

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

RNPL 2021 B9

ZNPL 2021 126

FNPL 2021 125

May Apr. 20/21

Nov 28/21

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$ 1560.00 to 2021/26  
2816.00 ✓ pg  
502.85 pd.

N. GOODBRAND

**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:** 543-070-26800-0000

**A. Applicant Information**

**Name of Owner**

RANDAL SCOTT DEARDEN

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**

17 ROGERS AVE

**Town and Postal Code**

PORT ROWAN, ON NOE 1M10 (LONG POINT)

**Phone Number**

519-586-3564

**Cell Number**

SAME

**Email**

randydearden@yahoo.ca

**Name of Applicant**

RANDAL SCOTT DEARDEN

**Address**

17 ROGERS AVE

**Town and Postal Code**

PORT ROWAN, ON NOE 1M10

**Phone Number**

519-586-3564

**Cell Number**

SAME

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randydearden@yahoo.ca

\* THIS IS AN AMMENDMENT TO ORIGINAL APPLICATION FOR  
CONSENT FOR BOUNDARY ADJ. ALL REMAINING INFO STAYS THE SAME

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Well & Septic Info Provided \_\_\_\_\_  
Planner \_\_\_\_\_  
Public Notice Sign \_\_\_\_\_

Thanks, Randy

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**Name of Owner** RANDAL SCOTT DEARDEN

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Address 17 ROGERS AVE  
Town and Postal Code PORT ROWAN, ON NOE 1MO (LONG POINT)  
Phone Number 519-586-3564  
Cell Number SAME  
Email randydearden@yahoo.ca

**Name of Applicant** RANDAL SCOTT DEARDEN

Address 17 ROGERS AVE  
Town and Postal Code PORT ROWAN, ON NOE 1MO  
Phone Number 519-586-3564  
Cell Number SAME  
Email randydearden@yahoo.ca

Name of 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 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):

Municipal Civic Address: 17 ROGERS AVE, RR#3, PORT ROWAN C.N. NOENMO, S. WALS.

Present Official Plan Designation(s): RESORT RES.

Present Zoning: COMMERCIAL MARINA

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:

MARINA

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:

MARINA OFFICE TO BE RETAINED  
SHED TO GO WITH BOUNDARY ADJ.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

N/A

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:

1956

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.

#### 1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	<u>30.480 m</u>	<u>                    </u>
Lot depth	<u>30.480 m</u>	<u>                    </u>
Lot width	<u>30.480 m</u>	<u>                    </u>
Lot area	<u>929.0304 m<sup>2</sup></u>	<u>                    </u>
Lot coverage	<u>                    </u>	<u>                    </u>
Front yard	<u>30.480 m</u>	<u>                    </u>
Rear yard	<u>30.480 m</u>	<u>                    </u>
Left Interior side yard	<u>                    </u>	<u>                    </u>
Right Interior side yard	<u>                    </u>	<u>                    </u>
Exterior side yard (corner lot)	<u>                    </u>	<u>                    </u>

#### 2. Please outline the relief requested (assistance is available):

8 m x 30.480 m.

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

#### 4. Description of land intended to be severed in metric units:

Frontage: 8 METRES

Depth: 30.480 m.

Width: 8 m

Lot Area: 243.84 SQ M.

Present Use: COMMERCIAL MARINA

Proposed Use: RESIDENTIAL

Proposed final lot size (if boundary adjustment): 53.24 M FRONTAGE x 30.480 m.

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: 543-070-24700-0000

KATHY LORRAINE DEARDEN

Description of land intended to be retained in metric units:

Frontage: ~~23.24m~~ 22.48m

Depth: 30.48m

Width: ~~705.355~~ 22.4m 22.48

Lot Area: 705.355 m<sup>2</sup> 685.19 sq. m.

