

**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	_____

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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:** 3310-543-060-13600

**A. Applicant Information**

**Name of Owner** Mike Tieszer

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** 25117 Poplar Hill Road

**Town and Postal Code** Denfield, ON N0M 1P0

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

**Cell Number** 226-448-9003

**Email** sunrisebauermhof@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 mortgagees, 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 117 Plan 429

\_\_\_\_\_

\_\_\_\_\_

Municipal Civic Address: 23 Teal Avenue, Long Point

Present Official Plan Designation(s): RR

Present Zoning: 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:

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:

Existing is a single storey house, and a utility shed and a boathouse, all shown on the attached survey.

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.

Proposed addition of an attached garage and mudroom.

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 is a replacement boathouse with seasonal storage on the second floor and an attached garage and mudroom, all shown on the attached architectural plans and proposed lot grading plan.

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:

50 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:

COTTAGE

**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	17.37m	15m		17.37m	
Lot depth	40.21m			40.21m	
Lot width	17.37m			17.37m	
Lot area	698.75sqm			698.75sqm	
Lot coverage	26.78%	15%	5.8.2 h)	24.84%	9.84%
Front yard	15.71m	6m		6m	
Rear yard	12,26m	9m		12.26m	
Height	5m	9.1m		8.3m	
Left Interior side yard	3.16m	3m		3.16m	
Right Interior side yard	1.68m	1.2m		1.68m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

# BOATHOUSE

## 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	17.37m	15m		17.37m	
Lot depth	40.21m			40.21m	
Lot width	17.37m			17.37m	
Lot area	698.75sqm			698.75sqm	
Lot coverage	1.74%	10%	3.2.2e)	14.39%	4.39%
Front yard	34.56m	6m		30.91m	
Rear yard	1.48m	nil		nil	
Height	5m	5m	3.2.2c)	8.2m	3.2m
Left Interior side yard	6.24m	1.2m		5.37m	
Right Interior side yard	8.2m	1.2m		0.9m	0.3m
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other <sup>MAX</sup> <sub>USABLE</sub>	12.16sqm	56sqm	3.2.2d)	170.35sqm	114.35sqm

FLOOR AREA

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

The addition of an attached garage pushes the lot coverage over the maximum permitted amount.  
The construction of a boathouse over an existing boat slip exceeds the maximum permitted usable floor area along with the proposed second floor seasonal storage area.

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:

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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:

Property is not within a WHPA

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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 adjacent \_\_\_\_\_

**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:

Teal Avenue

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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.

Premise and Justification report is attached

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

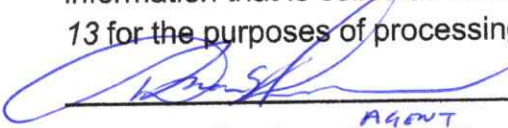
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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


Feb 28/25  
\_\_\_\_\_  
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 MICHAEL TIESSEN 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.

  
\_\_\_\_\_  
Owner

Feb 28/25  
\_\_\_\_\_  
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:

