

For Office Use Only:

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

Check the type of planning application(s) you are submitting.

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

Property Assessment Roll Number: 3310-543-070-10400

A. Applicant Information

Name of Owner Sonya Poweska

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 16 Hill Trail

Town and Postal Code Guelph, ON N1E 7C8

Phone Number _____

Cell Number _____

Email sonya.poweska@gmail.com

Name of Applicant Agent

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



Name of Agent David McPherson

Address 8 Culver Lane

Town and Postal Code Simcoe, ON N3Y 5C8

Phone Number _____

Cell Number 519-427-6483

Email david-a-mcpherson@hotmail.com

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:

n/a

B. Location, Legal Description and Property Information

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

Lot 364 Plan 436 South Walsingham

Municipal Civic Address: 22 Beach Ave., Long Point

Present Official Plan Designation(s): Resort Residential

Present Zoning: Resort Residential

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

Yes No If yes, please specify:

3. Present use of the subject lands:

Residential

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:

There is a new 2 storey cottage currently under construction on the property.

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.

n/a

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:

The attached surveyor's sketch shows the cottage currently under construction along with the proposed 2 storey detached garage.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No

If yes, identify and provide details of the building:

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

The cottage recently demolished to make way for this new construction existed for about 75 years.

9. Existing use of abutting properties:

Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **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	20.11m	15m		20.11m	
Lot depth	40.54m			40.54m	
Lot width	20.11m			20.11m	
Lot area	815.28sqm			815.28sqm	
Lot coverage		10%		8.2%	
Front yard		6m		20.14m	
Rear yard		2.2m		11.26m	
Height		7m		7m	
Left Interior side yard		1.2,m		1.37m	
Right Interior side yard		1.2m		11.42m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	max usable floor area	100sqm	3.2.1 (g)	134sqm	34sqm

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

Since basements are problematic on Long Point a second storey on the detached garage is utilized for seasonal storage of canoes, kayaks, paddle boards and patio furniture.

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

Frontage: n/a

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

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

Frontage: n/a

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: n/a
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:
Information provided by owner.

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:

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

If no, please explain:

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

If no, please explain:

Property is not within a WHPA

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 70m

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

- Communal system

- Septic tank and tile bed in good working order
- 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:

Beach Avenue

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?

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.

Premise and Justification report is attached

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.

[Signature]
Owner/Applicant/Agent Signature

Feb 25, 2026
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 Sonya Poweska am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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]
Owner

Feb-25, 2026
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, David McPherson of Simcoe

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:

