



**For Office Use Only:**

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

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

- Standard Minor Variance
- Complex Minor Variance (After the fact)
- Routine Minor Variance

**Property Assessment Roll Number:** 543-070-11700-0000

**A. Applicant Information**

**Name of Owner** Marc Jason MacIntyre & Michael Petruccelli

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 21 Sheridan Blvd

Town and Postal Code Simcoe N3Y4W5

Phone Number 4169911503

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

Email macincelli@gmail.com

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

Address \_\_\_\_\_

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

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

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

Email \_\_\_\_\_



**Name of Authorized 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):

Long Point  
 \_\_\_\_\_  
 \_\_\_\_\_

Municipal Civic Address: 261 Erie Blvd, Port Rowan, ON N0E1M0

Land acquisition date (if known): \_\_\_\_\_

Present Official Plan Designation(s): PLAN 436 LOT 375 PT LOT 376 RP 37R1186 Part 1

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:

Vacation property  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

Type of Building	Existing	Proposed
	Single Family Home retained	Single Family Home
Number of Storey(s)	1	1
Number of Dwelling Units per lot	1	1
Buildings/Structures/ARDU Width (m)	See diagram 1	See diagram 1
Building/ Structures /ARDU Length (m)	See diagram 1	See diagram 1
Building/ Structures /ARDU Height (m)	See diagram 2	See diagram 2
Usable Floor Area (sq.m)	See diagram 1	See diagram 1
Lot coverage	16%	20.6%

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.

Enlarge existing porches to be more appropriate for the property, and covered, so protected from the seasonal elements. A deck abutting the home. No change to interior living space is being proposed

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

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8. Existing use of abutting properties:

Residential and Resort Commercial (Stub's general store).

9. 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. Zoning Review (chart must be completed in metric units)**

Please fill out the required information for the main and accessory buildings and structures

	<b>Zoning By-law Requirement</b>	<b>Proposed</b>	<b>Deficiency</b>
Lot area (m <sup>2</sup> )			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)			
Lot coverage (%)	16	20.6	4.6
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m <sup>2</sup> )			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

**D. 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):

Adjacent lands - Stub's general store abuts the property.

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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:  
Stub's general store exists, and abuts the property.

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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. Provincial Policy**

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes  No

If you answered no, please explain:

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2. It is the 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 Planning Statement ?

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 the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

Yes  No

If yes, indicate:  Significant Woodland  Provincially Significant Wetland  Floodplain  Other \_\_\_\_\_

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

Yes  No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water

Communal wells

Individual wells

Other (describe below)

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Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Erie Blvd

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**G. Other Information**

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.

The existing minor variance for 261 Erie Blvd, AN-019/2010, permitted a maximum lot coverage of 16%. Upon review of the diagrams that were included with AN-019/2010, it is evident that the existing front porches were excluded. The inclusion of the existing porches would have set the adjusted lot coverage at 16.6%. The existing porches are detailed in diagram 1.

This application seeks an additional 4.6% over the 16%; however, If the lot coverage was previously approved at 16.6%, this application would only be seeking an exception for an addition of 4% lot coverage.

We have submitted and paid for County Building Department PRBD20260410 for the same proposed structures. The LPRCA has provided their approval, and the applicable LPRCA fees have been paid.

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 200/96](#).

### **i. Sketch in Metric Units**

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



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


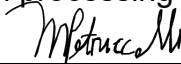
The owner acknowledges and agrees that if required it is their solicitor’s responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that it is their solicitor’s responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

 <hr style="width: 100%;"/>	 <hr style="width: 100%;"/>	<hr style="width: 100%;"/> <p>May 24, 2026</p> <hr style="width: 100%;"/>
Owner/Applicant/Agent Signature		Date

**J. Owner’s Authorization**

If the authorized 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.