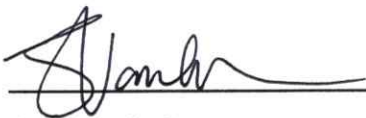
12 Gilbertson dr

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

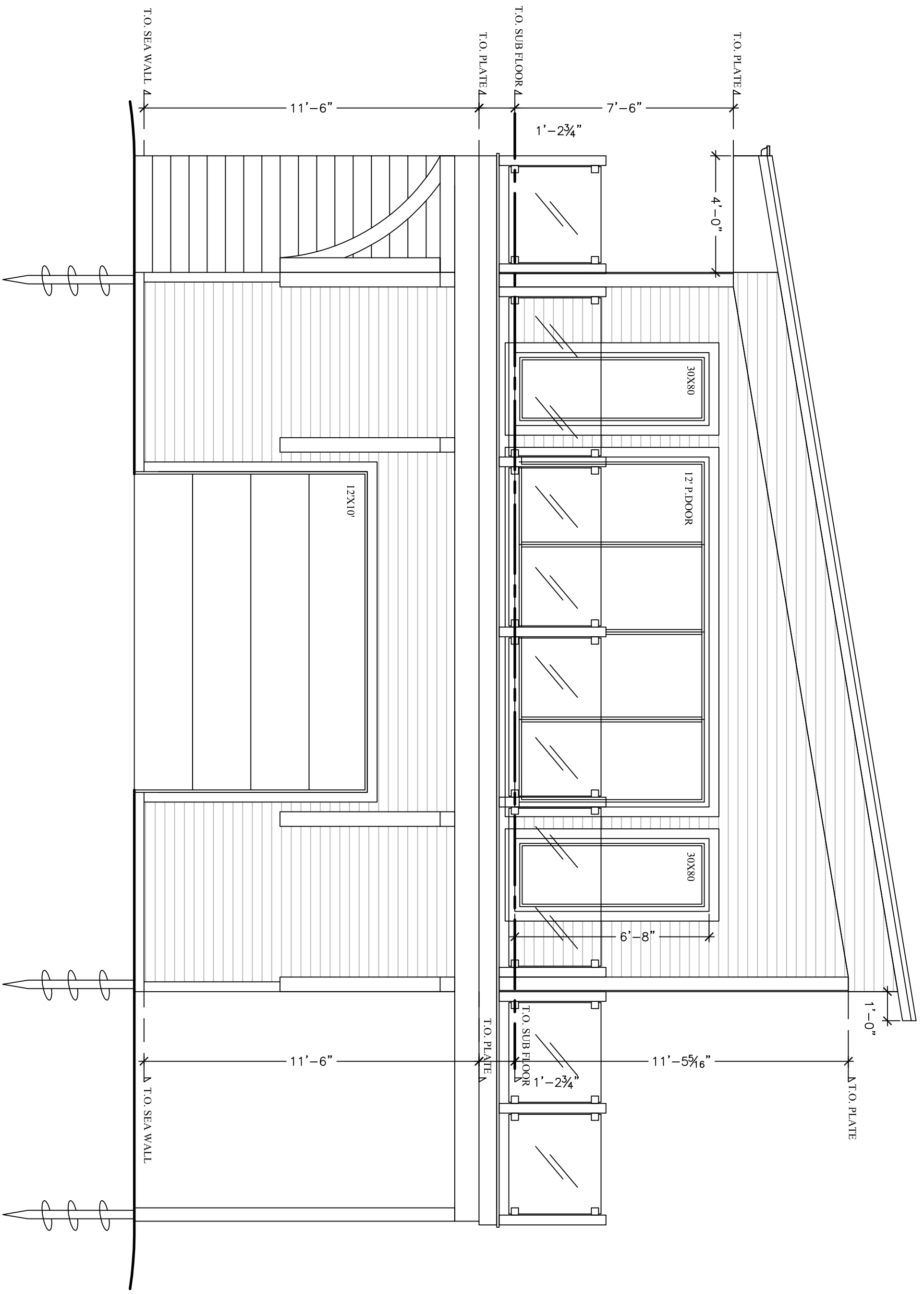
In Norfolk County

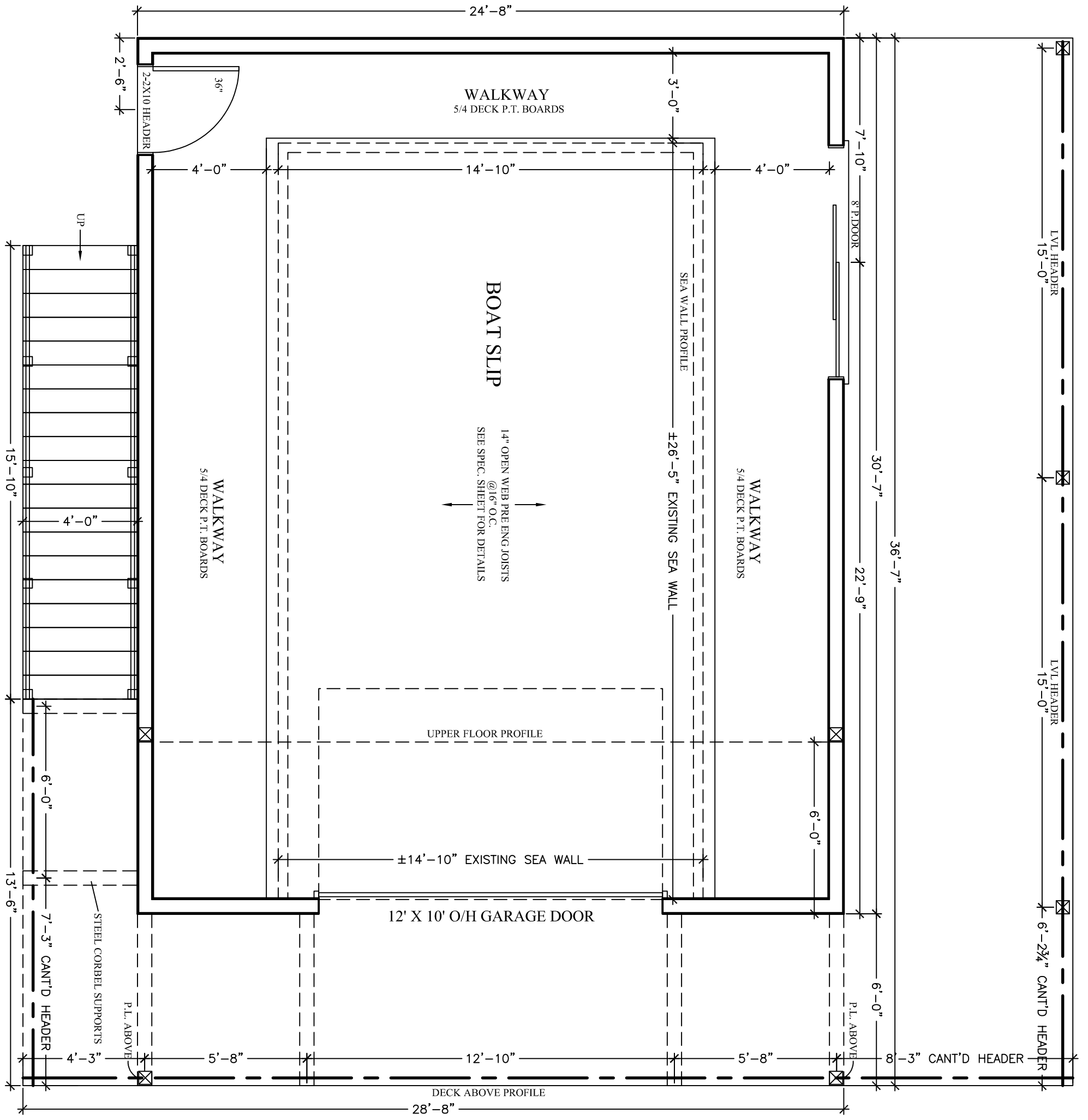
This 28 day of Feb

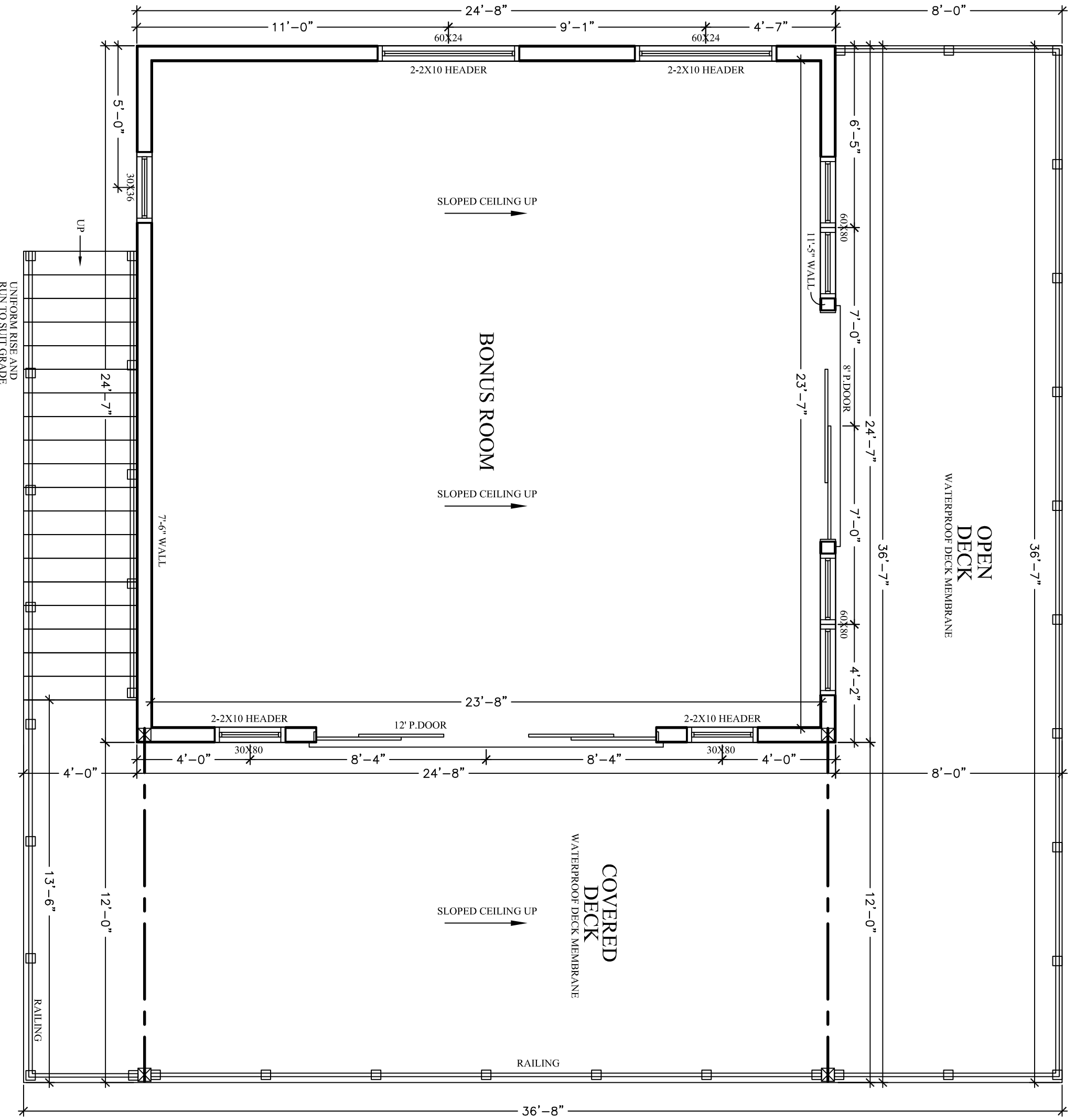
A.D., 2025

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

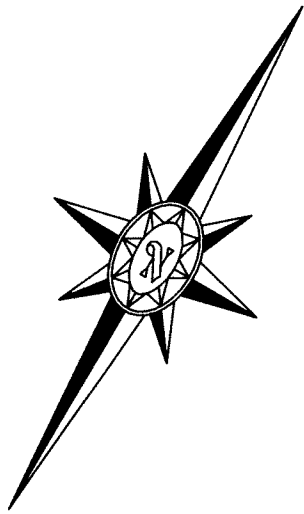
Sherry Lorianne Vanchik, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 24, 2028.





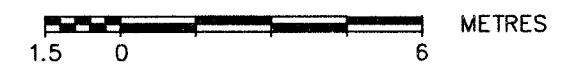






PLAN OF SURVEY  
OF ALL OF  
**LOT 117**  
**REGISTERED PLAN 429**  
**LONGPOINT**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF WALSINGHAM**  
IN  
**NORFOLK COUNTY**