Norfolk County



~~Owner/Applicant/Agent~~ Signature

In Simcoe

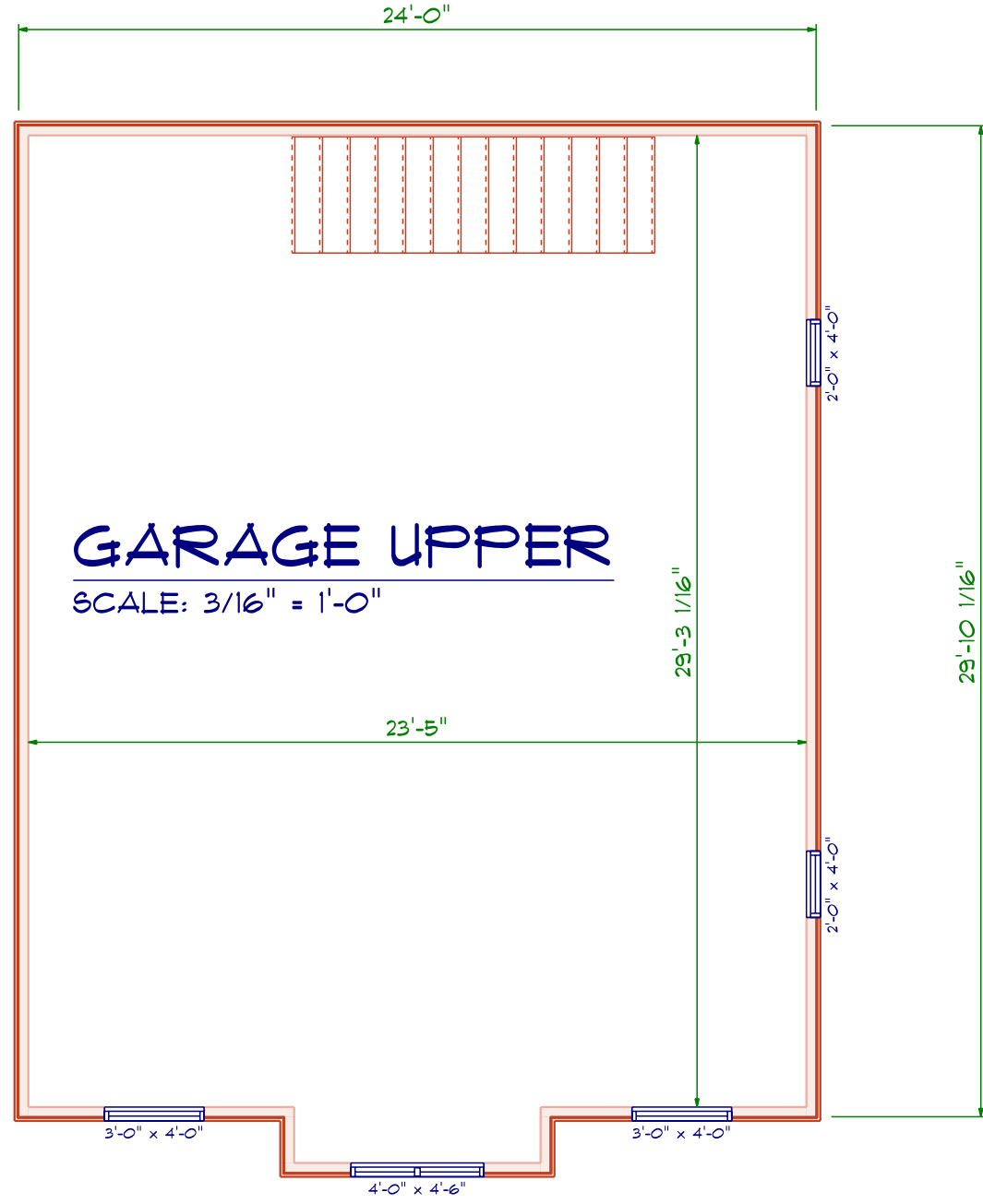
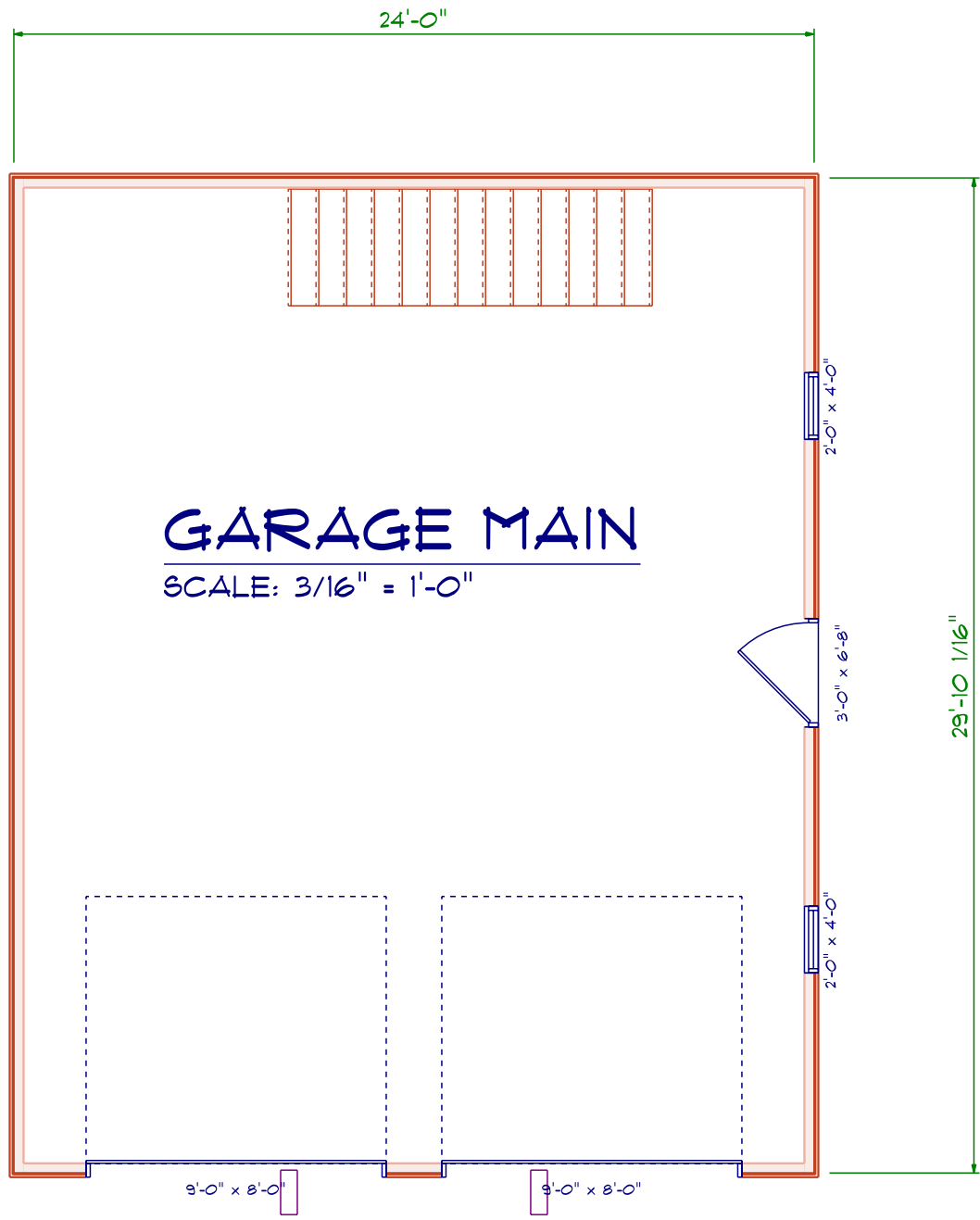
This 24 day of February