Present Use: Common Marijuana

Proposed Use: ~~Residential~~ Common Marijuana

Buildings on retained land: \_\_\_\_\_

*Kathy Dearden*

5. Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

6. 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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

#### **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):

LAND TO BE SEVERED HAS BEEN USED FOR RES. USE ONLY

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:

HAVE BEEN FAMILIAR WITH MARINA SINCE 1981

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

MARINA USE ONLY

**E. 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:

NO IMPACT ANTICIPATED

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. 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 CHANNEL

**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 MARINA

**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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

MARINA NOT SERVICED

Sewage Treatment

- ☐ Municipal sewers

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☒ Other (describe below)

RENTED

Storm Drainage

- ☐ Storm sewers

- ☐ Open ditches

- ☒ Other (describe below)

WATER RAINS INTO ADJACENT CHANNEL

2. Existing or proposed access to subject lands

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

ROGERS AVE

## G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

1

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.

LAND TO BE SEVERED HAS BEEN BASICALLY USED ONLY FOR  
RESIDENTIAL. HOUSE ACTUALLY ENROACHES ON MARINA PROPERTY

#### 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

SEE ENCLOSED SURVEY

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:

- ☐ Zoning Deficiency Form
- ☐ 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
- ☐ Agricultural Impact Assessment

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.

Randy Dearden

Owner/Applicant/Agent Signature

Feb 8/21

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 RANDY & KATHY DEARDEN am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize RANDY & KATHY DEARDEN 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.

Randy Dearden

Owner

Kathy Dearden

Owner

Feb 8/21

Date

Feb 8/21

Date

**K. Declaration**

I, RANDY & KATHY DEARDEW of LONG POINT - NORFOLK 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:

