

## Nicole Goodbrand

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**From:** Ben Ayres  
**Sent:** Sunday, May 16, 2021 7:10 PM  
**To:** Nicole Goodbrand  
**Subject:** proposal for 511 Nelson St W.

**Categories:** CityView Planning Attachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Goodbrand:

In respect to the proposed development of 511 Neslon St. W, Port Dover; I have just finished reading through the proposal, and I have many concerns and objections.

There are several references to the preservation of natural views and vistas along the south shore of lake Erie. Since Tony has made a point of ensuring that he will block those views (not only with the cabins, but now with a cedar hedge that he intends to grow to 20'). He made a point of telling us that he was doing it to ensure that we would have no view of the lake, in defiance of the objections to his proposal. The outline refers to a plan which identifies tree and views that are to be protected, but does not include the 50 trees that he just planted to block the view.

There are many references to public safety, foot traffic, and sidewalks, all of which will present a problem (especially since children will likely want to cross over to access the playground). There is mention of putting in a 3 way stop sign. I, personally do not want that. It would be right at the end of my driveway. Also; why should our tax dollars pay for that, when it is to allow for his new business to go through? There has also been a recent ongoing discussion in the Port Dover Maple Leaf, about the excessive speeding along Nelson St west. There has been a proposal to reduce the speed limit. That will not stop speeders from speeding, it will only slow down traffic for those who already follow the limit.

There are several references to expanding the use of the current "tourist cabins" that have been grandfathered in. Those were never "tourist cabins" in the past. They were long term rental units. Therefore, this is not expansion of existing "tourist cabins"; it is a new business.

The report also highlights the area's need to expand affordable living and long term dwellings (as well as tourism). The owner has already diminished the long term dwelling by turning the previously "grandfathered in", long term rentals into "tourist cabins" (without authorisation). I know of several bed & breakfasts in the area, and have friends who have worked at them. They are RARELY fully occupied, so why do we need more "tourist" accommodation? We only (usually) need it on Friday 13<sup>th</sup> weekends.

Last week he made a point of indicating that "*the lilacs are growing too slowly, so I (he) am putting in something that will grow quickly to 20' tall so you* <sup>Personal Information</sup> *(his neighbours) will never see the lake again*". Those were his words. Then he went ahead and planted 50 cedars.

Aside from all of these reasons, the current owners of the property have regularly flouted the bylaws in our neighbourhood since they have been here. If you check with the bylaw office, you'll find that they are called to the property regularly. This includes storing heavy equipment on their property (and right by the road side, which certainly does not improve the views and vistas), selling

unauthorized goods at the roadside (items that he builds and sells without any licence to do so, and I'm sure, pays no taxes on...not the same as a garage sale). This has cars stopping on a busy street, to view, and load the items onto trucks. He also sets off fireworks, whenever he pleases. According to our bylaws, fireworks are only permitted within 24 hours of the 2 designated holidays each year. This may sound petty, but it is very annoying when fireworks start at midnight, in the middle of a work week. It also upsets pets. He has a total disregard for the laws, and complete disdain for his neighbors.

Respectfully

Ben Ayres

## Nicole Goodbrand

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**From:** Ben Ayres  
**Sent:** Monday, May 17, 2021 12:48 PM  
**To:** Nicole Goodbrand  
**Subject:** FW: Property Vaules on Nelson St. W regarding development of 511 Nelson St.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Nicole:

I spoke with a local realtor, who has been in the business (in the Port Dover area) for over 30 years. He indicated to me that in a normal housing market (which we will eventually return to), he would expect our properties (those in direct proximity to short term rentals) to see a diminished property value of 5-10%. He also would expect upwards of 40% less interest in the property, resulting in a tougher sale (this was expressed to me in a follow up phone call).

See his message, below.

I think that this should also be a topic of discussion at the upcoming meeting.

I understand that we do not have a God given right to our views, however the views are said to be protected by the counties guidelines and any development should not negatively impact upon the values of existing properties.

Respectfully

Ben Ayres

## Nicole Goodbrand

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**From:**  
**Sent:** Wednesday, May 26, 2021 11:11 AM  
**To:** Nicole Goodbrand  
**Subject:** 511 Nelson Street West, Port Dover

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** CityView Planning Attachment

Ms. Goodbrand

We are not in favour of the applications for changes to the Official Plan (OPNPL2019315) or the Zoning (ZNPL2019316) for 4 tourist cabins on the above noted property.

Rob & Debbie Cromwell

## Nicole Goodbrand

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**From:** Bob Deroo  
**Sent:** Monday, June 14, 2021 9:36 AM  
**To:** Nicole Goodbrand; Amy Martin  
**Subject:** RE: OPNPL2019315/ZNPL2019316

**Categories:** CityView Planning Attachment

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Nicole Goodbrand & Norfolk County Council

- 1) We do not require 4 Cottages **Plus** 4 more Tourist Cabins within our Residential Lot Neighbourhood!
- 2) If this Application is permitted our traffic issues on our “quiet Nelson St. W will increase dramatically.
- 3) Example of this: possibly 9 residences with 2 vehicles each, that the aforementioned would be 18 vehicles in & out at least 3 times per 24 hours. Total 54 Vehicles per day ( That adds up to over 300 per week)
- 4) If this application is permitted “four cottages **Plus** 4 Tourist cabins plus proprietors dwellings (there are two) **PLUS** 2 RV trailers is a total of 12 accessible accommodation sites”.... Obviously illegal and not within Norfolk County bylaw regulations.
- 5) Let’s talk about the water supply at 511 Nelson St W

Will cisterns be allowed to service the new Tourists cabins?

- 6) Let’s face the facts: There are in this world quiet vacationers and there are

Not so quiet vacationers. What flair of vacationer will the residential residents of Nelson St West have each and every week of the busy summer season? Perhaps Norfolk Council has the answer.

As Norfolk Council comes up with a verdict on this issue, I trust they keep the following words in mind>

“The decision must be made not only with the interest of the applicants and their representative (*not from Norfolk County*), but the decision must be made with the interests of the many neighbouring residents of Nelson ST W” (*Taxpayers of Norfolk County*)

Robert C Deroo

Personal Information

**Nicole Goodbrand**

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**From:** Bob Deroo  
**Sent:** Thursday, May 20, 2021 7:31 AM  
**To:** Nicole Goodbrand  
**Subject:** File# OPNPL2019315/ZNPL2019316

**Categories:** CityView Planning Attachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 20 2021

Good afternoon Norfolk Council, my name is Robert Deroo, my wife Elaine & I reside at Personal Information Port Dover, Ontario.

We have lived at this location since 2007.

RE: File# OPNPL2019315/ZNPL2019316

We are **not** in favour of the plan to: amend the Norfolk County Official Plan to allow a maximum of 9 dwelling units on the subject lands through a site specific policy and furthermore we the residents Robert & Elaine Deroo are **not** in favour of the zoning By-Law amendment to permit tourist cabins as a permitted use on the subject lands a site specific provision.

Respectively,

Robert C. Deroo

Elaine M.E. Deroo

## Nicole Goodbrand

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**From:** Walter Dodington  
**Sent:** Monday, May 31, 2021 1:31 PM  
**To:** Nicole Goodbrand  
**Cc:**  
**Subject:** Paradise Shores Cottages  
  
**Categories:** CityView Planning Attachment

Nicole,

The owners of Paradise Shores Cottages have invested significant time and money to upgrade the existing cluster of cottages, which at the time of their purchase were in serious disrepair.

Their foresight and plans will only enhance the neighbourhood which has always worked coherently with lakeside cottages and permanent residents.

Port Dover is known and has been built on seasonal tourism, and Paradise Shores is striving to continue this business in a quality and responsible manner.

Businesses like these should be granted growth within the environment which they were started, These cottages have functioned well in this neighbourhood for a long time and should be allowed to grow in harmony with the existing neighbours.

Walter Dodington

## Nicole Goodbrand

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**From:** Julie  
**Sent:** Tuesday, May 25, 2021 2:21 PM  
**To:** Nicole Goodbrand  
**Subject:** Fw: Public Meeting Notice June 1st at 3:00,

**Categories:** CityView Planning Attachment

Dear Nicole:

Please find below my submission for the upcoming Virtual Meeting. I will be a viewer but not a spokesperson. I also would appreciate any follow-up information.

Many thanks. Stay safe and healthy.

Sincerely

Julie McCague

File # OPNPL2019315/ZNPL2019316  
Part Lot 9, Concession 1, Urban Area of Port Dover  
Roll Number 3310334010083000000  
Civic 511 Nelson Street, West, Port Dover, Ont

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I wish to file a strong objection to the proposed proposal to allow for the addition of 4 tourist cabins and related zoning by law amendment to permit tourist cabins for the above file.

REASONS:

- 1) Public safety, foot traffic and sidewalks. This street is already heavily travelled during the summertime. We are a tourist town.
- 2) The 4 existing cabins were never existing cabins in the past. They were long term rental units. This is not an expansion of existing tourist cabins.....new business.
- 3) Present owners have disregarded bylaws on this property since he has been here. Bylaw officers have been called on a regular basis.
- 4) Consistently storing heavy equipment (backhoe) on their property right by street side. Very unsightly to neighbours, walkers and visitors in our neighbourhood.

5) Consistently selling unauthorized goods (made by himself) at roadside. Unsightly.

6) Consistently having a bonfire (terrible smell) and fireworks.

