

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: _____**A. Applicant Information****Name of Owner** BRUCE BARNIM

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 385229 HWY 59, BURGESSVILLE**Town and Postal Code** BURGESSVILLE, NOJ 1C0**Phone Number** _____**Cell Number** 519-536-0522**Email** BruceBarnim@Tirecraft.ca**Name of Applicant** BRAD DEMING**Address** 285794 AIRPORT RD**Town and Postal Code** NORWICH NOJ 1P0**Phone Number** _____**Cell Number** 519-608-2723**Email** deming@execulink.com

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):

PT LOT MARSH IN FRONT OF 14, CONC. A, WALSINGHAM TWP.,
NORFOLK CTY., BOATHOUSE LANE LOT 8

Municipal Civic Address: _____

Present Official Plan Designation(s): ~~BOATHOUSE~~ HL

Present Zoning: HL

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

☒ Yes ☒ No If yes, please specify:

~~HAZARD LAND~~

3. Present use of the subject lands:

BOATHOUSE / 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:

LOT 8 has none

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:

BOAT HOUSE

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 plus

9. Existing use of abutting properties:

~~Resort~~

Resort Residential & provincial significant wetland

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:

but none

access easement

TROY C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height	18'6" (5.5m)	7m			
Left Interior side yard	0m.	1.2m.		0m.	1.2m.
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	APPROX 200m ²	56m ²		351m ²	
USABLE FLOOR AREA					

- 1201 2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

building on HL

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:

property knowledge

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:

YES

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:

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)

NA

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☐ Septic tank and tile bed in good working order

☐ Other (describe below)

NA

Storm Drainage

☐ Storm sewers

☐ Open ditches

☐ Other (describe below)

NA

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

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.

There were 4 existing bathhouses and 1 empty lot. We are putting 5 boat slips under 1 roof

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.

Bruce Barnim

Owner/Applicant/Agent Signature

OCT 24/20

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 BRUCE BARNIM am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize BRAD DEMING 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.

Bruce Barnim

Owner

OCT 24/20

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, BRAD DEMING of NORWICH, 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:

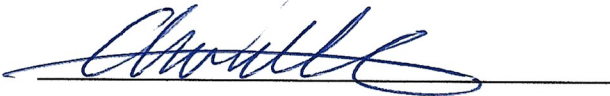
SIMCOE


Owner/Applicant/Agent Signature

In NORFOLK COUNTY.

This 28 day of FEBRUARY.

A.D., 20 25



A Commissioner, etc.

John Andrew Wallace, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 16, 2027.



February 26, 2025

Committee of Adjustment
Norfolk County
50 Colborne St. South
Simcoe, Ontario, N3Y 4H3

Subject: County of Norfolk Landowner Authorization Requirements under the Planning Act for Zoning By-law Amendment and Official Plan Amendment Applications from Mr. Bruce Barnim & Brad Deming at Boathouse Lane

Hello Norfolk County Committee of Adjustment,

It is our understanding that Mr. Barnim is required to apply for a minor variance to permit their proposal to build a boathouse on public lands for which a lease has been issued by the Ministry of Natural Resources (MNR). It is our understanding that the County requires the landowner to apply for the variance or to authorize an applicant to act as an agent to work on their behalf.

It appears that the *Planning Act* and associated regulations do not require that an applicant obtain the landowner's authorization or consent to file a minor variance request in this context. Section 71 of the *Legislative Act* further confirms that the Crown is not bound by any Act or Regulation unless it expressly states an intention to do so.

This letter is to acknowledge and consent to Mr. Barnim submitting an application for a minor variance under the *Planning Act* to Norfolk County on public lands at Long Point. However, the MNR will highlight that the giving of consent for Mr. Barnim to file the application does not mean that the Crown is taking a position on whether the application should be granted or that it complies with all applicable laws. MNR is solely acknowledging that the application is being made, while confirming that Mr. Barnim and their consultant are not agents working on or applying for this application on behalf of the Crown. We trust that this is satisfactory for Norfolk County to proceed with processing of Mr. Barnim's application under the *Planning Act*.

If you have any questions, please contact Daniel Jang with the Aylmer Guelph District Office at daniel.jang@ontario.ca

Kind regards,

A handwritten signature in black ink, appearing to read "Deanna Lindblad".

Deanna Lindblad
District Supervisor
Aylmer-Guelph District MNR

Brad Deming Project Management
285794 Airport Road
Norwich, Ont
N0J-1P0

To Whom It may concern

I, the owner hereby authorize: Brad Deming to act as official agent respecting the attached application for a permit under Part 8 of the Ontario Building Code.

The Township and/or other agencies are hereby authorized to release any permits, documents or information respecting the subject property to said agent.