<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
Owner	Date
<hr style="width: 100%;"/>	<hr style="width: 100%;"/>
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, Marc Jason MacIntyre & Michael Petrucio 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:

21 Sheridan Blvd

Owner/Applicant/Agent Signature

In Simcoe

This 24th day of May

A.D., 2026

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

HOWEY A

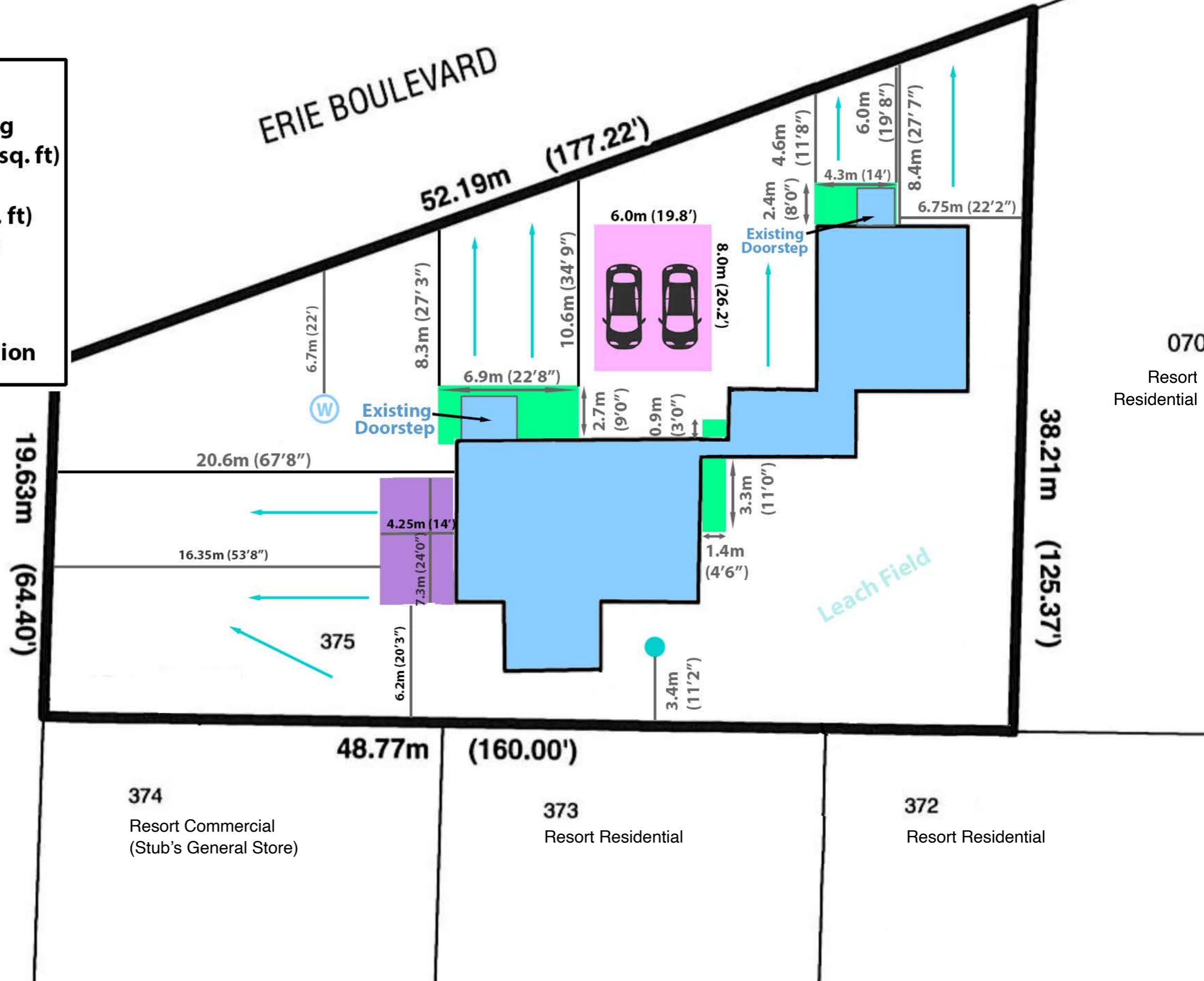
# DIAGRAM 1

## Site Plan - 261 Erie Blvd., Port Rowan

### LEGEND

- Existing Dwelling including existing doorsteps (2,530 sq. ft)
- Existing Parking
- Proposed Porches (274 sq. ft)
- Proposed Deck (334 sq. ft)
- Sand point well head
- Septic Tank
- Drainage/grading direction

Note: Proposed work involves NO CHANGE to existing grading or drainage on the site.