7) Owners have been and still are renting existing 4 cabins and 2 trailers nightly, weekly, monthly and weekends. Permitted only for long term rental. They have a website advertising Paradise Shores Cottages stating quiet neighbourhood. It is not quiet, cars are constantly going and coming.

8) Real Estate value of our homes could slide significantly due to my above reasons.

I have lived kitty corner at this property since 2002. Appreciate seeing the beautiful view from the comforts of home, porch and yard and want it to stay this way.

The applicants Mary Elgersma and Tony Mendolia at 511 Nelson Street, West, Port Dove, Ontario have no respect for the law, preserving the natural views and beautiful features along this shore of Port Dover.

Sincerely

Julie McCague

## Nicole Goodbrand

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**From:** Zee's Shoes and Apparel  
**Sent:** Monday, May 31, 2021 9:57 AM  
**To:** Nicole Goodbrand  
**Subject:** Application at 511 Nelson street W Port Dover

**Categories:** CityView Planning Attachment

Hello

We are writing in order to give our input in regards to the application by Mary Elgersma and Tony Mendolia at 511 Nelson street W ( Port Dover) to build four more cabins. We live at Personal Information w- just down the street.

We have no problem with this and have no concerns. Mary and Tony have always been excellent neighbours. On our corner of Nelson and Richardson, we have experienced condos being built next to us a few years ago. Obviously , we would have preferred that this didn't happen. However, it did. The fact that Tony and Mary want to add 4 additional cabins on their property is far preferable to condos put in by a developer -which probably would have been a very real possibility. Mary and Tony have spent a substantial amount of money in the past 4 years and have improved the property which had been neglected previously for a number of years. They rent the four cottages that they have already and we have never had any issues with that at all. This is a town in which tourist is vital to the economy of the town. As new business owners in Port Dover, we welcome more people coming into town.

If we can be of any further assistance, please email us or call us at (519) or (519).

Thank you for time

Tom LaFrance and Cristina Zanella

## Nicole Goodbrand

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**From:** suzy miller  
**Sent:** Monday, June 14, 2021 11:07 AM  
**To:** Nicole Goodbrand  
**Subject:** Paradice Shores

**Categories:** CityView Planning Attachment

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Nicole,

I wanted to send in a note of support for the Paradise Shores Cottages expansion. We often have folks asking where they can book a holiday in town. We do not have a lot of places to stay, for such a great town. With the PSC having their own beach the town only gets the monetary benefits that visitors bring to town and no beach congestion. I sure hope the planning committee votes in favour of this "Land use" and does not listen to the neighbours who complain about the owners and not the use for the land, (I watched the video of the last meeting)

suzy miller

Personal Information

"Life moves on and I set the Pace!"

Suzy Miller

## Nicole Goodbrand

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**From:** Darrel Miller  
**Sent:** Monday, June 14, 2021 11:19 AM  
**To:** Nicole Goodbrand  
**Subject:** paradise shores

**Categories:** CityView Planning Attachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nicole,  
I want to express my support for the addition of 4 cottages at this Port Dover business. It appears to be a well kept place and is big enough for the 4 small cabins they have proposed. We need short term rentals in town

--  
Darrel Miller

## Nicole Goodbrand

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**From:** Christa  
**Sent:** Wednesday, May 19, 2021 4:58 PM  
**To:** Nicole Goodbrand  
**Subject:** Virtual Public Meeting Re:File Number OPNPL2019315/ZNPL2019316

**Categories:** CityView Planning Attachment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Nicole,

We are submitting reasons as to why we are NOT in favour of the Plan Amendment and Zoning Amendment, file number as above.

1. The so called "tourist cabins that have been grandfathered in", have always been long term rental units in the 20 years we have lived here. Now, they are rented out weekly, plus two trailers on the property with occupancy. Who has authorized these changes ??
2. Adding four more cabins will only bring more guests/visitors, noise, traffic, and parking issues. As it is now, there is a continual flow of vehicles in and out of the property. Will they be allowed to park on the roadside, obstructing our view further ??  
I also know first hand about noise, partying, traffic and problems that can arise from this type of setting as I owned a motel/trailers/cabins for over ten years.
3. There has also been numerous issues at 511 Nelson regarding noise, fireworks whenever, pungent odours from various illegal burnings, altercations with a tenant etc. ByLaw officers have been out here many times.
4. Just recently the owner has planted approximately 40 cedar trees by the road which he stated will grow to 20 feet. This in itself will block the view for many.
5. In closing, we just want to tell you that we bought our home here in 2001 because of the lake view. If this application goes through, a view will be enjoyed by one. Should it not be a view for all to enjoy, homeowners and walkers alike ?? Also not to mention, the negative effect this will have on all our properties.

Thank you for listening to our concerns,  
Don and Christa Oatman  
Personal Information  
Port Dover, ON

Sent from my iPad

To Whom It May Concern:

May 9, 2021

I am writing this letter to indicate my support of Tony Mendolia and Mary Elgersma, the owners of Paradise Shores Cottages, in building additional cottages on their property as part of their thriving business. My husband and I live around the corner from their property at Personal Inform \_\_\_\_\_, Port Dover.

In the past year that I have known Mary and Tony, they have continually enhanced their property, thus adding value to the immediate neighbourhood and surrounding community. More specifically, I am renting two of their cottages this summer for a new summer initiative I am currently launching, the South Coast Beach Project: [www.southcoastbeachproject.org](http://www.southcoastbeachproject.org). This program is a faith-based summer experience geared to young adults with the focus of leadership and intentional mentoring in the context of community living. For this summer I have four men and four women, each group respectively living in one of the cottages. These eight adults are also working local summer jobs, thus providing some of the crucially needed seasonal employment for Port Dover and Norfolk County. Tony and Mary have been delightful partners in this venture and wonderful hosts. They are committed to adding value to the larger community even as they seek to keep their cottage business viable and attractive. With additional cottages, I will be able to continue my partnership with them, and hopefully expand the number of young adults who are able to participate in the South Coast Beach Project for summer 2022.

Finally, a key component of keeping Port Dover economically viable is the reality of summer tourists to the area. Paradise Shores Cottages is a beautiful site and wonderfully located to draw tourists, to spend their dollars in Port Dover and Norfolk County...and just as importantly, to discover what a delightful area this is—the Garden of Ontario! With a thriving winery just down the road, having lake shore access, and being in walking distance of downtown Port Dover, Paradise Shores Cottages is an ideal spot for summer tourists. Additional cottages will further increase tourism capacity in a tasteful and strategic manner on the Paradise Shores property.

As a fellow Port Dover resident, I highly endorse Tony and Mary's petition to allow additional cottages on their property, Paradise Shores Cottages.

Sincerely,



Pastor Willemina Zwart  
South Coast Beach Project

## Nicole Goodbrand

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**From:** Lynn C  
**Sent:** Friday, June 18, 2021 7:59 PM  
**To:** Nicole Goodbrand  
**Subject:** Paradise Shores Cottages proposal

**Categories:** CityView Planning Attachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Norfolk County Council:

As a resident of Port Dover, I would like to express my support for the couple on Radical Road who would like to expand their short term rental property. (Paradise Shores Cottages).

I think it's a great idea and very much needed here. Port Dover is and always has been a tourist destination. A lot of businesses depend on these people coming into the county. Having more places to stay encourages this. I remember not too long ago, Norfolk County was going to make it easier for home owners to open short term rentals and bed and breakfasts. I thought this was a great idea. At some point, I would like to convert my garage into a short term cabin rental. This would generate construction business as well as help with the accommodation short falls in Port Dover. It would also be an income for me in my old age.

Please seriously consider their application. After speaking with a number of my neighbours and friends, I think more people are for, than against this proposal.

Thank you for your time.

Sincerely,

Lynn Sonnenberg

Personal Information,

Port Dover

## Nicole Goodbrand

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**From:** Steve Czerlau ·  
**Sent:** Tuesday, May 25, 2021 10:23 AM  
**To:** DCS Planning General Email  
**Subject:** Re: Automatic reply: test

**Categories:** CityView Planning Attachment

Re: Application for zoning change File Number OPNPL2019315 / ZNPL2019316. 511 Nelson St. West.

We wish to express our objections and concerns.  
My understanding is that the mentioned property is zoned for annual rentals , it does not appear that way.  
There seems to be heavy traffic in and out.  
The appearance does not fit in with our residential area where we are all mostly senior retired residents.  
Also we don't understand why there are trailers parked on the property from time to time.

Steve and Elsa Czerlau

## Nicole Goodbrand

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**From:** Jamie Suprun  
**Sent:** Wednesday, June 9, 2021 12:37 PM  
**To:** Nicole Goodbrand  
**Cc:** Amy Martin  
**Subject:** Paradise Shores Cottages

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** CityView Planning Attachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Nicole,

Please accept this email as a letter of support for the proposal at Paradise Shores Cottages.

Port Dover is in need of more accommodations with regards to both on season and off seasonal rentals.

I can say, firsthand, that Mary and Tony run this operation with utmost integrity and respect for the surrounding area. The changes they are looking to make only enhance the value of the property with little to no impact on existing neighbours. The fact that the Mary and Tony are onsite operators only mitigates the risks of "renter issues".

Port Dover is a tourist destination, and this business only adds value to our area and local businesses. Having safe, clean, and orderly accommodations in our town is a must to move forward into the future.

Our local economy is built around tourists coming into this area and discovering what we have to offer. Paradise Shores and their proposal is precisely what we need here in Port Dover.

