

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



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: 54307016300

A. Applicant Information

Name of Owner 2133441 Ontario Inc. c/o Justus Veldman

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 156 Norfolk County Rd 13

Town and Postal Code Courtland ON N0J 1E0

Phone Number _____

Cell Number 519-872-4880

Email justus@thebmigroup.ca

Name of Applicant Stephen Desjardine, C.E.T.

Address 11 McKenzie Street

Town and Postal Code Tillsonbug, Ontario, N4G 2E7

Phone Number _____

Cell Number 226-235-1587

Email sdesjardine@co-elevate.ca

Name of Agent Same as Applicant

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):

SWAL PLAN 436, LOT 425 PT

AUSTIN PKWY, CLOSED RP 37R1855 PART1

Municipal Civic Address: 7 Howey Avenue

Present Official Plan Designation(s): _____

Present Zoning: Resort Residential (RR)

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:

Vacant

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:

Vacant but provided with water (well) and gas services

- ~~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.~~

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:

Proposed Boathouse over existing slip

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:

Vacant

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		6.0 m.	21.6 m.	21.6 m.	none
Lot depth			50.0 m.	50.0 m.	none
Lot width		15.0 m.	21.6 m.	21.6 m.	none
Lot area		0.4 hect.	1085 s.m.	1085 s.m.	none
* Lot coverage		10 %	Boathouse	18 %	relief of 8%
Front yard		6.0 m.	Boathouse		none
Rear yard		1.2 m.	Boathouse	1.4 m.	none
* Height		5.0 m.	Boathouse	7.44 m.	relief of 2.44 m.
Left Interior side yard		1.2 m.		7.4 m.	none
Right Interior side yard		1.2 m.		1.5 m.	none
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
* Primary Use		Option 1: Provision for future residential build Option 2: Temporary Trailer as Primary Use			Temporary Primary Use
* Useable Space		56 s.m.		81.5 s.m.	Relief of 25.5 s.m.

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

-Existing boat slip plus immediate useable space and boat lifts around slip is 120 s.m., which is more than 10% lot coverage already

-Temporary permission for Primary Use with provisions

~~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: _____~~

~~_____~~

~~_____~~

~~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:

Vacant property

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:

Not applicable

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:

Use of helical piles as foundations

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

- Municipal piped water Communal wells
 Individual 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 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: **Howey 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.

-Informal survey of neighboring property suggests provisions where granted for
boathouses larger than lot current by-laws

-Use of helical piles will lessen impact of no excavations near water edge, and
eliminate floodplain issues for structure uplift

-Height of boathouse is required due to height of existing boat lifts

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.

<u>Steve Desjardine</u>	<u>February 8, 2025</u>
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 Please see attached e-mail 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.

<u>Please see attached e-mail</u>	_____
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, Steve Desjardine of Tillsonburg, Oxford County

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.

Steve Desjardine

From: harleneveldman@bell.net
Sent: February 3, 2025 10:54 AM
To: Steve Desjardine
Cc: 'Manen Contracting'; 'Justus Veldman'
Subject: RE: 7 Howey Ave

Hello Steve

Please see email below giving you the authority to act on our behalf:

Dear Steve,

I authorize you to act as my agent for the application regarding 7 Howey Ave, Port Rowan.

Please proceed accordingly, and let me know if you require any additional information.

Best Regards,
Justus Veldman
519-872-4880

From: Manen Contracting <manencontracting@gmail.com>
Sent: Monday, February 3, 2025 10:13 AM
To: 'Steve Desjardine' <sdesjardine@co-elevate.ca>; 'Justus Veldman' <justus@thebmigroup.ca>
Cc: harleneveldman@bell.net
Subject: RE: 7 Howey Ave

Hello Steve, most of these questions Harlene or Justus will have to answer. I have attached close location of sand point on survey.

Harlene has attached contact info.

- I assume septic will be needed when cottage is built as nothing in place now?
- In floodplain yes
- seasonal wetness of the land no standing water no concerns. (using helical piles)
- no erosion concerns no change to grading
- no storm drainage on the property standard grading to street

Harlene or Justus just answer if the property has been screened for endangered species, and send email to Steve Dejardin to act as your agent for the application.

Thanks Ryan

From: Steve Desjardine <sdesjardine@co-elevate.ca>

Sent: February 2, 2025 10:49 AM

To: Manen Contracting <manencontracting@gmail.com>; 'Justus Veldman' <justus@thebmigroup.ca>

Subject: 7 Howey Ave

Ryan and Justus

As Ryan mentioned earlier, I need:

- e-mail from Justus providing permission for me (Steve Desjardine) to act as agent for this application
- legal name of the owner of the property, and all contact info, including address, e-mail and cell phone

Questions I need some direction on:

- Is there sanitary services to the property or septic required (eventually)?
- well location
- has the property been screened for endangered species? If not , why?
- will the development have any impact on source water protection?
- are we in the floodplain?. Probably yes?
- seasonal wetness of the land?
- erosion concerns?
- storm drainage?

I am ready to submit the application any time, but I will broadcast it to you both for comments before I do submit

Cheers



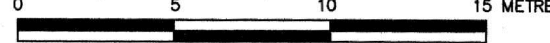
Steve Desjardine, C.E.T., *Partner*

T: 519-681-6475, ext. 105 | C: 226-235-1587

D: 226-289-4626 | co-elevate.ca

co-elevate was formerly Gray and Fick. This email may contain information that is privileged or confidential. If you are not the intended recipient, please delete the e-mail and any attachments and notify us immediately.

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY DIMENSIONS ON THE PROJECT. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION

SCALE - 1: 250 

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KIM HUSTED SURVEYING LTD.