ABIGAIL BECKER PARKWAY

19.63m (64.40')

ERIE BOULEVARD  
52.19m (177.22')

38.21m (125.37')

48.77m (160.00')

374  
Resort Commercial  
(Stub's General Store)

373  
Resort Residential

372  
Resort Residential

070  
Resort Residential

Leach Field

W

375

Existing Doorstep

Existing Doorstep

6.7m (22')

8.3m (27'3")

10.6m (34'9")

6.0m (19.8')

8.0m (26.2')

6.9m (22'8")

2.7m (9'0")

0.9m (3'0")

2.4m (8'0")

4.6m (11'8")

4.3m (14')

6.0m (19'8")

8.4m (27'7")

6.75m (22'2")

20.6m (67'8")

16.35m (53'8")

4.25m (14')

7.3m (24'0")

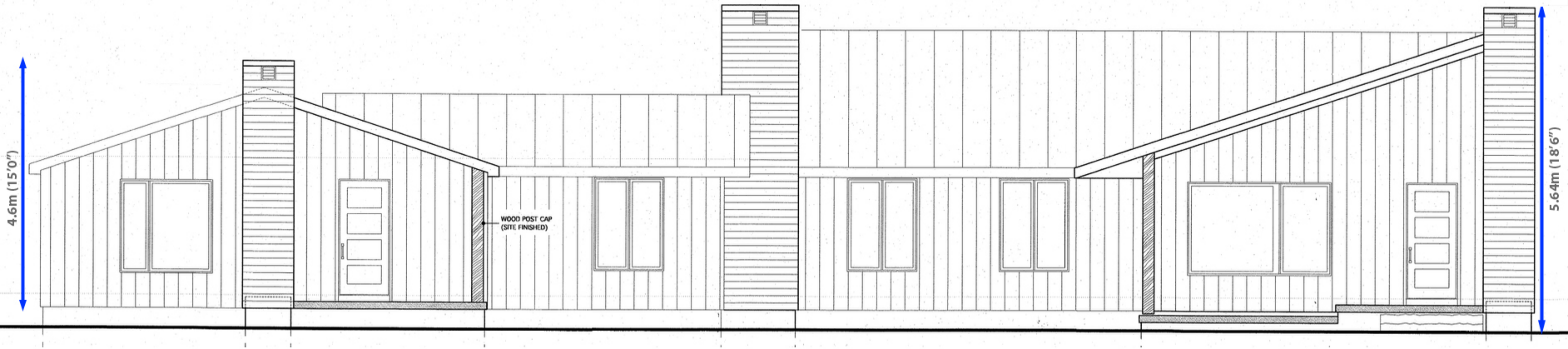
6.2m (20'3")