A.D., 2026

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.



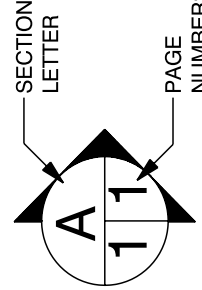
WILLIAM J. ROSS
CONSTRUCTION LTD.

MIKE ROSS

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

BCIN: # 271639
Certified Designer

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE



PROPOSED PROJECT FOR:
Sifton / Poweska Family Cottage
22 Beach Ave
Long Point Ontario

APPROVED: By owners

SCALE: As Noted

PRINT DATE: February 23, 2026

PAGE: 1

Garage Exterior



ZONING DEFICIENCY FORM

ACCESSORY STRUCTURE - RESORT RESIDENTIAL ZONE

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026053

Owner / Applicant: DAVID McPHERSON
Civic Address: 22 BEACH AVENUE, LONG POINT
Legal Description: SWAL PLAN 436 LOT 364 REG 0.20AC 65.98FR 133.00D
Roll Number: 3310543070104000000
Current zoning: RR - RESORT RESIDENTIAL
Proposed building/use: ACCESSORY STRUCTURE
Existing uses on property: Vacation Home

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Building Height	<u>7</u> m	<u>7</u> m	<u> </u> m	<u>3.2.1 a</u>
Occupy any part of the front yard	proposed is not within front yard		<u> </u>	<u>3.2.1 b</u>
Occupy any part of the required exterior side yard	<u>N/A</u>	<u>6</u> m	<u> </u>	<u>3.2.1 c</u>
Interior Side Yard Setback(Left)	<u>1.37</u> m	<u>1.2</u> m	<u> </u> m	<u>3.2.1 d</u>
Interior Side Yard Setback(Right)	<u>1.37</u> m	<u>1.2</u> m	<u> </u> m	<u>3.2.1 d</u>
Rear Yard Setback	<u>11.26</u> m	<u>1.2</u> m	<u> </u> m	<u>3.2.1 e</u>
Useable Floor Area	<u>134</u> m	<u>100</u> m ²	<u>34</u> m	<u>3.2.1 g</u>
Lot Coverage	<u>8.2</u> %	<u>10</u> %	<u> </u> %	<u>3.2.1 g</u>
Other:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other:	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other:	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Comments: The useable floor area is deficient based on the drawings provided.

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.

Signature: _____

Owner / Applicant



Zoning Administrator

Date

Date

3/16/2026

Community Development Division - Building Department

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016

Premise and Justification of Minor Variance Application for 22 Beach Ave., Long Point

This application seeks relief of 34 sq.m from the maximum permissible usable floor area of 100 sq.m., to permit a maximum usable floor area of 134 sq.m. to construct a detached garage.

Situate on this property is a new 2-storey cottage of 115.66 sq.m., currently under construction.

A site plan and architectural plans for the detached garage have been attached.

The actual footprint of the garage is only 67 sq.m., but because a second storey is proposed, the usable floor area is doubled. The actual lot coverage is only 8.2%, where 10% is permitted.

The owners drive pick-up trucks that will not fit inside the existing garage. As you know, there are no basements in cottages on Long Point, so storage space is problematic. The second floor level is for storage purposes only to store lawn and patio furniture, canoes, kayaks, paddle boards, water toys, and fishing tackle.

No habitable space is contemplated on the second floor, just seasonal storage.

This proposal conforms to the 2024 Provincial Planning Statement.

This proposal also has regard for Section 2 of the Planning Act.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

Norfolk County Official Plan

The subject property is designated as Resort Residential in the Norfolk County Official Plan. Permitted uses within this designation include cottages and boathouses. The Official Plan allows for the improvement and extension of existing properties within the Resort Residential designation. This application enables the continued use and better use of a cottage property within the Resort Residential designation and therefore conforms to the general intent and purpose of the Official Plan, including the Lakeshore Special Policy Area Secondary Plan.

Norfolk County Zoning By-law 1-Z-2014

Zoning By-law 1-Z-2014 zones the property Resort Residential. Article 5.8.1a) permits a vacation home, complete with a detached garage within the Resort Residential Zone.

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. Beach Avenue is lined with updated cottages, with complementary accessory buildings of similar size, shape, and style. The proposed garage is compatible with the existing streetscape. The requested variances will maintain the general intent and purpose of the Zoning By-law and will promote the continued and better use of the vacation home property.

Is the Variance Desirable and Appropriate

The continued use of this property, along with the proposed detached garage is compatible with and fits within the existing neighborhood. This proposal is an improvement of the property in that the proposed garage is desirable and an appropriate reflection of the Beach Avenue streetscape.