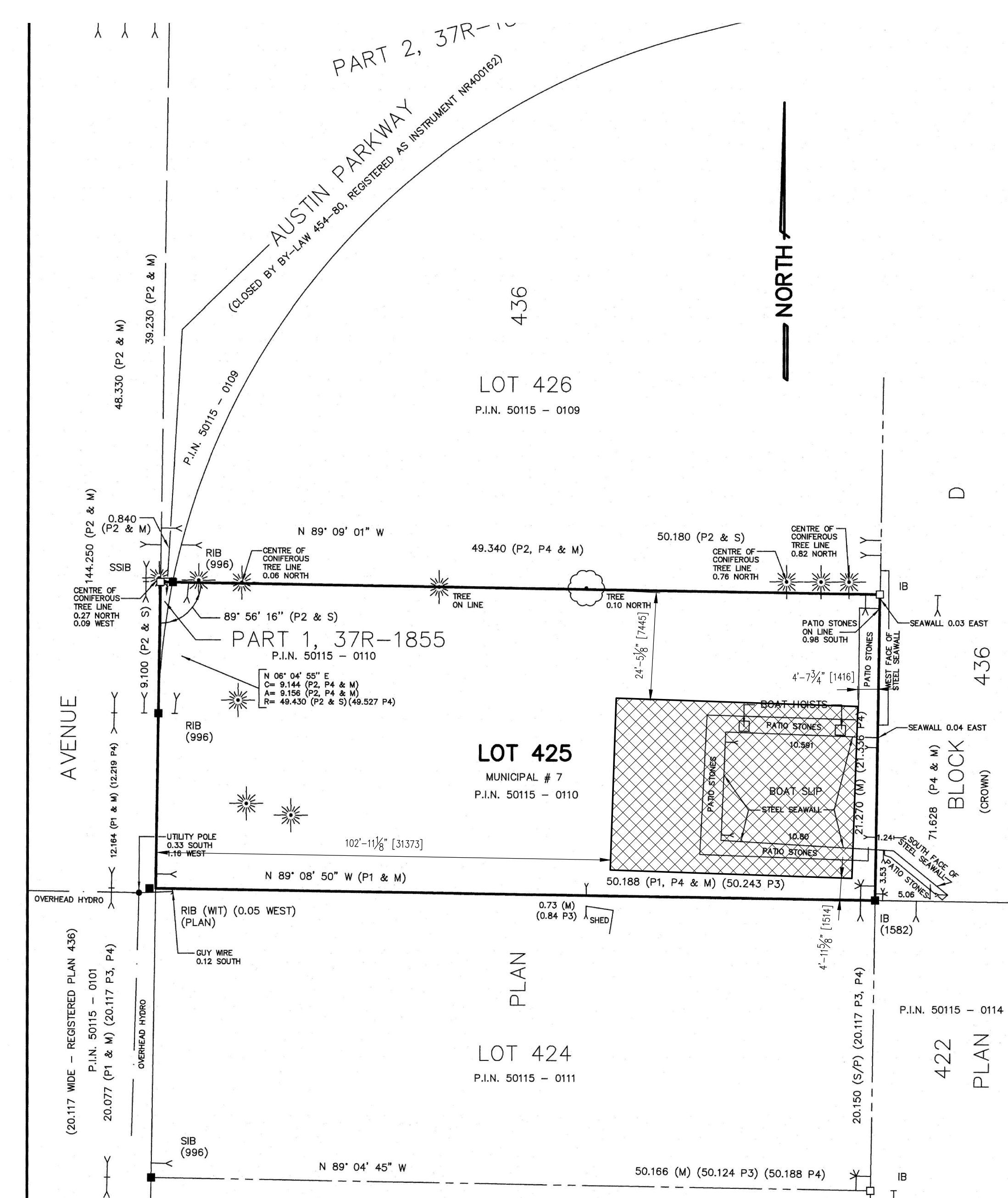
(PART 2)
REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED ON TITLE.

COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS: PROPERTY DESCRIPTION: LOT 425, PART OF AUSTIN PARKWAY (CLOSED BY BY-LAW 454-80, REGISTERED AS INSTRUMENT NR400162), REGISTERED PLAN 436 (LONG POINT), NORFOLK COUNTY, MUNICIPAL #7 HOWEY AVENUE ALL OF P.I.N. 50115-0110

AREA OF SUBJECT PROPERTY= 1067.23 SQUARE METRES



Site Plan
Scale : 1" = 20'-0"

SITE DATA: - RESIDENTIAL ZONE

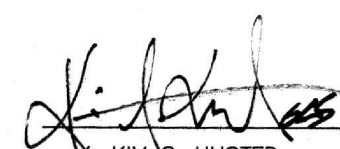
	IMPERIAL	METRIC
PROPOSED BOATHOUSE	70.94 ft.	21.624 m.
LOT FRONTAGE	11,682 s.f.	1,085.26 s.m.
LOT AREA	2,110 s.f.	196.0 s.m.
PROPOSED BOATHOUSE		
TOTAL LOT COVERAGE	2110 s.f.	196.0 s.m.
LANDSCAPE AREA, LOT COVERAGE		
PARKING AREA		
COVERAGE	18 %	
BUILDING HEIGHT (average)	24'-6"+-	7.47 m.
USEABLE FLOOR SPACE	787 s.f.	81.5 m.

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR JUSTUS VELDMAN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
- (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
 - (2) - THIS SURVEY WAS COMPLETED ON THE 6th DAY OF MAY, 2024.

JUNE 4, 2024
DATE


KIM S. HUSTED
ONTARIO LAND SURVEYOR


STEPHEN DESJARDINE, C.E.T.
BCIN# 23150
2025-02-08

THE DESIGNER NOTED HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES UNDER PART 9

