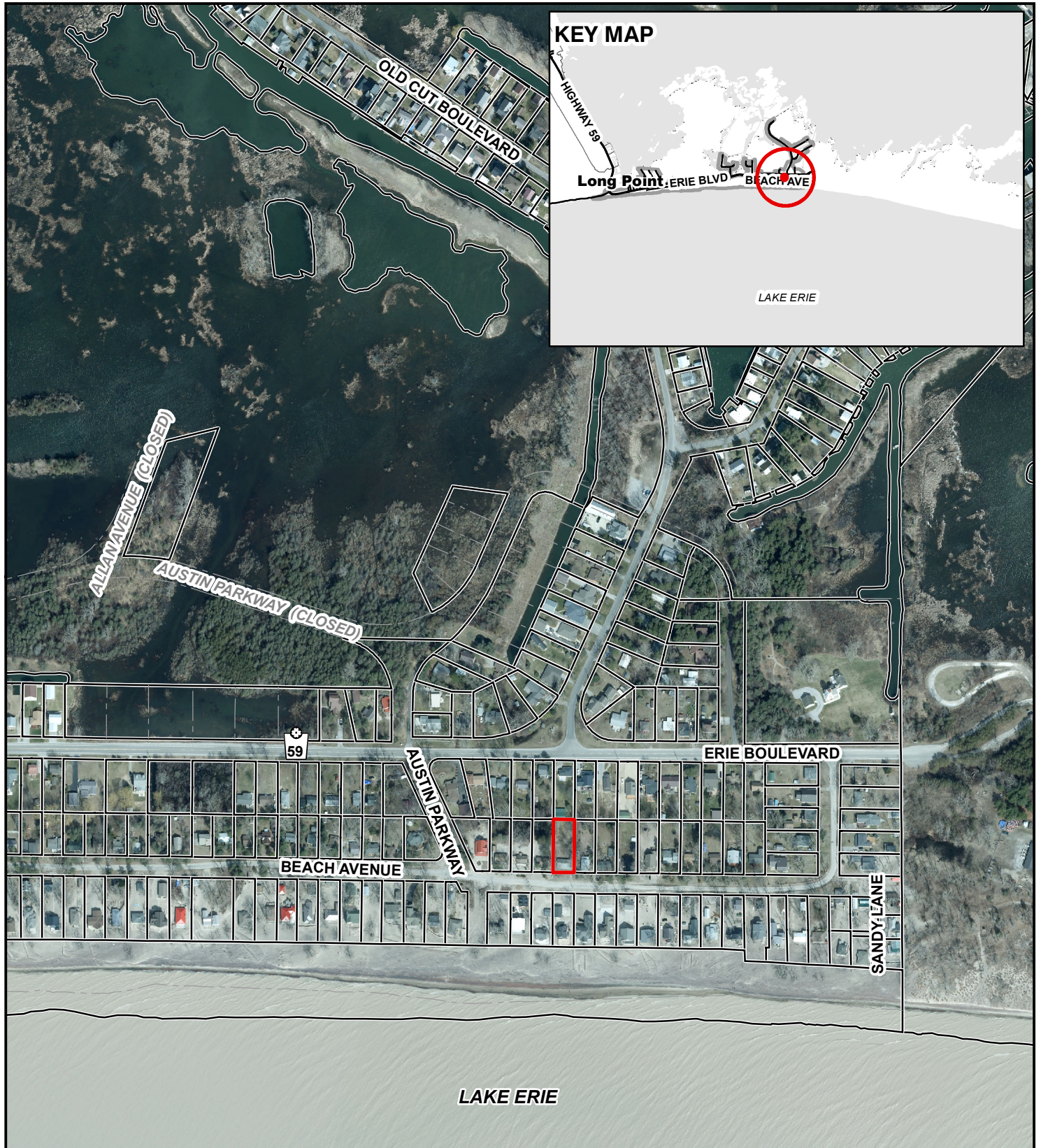
PAGE: 8

Garage Elevations




CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

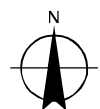


Legend

 Subject Lands

2020 Air Photo

5/25/2023



40 20 0 40 80 120 160 Meters