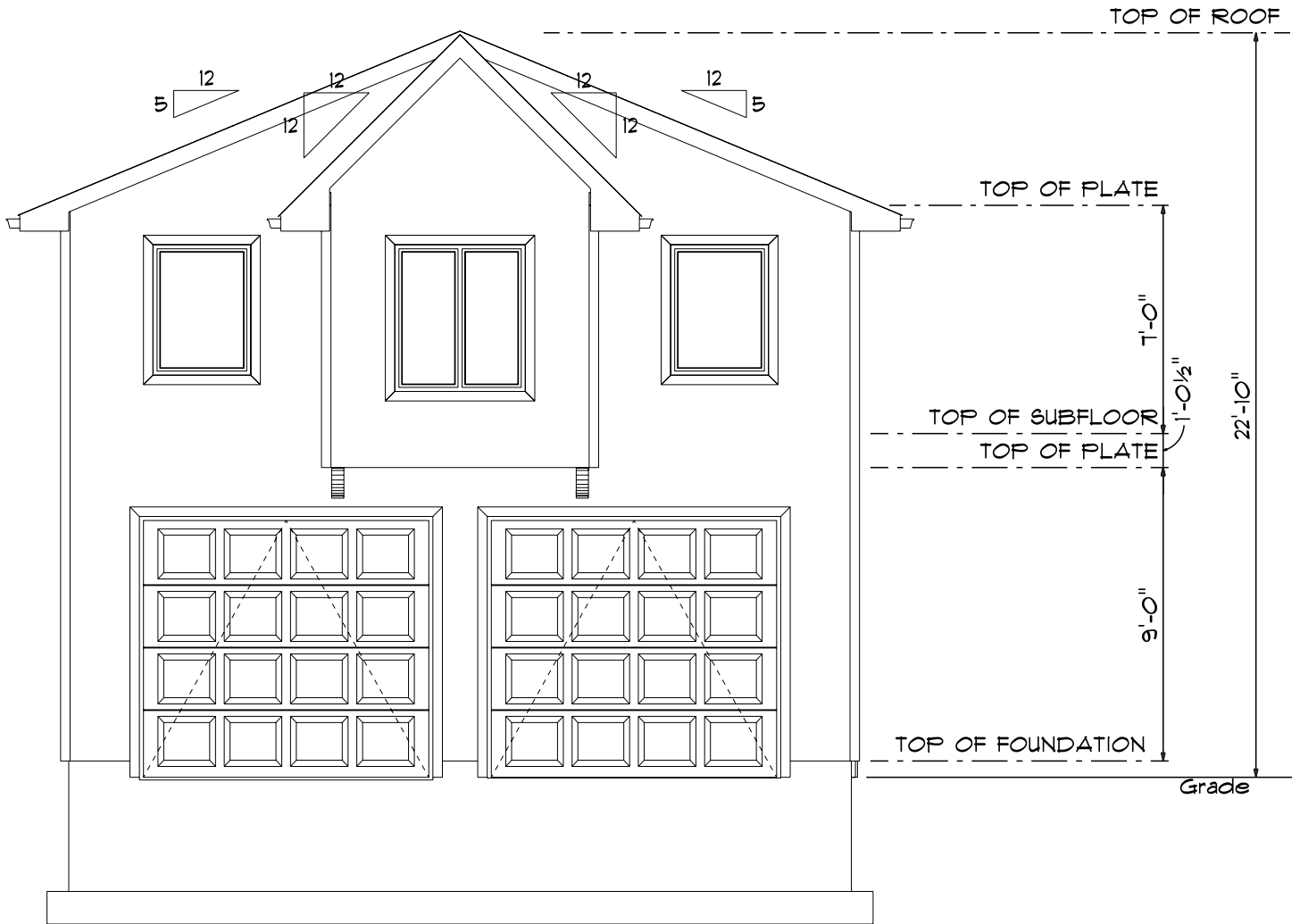
Is the Variance Minor in Nature

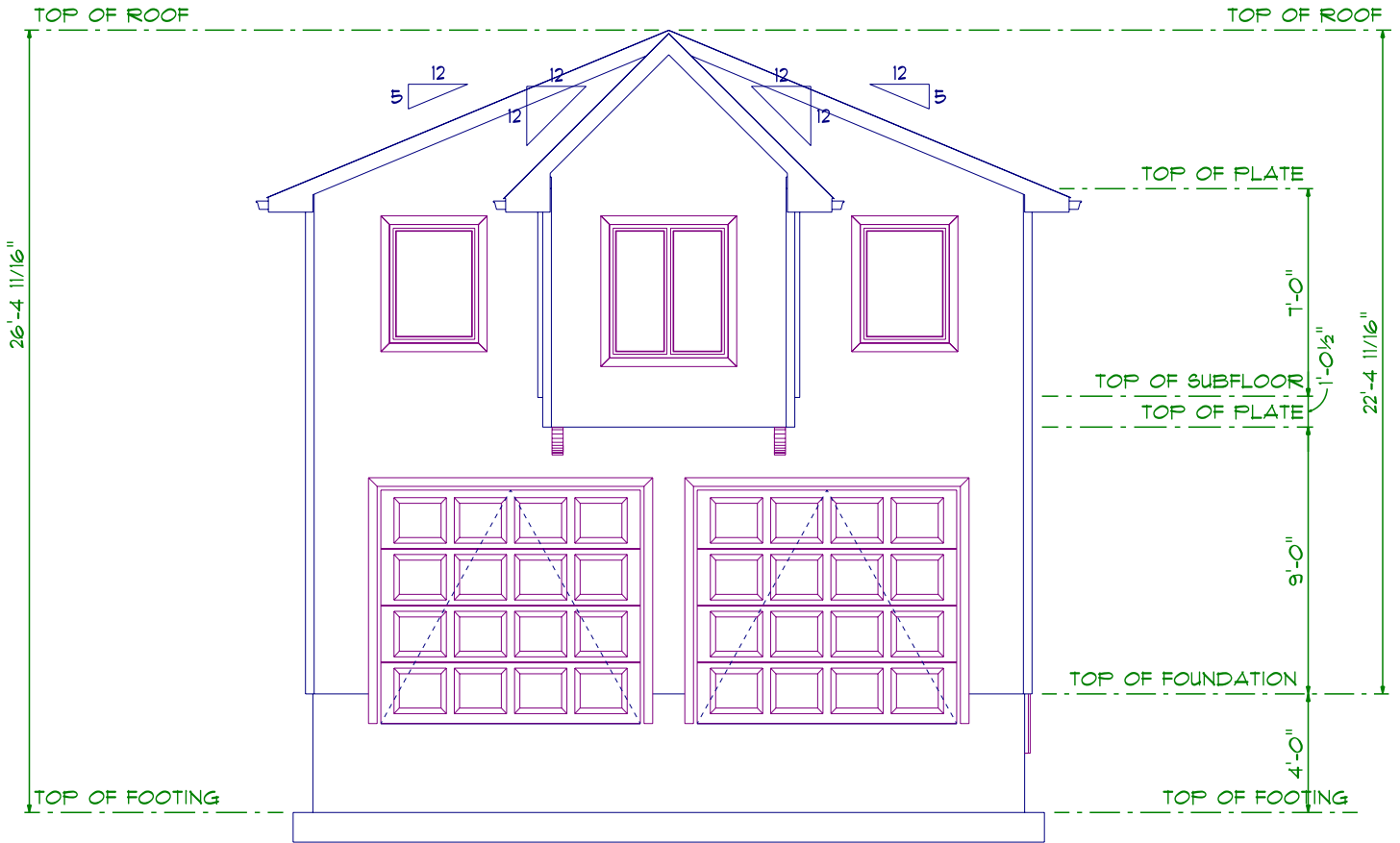
The application is minor in nature because it proposes only a modest increase in usable floor area and building height. The construction of the proposed garage is minor and impacts no other cottages. Beach Avenue sports updated vacation homes on both sides of the street.

Conclusion

This proposed development meets the overall intent and purpose of the Planning Act, the Provincial Planning Statement, the Norfolk County Official Plan, and the Norfolk County Zoning By-law. The application is minor and desirable for the appropriate development of the lands.