Desjardine
Residing
Drafting

Steve Desjardine, C.E.T.
11 McKenzie Street, Tillsonburg, Ontario
226-235-1587

Issued for Variance
February 02, 2025

Issued for Review
January 23, 2025

Issued for Review
January 18, 2025

Proposed Boathouse

7 Howey Avenue
Port Rowan, Long Point, Ontario

PROJECT NO.: 25-001

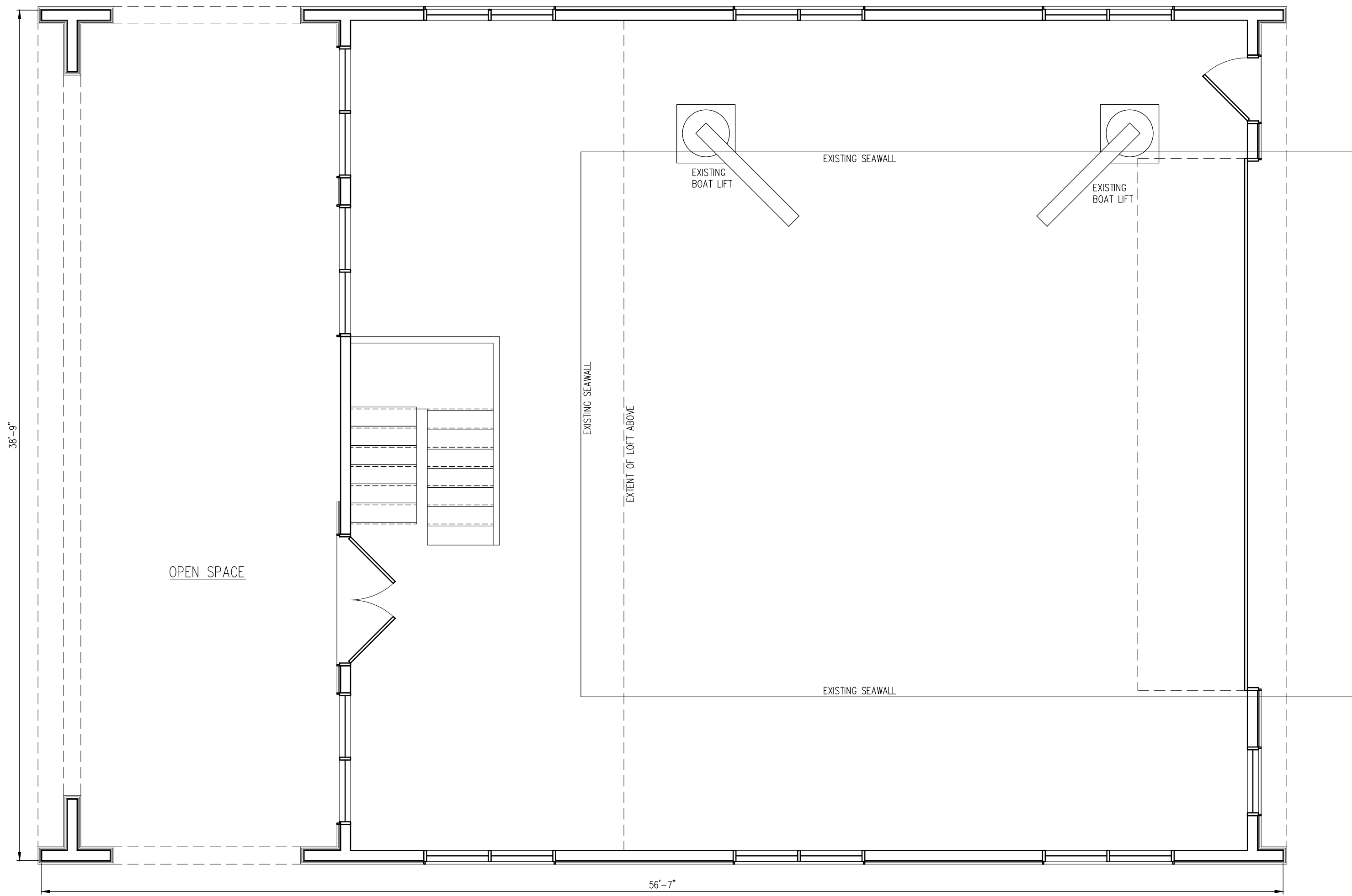
APPROVED BY:
Ryan VanManen

SCALE: As Noted

DATE: 12/01/25

SHEET NO.: **A0**
Rev. 02/02/25

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY DIMENSIONS ON THE PROJECT. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION



Main Floor Plan

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

**Desjardine
Boating**


Steve Desjardine, C.E.T.
11 McKenzie Street, Tillsonburg, Ontario
226-235-1587

Issued for Variance February 02, 2025	Issued for Review January 23, 2025	Issued for Review January 18, 2025
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Proposed Boathouse

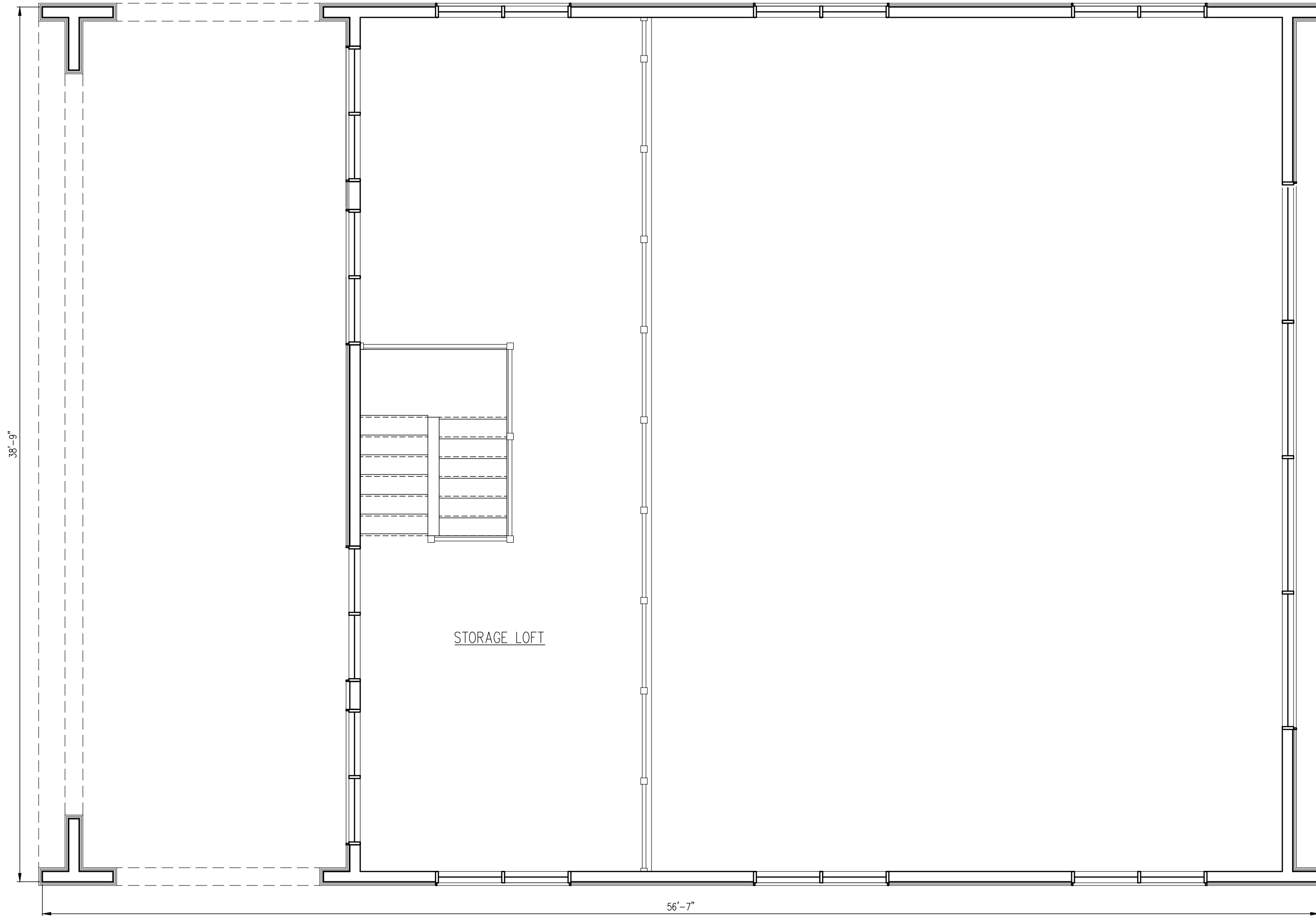
7 Howey Avenue
Port Rowan, Long Point, Ontario

PROJECT NO: 25-001	APPROVED BY: Ryan VanManen
SCALE: As Noted	SHEET NO: A1
DATE: 12/01/25	Rev. 02/02/25