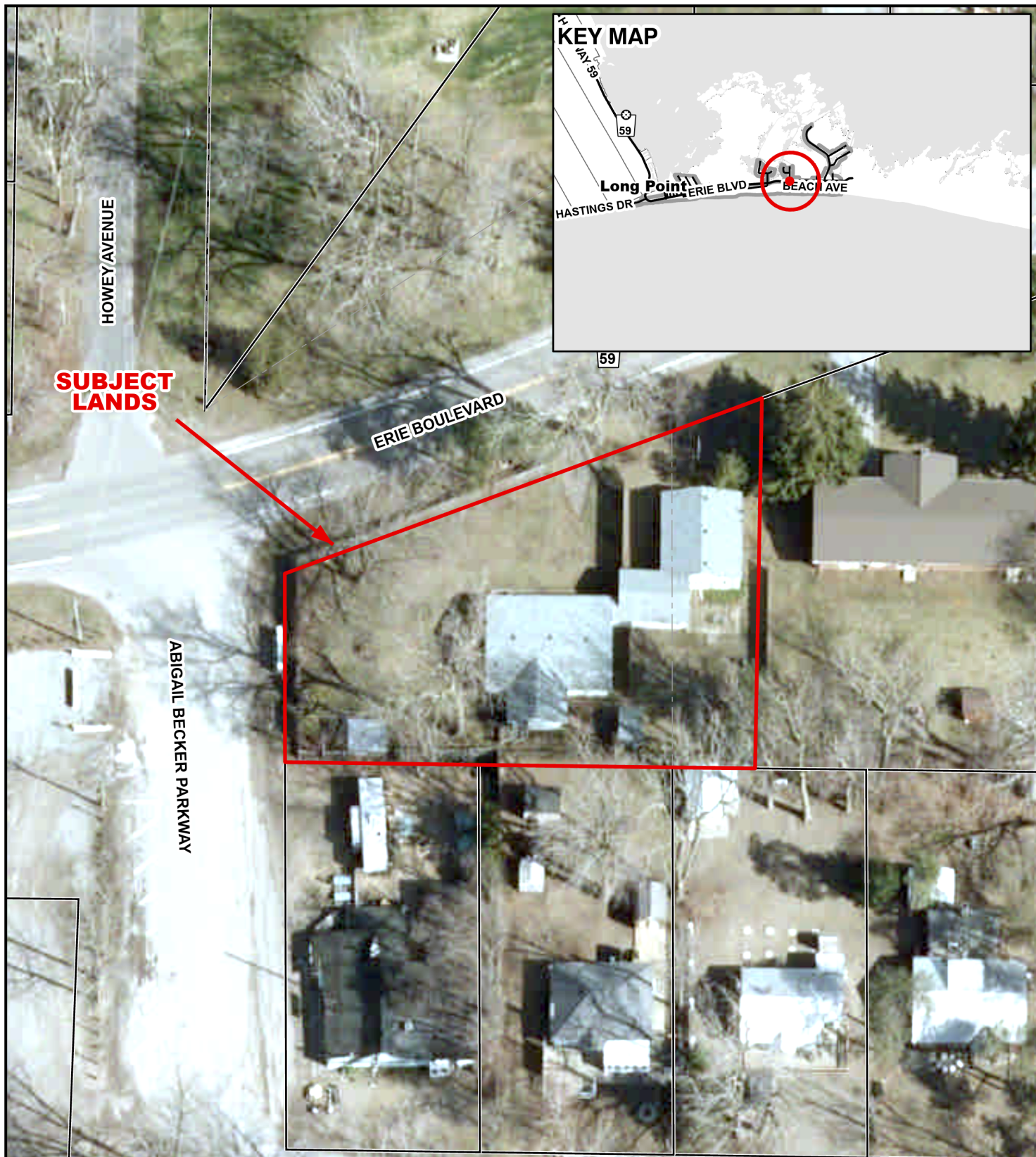
3.4m (11'2")

3.3m (11'0")

1.4m (4'6")