David McPherson






CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

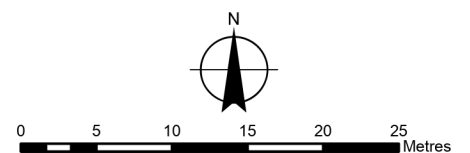


Legend

 Subject Lands

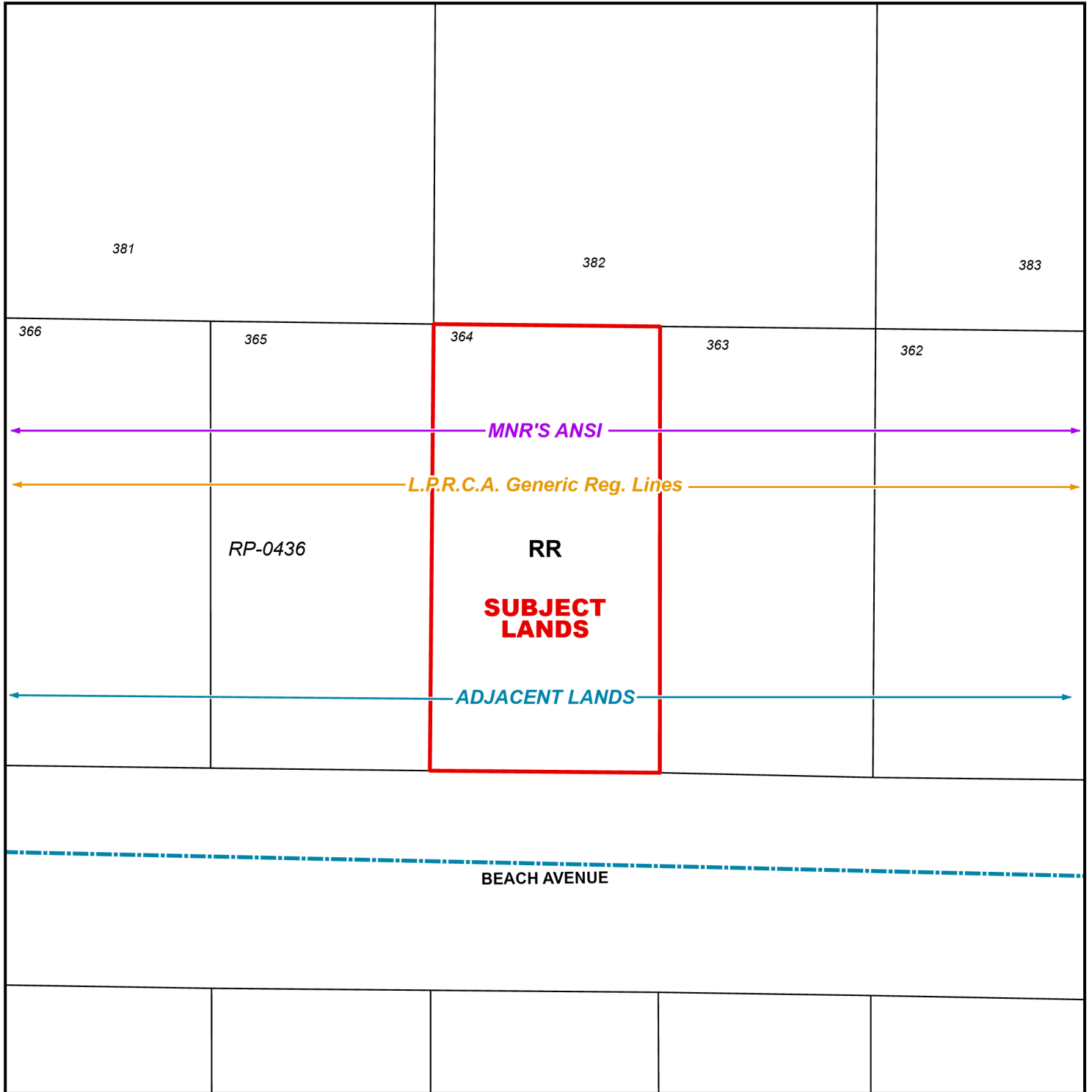
4/8/2026

2020 Air Photo







ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM



LEGEND

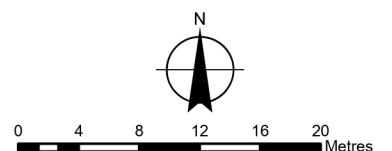
-  Subject Lands
-  Adjacent Lands
-  MNR ANSI
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