2025-02-08
STEPHEN DESJARDINE, C.E.T.
BCIN# 23150

THE DESIGNER NOTED HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES UNDER PART 9

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY DIMENSIONS ON THE PROJECT. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION



Storage Loft Plan

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

**Desjardine
Resign
Drafting**

Steve Desjardine, C.E.T.
11 McKenzie Street, Tillsonburg, Ontario
226-235-1587

Issued for Variance
February 02, 2025

Issued for Review
January 23, 2025

Issued for Review
January 18, 2025

Proposed Boathouse

7 Howey Avenue
Port Rowan, Long Point, Ontario

2025-02-08

STEPHEN DESJARDINE, C.E.T.
BCIN# 23150

THE DESIGNER NOTED HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES UNDER PART 9

PROJECT NO.:
25-001

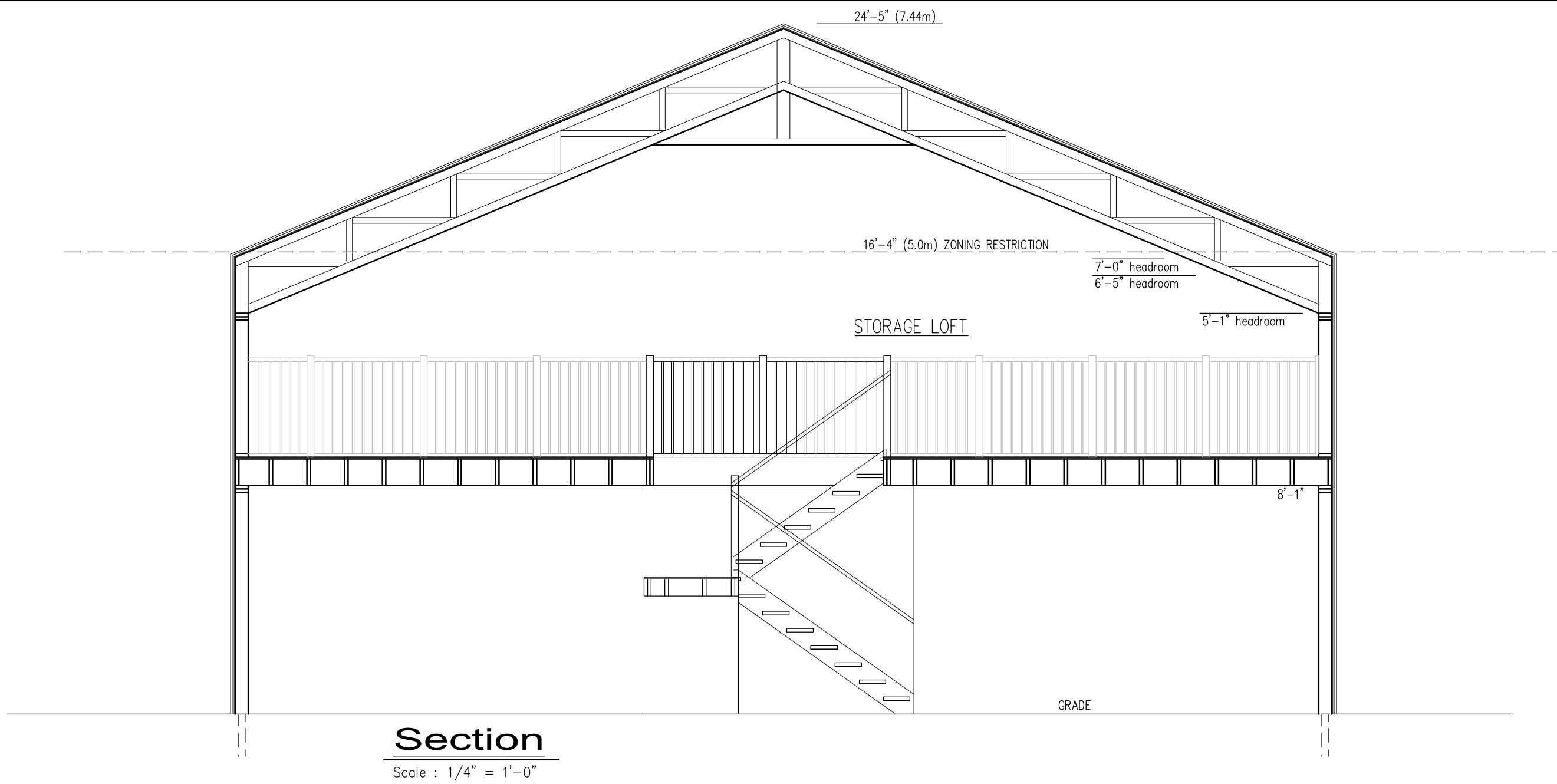
APPROVED BY:
Ryan VanManen

SCALE:
As Noted

DATE:
12/01/25

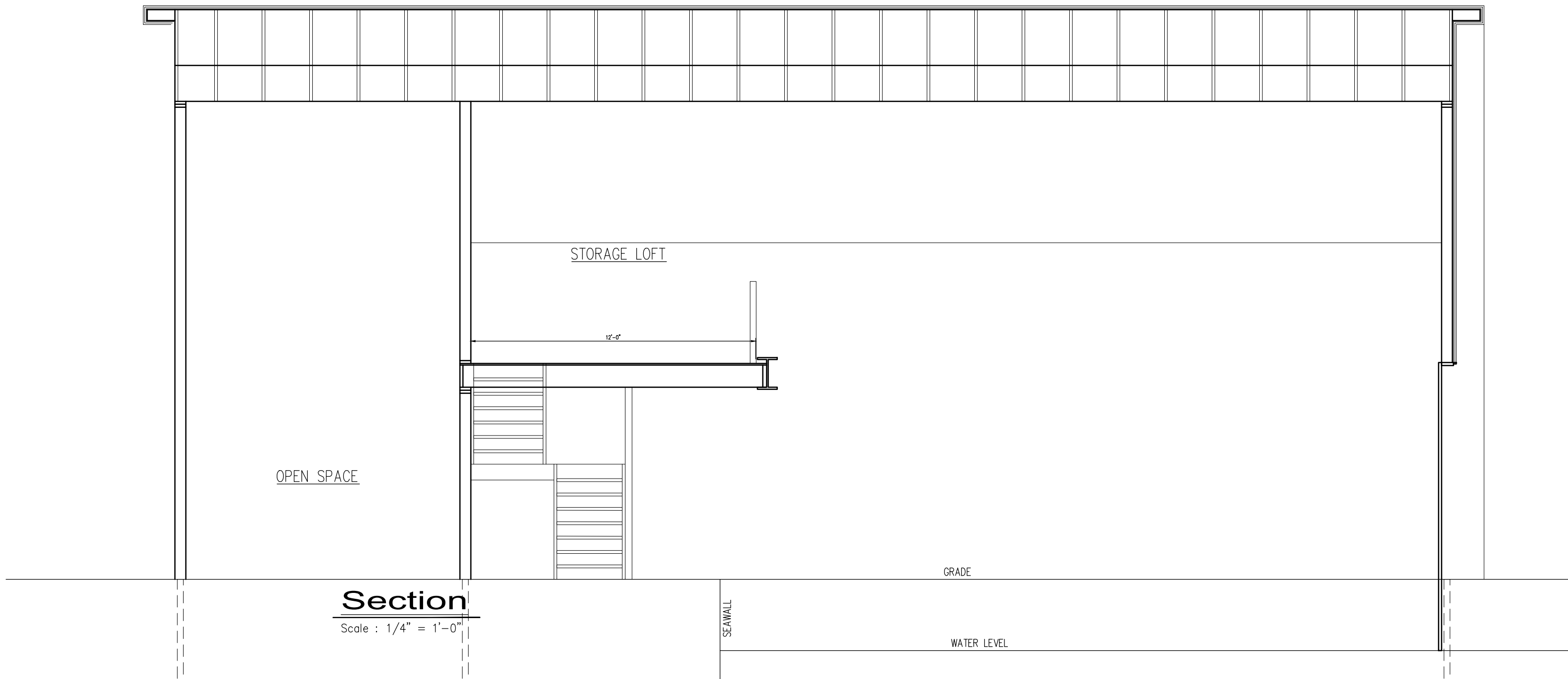
SHEET NO.:
A2
Rev. 02/02/25

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY DIMENSIONS ON THE PROJECT. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION



Section