\_\_\_\_\_

Randy Dearden  
Owner/Applicant/Agent Signature

In NORFOLK COUNTY

Kathy Dearden  
Randy Dearden

This 24<sup>th</sup> day of FEBRUARY 2021

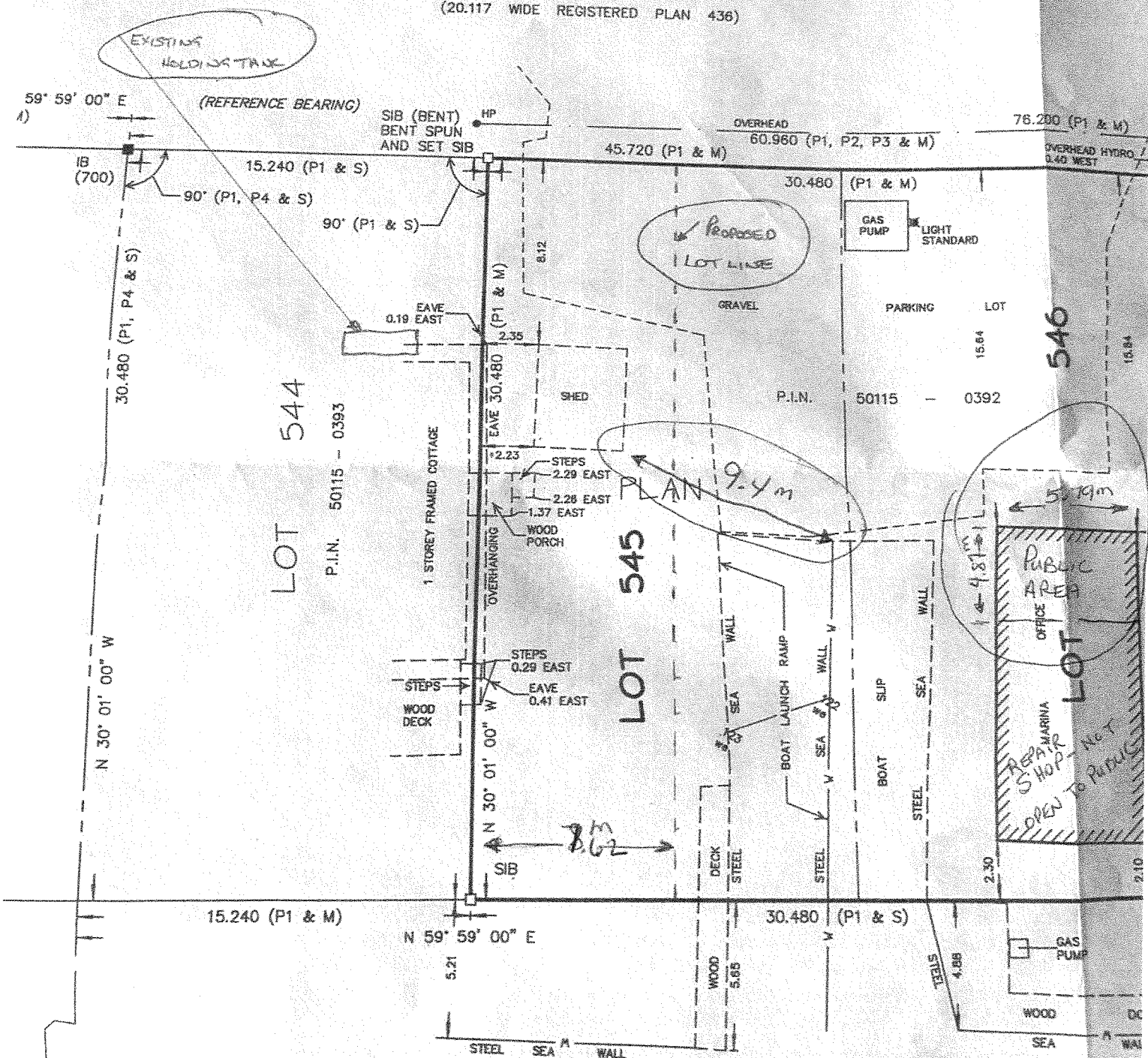
A.D., 20\_\_\_\_

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

[Signature]  
A Commissioner, etc.

A VENUE

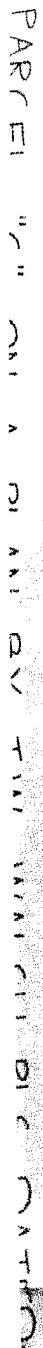
P.I.N. 50115 - 0369  
(20.117 WIDE REGISTERED PLAN 436)