Thank you,

Jamie and Rebecca Suprun

**Personal Information**

Port Dover ON

## Nicole Goodbrand

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**From:** Adam Veri ·  
**Sent:** Tuesday, June 15, 2021 1:12 PM  
**To:** Nicole Goodbrand  
**Subject:** Paradise Shores

**Categories:** CityView Planning Attachment

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Nicole,

I'm writing to you in support of the Paradise Shores cottage plan in Port Dover. As a business owner and Past-President of the Port Dover Board of Trade, I am confident that these tourist accommodations will be a benefit to the community. I am familiar with the property owners in a professional capacity, and based on their long history of doing business in Port Dover, I am confident in their ability to deliver a quality experience for guests while ensuring the impact on the neighbouring properties is reasonable and well within what the municipality and by-law department would consider appropriate. Please include my support in any correspondence submitted to council. Thank you.

Adam

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**adamVERI | project director**  
**Barber & Veri Marketing & Development**

Final

# Community Comments Response Document

## Official Plan Amendment and Zoning By-Law Amendment 511 Nelson Street West, Port Dover

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County File No.: [OPNPL2019315](#), [ZNPL2019316](#)



Prepared for Paradise Shores Cottages  
by IBI Group  
July 6, 2021

# Document Control Page

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<b>CLIENT:</b>	Paradise Shores Cottages
<b>PROJECT NAME:</b>	Official Plan Amendment and Zoning By-Law Amendment 511 Nelson Street West, Port Dover County File No.: OPNPL2019315, ZNPL2019316
<b>REPORT TITLE:</b>	Community Comments Response Document Official Plan Amendment and Zoning By-Law Amendment 511 Nelson Street West, Port Dover
<b>IBI REFERENCE:</b>	120317
<b>VERSION:</b>	
<b>DIGITAL MASTER:</b>	<a href="https://ibigroup.sharepoint.com/sites/Projects/120317/Project Documents/10.0 Reports/CommentResponseDoc/PTR_CommentResponseDoc_511NelsonStreetWest_final.docx">https://ibigroup.sharepoint.com/sites/Projects/120317/Project Documents/10.0 Reports/CommentResponseDoc/PTR_CommentResponseDoc_511NelsonStreetWest_final.docx</a> 2021-07-06BW
<b>ORIGINATOR:</b>	Ivana Osojnicki, Douglas W. Stewart
<b>REVIEWER:</b>	Douglas W. Stewart, Betty White
<b>AUTHORIZATION:</b>	Douglas W. Stewart
<b>CIRCULATION LIST:</b>	
<b>HISTORY:</b>	

# Table of Contents

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<b>1</b>	<b>Introduction</b> .....	<b>1</b>
<b>2</b>	<b>Proposal Overview</b> .....	<b>1</b>
<b>3</b>	<b>Response to Comments and Questions</b> .....	<b>2</b>
3.1	June 1, 2021 Public Hearings Committee Meeting .....	2
3.2	June 23, 2021 Public Open House .....	5
3.3	Comments Submitted to Norfolk County Staff Via Email.....	7
<b>4</b>	<b>Conclusions</b> .....	<b>17</b>

## Figures

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<b>Figure 1</b>	<b>Proposed Concept Plan</b> .....	<b>2</b>
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## Appendices

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Appendix A	Documentation Regarding South Cost Beach Project Rentals
Appendix B	Long Point Region Conservation Area Permit

# 1 Introduction

On behalf of our client, Paradise Shores Cottages, we are pleased to submit this Community Comments Response Document based upon the comments received to date regarding the proposed Official Plan Amendment (County File No.: OPNPL2019315) and Zoning By-Law Amendment (County File No.: ZNPL2019316) applications for the property municipally known as 511 Nelson Street West, Port Dover.

Two (2) public consultation events occurred in June, 2021 for the proposed Planning Act applications:

- A Public Hearings Committee Meeting on June 1, 2021; and
- A Public Open House on June 23, 2021.

Members of the community were given the opportunity to ask questions and provide comments at both meetings. Additionally, Norfolk County Staff received a number of public comments since these applications were initially submitted on August 29, 2019 and subsequently deferred due to the Development Moratorium and Interim Control By-Law currently effective in Port Dover.

This Community Comments Response Document provides a brief overview of our client's proposal, outlines the comments and questions received from Council and the public thus far, and provides our professional planning opinion in response.

Note that for the purpose of this report, we have summarized the comments received through the two (2) consultations. The original written submission should be considered if there is any disagreement with our summary.

# 2 Proposal Overview

Prior to the formal submission a Pre-Submission Consultation Meeting was held with the municipality to provide guidance on the request and the technical requirements.

Our client is proposing to construct four (4) additional tourist cabins in the northwestern portion of the subject property, as shown in **Error! Reference source not found.** Each tourist cabin will be approximately 26 square metres in ground floor area (GFA) and feature a living space, including a kitchen, a bath, a loft, and a terrace. These tourist cabins will expand Paradise Shores Cottages' existing operation on the subject property, which currently includes four (4) tourist cabins. A parking area featuring eight (8) parking spaces is proposed directly to the south of the proposed cabin, including one (1) barrier-free parking space. This parking area connects to the existing driveway on the subject property, therefore no new access to Nelson Street West is proposed.

The proposed Official Plan Amendment seeks to permit a total of nine (9) dwellings on the subject property, whereas two (2) dwellings are permitted as-of-right within the applicable Urban Residential designation in the Norfolk County Official Plan. This application would recognize the five (5) existing dwellings on the subject property and permit the development of four (4) additional dwellings.

The purpose of the proposed Zoning By-Law Amendment is to permit the "tourist cabin" use on the subject property, which is not currently permitted within the applicable Urban Residential Type 1 (RA-1) zoning. This use is defined in the Norfolk County Zoning By-Law as "a detached, furnished building providing temporary rental accommodation for one (1) or more individuals, in which cooking, eating, sleeping and sanitary facilities are provided, for use by the vacationing public."

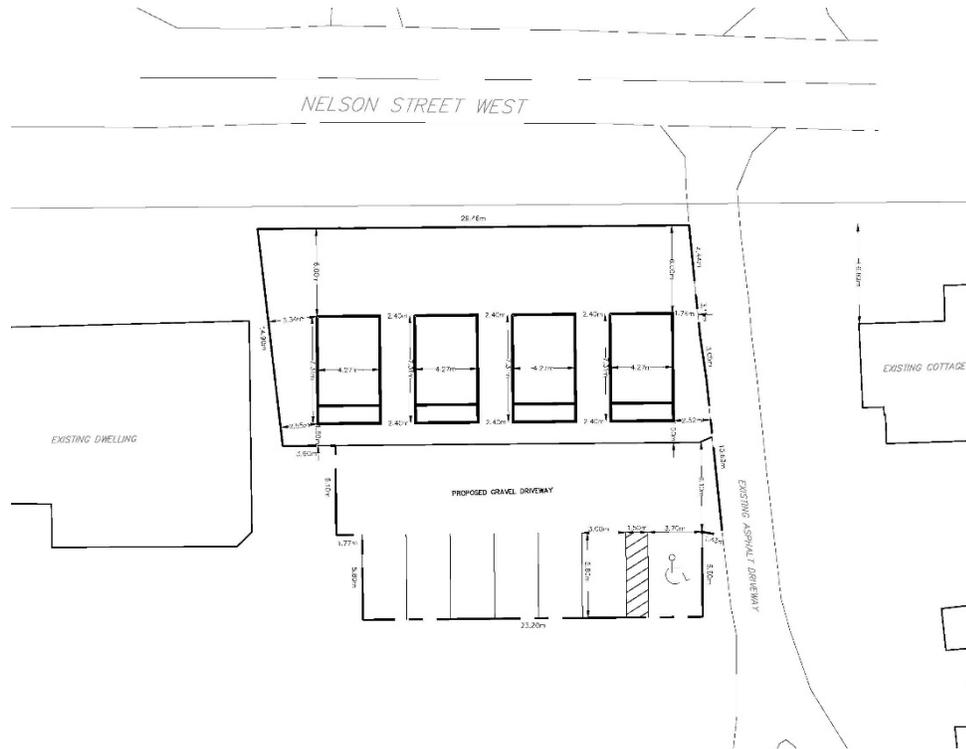


Figure 1 Proposed Concept Plan

### 3 Response to Comments and Questions

The following section outlines the comments and questions received at each of the two (2) public consultation events which have occurred in support of the proposed Official Plan Amendment and Zoning By-Law Amendment, as well as the comments which have been received by Norfolk County Staff via email. A response to each of these comments and questions has been provided.

Note that only comments containing relevant comments or questions were included in the following matrix.

#### 3.1 June 1, 2021 Public Hearings Committee Meeting

Summary of Comment/Question	Response
<b>Mayor Chopp:</b> How many parking spaces are there per existing tourist cabin?	Two (2) parking spaces exist per existing tourist cabin.
<b>Councillor Martin:</b> Will the owners of Paradise Shores Cottages (Mary Elgersma and Tony Mendolia) live in the existing residential dwelling on the subject property? Is there going to be property management ongoing?	Yes, Mary and Tony live in the existing residential dwelling on the subject property. They will be maintaining the tourist cabins and property themselves.  The garage constructed on the subject property in 2020 was intended to store equipment and provide a workshop to assist with the maintenance of the property.