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



Section

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

**Desjardine
Design
Drafting**

Steve Desjardine, C.E.T.
11 McKenzie Street, Tillsonburg, Ontario
226-235-1587

Issued for Variance
February 02, 2025

Issued for Review
January 23, 2025

Issued for Review
January 18, 2025

Proposed Boathouse

7 Howey Avenue
Port Rowan, Long Point, Ontario

PROJECT NO:
25-001

APPROVED BY:
Ryan VanManen

SCALE:
As Noted

SHEET NO.:

DATE:
12/01/25

A3
Rev. 02/02/25

[Signature]
2025-02-08
STEPHEN DESJARDINE, C.E.T.
BCIN# 23150

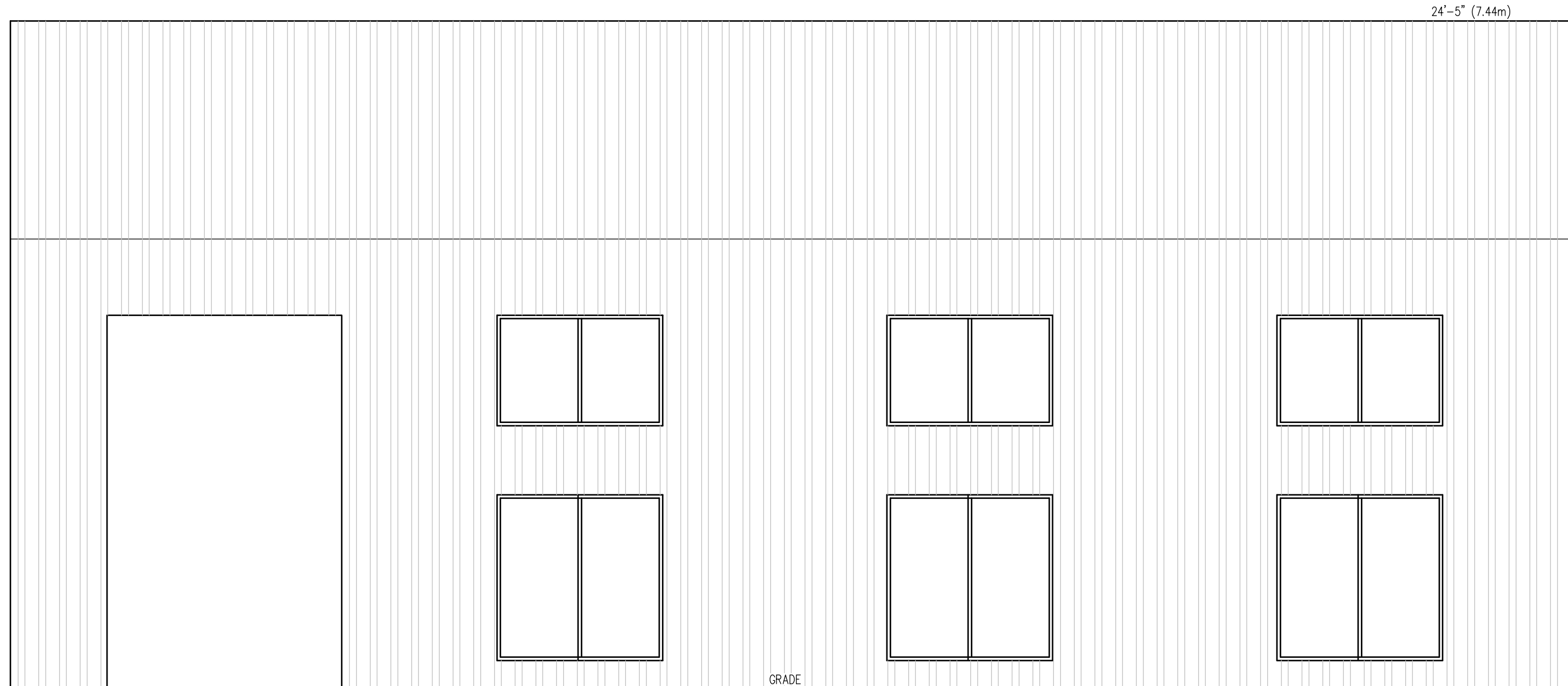
THE DESIGNER NOTED HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES UNDER PART 9

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY DIMENSIONS ON THE PROJECT. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION



West Elevation

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



South Elevation

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


2025-02-08
STEPHEN DESJARDINE, C.E.T.
BCIN# 23150

THE DESIGNER NOTED HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES UNDER PART 9