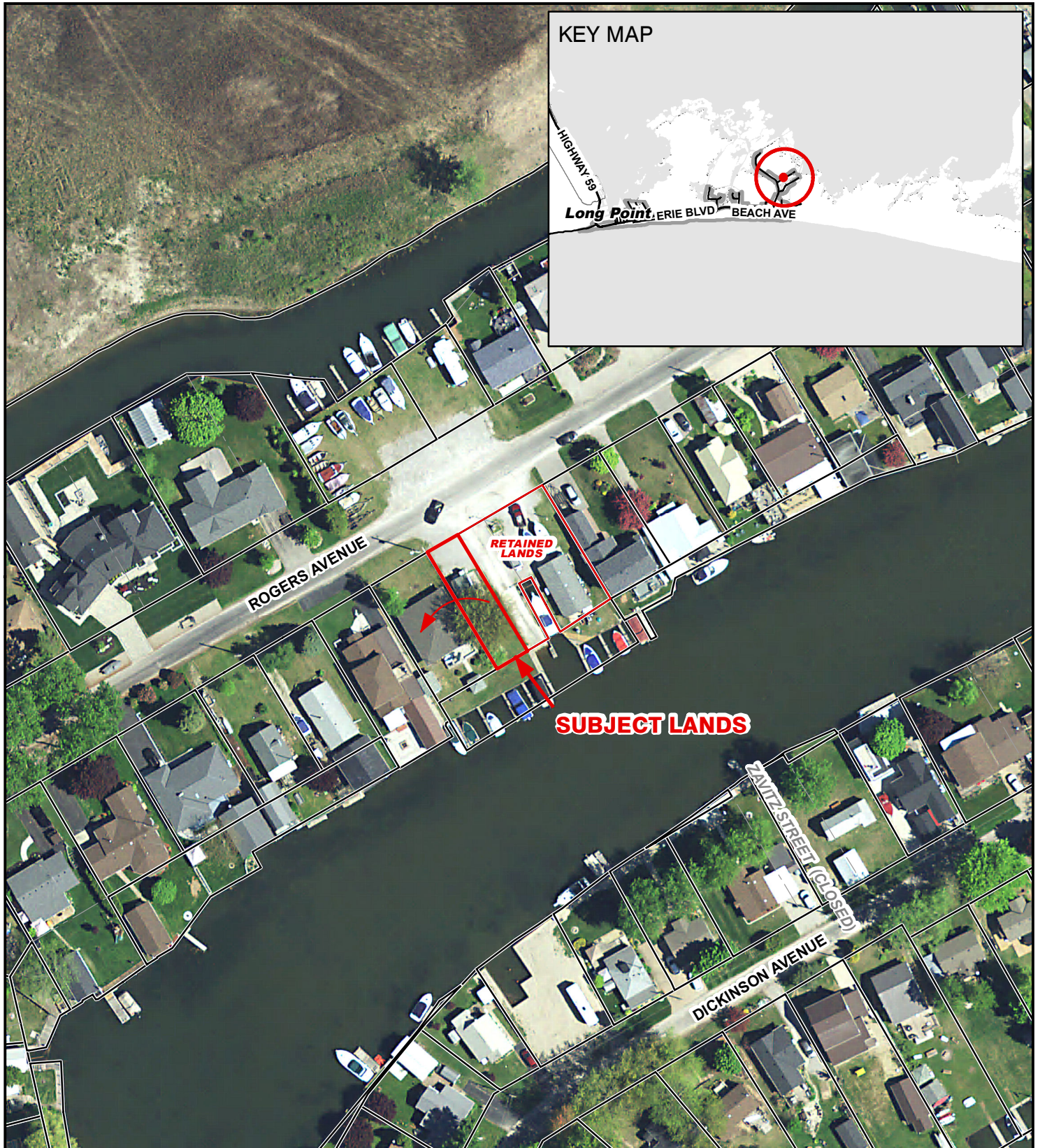
PARCEL "C" OWNED BY THE WATCHEES DATED

AVENUE


(20.117 WIDE REGISTERED PLAN 438)