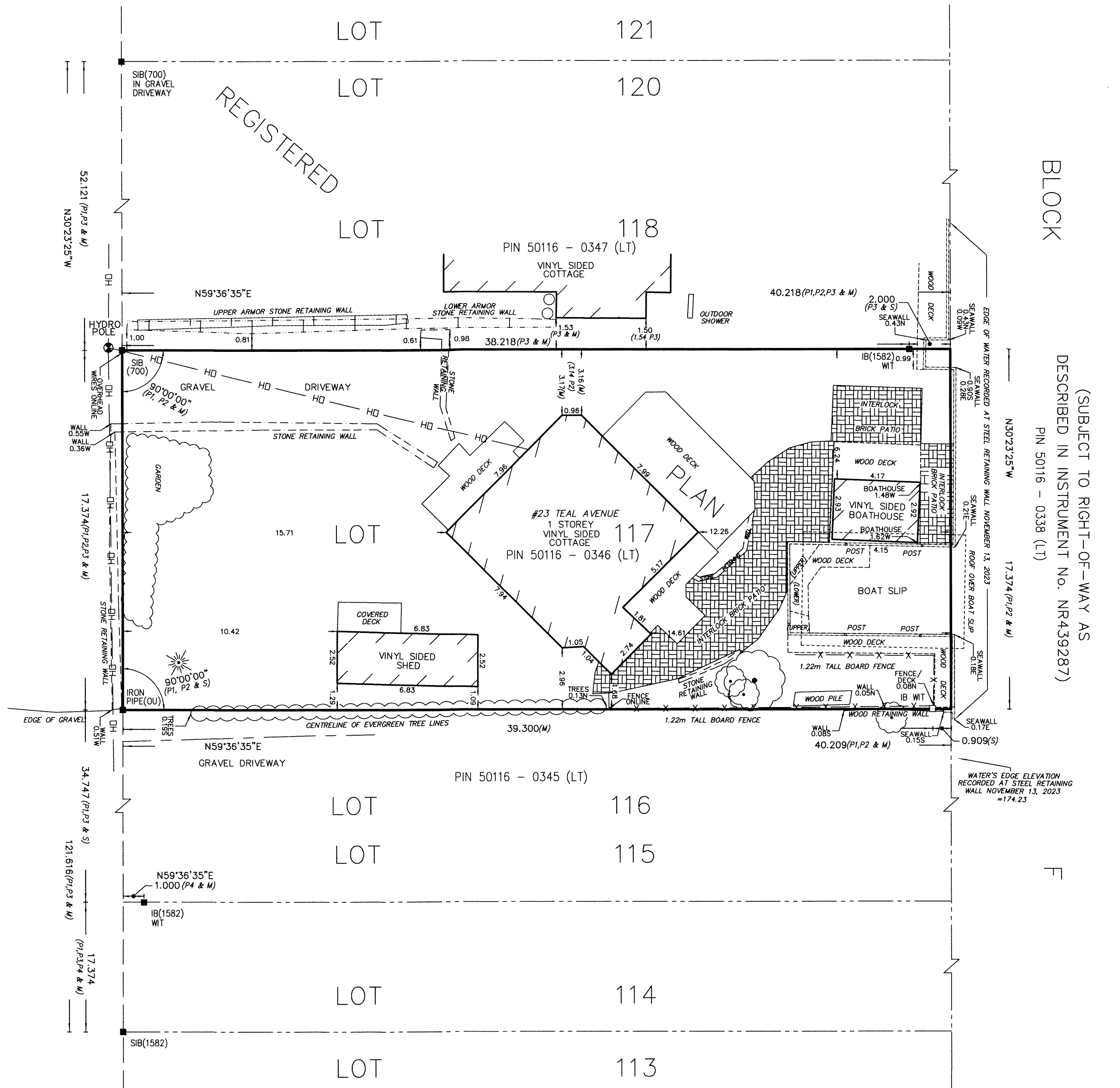
SCALE: 1 : 150



**JEWITT AND DIXON LTD.**

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048



TEAL AVENUE  
(20.17m WIDE - REGISTERED PLAN 429)  
PIN 50116 - 0483 (LT)

BLOCK  
(SUBJECT TO RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT NO. NR439287)  
PIN 50116 - 0338 (LT)

LOT  
123  
429

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 13th DAY OF NOVEMBER, 2023

*[Signature]*  
B. C. DIXON, O.L.S.  
FOR JEWITT & DIXON LTD.

DATED: NOVEMBER 24, 2023  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-56388

LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	□	SIB
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	□	IB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	□	IB Ø
LOT LINES	SHOWN	---	
DEED LINES	SHOWN	---	
FENCE LINES	SHOWN	-X-X-X-X-X-X-X-X-	
ROAD LINES	SHOWN	---	
CENTRE LINES	SHOWN	---	
FOUND IRON BARS	SHOWN	■	PLANTED IRON BARS
ORIGIN UNKNOWN	SHOWN	□	SHOWN (OU)

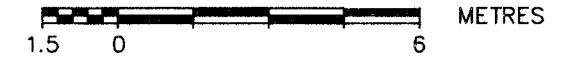
JEWITT AND DIXON LTD.	SHOWN	(700)
J. B. DODD, O.L.S.	SHOWN	(996)
K.S. HUSTED, O.L.S.	SHOWN	(1582)
WITNESS MONUMENT	SHOWN	(WIT)
REGISTERED PLAN 429	SHOWN	(P1)
PLAN OF SURVEY BY JEWITT & DIXON LTD. DATED MARCH 12, 1986 (WA-28-60)	SHOWN	(P2)
PLAN OF SURVEY BY JEWITT & DIXON LTD. DATED SEPTEMBER 15, 2022 (22-3492-POS)	SHOWN	(P3)
PLAN OF SURVEY BY KIM HUSTED SURVEYING DATED JULY 22, 2021 (21-16925)	SHOWN	(P4)

**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS  
650 IRELAND ROAD  
SIMCOE, ONTARIO, N3Y 4K2  
PHONE: (519) 426-0842  
E-mail: info@jewittdixon.com

F.W.	-	J.M.R.
BOOK	-	LL-FILE
CALC.	-	J.M.R.
PLAN	-	M.T.C.
CHECK	-	K.H.
CLIENT	-	TIESZER
<b>23-3917-POS</b>		

TOPOGRAPHIC SURVEY  
 FOR:  
**MIKE TIESZER**  
**#23 TEAL AVENUE**  
**LONGPOINT**  
 PIN 50116 - 0346 (LT)

SCALE 1 : 150



JEWITT AND DIXON LTD.

**METRIC NOTE:**

DISTANCES AND COORDINATES ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

**UTILITY NOTE:**

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES. PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED AND ADVISED.

**SITE B.M.#1**

SPIKE IN FACE OF WOOD HYDRO POLE  
 ELEV = 176.89  
 (GEODETIC)

**LEGEND**

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⚙
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
MANHOLE	SHOWN	MH	⊙

**NOTES**

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, NAD83 (CSRS) HTv2.0 (2010)
- (3) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 13th DAY OF NOVEMBER, 2023

**PROPERTY DESCRIPTION:**

ALL OF LOT 117  
 REGISTERED PLAN 429  
 GEOGRAPHIC TOWNSHIP OF WALSINGHAM  
 NORFOLK COUNTY

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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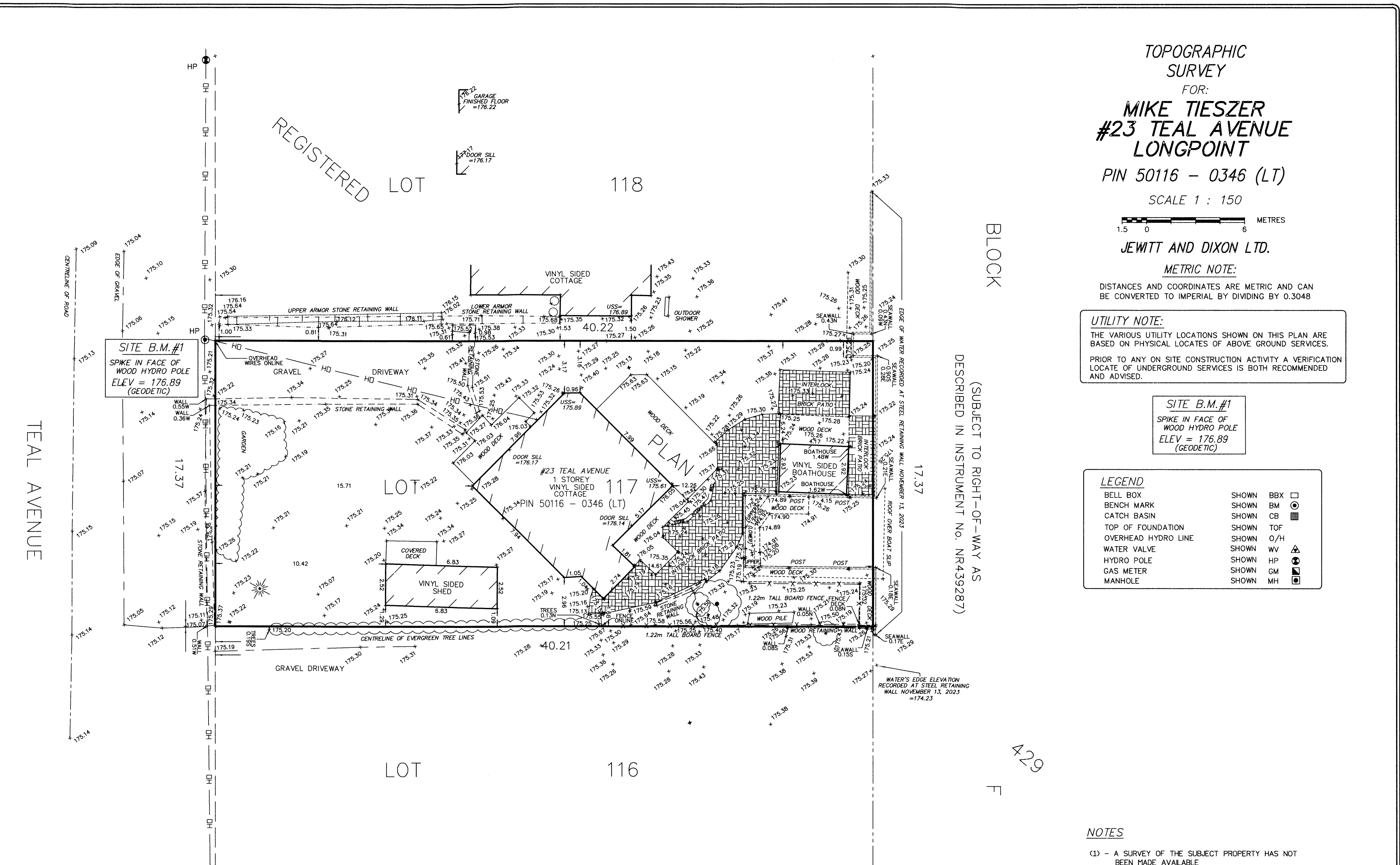
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF JEWITT AND DIXON LTD. IS STRICTLY PROHIBITED