**Desjardine
Resign
Drafting**

Steve Desjardine, C.E.T.
11 McKenzie Street, Tillsonburg, Ontario
226-235-1587

Issued for Variance
February 02, 2025
Issued for Review
December 01, 2024

Proposed Boathouse

7 Howey Avenue
Port Rowan, Long Point, Ontario

PROJECT NO.:
25-001

APPROVED BY:
Ryan VanManen

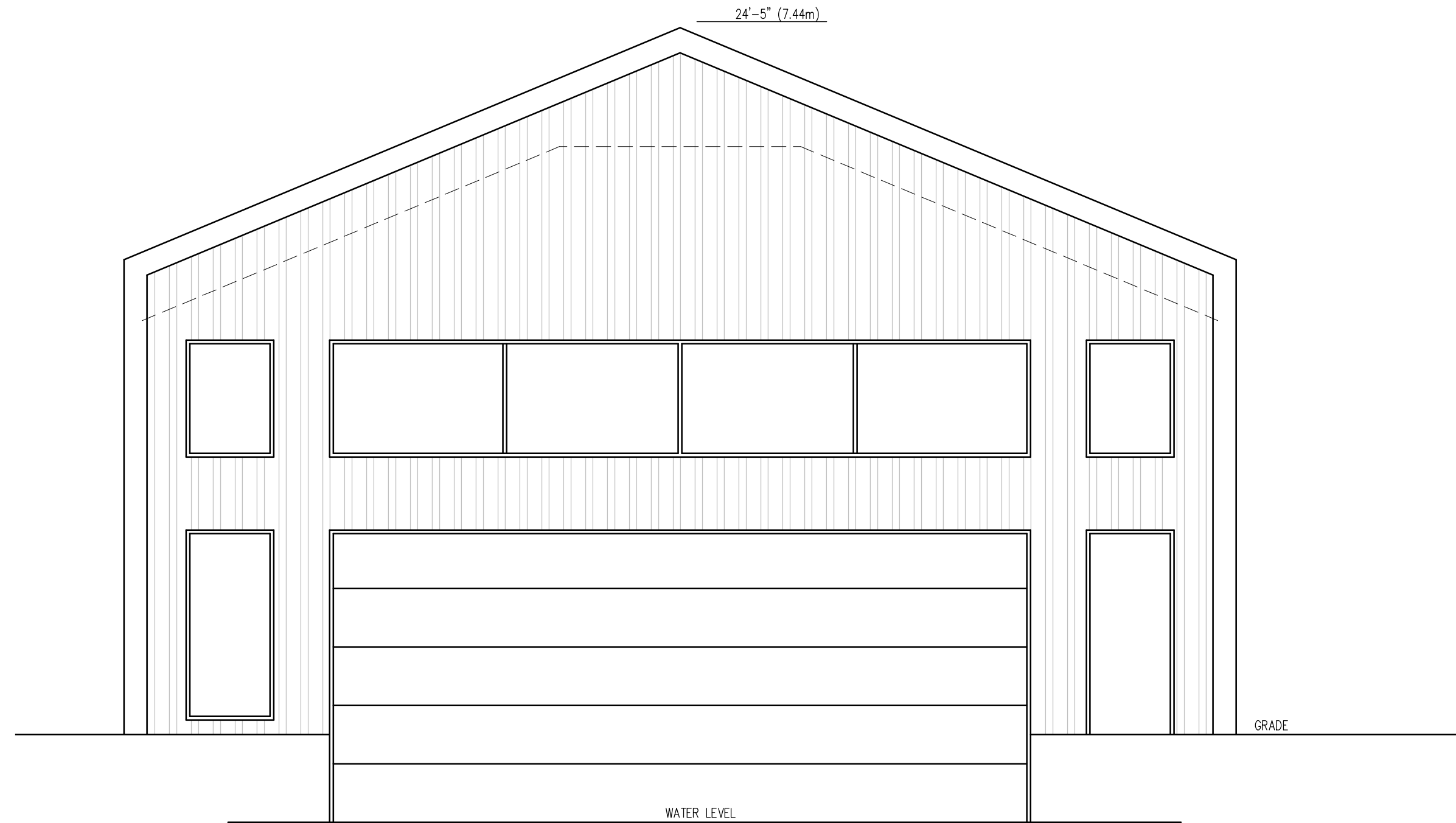
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As Noted

SHEET NO.:

DATE:
12/01/25

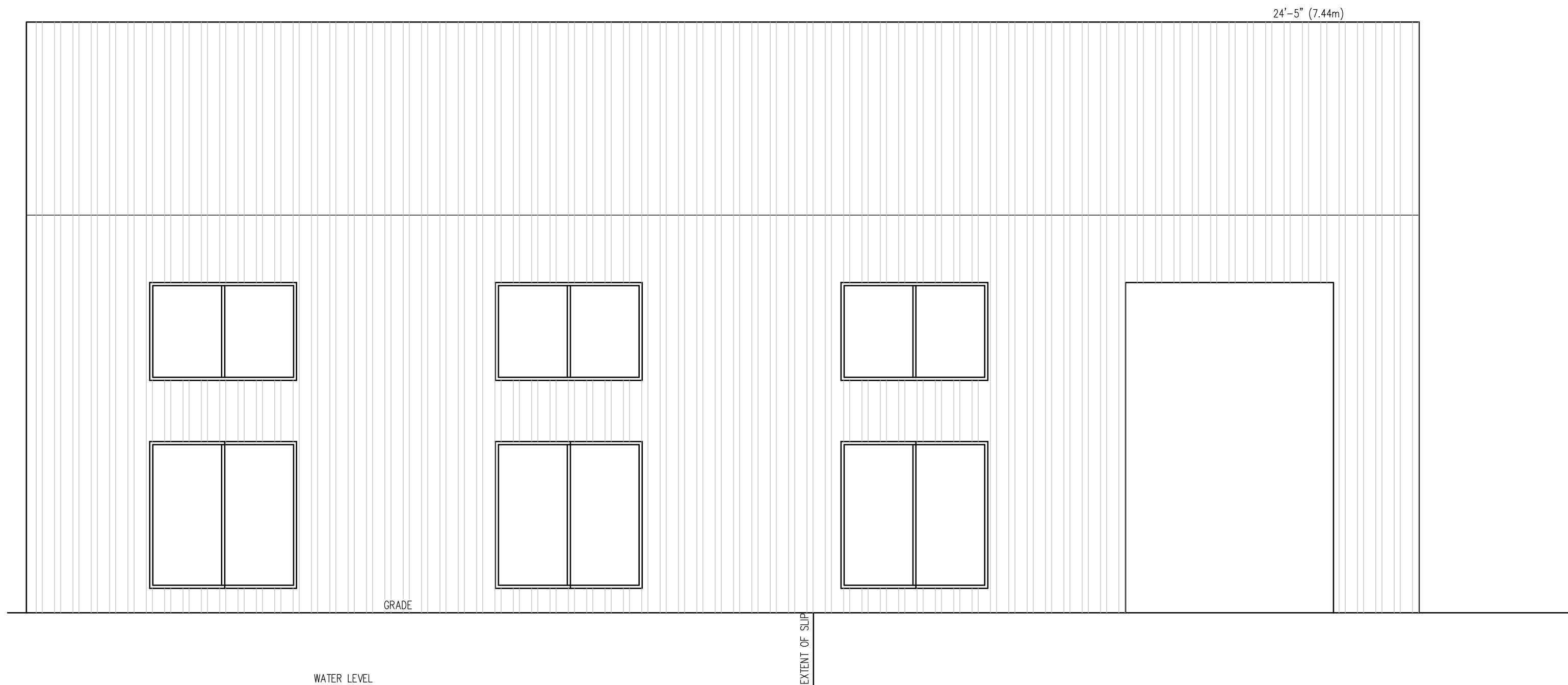
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Rev. 02/02/25