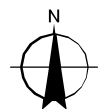


**Legend**

 Subject Lands

2015 Air Photo

2021-06-01



10 5 0 10 20 30 40 Meters





Legend

Subject Lands

Lands Owned

Official Plan Designations

Hazard Lands

Provincially Significant Wetland

Resort Residential

Special Policy Area

Resort Area Boundary

2021-06-01

N

10

5

0

10

20

30

40

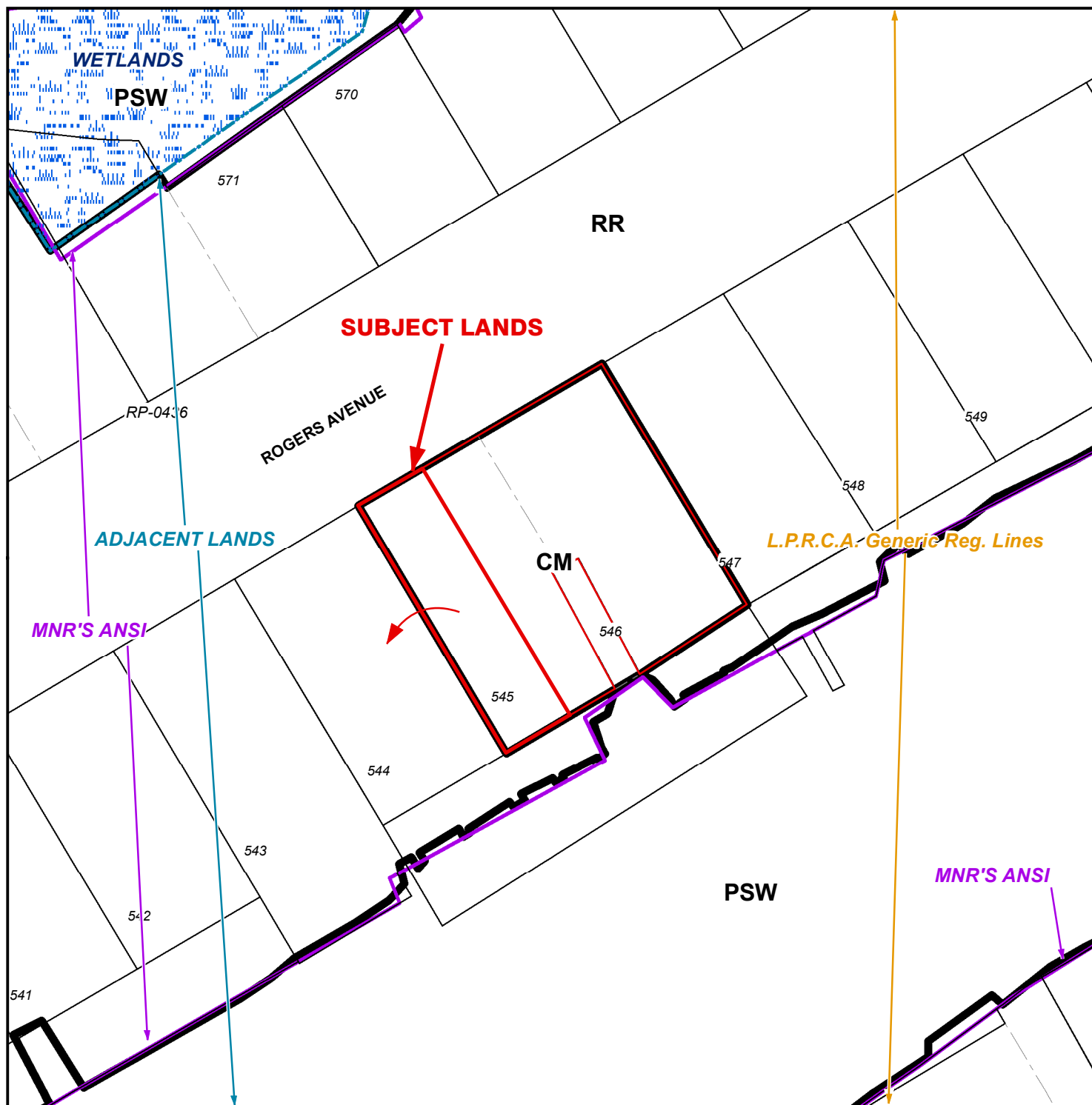
Meters