NOVEMBER 24, 2023

*[Signature]*  
 KIM HUSTED, O.L.S.  
 THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

**JEWITT AND DIXON LTD.**  
 ONTARIO LAND SURVEYORS  
 650 IRELAND ROAD  
 SIMCOE, ONTARIO, N3Y 4K2  
 PHONE: (519) 426-0842  
 E-mail: info@jewittdixon.com

F.W.	- J.M.R.
CALC.	- J.M.R.
PLAN	- M.T.C.
CHECK	- K.H.
CLIENT	- TIESZER
<b>23-3917-TOPO</b>	



TEAL AVENUE

BLOCK

(SUBJECT TO RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT NO. NR439287)

429

LOT

LOT

LOT

LOT

LOT

REGISTERED

PLAN

#23 TEAL AVENUE  
 1 STOREY VINYL SIDED COTTAGE  
 PIN 50116 - 0346 (LT)

SITE B.M.#1  
 SPIKE IN FACE OF WOOD HYDRO POLE  
 ELEV = 176.89  
 (GEODETIC)

SITE B.M.#1  
 SPIKE IN FACE OF WOOD HYDRO POLE  
 ELEV = 176.89  
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**LEGEND**

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BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⚙
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
MANHOLE	SHOWN	MH	⊙

**NOTES**

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 NORFOLK COUNTY

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NOVEMBER 24, 2023

*[Signature]*  
 KIM HUSTED, O.L.S.  
 THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

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CHECK	- K.H.
CLIENT	- TIESZER
<b>23-3917-TOPO</b>	

## **Premise and Justification of Minor Variance Application for 23 Teal Ave., Long Point**

Situate on this property is a small cottage, several decks, a utility shed, small boathouse, and an open boat slip. The owners propose to add a two-car garage attached to the cottage, remove the existing utility shed, remove several decks, and replace the undersized boathouse with a new 2-storey boathouse covering the existing boat slip. They propose a second storey on the boathouse for the seasonal storage of patio furniture and water sports equipment.

This application seeks relief of 9.84% from the maximum permitted lot coverage of 15% to permit a garage addition to an existing cottage with 24.84% lot coverage. At the same time, the application seeks relief of 7.45% of the maximum permitted lot coverage of 10%, in order to construct a new boathouse with 17.45% lot coverage. The application further seeks relief of 3.3m of maximum building height of 5m to permit a maximum building height of 8.3m for the boathouse. The application also seeks relief of 70.36 sq.m of maximum usable floor area of 56 sq.m to permit a boathouse with a maximum of 126.36 sq.m of usable floor area.

The following documents are attached:

- Survey of existing conditions
- Topographic Survey
- Proposed Site Plan
- Architectural Plan of proposed attached garage
- Proposed Boathouse floor plans
- Elevation of proposed boathouse

The proposed attached garage is a relatively minor addition to the cottage. The proposed renovation of the cottage nets out to the same number of bedrooms and bathrooms as existed prior to renovation. The addition of an entryway mudroom and attached garage is a most desirable improvement to the dwelling.

Having a boathouse directly over the boat slip is way more desirable than the existing condition, whereas the boathouse is beside the boat slip with no direct water access. Lot coverage would exceed the maximum permitted 10% only because of the second floor decking on 3 sides. The boathouse faces the inner bay marsh and the owners want to take advantage of the natural view. The proposed second floor covers only  $\frac{3}{4}$  of the main floor and is proposed as seasonal storage space for patio furniture, fishing poles, and water sports equipment.

While the Zoning By-law includes the boat slip in the maximum usable floor area, the reality is that within the boathouse there is only a 4 ft. wide walkway around the boat slip. Though the ground floor contains 70.05 sq.m of usable floor area, the slip takes up 46.26 sq.m, leaving the walkway occupying only 23.79 sq.m of floor area.

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 and boathouse 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 an attached garage and an accessory boathouse 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. Teal Avenue is lined with updated cottages and on the channel side, complete with complementary boathouses of similar size, shape, and style. The proposed attached garage, along with the proposed boathouse, 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 attached garage and accessory boathouse, is compatible with and fits within the existing neighborhood. This proposal is an improvement of the property in that the proposed attached garage and the proposed boathouse is desirable and an appropriate reflection of the Teal Ave. streetscape.

## **Is the Variance Minor in Nature**

The application is minor in nature because it proposes only a modest increase in lot coverage and, considering the definition of usable floor area applied to the boathouse, this also is relatively modest. The construction of the proposed attached garage and the proposed boathouse is minor and impacts no other cottages. Teal Avenue sports updated vacation homes on both sides of the street and large scale boathouses on the channel side of the street.