I understand that it will be the shared responsibility of the property owner and the agent for ensuring that the work is carried out in accordance with the Permit, the Ontario Building Code & n Act, Applicable Laws and the By-Laws and policies of the Township.

Owner's Signature:

Bruce Barnier

Print:

BRUCE BARNIER

DATE:

DEC 28/2022

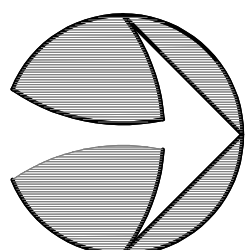
LOT - W2-50-234
LOT - W2-50-235

BOAT HOUSE LANE
LONG POINT



Map data ©2023 , Map data ©2023 Google 20 ft





CONSTRUCTION NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUBPACKES, RESPECTFULLY OF THE CLIENT AND THE CONTRACTOR TO REVIEW ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO.	REVISION	BY	DATE
1	ISSUED FOR PRELIMINARY PERMITS	TS	DEC. 2, 2024

CONSTRUCTED BY:

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.
682 PEEI STREET
WOODSTOCK, ONTARIO N4S 1L3
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDEENGINEERING.CA

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

BRUCE BARNIM
385229 HIGHWAY 59
BURGESSVILLE, ONTARIO, N0J 1D0
SITE LOCATION:
BOATHOUSE LANE
LONG POINT, ONTARIO

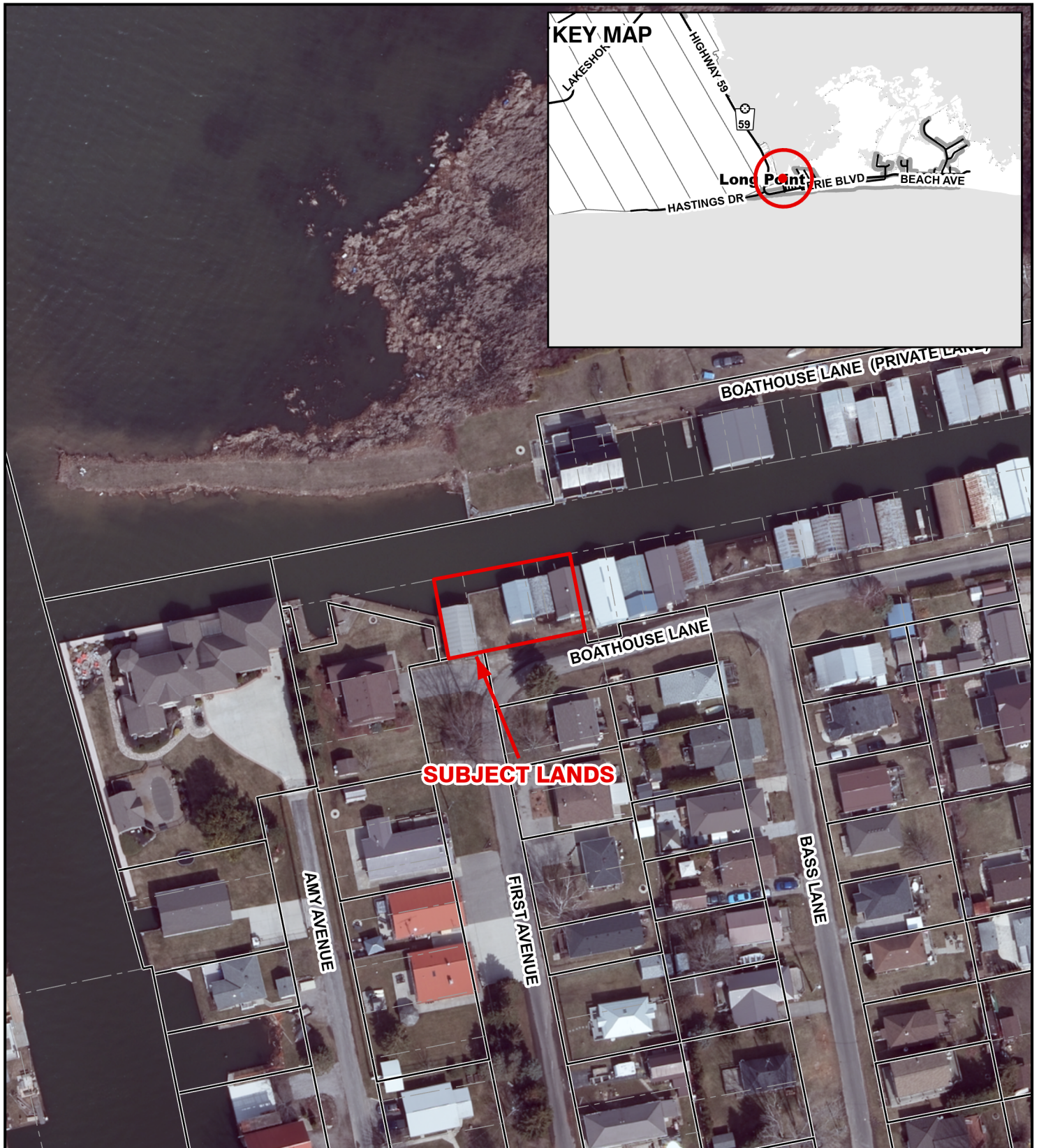
100'-0"x36'-0" BOATHOUSE

FLOOR PLAN & ELEVATION


SCALE:	3/16" = 1'-0" OR AS NOTED	DRAWING NO:
DATE:	FEBRUARY 2025	
DRAWING BY:	T. PRODUCE	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	24432	S-2

MAP A
CONTEXT MAP
Geographic Township of SOUTH WALSINGHAM

ANPL2025111

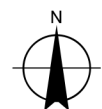


Legend

 Subject Lands

2020 Air Photo

4/9/2025



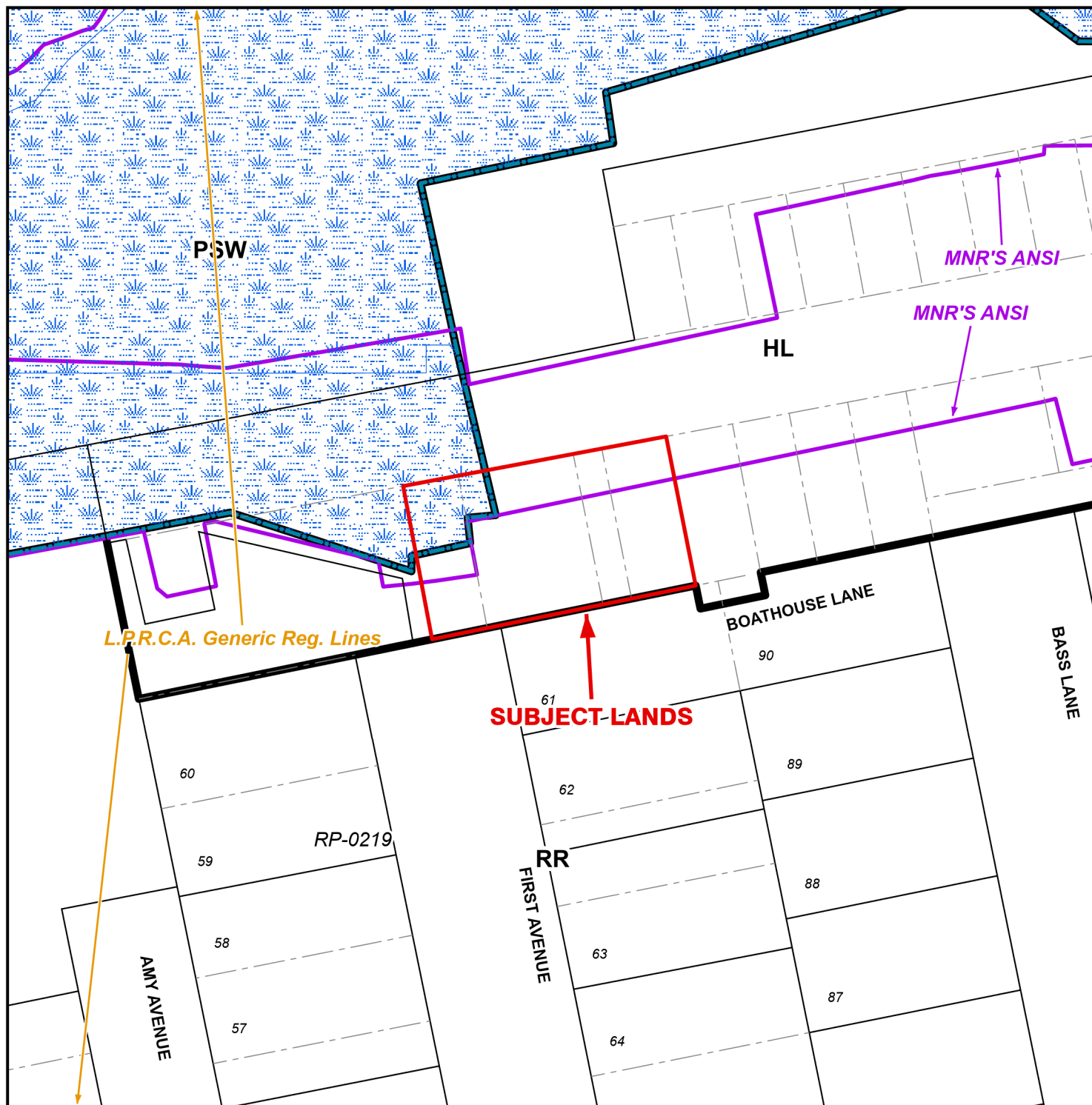
8 4 0 8 16 24 32 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2025111