# MAP C

## ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

BNPL2021139



2021-06-01

### LEGEND

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

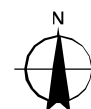
ZONING BY-LAW 1-Z-2014

(H) - Holding

CM - Marine Commercial Zone

PSW - Provincially Significant Wetland Zone

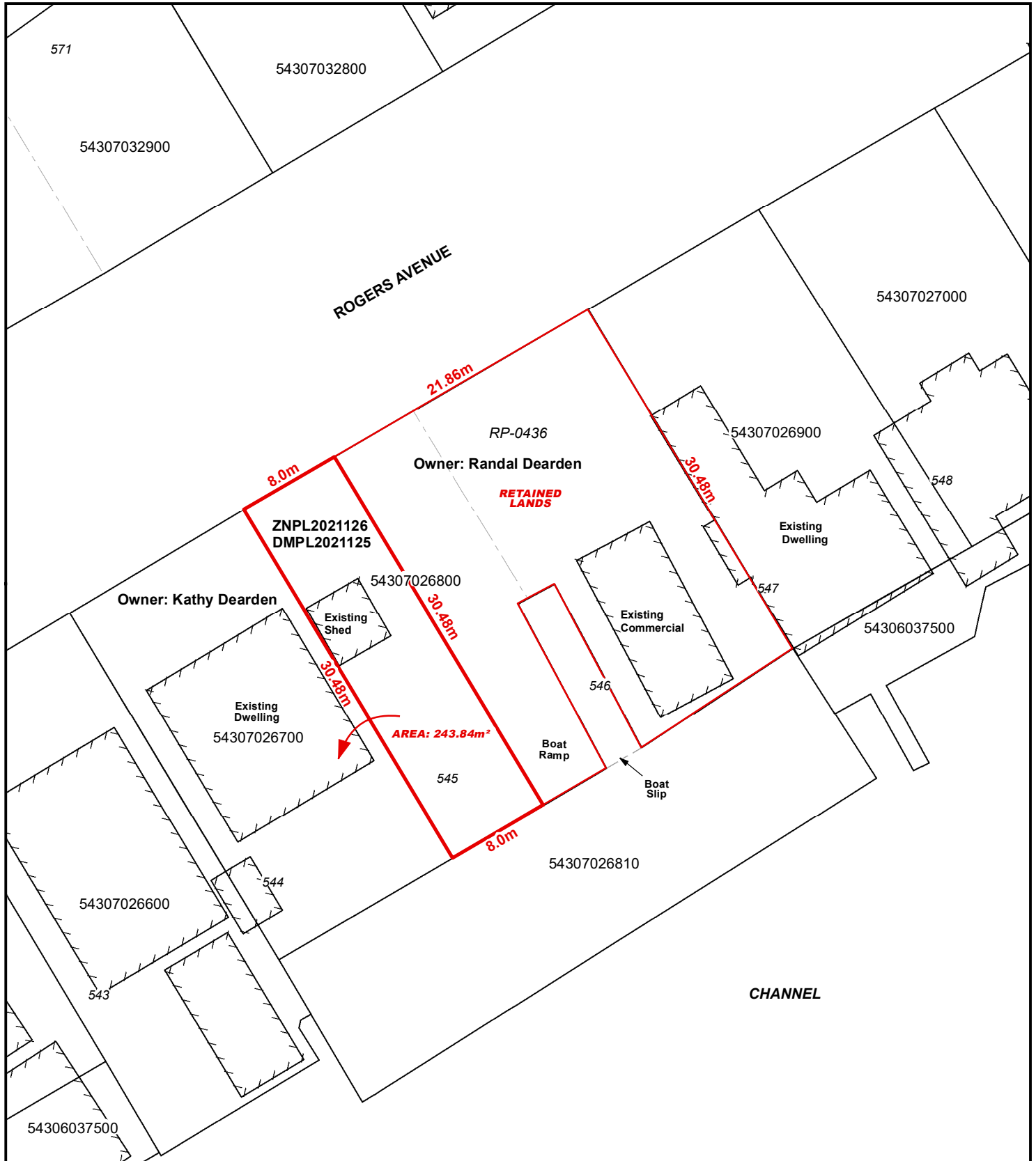
RR - Resort Residential Zone



5 2.5 0 5 10 15 20 Meters