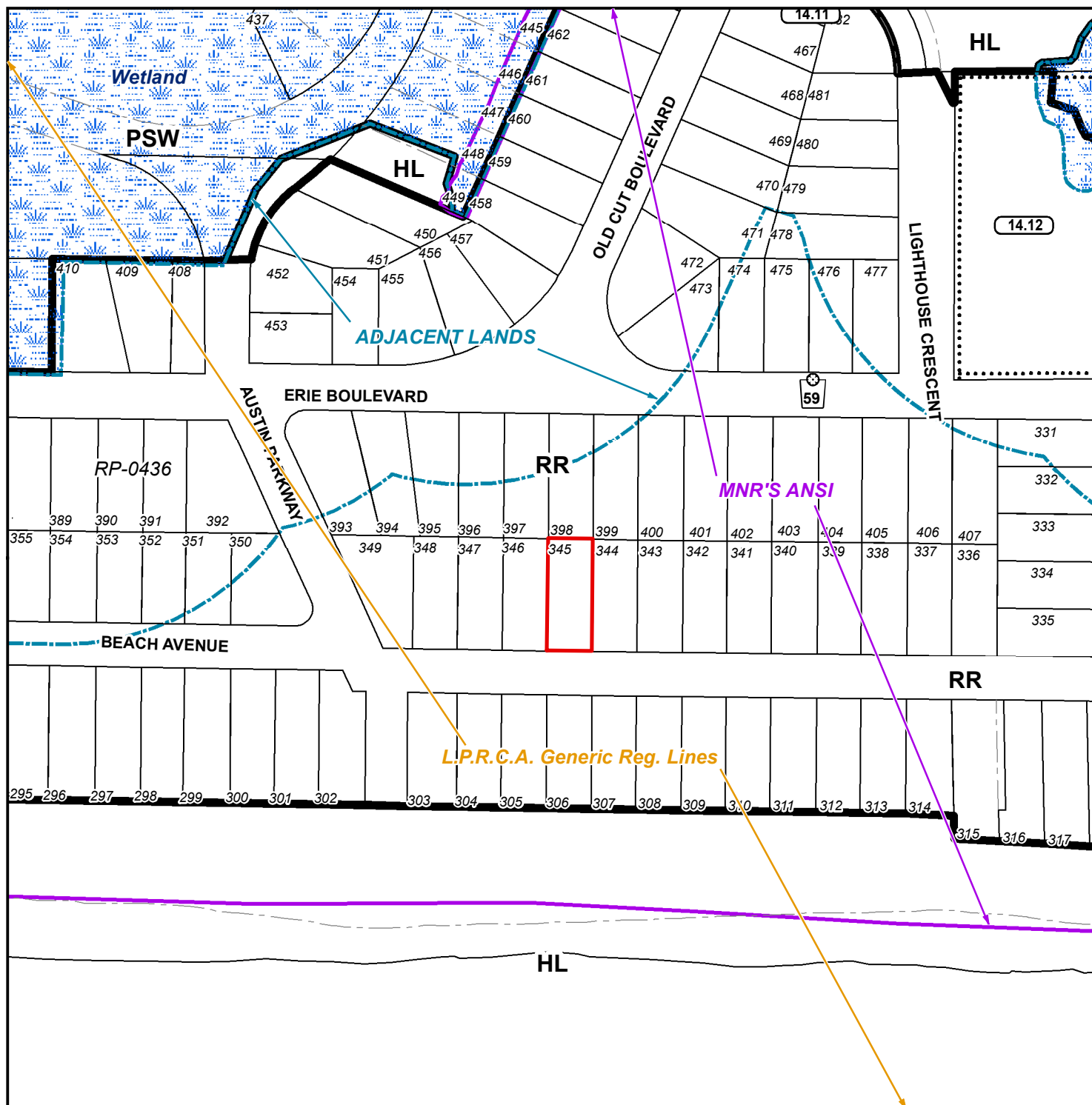


# MAP B

## ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2023161



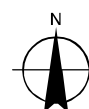
### LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/25/2023