<p><b>Councillor Martin:</b> Do the clients have a certain month or duration in mind when the tourist cabins would be rented?</p>	<p>Our clients intend to rent the tourist cabins year-round.</p>
<p><b>Councillor Martin:</b> Was the tourism operation on the subject property previous called something else?</p>	<p>Our clients' tourism operation was formerly known as 'Lilac Shores Cottages' and has since been renamed to 'Paradise Shores Cottages'.</p>
<p><b>Ben Ayres:</b> The proposed development will impair views and vistas for cyclists, pedestrians, motorists, etc. The owner added cedar trees several weeks previously with the intention of impeding the view of Lake Erie.</p>	<p>Like other areas along Nelson Street West, the views to Lake Erie provided via the subject property are limited due to the existing vegetation and existing structures on-site. Property owners have the ability to plant trees or landscape their property.</p>
<p><b>Ben Ayres:</b> There is a playground and community park directly across the road from the subject property. It is a fairly busy road, especially for cyclists. Families who rent out the proposed tourist cabins will want to cross the road to use the playground, creating safety concerns. No crosswalks or stop signs exist.</p>	<p>Nelson Street West is a municipal road; therefore, we will defer to Norfolk County Staff to evaluate and determine if a crosswalk or any other form of traffic calming measure should be implemented. We are not currently aware of any visibility concerns along this portion of Nelson Street West. This matter was not identified to be addressed through the Pre-submission Consultation process.</p>
<p><b>Ben Ayres:</b> There are many references in the proposed development plan to expanding the existing tourist cabin business. The existing business was not tourist cabins, they were long-term housing rentals. Therefore, the proposed development does not expand on a business which was grandfathered in the 1950's.</p>	<p>The proposed Zoning By-Law Amendment seeks to permit the "tourist cabin" use on the subject property as per the approved Zoning By-Law. This use does not distinguish between long-term rentals and short-term rentals. This use is defined as "a detached, furnished building providing temporary rental accommodation for one (1) or more individuals, in which cooking, eating, sleeping and sanitary facilities are provided, for use by the vacationing public."</p>
<p><b>Ben Ayres:</b> The existing tourist cabins were rented during the lockdown to people who were obviously from different households and not wearing masks. The owner was also nearby. Why would the owner of the property behave any differently when the tourist cabins are developed and rented out? Fireworks are set off by the owners at any time of the night, against local by-laws.</p> <p><i>Mayor Chopp requested a follow-up regarding whether the tourist cabins were rented during the Provincial lockdown.</i></p>	<p>Two (2) of the existing tourist cabins on the subject property were rented in late April/early May to eight (8) participants of the South Coast Beach Project, which is a summer faith based mentoring/leadership experience from May to August geared to young adults, facilitated in partnership with Resonate Global Missions (part of the Christian Reformed Church of North America). As per the documentation attached in <b>Appendix A</b>, the government restrictions in the spring allowed individuals to travel/move for essential reasons, such as employment. Having a summer job is a component of the South Coast Beach Project program, the attached letter states that participants met Provincial requirements. The individuals participating in the program (plus the director) were deemed one (1) family unit, in keeping with the ten (10) person limit, as they lived,</p>

	<p>participated in lessons and ate together. COVID-protocols were put in place for participants of the program, as detailed on the Consent form attached. Tis matter is outside our area of experience as planners, therefore we suggest reaching out to the facilitators of the program directly should you have any questions. Kevin DeRaaf (Acting Canada Director of the Resonate Global Mission) can be contacted at kderaaf@crcna.org or John Oosterveld (Clerk of Council at Immanuel Christian Reformed Church) can be contacted at clerk@imaginegod.ca for more information.</p> <p>Any concerns with fireworks should be directed to Norfolk County By-Law Enforcement.</p>
<p><b>Richard Hahn:</b> The tourist cabins may have been grandfathered in before by-laws were enacted. These tourist cabins are in an urban residential area. There is nothing else around that is commercial. The expansion of a commercial use in an urban residential area is wrong. The currently existing cottages were yearly rentals, which are becoming weekly or weekend rentals.</p>	<p>We acknowledge the importance of the proposed development’s compatibility with the surrounding residential neighbourhood. Our clients have retained an architectural designer to design the proposed tourist cabins more in keeping with a residential use than a commercial use. The massing and materials incorporated into this design will be refined through the Site Plan Approval process with the intention of maintaining and enhancing the character of the surrounding area.</p> <p>The tourist cabins have been oriented to the south to screen parking and access and limit noise along Nelson Street West. The tourist cabins have been set back 6.0 metres from Nelson Street West to maintain continuity with the neighbouring properties on the south side of the street. Note that the proposed “tourist cabin” use does not distinguish between long-term rentals and short-term rentals.</p>
<p><b>Richard Hahn:</b> There are no sidewalks. People will be renting the tourist cabins on a weekly basis who are not familiar with the area. Nelson Street is well travelled, and people tend to speed, which may be worsened as road conditions have improved. A child may wander across the street to access the playground, as there will not be enough space on the subject property.</p>	<p>There is a sidewalk located in the north side of Nelson Street with a paved shoulder on the south side of the street. It is relatively common from our experience for sidewalks to only exist on one (1) side of the street within residential areas.</p> <p>Note that a Transportation Impact Study was not requested by the County through the pre-submission meeting for the proposed development. Technical thresholds exist for this form of study based on the traffic expected to be produced by proposals. It is our understanding that four (4) tourist cabins would not meet this threshold.</p>

	<p>Speeding on Nelson Street is also an enforcement issue and should be directed to the police.</p> <p>Our clients have also completed landscaping work to improve the beach area on their property, which will provide amenity space for tourist cabin visitors.</p>
<p><b>Ben Ayres:</b> There were concerns from neighbours regarding the impact of the proposed development on nearby property values.</p> <p>Are visitors of the new tourist cabins Paradise Shores Cottages going to use the unauthorized beach on the Port Dover Water Treatment Plant property? Who will be liable?</p>	<p>Impacts to property values are not a relevant consideration under the Planning Act, therefore, we cannot provide a response to this comment.</p> <p>The beach on the Port Dover Water Treatment Plant property is a matter under Norfolk County's jurisdiction.</p> <p>There is also one (1) residential property located between the County property and the subject property</p> <p>Our clients have made improvements to the beach on their own property for visitors of Paradise Shores Cottages to use.</p>
<p><b>Mayor Chopp (directed to Staff):</b> Rental housing stock is decreasing as people are opting to pursue short-term rentals instead. The subject property is no longer a residential, it has become a commercial use. By-Law calls have been made for the subject property, which comes at an additional cost to the taxpayer. There is a significant difference between residential taxes and commercial taxes.</p>	<p>The proposed Official Plan Amendment was requested under direction of Norfolk County Staff. Should Council consider a different re-designation more appropriate, it is our opinion that the intent of the application would not change.</p>
<p><b>Mayor Chopp:</b> How are owners going to manage the challenge with the beach?</p>	<p>The beach on the Port Dover Water Treatment Plant property is outside of our clients' jurisdiction, as it is a municipally owned property.</p> <p>There is also one (1) residential property located between the County property and the subject property</p> <p>Our clients have made improvements to the beach on their own property for use by visitors of Paradise Shores Cottages.</p>

### 3.2 June 23, 2021 Public Open House

This virtual meeting was facilitated by Norfolk County Staff at the request of our clients to provide for an additional opportunity to receive input and answer questions from the local community regarding the proposed development. Seven (7) community members participated in this Public Open House, in addition to the File Planner from Norfolk County (Nicole Goodbrand), IBI Group, and our clients.

Summary of Comment/Question	Response
<p>Where is the conversation about traffic, speeding, or safety on Nelson Street West?</p>	<p>The four (4) proposed tourist cabins are not anticipated to generate a significant amount of traffic. As a result, a Transportation Impact Study was not requested by County Staff in the pre-submission meeting for the proposed development.</p> <p>Nelson Street West is a municipal road; therefore, the County can be contacted to discuss if traffic calming measures should be implemented. We are not aware of any visibility constraints on this portion of Nelson Street West at this time.</p>
<p>People will be visiting the guests of the tourist cabins, adding to the number of people present on the subject property, which is in within a residential area.</p>	<p>There would not be a planning regulation to affect the number of people on the property at any given time. Norfolk County By-Law Enforcement can be contacted to report any By-Law infringements.</p>
<p>There are trailers on the subject property.</p>	<p>Our clients own a trailer which they park on their property and is sometimes used by visiting friends or family for a few nights. An additional trailer belongs to a friend of our clients who works for them to maintain the property and existing tourist cabins. This individual sometimes stays overnight in his trailer to avoid a lengthy commute.</p> <p>Norfolk County By-Law Enforcement can be contacted to report any By-Law infringements.</p>
<p>Landscaping has taken place near the waterfront – where are the permits for this work?</p>	<p>To install landscaping retaining walls on the subject property, our clients retained a permit from Long Point Region Conservation Area dated March 25, 2021, which can be found in <b>Appendix B</b> attached to this letter. As shown on the permit, a professional landscaper, Stewart’s Cutting Edge Inc., was retained to complete this work. Norfolk County Staff from By-Law Enforcement and the Building Department were consulted in relation to this landscaping.</p>
<p>Insufficient amenities for tourism exist in the surrounding neighbourhood.</p>	<p>Nicole mentioned at this Public Open House that this comment could be directed to County Staff to be considered for the preparation of the Port Dover Secondary Plan, which will set out a detailed planning framework for the area.</p>
<p>The proposed development will impair lake views.</p>	<p>It is our opinion that lake views are already relatively obstructed due to the existing structures and vegetation on-site and along other properties on Nelson Street West.</p>

### 3.3 Comments Submitted to Norfolk County Staff Via Email

Photographs contained in the comments to Norfolk County via email were excluded from this matrix but were considered in our response. These photographs are part of the Norfolk County public record for the proposed planning applications.