4/8/2026

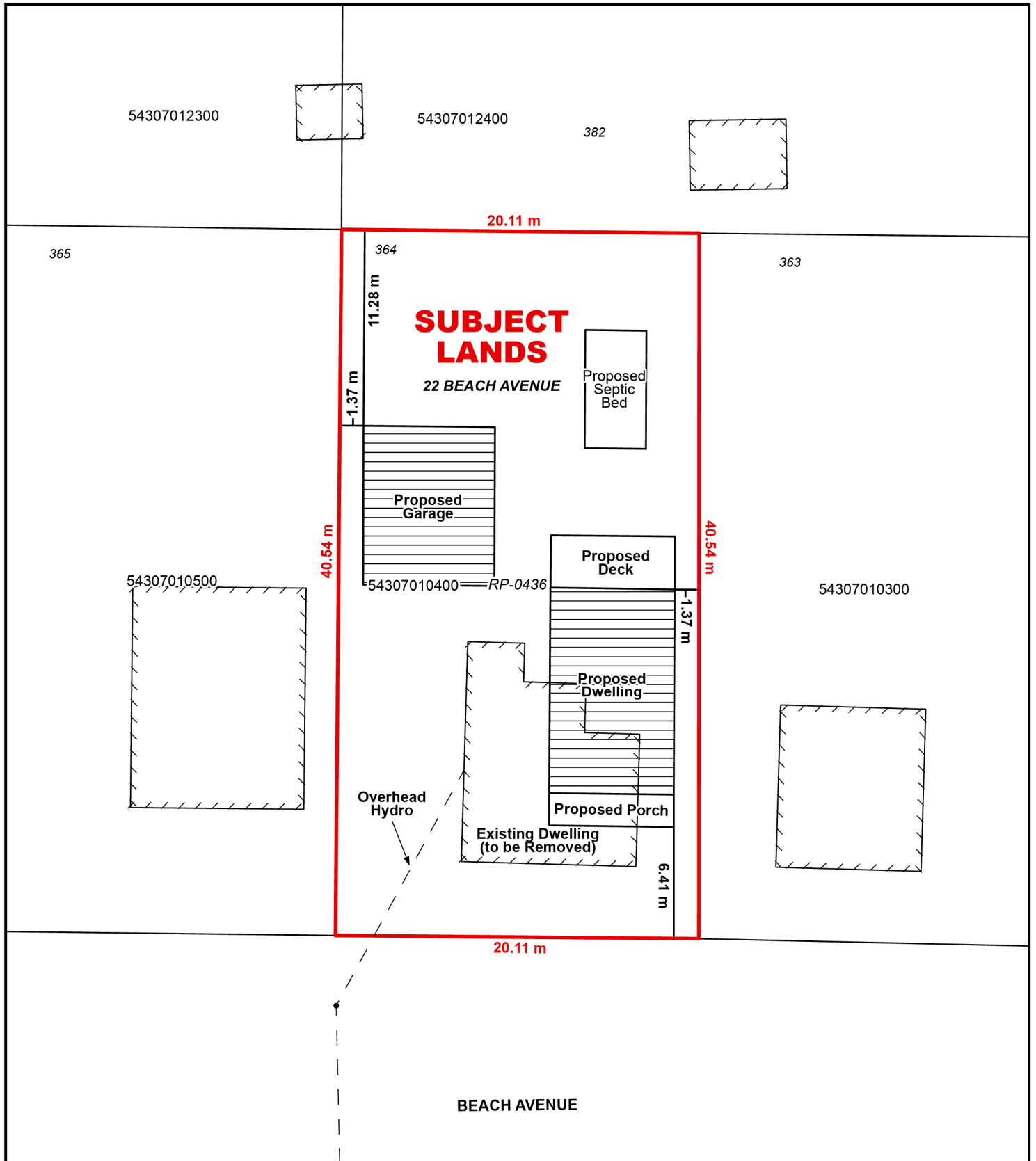
(H) - Holding

RR - Resort Residential Zone




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

4/8/2026