THE CONTRACTOR MUST CHECK ALL DRAWINGS AND VERIFY DIMENSIONS ON THE PROJECT. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK OR SHOP FABRICATION



East (Waterway) Elevation

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



North Elevation

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

**Desjardine
Resign
Drafting**

Steve Desjardine, C.E.T.
11 McKenzie Street, Tillsonburg, Ontario
226-235-1587

Issued for Variance
February 02, 2025
Issued for Review
December 01, 2024

Proposed Boathouse

7 Howey Avenue
Port Rowan, Long Point, Ontario

PROJECT NO.:
25-001

APPROVED BY:
Ryan VanManen

SCALE:
As Noted

DATE:
12/01/25

SHEET NO.:

A5

Rev. 02/02/25


2025-02-08
STEPHEN DESJARDINE, C.E.T.
BCIN# 23150

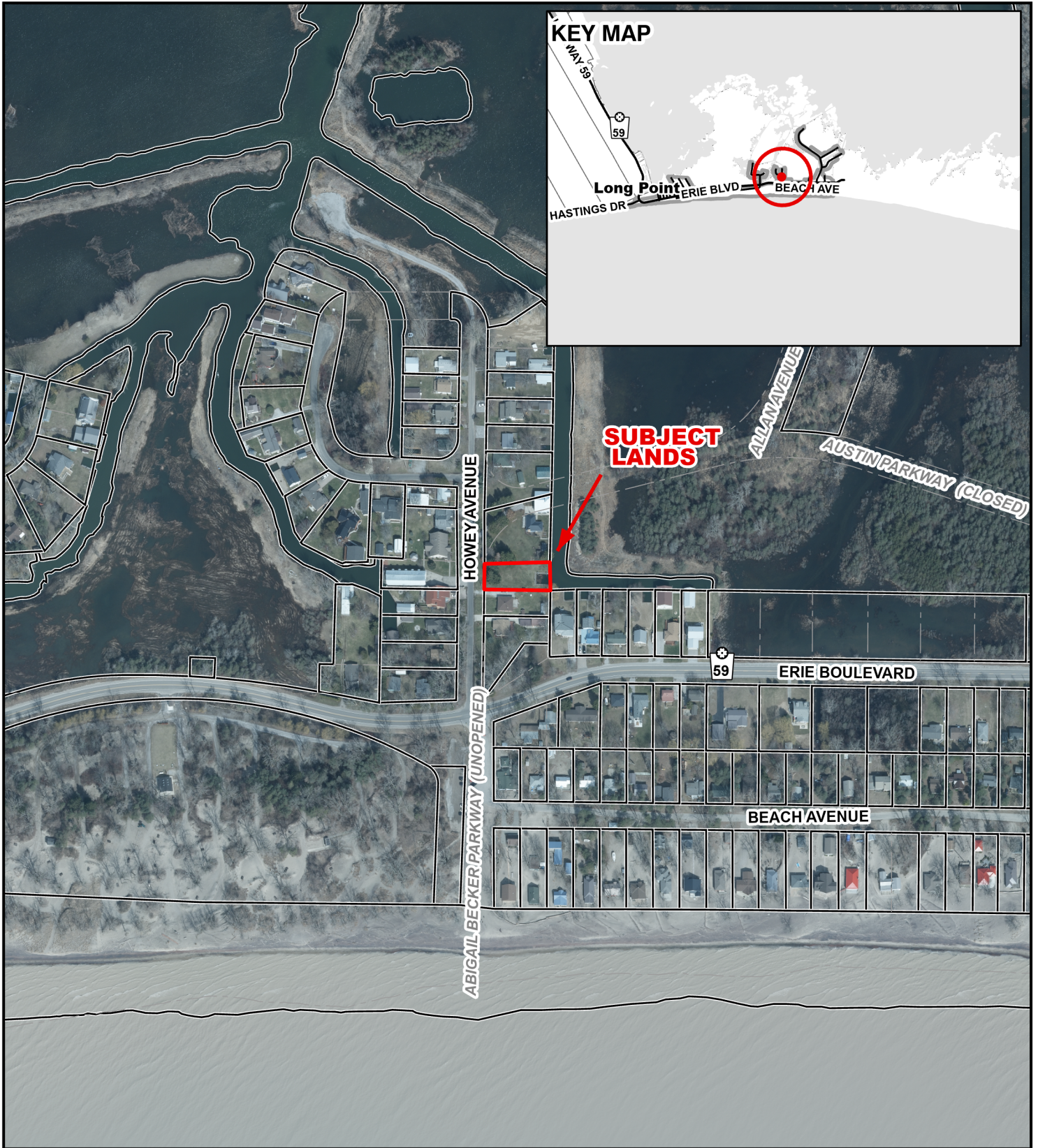
THE DESIGNER NOTED HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES UNDER PART 9