LEGEND

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

ZONING BY-LAW 1-Z-2014

4/9/2025

(H) - Holding

Layer

HL - Hazard Land Zone

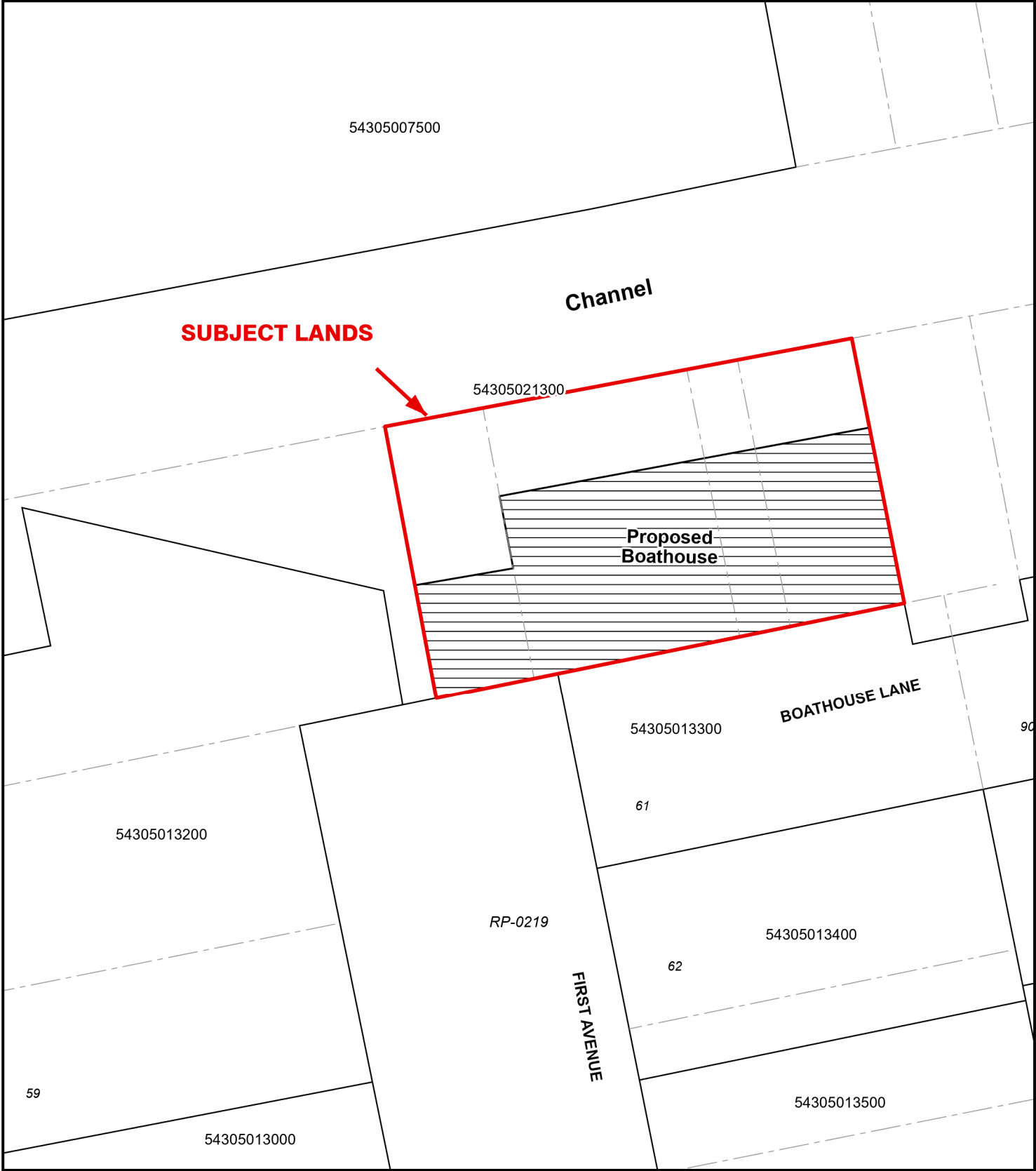
PSW - Provincially Significant Wetland Zone

RR - Resort Residential Zone




4.52.25 0 4.5 9 13.5 18 Meters

CONCEPTUAL PLAN
Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

4/9/2025