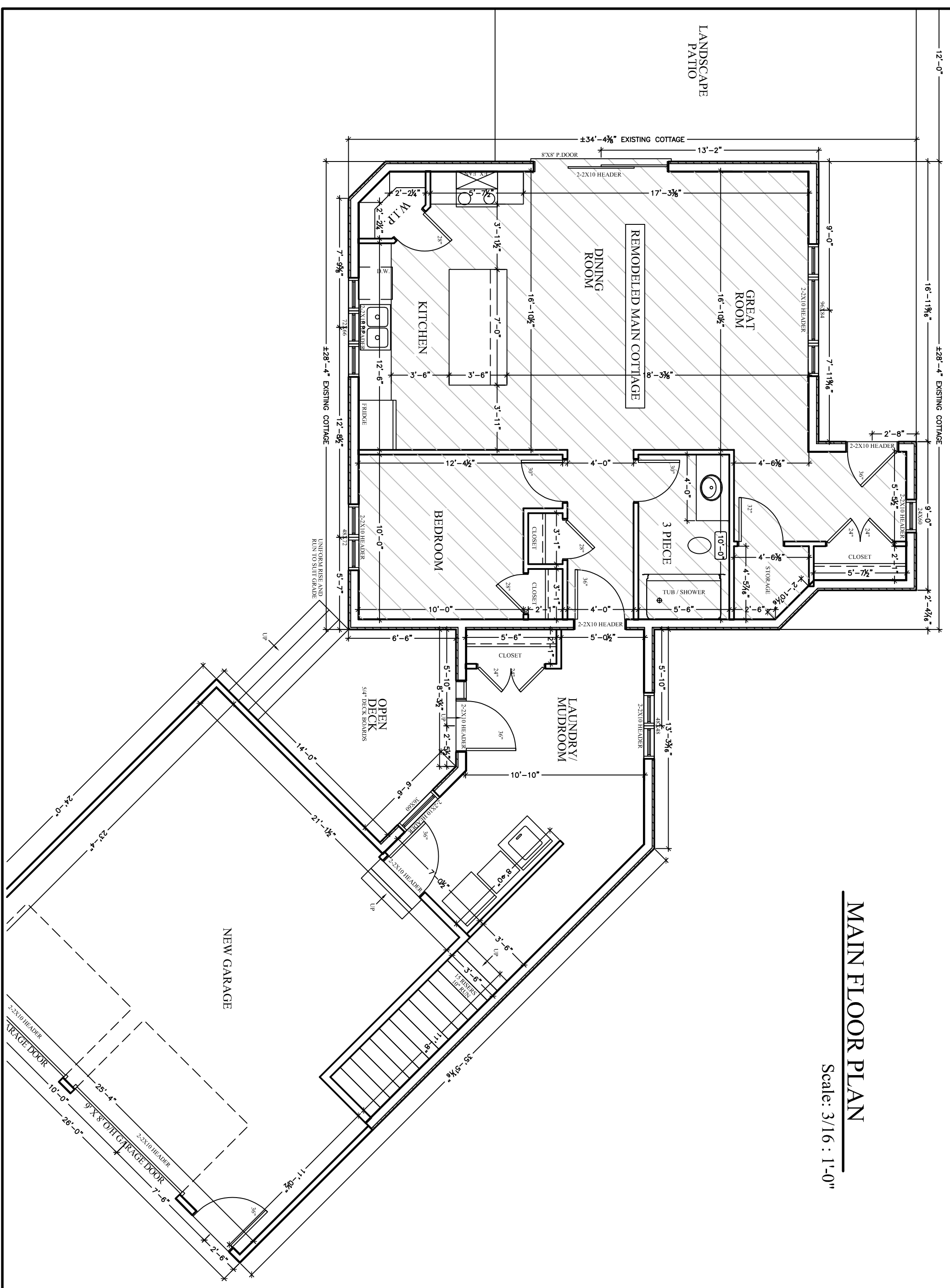
## **Conclusion**

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

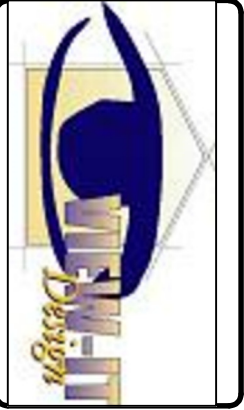
# MAIN FLOOR PLAN

Scale: 3/16 : 1'-0"



REV#	DATE	DESCRIPTION	SQUARE FOOTAGE
1	01/29	CONSERVATION/MINOR VARIANCE	
2			
3			
4			

REMODELED MAIN FLOOR	834 SQ.FT.
MUDRM ADDITION	245 SQ.FT.
GARAGE	624 SQ.FT.
GARAGE BONUS RM	624 SQ.FT.



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
 RR# 11 FORT BURWELL  
 LONG POINT, ONT  
 TEL: 519-874-4857  
 FAX: 519-874-4857