Date	Summary of Comment/Question	Response
September 16, 2019	<p><b>Bob Deroo:</b> Thank you for documentation. I believe this will become an ISSUE with all involved. Please find below a few photos of the proposed planning area. Comments?</p>	<p>It is our opinion that the proposed tourist cabins should be designed to promote compatibility and cohesiveness within the surrounding neighbourhood. The steps our clients have taken thus far to allow the proposed development to promote context-sensitivity include orienting the buildings away from Nelson Street West, retaining an architectural designer to design the proposed tourist cabins, and ensuring adequate parking is provided. The 6.0 metre setback from Nelson Street West as defined by the Zoning By-Law regulation will also maintain continuity with the surrounding houses on the south side of Nelson Street.</p> <p>Future actions which will further promote the context-sensitivity of the proposed development will include designing the massing and materials of the proposed tourist cabins to respect and enhance neighbourhood character and installing landscaping to provide screening and accentuate the design of the tourist cabins.</p>
September 30, 2019	<p><b>Bob Deroo:</b> Nelson Street West/Radical Road remains very busy thoroughfares through the spring, summer and fall seasons.</p> <p>With four (4) dwellings projected and five (5) there now you may plan on 1.5 average vehicles per dwelling this adds up to 13 motor vehicles entering and exiting the property at least two (2) times per day - i.e., contractors from nearby industries often have short term rentals @ 511 Nelson Street West (182 vehicles per week).</p> <p>This also brings up the question of foot traffic (vacationing families) attempting</p>	<p>A Transportation Impact Study was not requested by Norfolk County Staff during the pre-submission meeting for this application, as the traffic expected to be generated from four (4) tourist cabins would not meet the technical thresholds for this study.</p> <p>Nelson Street West is a municipal road and is therefore under the jurisdiction of the County. We will defer to Norfolk County Staff to determine if any traffic calming measures, such</p>

	<p>to cross this street (we have witnessed this with the new weekly rentals this year already, children heading to the play park).</p> <p>There are NO sidewalks on the South Portion of Nelson Street West, if this Zoning Amendment is passed, the County will be responsible (or proprietors) for adding a three (3) way stop and crosswalk with signage at the intersection of Mergl and Nelson Street West.</p> <p>Port Dover is a small scenic tourist town, over the past decade Norfolk County has engaged into taking away scenic lake views by allowing severances of larger lots into smaller ½ lots where lake views were once appreciated by ALL. Tourists traffic bicycle enthusiasts, joggers and runners and of course the walking public and their pets.</p> <p>Views for many have been denied by FEW. Along with four (4) new buildings (excuse me, five (5) new buildings, I forgot to mention the NEW double garage and laundromat that was permitted September 18, 2019), question? DOES eater, sewer hydro and natural gas (Enbridge) currently on the property need to be updated for the scheduled amendments? Or will water have to be supplied to a cistern? OH NO, more traffic.</p>	<p>as a crosswalk, are warranted in this area. We are not currently aware of any existing visibility constraints along this portion of Nelson Street West.</p> <p>Based on our experience, it is not uncommon for sidewalks to only exist on one (1) side of the street within residential areas.</p> <p>While we understand that the proposed tourist cabins will impede the lake views provided through the subject property, these views are already obstructed in their current state.</p>
<p>September 30, 2019</p>	<p><b>Bob Deroo:</b> I'm sure it has been documented by law enforcements agencies and many others that seasonal and weekly rental holdings bring a different <i>flair of lifestyle</i> to a quiet mature residential area.</p> <p>In the past decade since moving to Port Dover, we have witnessed a need for law enforcement, likewise this was with the existing four (4) dwellings (picture above) more to come.</p>	<p>Under the Planning Act, land use policy and applications are intended to govern and regulate land, not human behaviour. Norfolk County By-Law Enforcement may be contacted should any By-Law infringements occur.</p>
<p>September 30, 2019</p>	<p><b>Richard Hahn:</b> I wish to file an objection to the proposed amendment to allow for the addition of dwelling units to the above site...</p> <p>The current location has four (4) cottages that have been existence for many years. These cottages were until recently rented out to families for long periods of time, similar to what you would see with rental properties where the people would be committed to a long-term month to month or year to year arrangement. The current owner</p>	<p>The proposal to add tourist cabins to the subject property transpired based on conversations between Norfolk County Staff and our clients regarding a need for tourist accommodations in the Port Dover area. Land use policy in the County also supports the provision of tourist accommodations. Note that the proposed "tourist cabin" use does not differentiate between</p>

	<p>has changed the approach to the market in that now these cottages are rented on a week to week basis, turning this site into a more... “commercial” type of business.</p> <p>Now the owners are asking to expand the ... commercial... enterprise... This commercial... enterprise is located in a residential area and should not be approved...</p> <p>This above begs the question ...</p> <ol style="list-style-type: none"> <li>1. Should the owner be allowed to rent the existing cottages on a week to week basis...as this is a new and different approach to the market?</li> <li>2. Does the owner of the property need any type of approval to operate a commercial business not only with the new units... but the existing units...? If planning should approve the suggested amendment... for the owner to expand the commercial aspects of this site...</li> </ol>	<p>short-term and long-term rentals.</p> <p>We agree that it is important for the proposed tourist cabins to respect the character of the surrounding neighbourhood. The design of the proposed tourist cabins has been developed with this intention in mind. Through the Site Plan Approval process, the design of the proposed tourist cabins will be refined to promote compatibility with the context of the surrounding neighbourhood.</p> <p>The Official Plan Amendment and Zoning By-Law will provide site specific regulations to govern the number of buildings and land uses.</p>
September 30, 2019	<p><b>Richard Hahn:</b> Mayor Chopp, recently indicated that all commercial waterfront projects, plans etc. would be placed on hold pending a review for a long-term plan... approving this commercial expansion goes against that recommendation.</p>	<p>The proposed Official Plan Amendment and Zoning By-Law Amendment have been on ‘pause’ since the summer of 2019 due to the Development Moratorium and Interim Control By-Law in place in Port Dover.</p>
September 30, 2019	<p><b>Richard Hahn:</b> Additionally, there has been some talk of expanding the water treatment plant... approving these units, should give the County costly concerns should this site need to be expropriated to accommodate the expansion down the road.</p> <p>With the four (4) existing cottages, the owners are basically in “start-up” mode with rentals now on a week to week basis and the police already have been called due to rowdiness on the site... allowing for the expansion will only add to the current problem... in a residential area...</p>	<p>Norfolk County By-Law Enforcement may be contacted should any By-Law infringements occur on the subject property.</p>
September 30, 2019	<p><b>Steve Czerlau:</b> Regarding the proposed zoning change at 511 Nelson Street, I with everyone else in the surrounding area are against this request. I would gladly express my views at a hearing.</p>	<p>Acknowledged.</p>
March 9, 2019	<p><b>Pastor Willemina Zwart:</b> I am writing this letter to indicate my support of Tony Mendolia and Mary Elgersma, the owners of Paradise Shores Cottages, in building additional cottages on their</p>	<p>Acknowledged.</p>

	<p>property as part of their thriving business.</p> <p>In the past year that I have known Mary and Tony, they have continually enhanced their property, thus adding value to the immediate neighbourhood and surrounding community. More specifically, I am renting two (2) of their cottages this summer for a new summer initiative I am currently launching, the South Coast Beach Project: <a href="http://www.southcoastbeachproject.org">www.southcoastbeachproject.org</a>. This program is a faith-based summer experience geared to young adults with the focus of leadership and intentional mentoring in the context of community living. For this summer I have four (4) men and four (4) women, each group respectively living in one of the cottages. These eight (8) adults are also working local summer jobs, thus providing some of the crucially needed seasonal employment for Port Dover and Norfolk County. Tony and Mary have been delightful partners in this venture and wonderful hosts. They are committed to adding value to the larger community even as they seek to keep their cottage business viable and attractive. With additional cottages, I will be able to continue my partnership with them, and hopefully expand the number of young adults who are able to participate in the South Coast Beach Project for summer 2022.</p>	
<p>March 9, 2019</p>	<p><b>Pastor Willemina Zwart:</b> Finally, a key component of keeping Port Dover economically viable is the reality of summer tourists to the area. Paradise Shores Cottages is a beautiful site and wonderfully located to draw tourists, to spend their dollars in Port Dover and Norfolk County ... and just as importantly, to discover what a delightful area this is-the Garden of Ontario! With a thriving winery just down the road, having lake shore access, and being in walking distance of downtown Port Dover, Paradise Shores Cottages is an ideal spot for summer tourists. Additional cottages will further increase tourism capacity in a tasteful and strategic manner on the Paradise Shores property.</p> <p>As a fellow Port Dover resident, I highly endorse Tony and Mary's petition to allow additional cottages on their property, Paradise Shores Cottages.</p>	<p>Acknowledged.</p>
<p>May 16, 2021</p>	<p><b>Ben Ayres:</b> In respect to the proposed development of 511 Nelson Street West,</p>	<p>We acknowledge that the proposed development will</p>