**CONCEPTUAL PLAN**

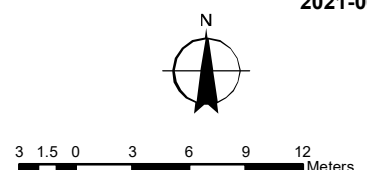
Geographic Township of SOUTH WALSINGHAM



**Legend**

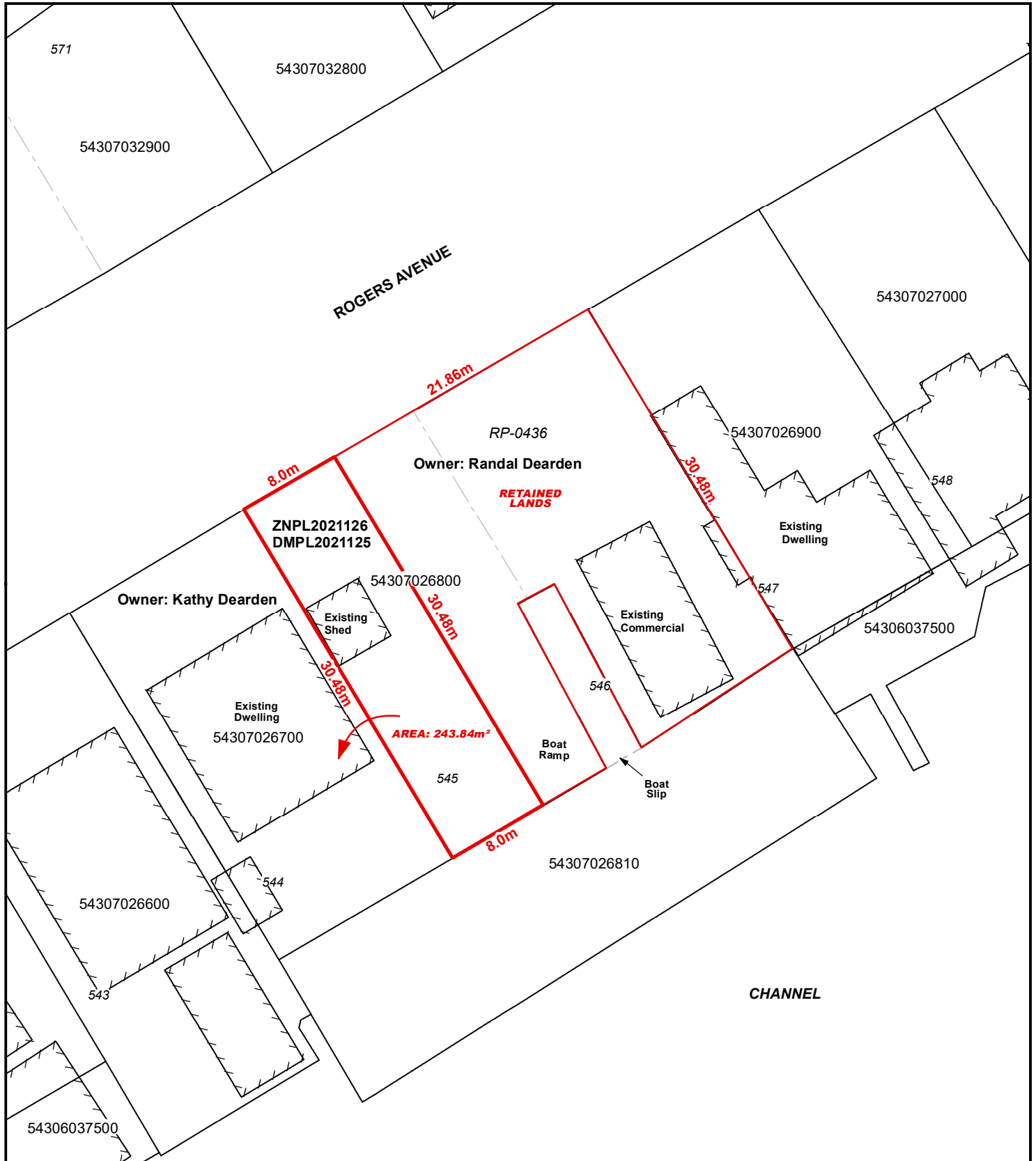
- Subject Lands
- Lands Owned

2021-06-01



## CONCEPTUAL PLAN

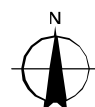
Geographic Township of SOUTH WALSINGHAM



### Legend

- Subject Lands
- Lands Owned

2021-06-01



3 1.5 0 3 6 9 12 Meters