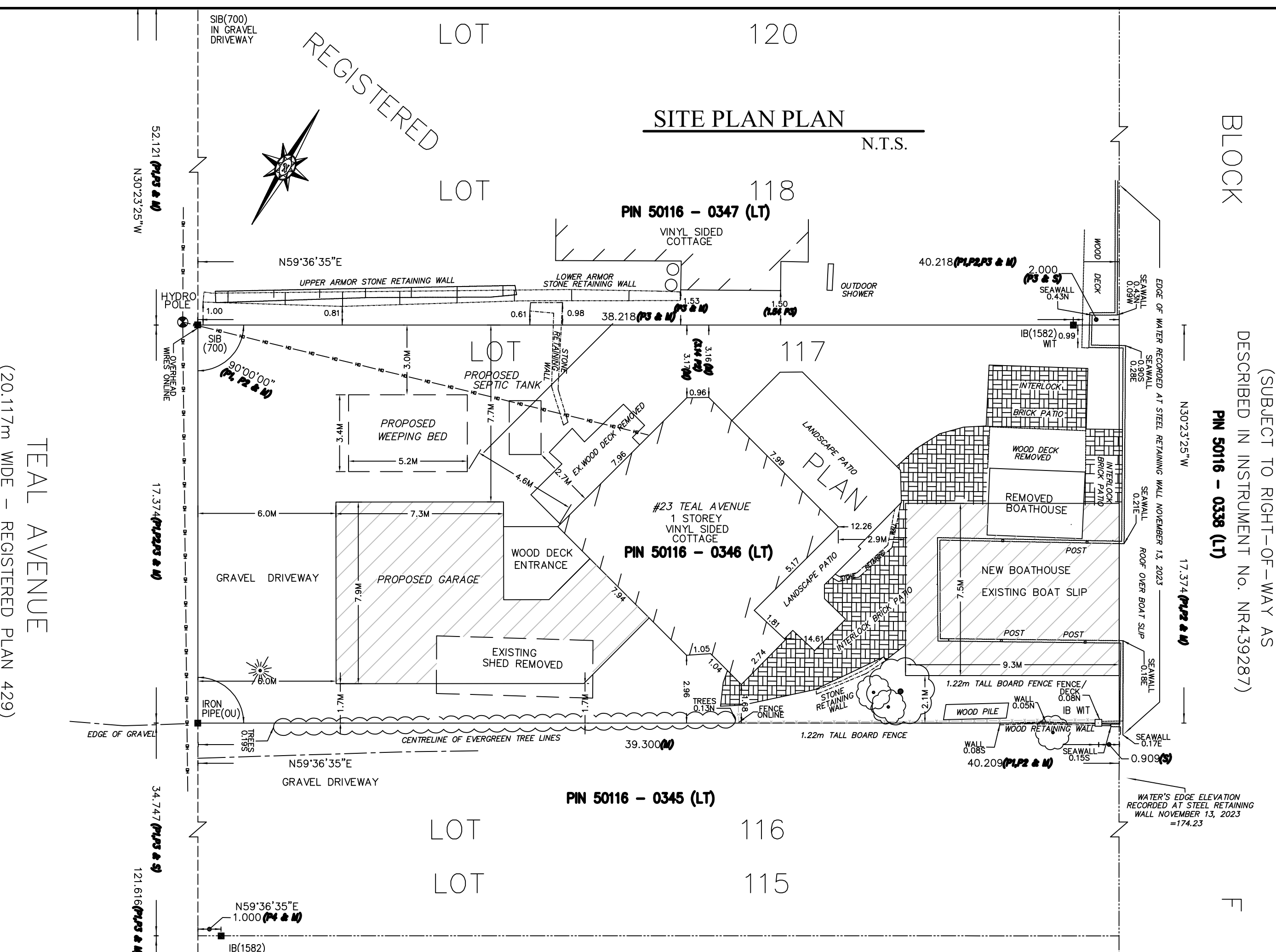
**TESSZER RESIDENCE**  
 23 TEAL AVE  
 LONG POINT, ONT

PROPOSED ADDITION  
 MAIN FLOOR PLAN

DRAWN BY: TONY WALL  
 PO#  
 DATE: JANUARY 2025  
 SCALE: SEE DWG

SHEET NO. 1 OF 1

**A1**



GENERAL NOTES:

LOT SIZE	698.6 SQ.M.
EXISTING HOUSE	79.4 SQ.M.
EXISTING LOT COVERAGE	11.4%
ACCESSORY BUILDINGS REMOVED	
PROPOSED ADDITION	23 SQ.M.
PROPOSED GARAGE	57 SQ.M.
PROPOSED LOT COVERAGE	22.9%
PROPOSED BOAT HOUSE	69.8 SQ.M.
ACCESSORY LOT COVERAGE	9.9%
COMBINED TOTAL LOT COVERAGE	32.8%
BOAT HOUSE BUILDING HT.	8.2 M
GARAGE ADDITION BUILDING HT.	8.3 M

	SQUARE FOOTAGE
REMODELED MAIN FLOOR	854 SQ.FT.
MUDRM ADDITION	245 SQ.FT.
GARAGE	624 SQ.FT.
GARAGE BONUS RM	624 SQ.FT.

REV #	DATE	DESCRIPTION
4		
3		
2		
1	01/29	CONSERVATION/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

TIESZER RESIDENCE  
23 TEAL AVE  
LONG POINT, ONT

PROPOSED ADDITION  
SITE PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
PO#	
DATE: JANUARY 2025	
SHEET NO. 1 OF 1	S1

BLOCK

(SUBJECT TO RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT NO. NR439287)  
PIN 50116 - 0338 (LT)

F

TEAL AVENUE  
(20.117m WIDE - REGISTERED PLAN 429)

SITE PLAN PLAN

N.T.S.