**DIAGRAM 2**  
261 Erie Blvd., Port Rowan  
Front elevation showing roof heights



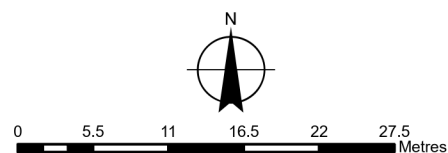


6/9/2026

**Legend**

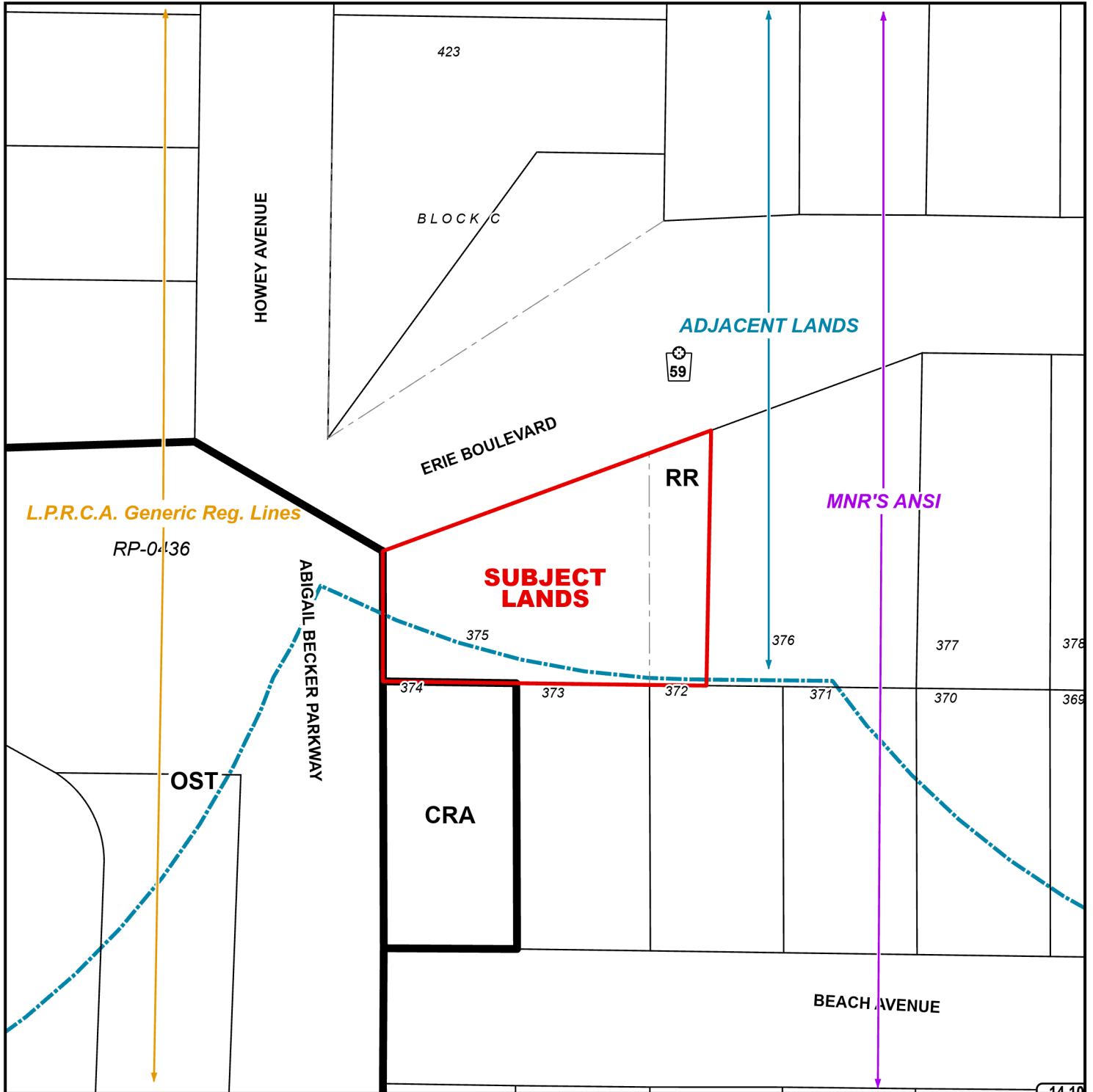
 Subject Lands

2025 Air Photo



ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM



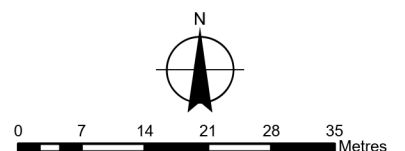
LEGEND