	<p>Port Dover; I have just finished reading through the proposal, and I have many concerns and objections.</p> <p>There are several references to the preservation of natural views and vistas along the south shore of Lake Erie. Since Tony has made a point of ensuring that he will block those views (not only with the cabins, but now with a cedar hedge that he intends to grow to 20'). He made a point of telling us that he was doing it to ensure that we would have no view of the lake, in defiance of the objections to his proposal. The outline refers to a plan which identifies tree and views that are to be protected but does not include the 50 trees that he just planted to block the view.</p>	<p>affect the views of Lake Erie via the subject property.</p> <p>It is our opinion that lake views are already relatively obstructed due to the existing structures and vegetation on-site and along other properties on Nelson Street West.</p>
<p>May 16, 2021</p>	<p><b>Ben Ayres:</b> There are many references to public safety, foot traffic, and sidewalks, all of which will present a problem (especially since children will likely want to cross over to access the playground). There is mention of putting in a three (3) way stop sign. I personally do not want that. It would be right at the end of my driveway. Also; why should our tax dollars pay for that, when it is to allow for his new business to go through? There has also been a recent ongoing discussion in the Port Dover Maple Leaf, about the excessive speeding along Nelson Street West. There has been a proposal to reduce the speed limit. That will not stop speeders from speeding, it will only slow down traffic for those who already follow the limit.</p>	<p>Nelson Street West is a municipal road, therefore, the County Staff can be contacted to discuss if traffic calming measures, such as a crosswalk, should be implemented.</p> <p>The consideration of any additional stop signs should be discussed with the municipality and is not generated from the proposed development.</p> <p>We are not currently aware of any visibility constraints along this portion of Nelson Street West.</p>
<p>May 16, 2021</p>	<p><b>Ben Ayres:</b> There are several references to expanding the use of the current "tourist cabins" that have been grandfathered in. Those were never "tourist cabins" in the past. They were long term rental units. Therefore, this is not expansion of existing "tourist cabins"; it is a new business.</p> <p>The report also highlights the area's need to expand affordable living and long-term dwellings (as well as tourism). The owner has already diminished the long-term dwelling by turning the previously "grandfathered in", long term rentals into "tourist cabins" (without authorization). I know of several bed &amp; breakfasts in the area and have friends who have worked at them. They are RARELY fully occupied, so why do we</p>	<p>The proposed Zoning By-Law Amendment is being requested to permit "tourist cabins" on the subject property. The Norfolk County Official Plan identifies a need to promote tourist accommodations in the Port Dover area. Our clients' discussions with County Staff at the time this proposal was initially conceived also reiterated that the provision of tourist accommodations supports the economic development objectives of the County. Note that the proposed "tourist cabin" use does not differentiate between long-term and short-term rentals.</p>

	<p>need more “tourist” accommodation?                  We only (usually) need it on Friday 13th weekends.</p>	
<p>May 16, 2021</p>	<p><b>Ben Ayres:</b> Last week he made a point of indicating that “the lilacs are growing too slowly, so I (he) am putting in something that will grow quickly to 20’ tall so you F!#\$ers (his neighbours) will never see the lake again”. Those were his words. Then he went ahead and planted 50 cedars.</p> <p>Aside from all of these reasons, the current owners of the property have regularly flouted the bylaws in our neighbourhood since they have been here. If you check with the bylaw office, you’ll find that they are called to the property regularly. This includes storing heavy equipment on their property (and right by the road side, which certainly does not improve the views and vistas), selling unauthorized goods at the roadside (items that he builds and sells without any licence to do so, and I’m sure, pays no taxes on...not the same as a garage sale). This has cars stopping on a busy street, to view, and load the items onto trucks. He also sets off fireworks, whenever he pleases. According to our bylaws, fireworks are only permitted within 24 hours of the two (2) designated holidays each year. This may sound petty, but it is very annoying when fireworks start at midnight, in the middle of a work week. It also upsets pets. He has a total disregard for the laws, and complete disdain for his neighbors.</p>	<p>Any behavioural concerns should be directed to Norfolk County By-Law Enforcement, as the proposed applications are focused on land use.</p>
<p>May 17, 2021</p>	<p><b>Ben Ayres:</b> I spoke with a local realtor, who has been in the business (in the Port Dover area) for over 30 years. He indicated to me that in a normal housing market (which we will eventually return to), he would expect our properties (those in direct proximity to short term rentals) to see a diminished property value of 5-10%. He also would expect upwards of 40% less interest in the property, resulting in a tougher sale (this was expressed to me in a follow up phone call).</p> <p>See his message, below.</p> <p>I think that this should also be a topic of discussion at the upcoming meeting. I understand that we do not have a God given right to our views, however the views are said to be protected by the</p>	<p>Impacts to property values are not a relevant planning consideration under the Planning Act, therefore, we cannot provide a comment in response to this email.</p>

	<p>counties guidelines and any development should not negatively impact upon the values of existing properties.</p>	
May 19, 2021	<p><b>Don and Christa Oatman:</b> We are submitting reasons as to why we are NOT in favour of the Plan Amendment and Zoning Amendment, file number as above.</p> <p>The so called “tourist cabins that have been grandfathered in”, have always been long term rental units in the 20 years we have lived here. Now, they are rented out weekly, plus two (2) trailers on the property with occupancy. Who has authorized these changes?</p>	<p>The proposed “tourist cabin” use does not distinguish between long-term and short-term rentals, providing landowners with flexibility to respond to market demands.</p>
May 19, 2021	<p><b>Don and Christa Oatman:</b> Adding four (4) more cabins will only bring more guests/visitors, noise, traffic, and parking issues. As it is now, there is a continual flow of vehicles in and out of the property. Will they be allowed to park on the roadside, obstructing our view further? I also know firsthand about noise partying, traffic and problems that can arise from this type of setting as I owned a motel/trailers/cabins for over ten (10) years.</p>	<p>It is not anticipated that a significant amount of traffic will be generated by four (4) proposed tourist cabins. As such, Norfolk County Staff did not request a Transportation Impact Study during the pre-submission meeting for the proposed development.</p> <p>Two (2) parking spaces are proposed per tourist cabin, which is in keeping with the zoning requirements for single detached, semi-detached, duplex, triplex, fourplex, townhouse dwellings, and vacation homes.</p>
May 19, 2021	<p><b>Don and Christa Oatman:</b> There have also been numerous issues at 511 Nelson regarding noise, fireworks whenever, pungent odours from various illegal burnings, altercations with a tenant etc. Bylaw officers have been out here many times.</p>	<p>Any behavioural issues can be reported to Norfolk County By-Law Enforcement, as the proposed applications focus on land use.</p>
May 19, 2021	<p><b>Don and Christa Oatman:</b> Just recently the owner has planted approximately 40 cedar trees by the road which he stated will grow to 20 feet. This in itself will block the view for many.</p>	<p>Landscaping private property is not a matter under regulation by Norfolk County.</p>
May 19, 2021	<p><b>Don and Christa Oatman:</b> In closing, we just want to tell you that we bought our home here in 2001 because of the lake view. If this application goes through, a view will be enjoyed by one. Should it not be a view for all to enjoy, homeowners and walkers alike? Also, not to mention, the negative effect this will have on all our properties.</p>	<p>We acknowledge the importance of avoiding negative impact to the public realm. Through the proposed Official Plan Amendment and Zoning By-Law Amendment, steps have been taken to ensure the proposed development is sensitive to its surrounding context. A focus will continue to be placed on</p>

		positively contributing to the public realm through the detailed design in the Site Plan Approval process.
May 20, 2021	<b>Bob and Elaine Deroo:</b> We are not in favour of the plan to: amend the Norfolk County Official Plan to allow a maximum of nine (9) dwelling units on the subject lands through a site specific policy and furthermore we the residents, Robert and Elaine Deroo, are not in favour of the Zoning By-Law Amendment to permit tourist cabins as a permitted use on the subject lands a site specific provision.	Acknowledged.
May 25, 2021	<b>Steve and Elsa Czerlau:</b> We wish to express our objections and concerns. My understanding is that the mentioned property is zoned for annual rentals, it does not appear that way.	The proposed Zoning By-Law Amendment seeks to permit the “tourist cabin” use on the subject property.
May 25, 2021	<b>Steve and Elsa Czerlau:</b> There seems to be heavy traffic in and out.	The proposed development of four (4) tourist cabins is not anticipated to generate a significant amount of traffic. A Transportation Impact Study was not requested by Norfolk County Staff for these applications as a result.
May 25, 2021	<b>Steve and Elsa Czerlau:</b> The appearance does not fit in with our residential area where we are all mostly senior retired residents.	The proposed development has been and will be designed to promote context-sensitivity within the surrounding neighbourhood. We note that the north side and south side of Nelson Street West are visually distinct.
May 25, 2021	<b>Steve and Elsa Czerlau:</b> Also, we don't understand why there are trailers parked on the property from time to time.	County By-Law Enforcement may be contacted regarding any By-Law infringements.
May 25, 2021	<b>Julie McCague:</b> I wish to file a strong objection to the proposed proposal to allow for the addition of four (4) tourist cabins and related Zoning By-Law Amendment to permit tourist cabins for the above file.  Reasons:  1. Public safety, foot traffic and sidewalks. This street is already heavily travelled during the summertime. We are a tourist town.	We are not aware of any visibility constraints along Nelson Street West near the subject property which would impact pedestrian safety. From our experience, it is relatively common for sidewalks to only exist on one (1) side of the road in residential areas.
May 25, 2021	<b>Julie McCague:</b>  2. The four (4) existing cabins were never existing cabins in	The proposed “tourist cabin” use does not distinguish between long-term rentals and