MAP A


ANPL2025043

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

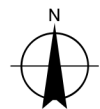


Legend

 Subject Lands

2020 Air Photo

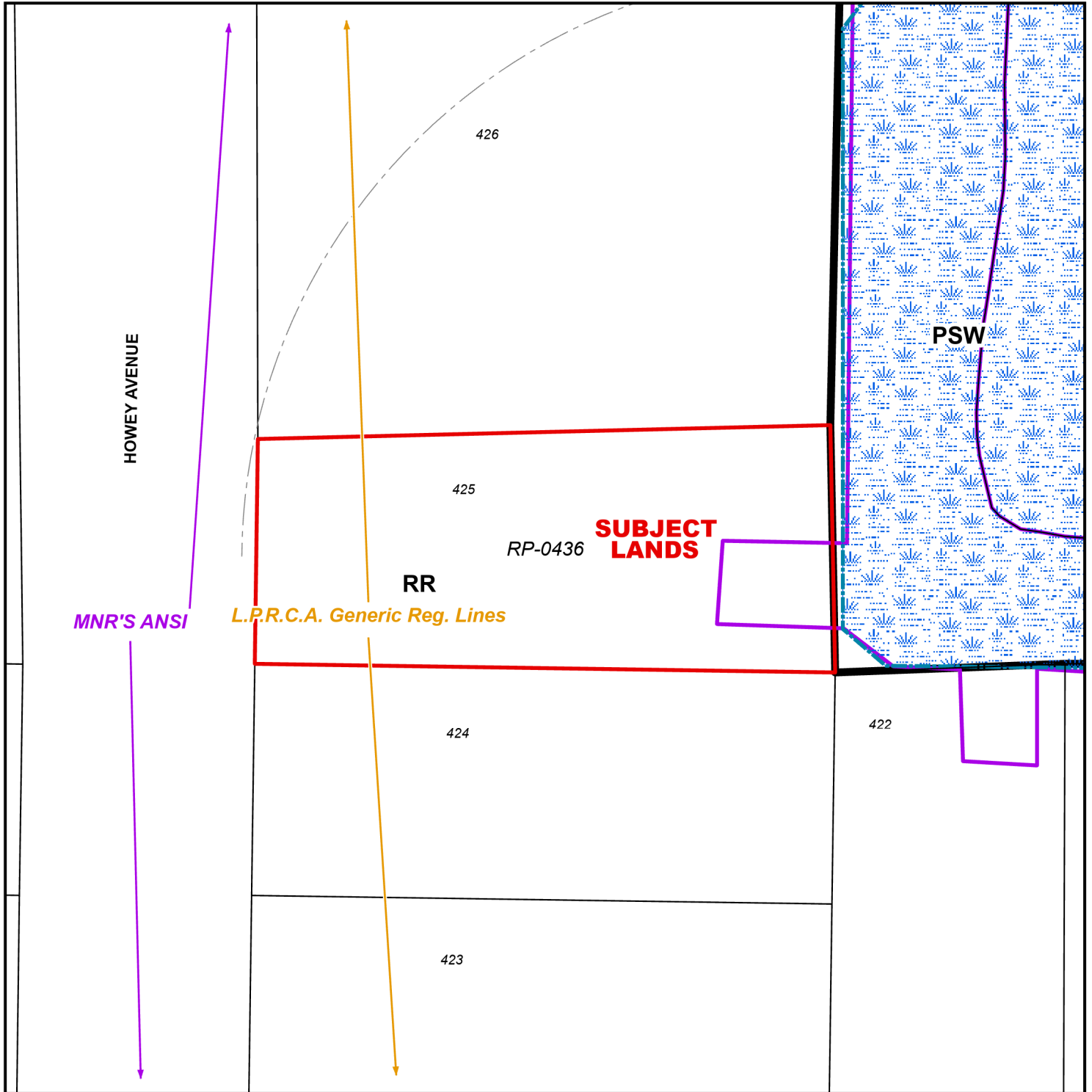
4/17/2025



30 15 0 30 60 90 120 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of SOUTH WALSINGHAM

ANPL2025043



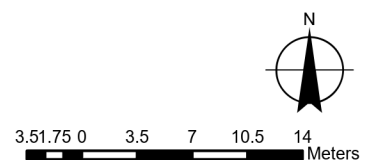
LEGEND

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

ZONING BY-LAW 1-Z-2014

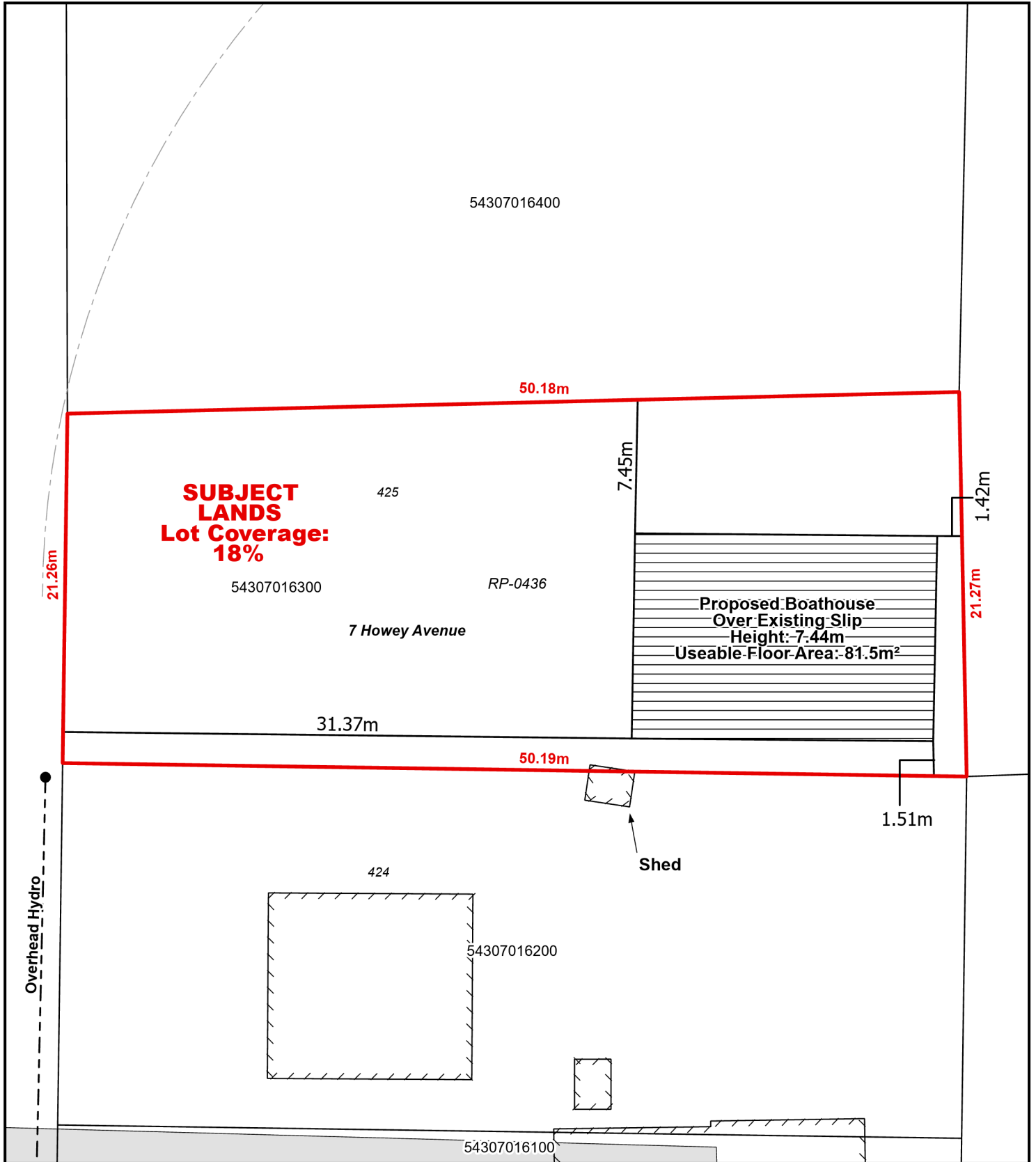
4/17/2025

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




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSHINGHAM



Legend

 Subject Lands

4/17/2025