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

ZONING BY-LAW 1-Z-2014

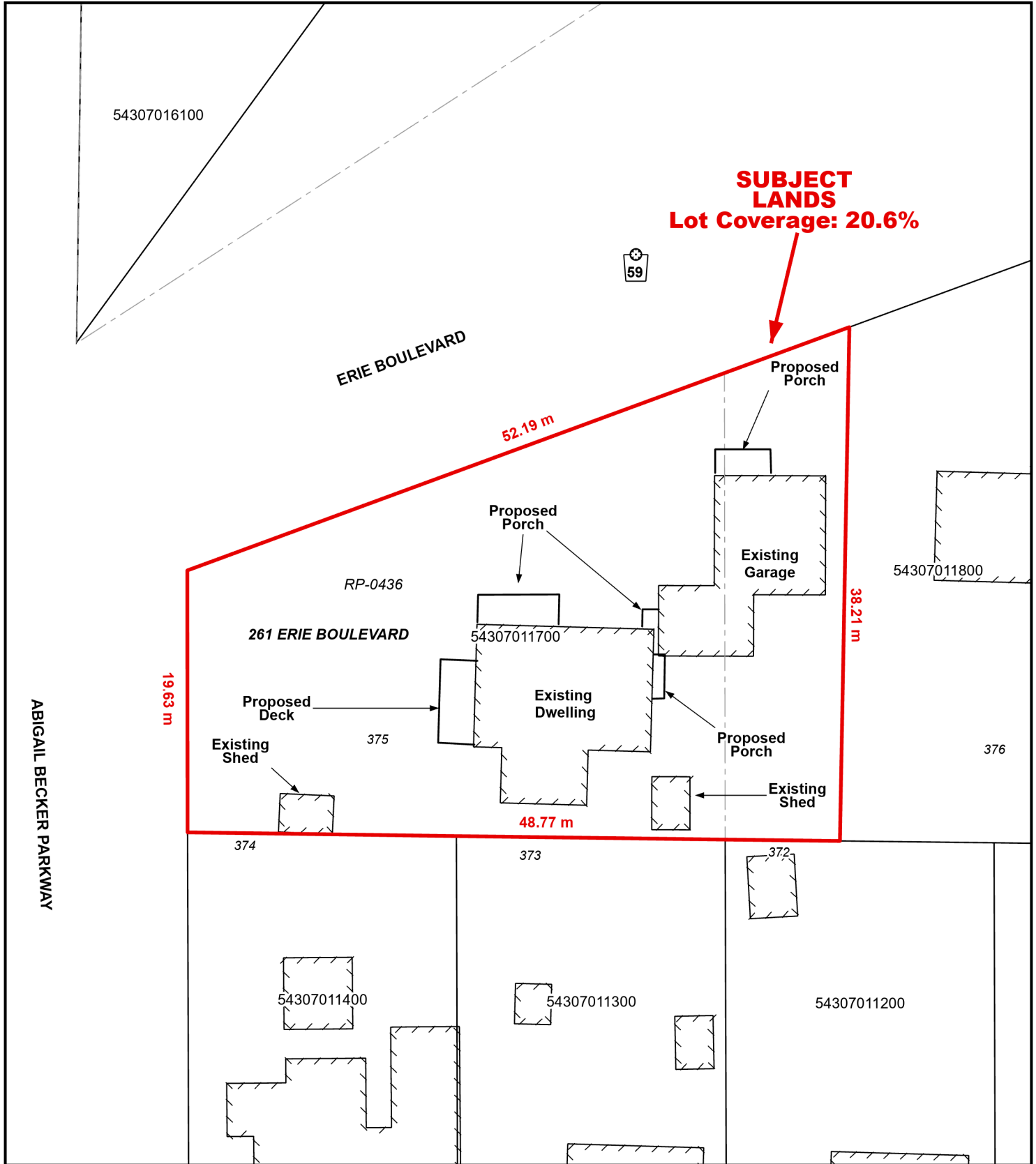
6/9/2026

- (H) - Holding
- CRA - Resort Area Commercial Zone
- OST - Open Space Tent & Trailer Zone
- RR - Resort Residential Zone




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSHINGHAM



Legend

 Subject Lands

6/9/2026