	the past. They were long term rental units. This is not an expansion of existing tourist cabins... new business.	short-term rentals in the Norfolk County Zoning By-Law.
May 25, 2021	<b>Julie McCague:</b> 3. Present owners have disregarded bylaws on this property since he has been here. Bylaw officers have been called on a regular basis.	By-Law infringements are a matter outside the jurisdiction of planning applications and should be directed to Norfolk County By-Law Enforcement.
May 25, 2021	<b>Julie McCague:</b> 4. Consistently storing heavy equipment (backhoe) on their property right by street side. Very unsightly to neighbours, walkers and visitors in our neighbourhood.	By-Law infringements are a matter outside the jurisdiction of planning applications and should be directed to Norfolk County By-Law Enforcement.
May 25, 2021	<b>Julie McCague:</b> 5. Consistently selling unauthorized goods (made by himself) at roadside. Unsightly.	By-Law infringements are a matter outside the jurisdiction of planning applications and should be directed to Norfolk County By-Law Enforcement.
May 25, 2021	<b>Julie McCague:</b> 6. Consistently having a bonfire (terrible smell) and fireworks.	By-Law infringements are a matter outside the jurisdiction of planning applications and should be directed to Norfolk County By-Law Enforcement.
May 25, 2021	<b>Julie McCague:</b> 7. Owners have been and still are renting existing four (4) cabins and two (2) trailers nightly, weekly, monthly and weekends. Permitted only for long term rental. They have a website advertising Paradise Shores Cottages stating quiet neighbourhood. It is not quiet, cars are constantly going and coming.	The proposed "tourist cabin" use does not distinguish between short-term and long-term rentals.  Advertising is not a matter regulated by municipalities.
May 25, 2021	<b>Julie McCague:</b> Real estate value of our homes could slide significantly due to my above reasons. I have lived kitty corner at this property since 2002. Appreciate seeing the beautiful view from the comforts of home, porch and yard and want it to stay this way. The applicants Mary Elgersma and Tony Mendolia at 511 Nelson Street West, Port Dove, Ontario have no respect for the law, preserving the natural views and beautiful features along this shore of Port Dover.	Impacts to real estate values are not considered relevant planning considerations under the Planning Act, therefore, we cannot provide a response to this comment.
May 27, 2021	<b>Christopher Barrett:</b> I'll be away from home again for some medical appointments later this week, and early next week, and I hope all is well at our places in Dover.	Acknowledged.

	<p>I too will be curious what is legally permitted for us to do here on Nelson Street, with respect to rental periods and other bylaw restrictions, and I continue to support all of us here, within what's allowed.</p> <p>This has been my permanent address here for more than 50 years, and I look forward to continuing to enjoy good relations between all the properties here, with peace and general quiet amongst residents.</p> <p>It's been a more recent pleasure to get to know you both, your extended families, and the long-term residents next door to me, and I join you in trying to maintain respectful relations between all the closely-spaced properties on our quiet street, so we can all enjoy the relaxed life here we seek.</p>	
<p>May 31, 2021</p>	<p><b>Tom LaFrance and Cristina Zanella:</b>                  We are writing in order to give our input in regard to the application by Mary Elgersma and Tony Mendolia at 511 Nelson Street West (Port Dover) to build four (4) more cabins.</p> <p>We have no problem with this and have no concerns. Mary and Tony have always been excellent neighbours. On our corner of Nelson and Richardson, we have experienced condos being built next to us a few years ago. Obviously, we would have preferred that this didn't happen. However, it did. The fact that Tony and Mary want to add four (4) additional cabins on their property is far preferable to condos put in by a developer - which probably would have been a very real possibility. Mary and Tony have spent a substantial amount of money in the past four (4) years and have improved the property which had been neglected previously for a number of years. They rent the four (4) cottages that they have already, and we have never had any issues with that at all. This is a town in which tourist is vital to the economy of the town. As new business owners in Port Dover, we welcome more people coming into town.</p>	<p>Acknowledged.</p>

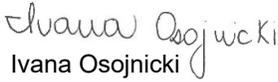
## 4 Conclusions

We believe that we have received all the comments through the circulation and the two (2) meetings held virtually. We further trust that the above comment-response matrices provide clarification and detail regarding our client's proposal, as well as the proposed Official Plan Amendment (File No.: OPNPL2019315) and Zoning By-Law Amendment (File No.: ZNPL2019316) for the property municipally known as 511 Nelson Street West in Port Dover.

Please do not hesitate to contact our office should you have any questions or would like to discuss.

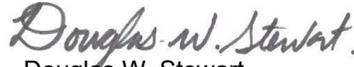
Sincerely,

**IBI GROUP**

  
Ivana Osojnicki

Planner

IO/DWS/baw



Douglas W. Stewart

Associate – Manager, Urban & Regional Planning

# **APPENDIX A**

## **Documentation Regarding South Coast Beach Project Rentals**



Immanuel CRC  
95 Oak Street  
Simcoe, Ont.

June 5, 2021

To Whom It May Concern:

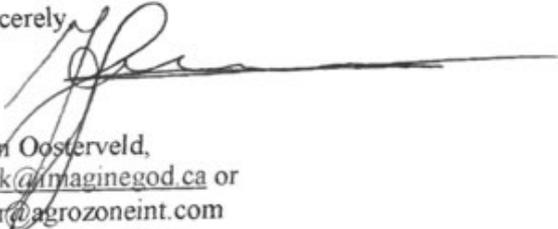
I am writing on behalf of the leadership of Immanuel Christian Reformed Church regarding the Paradise Shore Cottages and the ministry initiative, the South Coast Beach Project. As part of our church's ministry, we have launched a summer faith-based mentoring/leadership experience from May – August geared to young adults: [www.southcoastbeachproject.org](http://www.southcoastbeachproject.org). Currently, we have eight participants along with the executive director and her husband who are engaged in this program. The eight young adults are living in two cottages rented from Paradise Shores. They moved in late April/early May to the area for seasonal employment which is part of the summer experience. This is within the stay-at-home covid protocol at the time, as individuals are allowed to move communities due to employment.

The nature of the program includes the eight participants along with the director including living in shared accommodations, learning sessions, and eating regularly together. Thus, they are deemed one family unit, and act as one social bubble keeping within the ten person limit. The program specifically limited its participant numbers in light of the pandemic protocols.

Finally, Covid protocols were put in place and followed in order to mitigate any spread of the virus. See the attached document. All those involved in the South Coast Beach Project are committed to the government regulations in preventing further spread of the virus. To date, six within the community have received their first dose of the vaccine.

I hope this brings clarity as to the young adults living in the two rental cottages, the reason they are able to visit between the cottages and do not wear masks when they are with each other. For any further questions, please contact me at [clerk@imaginegod.ca](mailto:clerk@imaginegod.ca)

Sincerely,



John Oosterveld,  
[clerk@imaginegod.ca](mailto:clerk@imaginegod.ca) or  
[john@agrozoneint.com](mailto:john@agrozoneint.com)  
Clerk of Council  
Immanuel CRC  
95 Oak St.  
Simcoe, ON  
N3Y 3K1

**UNITED STATES**

1700 28th Street SE P (616) 726-1144  
Grand Rapids, MI 49508-1407 P 877-272-6205

**CANADA**

3475 Mainway  
PO Box 5070, STN LCD 1 P (905) 336-2920  
Burlington, ON L7R 3Y8 P 800-730-3490

**RESONATEGLOBALMISSION.ORG**



June 4, 2021

To Whom It May Concern:

I am writing on behalf of Resonate Global Missions regarding the Paradise Shore Cottages and the ministry initiative, the South Coast Beach Project. This project is in partnership with Resonate Global Missions, which is part of the Christian Reformed Church of North America. It is a summer faith-based mentoring/leadership experience from May – August geared to young adults: [www.southcoastbeachproject.org](http://www.southcoastbeachproject.org).

In light of the on-going pandemic protocols, I met with the director and the Resonate Group Coordinator for Volunteer Ministries to determine best practices in order to move forward with the project this summer. We were very intentional to keep the number of participants, along with the director and her husband, to ten. At the time the project started, in late April/early May, the government regulations permitted individuals to travel/move for essential reasons, including employment. Since having a summer job is part of the program requirements, all participants kept within these regulations.

As you can see from the project's description, a key component of the experience is living in intentional community. Thus, they are deemed one family unit, and act as one social bubble keeping within the ten person limit. They share accommodations, engage learning sessions and eat together regularly. Thus the young adults, although living in two rental cottages, act as one household. Therefore, they are not required to wear masks when together.

Please be assured that we have been very intentional to follow Covid protocols and government stipulations to avoid any spread of the virus. See the attached document.

For any further questions, please contact me anytime.

Sincerely,

A handwritten signature in blue ink that reads "Kevin DeRaaf".

Kevin DeRaaf  
Acting Canada Director  
Resonate Global Mission  
Christian Reformed Church of North America (CRCNA)  
E: [kderaaf@crcna.org](mailto:kderaaf@crcna.org)

## **Covid-19 Protocol South Coast Beach Project**

For the South Coast Beach Project 2021, the following protocol will be in place and practiced accordingly.

The SCBP will provide soap, hand sanitizer and disinfectant wipes in all the places used for SCBP meetings and gatherings. In addition, the SCBP will provide disposable masks for any participant or guest that does not have a cloth mask that complies with current public health recommendations. In light of the pandemic, the SCBP will have no more than 8 participants.