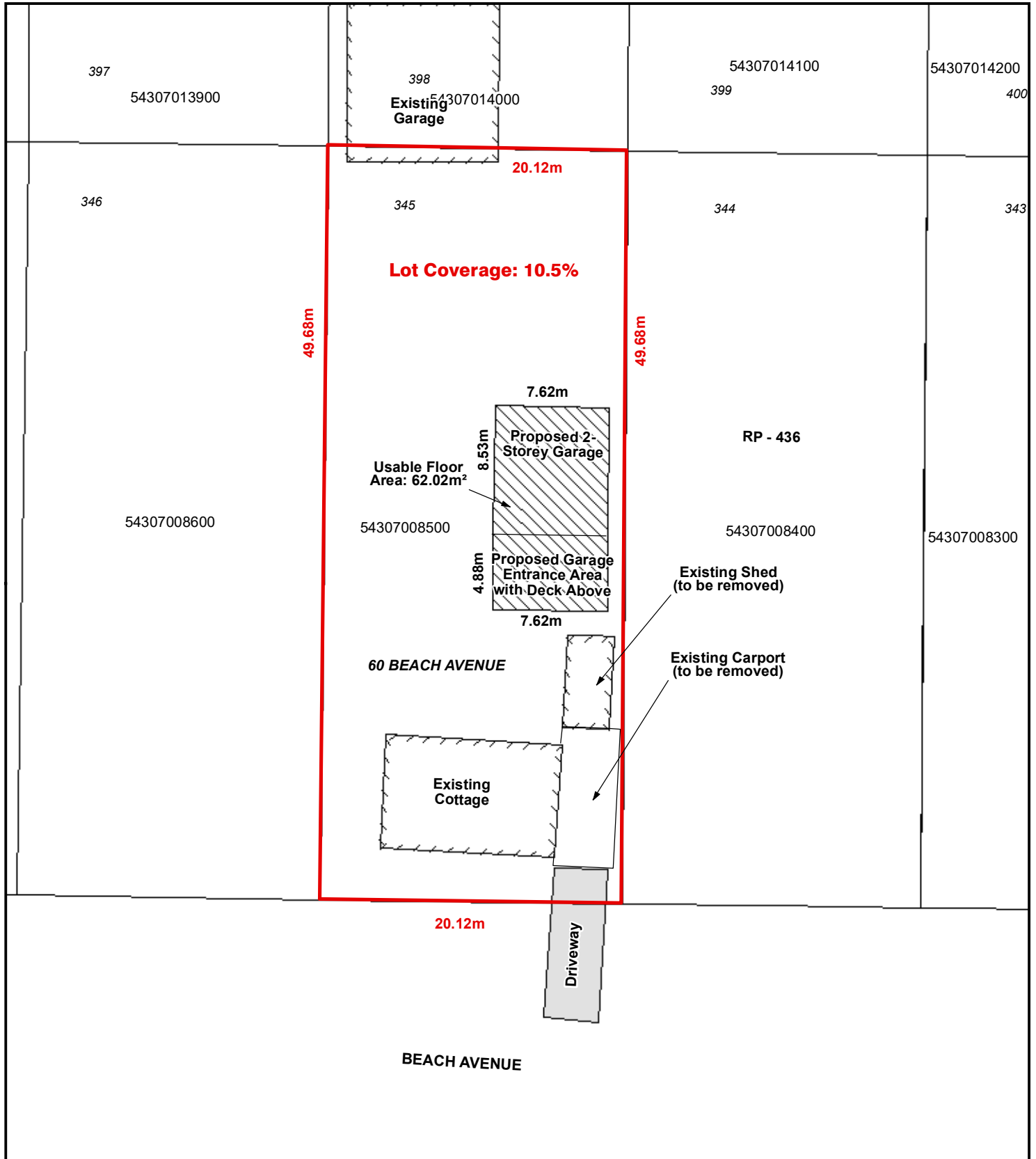
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone



20 10 0 20 40 60 80 Meters

# CONCEPTUAL PLAN

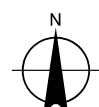
Geographic Township of SOUTH WALSINGHAM



## Legend

Subject Lands

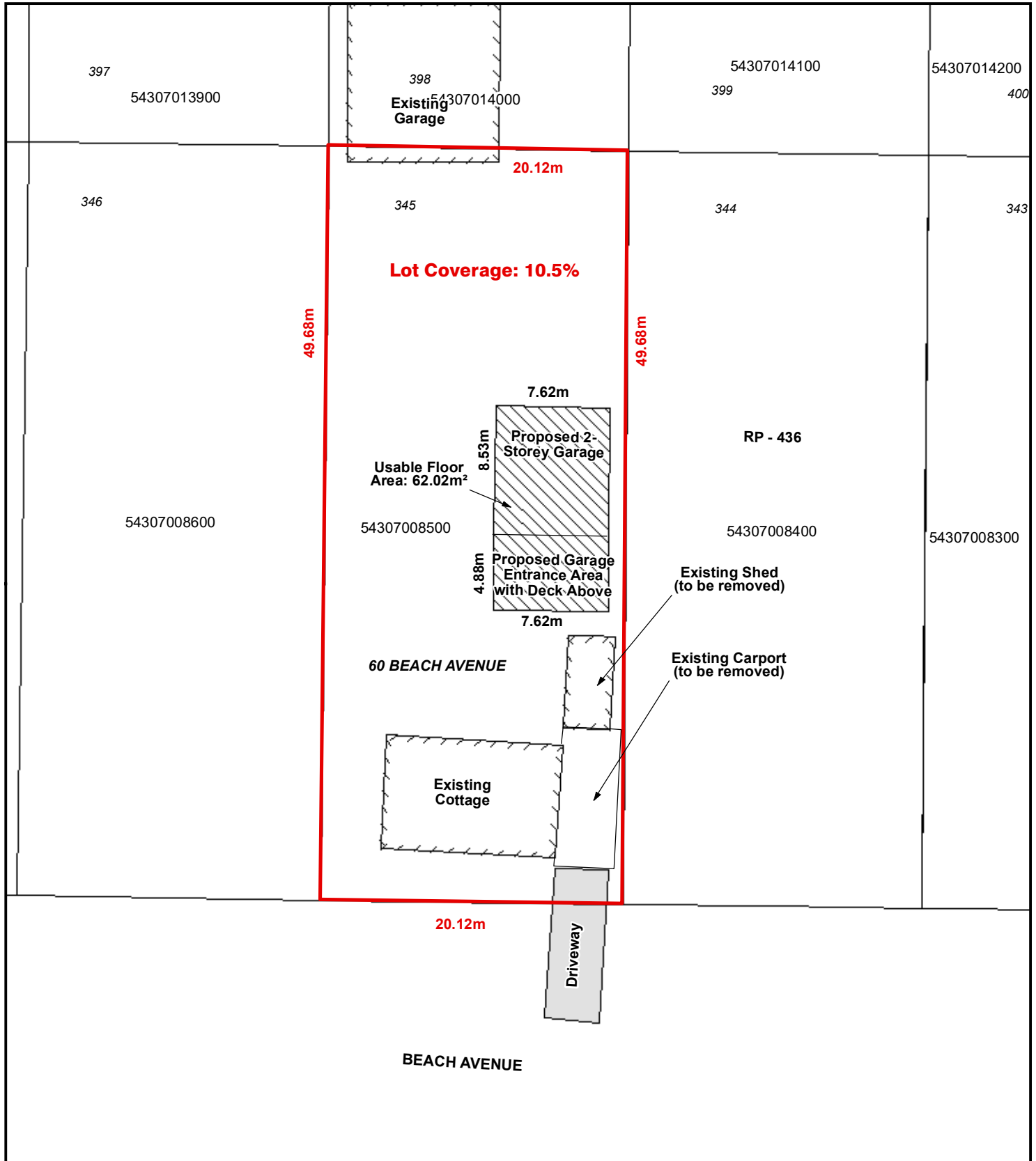
5/25/2023



3.5 1.75 0 3.5 7 10.5 14 Meters

## CONCEPTUAL PLAN

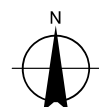
Geographic Township of SOUTH WALSINGHAM



### Legend

Subject Lands

5/25/2023



3.5 1.75 0 3.5 7 10.5 14 Meters