# MAP A


ANPL2025070

## CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM



### Legend

 Subject Lands

2020 Air Photo

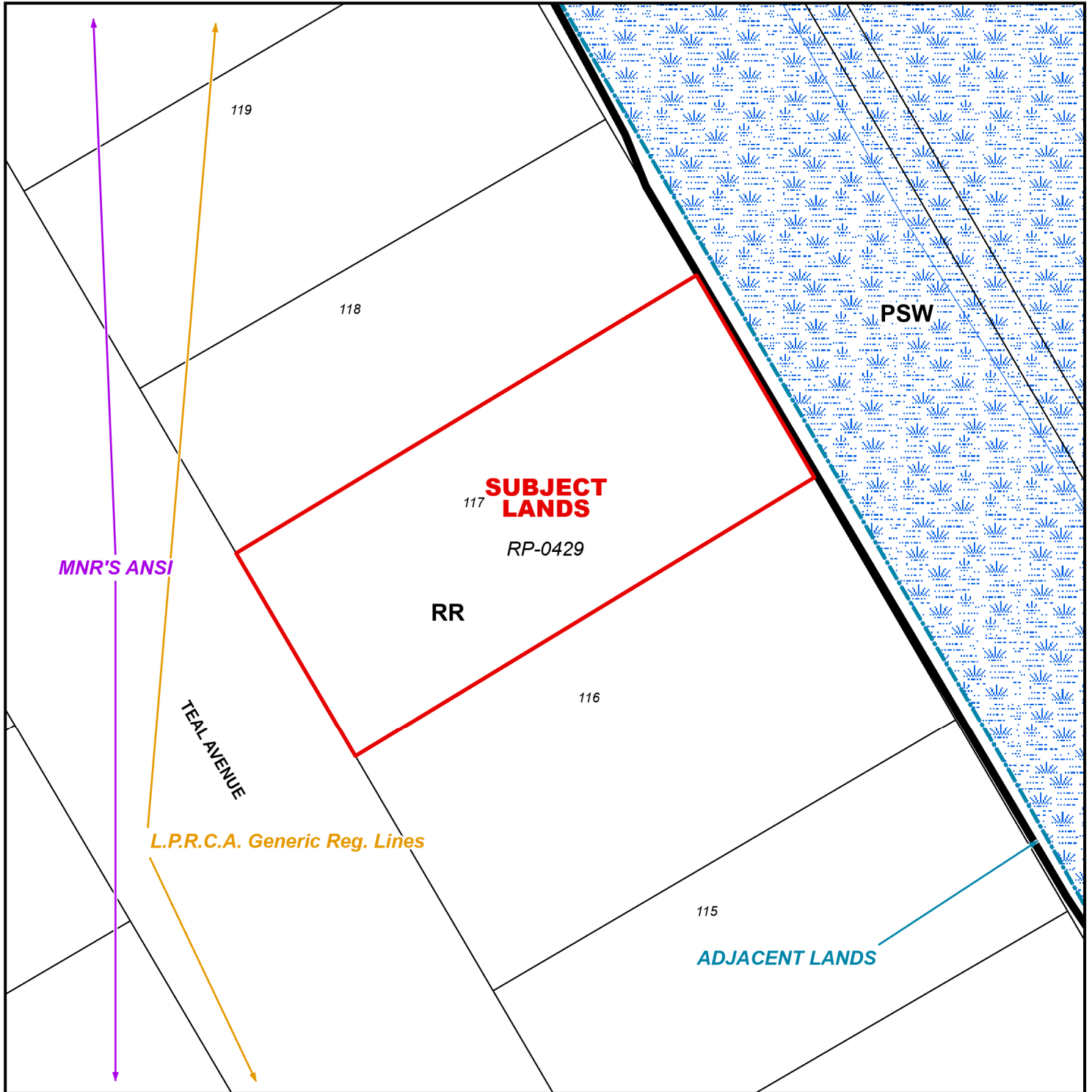
6/11/2025



20 10 0 20 40 60 80 Meters

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

ANPL2025070



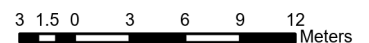
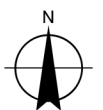
**LEGEND**

- Subject Lands
- Wetland
- Adjacent Lands

ZONING BY-LAW 1-Z-2014

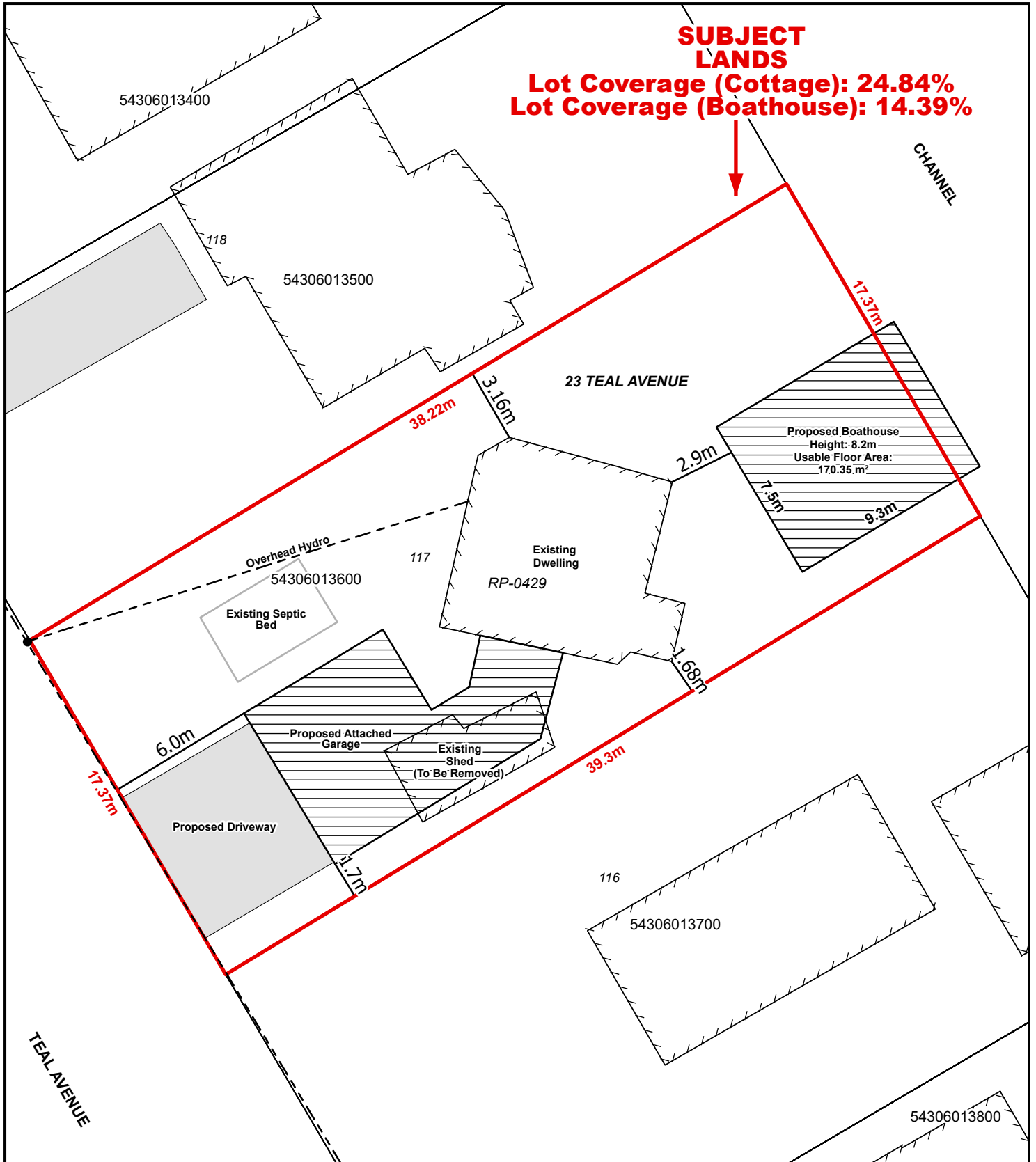
6/11/2025

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




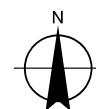
CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands



8/19/2025