In order to participate in the South Coast Beach Project in summer 2021, each participant must agree to the following:

- Self-quarantine, as far as is possible, and practice Covid-19 safety measures in the 2 weeks prior to arriving to the SCBP (May 8/9).
- Have a negative PCR Covid test 72 hours prior to arrival to the SCBP.
- Follow all requirements and guidelines provided by the Norfolk County Health Unit during the project: <https://hnhu.org/health-topic/coronavirus-covid-19/>
- If arriving from out of country, make necessary preparations with the assistance of the SCBP Missional Pastor to self-quarantine for 14 days prior joining the SCBP community. If vaccinated prior to arrival, federal government guidelines at that time will be consulted regarding entry protocol.
- Report any of the following symptoms to the Missional Pastor of the SCBP:
  - Fever or chills
  - Cough
  - Shortness of breath or difficulty breathing
  - Fatigue
  - Muscle or body aches
  - Headache
  - New loss of taste or smell
  - Sore throat
  - Congestion or runny nose
  - Nausea or vomiting
  - Diarrhea
- Report any contact with a known or suspected Covid-19 positive case to the Missional Pastor of the SCBP.
- All the participants and Missional Pastor will act as a “family” bubble, since they will be conducting meals together and sharing accommodations.
- If a participant contracts Covid 19 during the project, arrangements will be made for proper medical attention and self-quarantine. All other SCBP community members will follow the protocol for Covid exposure as outlined by the local health unit.
- Masks must be worn at all times when in an indoor space with people from outside one’s Covid-19 Social Bubble.
- Since the SCBP experience includes guest speakers as part of the learning experience, when possible, the group will convene outside for learning events. However, the use of a larger well-ventilated space (e.g. church fellowship hall) will be a viable option, with all SCBP participants wearing masks, excepting the speaker when facilitating the group.

- As participants will be working at different places of employment, they will follow all Covid protocols enacted at their jobs and follow due diligence to keep the SCBP community safe.
- For any guests and speakers for the SCBP, contact tracing protocols will be practiced. This includes any guests/visitors to SCBP rented property or venues where SCBP activities are taking place. That is, every guest/speaker will give their contact information upon arrival. Guests and speakers contact with the SCBP community will be permitted only according to the protocol of the local health unit at that time. See guidelines for contact tracing: <https://www.publichealthontario.ca/en/diseases-and-conditions/infectious-diseases/respiratory-diseases/novel-coronavirus/contact-tracing-initiative>
- According to the SCBP Handbook, participants are allowed to return “home” and/or leave the SCBP community for a limited amount of time. However, the pandemic zone designation of Norfolk county and of the visited locale will be taken into consideration to determine the prudence of the visit. For instance, if either Norfolk County or the other locale is in lockdown, no one will be permitted to leave the SCBP community (as directed by the local health unit).
- If the possibility of full vaccination becomes available for the SCBP participants, including the Missional Pastor during the course of the project, they are encouraged to be vaccinated for the safety of the SCBP household and the broader community at large.
- Every participant will be expected to complete the attached Covid informed consent form.

**South Coast Beach Project  
Participant Covid Informed Consent Form  
Summer, 2021**

I wish to freely participate in the South Coast Beach Project (SCBP) for May – August, 2021. I understand that the novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. I further understand that COVID-19 is contagious and, as a result, federal and provincial health agencies recommend a host of measures for public safety, including social distancing. I appreciate that the SCBP will make every effort to place reasonable preventative measures in place to provide for my safety in accordance with recommendations from the federal and provincial governments, and more particularly, the Haldimand-Norfolk Health Unit. However, given the nature of the virus, I understand there is an inherent risk of becoming infected with COVID-19 by virtue of my participation in the SCBP.

I hereby acknowledge and assume the risk of becoming exposed to or infected with COVID-19 as a result of participating in the SCBP. I understand that possible exposure to COVID-19 may result in the following: a positive COVID-19 diagnosis, extended quarantine/self-isolation, additional tests, hospitalization that may require medical therapy, intensive care treatment, possible need for intubation/ventilator support, short-term or long-term intubation, other potential complications, and the risk of death. I understand that COVID-19 may cause additional risks, some or many of which may not currently be known, in addition to the risks described here.

I understand and accept all the potential risks, including complications related to COVID-19, and I would nonetheless like to freely participate for the South Coast Beach Project for an in-person, on-site summer experience .

---

Printed Name of Participant

---

Signature of Volunteer

Date: \_\_\_\_\_

# **APPENDIX B**

## Long Point Region Conservation Area Permit





# Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4  
Tel: (519) 842-4242 Fax: (519) 842-7123  
Email: [planning@lprca.on.ca](mailto:planning@lprca.on.ca) Website: [www.lprca.on.ca](http://www.lprca.on.ca)

## Permit Application - Schedule A

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG. 178/06)

Application #

LPRCA

Other Use Only

Owner's Name:

Antonio Mendolia & Mary Grace Elavsmo

Personal Information

Personal Information

Mailing Address:

511 Nelson St W

Street Address

P.O. Box

Apartment/Unit #

Port Dover

ON

N9A 1N0

City/Town

Personal Information

Province

Postal Code

Primary Phone:

Alternate Phone:

Email:

Personal Information

(Agent's Name)

(Landscape) Stewart's Cutting Edge Inc

Check if same as above

Mailing Address:

Street Address

P.O. Box

Apartment/Unit #

City/Town

Province

Postal Code

Primary Phone:

Personal Information

Alternate Phone:

Email:

Personal Information

### Location of Proposed Work

Lot: PT 9 RP Concession/Plan: Conc / Woodhouse Municipality: Norfolk

Municipal Address: 511 Nelson St W Port Dover S37R9S06 PT Part 1

Street Address

City/Town

Postal Code

Tax Assessment Roll Number:

Personal Information

-0000

Proposed work: (Check all appropriate boxes)

- Place, dump, or remove fill
- Site grading
- Construct a new building or structure
- Alter or renovate an existing building or structure
- Construct a septic system
- Construct erosion control or shoreline protection
- Construct new or replace existing watercourse crossing
- Other: (please describe) \_\_\_\_\_

Quantity of fill:

20-50 Dump Trucks

Proposed square footage:

Existing square footage:

Description of Proposed Works:

Landscape + retaining walls

PROPOSED START DATE:

a.s.a.p.

PROPOSED COMPLETION DATE:

May 31, 2021

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

Applicant Signature

Date

March 25, 2021

Agent Signature

Date

**PETITION**

**TO: The Corporation of Norfolk County**

**File # OPNPL2019315/ZNPL2019316**

**Part Lot 9, Concession 1, Urban Area of Port Dover**

**Roll Number 33103340100830000000**

**Civic 511 Nelson Street, West, Port Dover, Ontario N0A 1N4**

**We the undersigned petition Norfolk Council to object the proposed proposal to allow for the addition of four tourist cabins for the above file.**

- Whereas this area is residential with a lot of pedestrian traffic, the additional traffic from this proposed development could cause a danger.
- Whereas the bylaw department has already been called several times about this property owner due to rules not being followed.
- Whereas according to the Norfolk County Official Plan, this area is designated as residential and is mostly inhabited by seniors who enjoy the peace and quiet and purchased in this area because this area was serene. The proposed development will result in increased noise and traffic.
- Whereas residential property taxes in this area are based on the proximity to Lake Erie and the view. This development will impede and diminish our property values.

**We the undersigned ask the Council of Norfolk County to reject this application for zone change from residential to commercial and allowing the expansion constructing four (4) new tourist cabins.**

NAME	ADDRESS(printed)	SIGNATURE
DON OATMAN	Personal Information	Personal Information
Christa Oatman		
Dawn Evans		
② DRENISE + JOHN COWLARD		
Dorothy Lockhart		
Jack Mann		
Molly Mann		
ERIN + MIA CAIRNS		
④ Bob BORTNICK		
④		

NAME

ADDRESS(printed)

SIGNATURE

Port Dover

Personal Information Personal Information

PETER SHAMAN

Merritt Walker

Liz Walker

Robert Deero

BEN AYLES

Debra Cromwell

Rob Cromwell

Larry Rose

Rea Powell

Dora Knowlton

Bob Miller

Booth Davidson

Pat Matthews

Judy Fletcher

Frank Foster

Doreen Wilkie

Marilynn Bohyn

Karen Brown

Carol Bannock

Patsy Heighington

Rita J. Kelly

② Rick & June McCabe

Alta Galt

Elsa Courban

Edna Ullro

Brian Gibson

Liz Richmond-Lee

Berah Taylor

Deale Chambers

M. S. H. M.

Lynn Curran

Linda Mueser

Fran Hill

RUTH LEACH

RICHARD LEACH

ANN GRIFFIN

JoAnn Smith-Gibson

ED GRIFFIN

**PETITION**

3

**TO: The Corporation of Norfolk County**

**File # OPNPL2019315/ZNPL2019316**

**Part Lot 9, Concession 1, Urban Area of Port Dover**

**Roll Number 33103340100830000000**

**Civic 511 Nelson Street, West, Port Dover, Ontario N0A 1N4**

**We the undersigned petition Norfolk Council to object the proposed proposal to allow for the addition of four tourist cabins for the above file.**

- Whereas this area is residential with a lot of pedestrian traffic, the additional traffic from this proposed development could cause a danger.
- Whereas the bylaw department has already been called several times about this property owner due to rules not being followed.
- Whereas according to the Norfolk County Official Plan, this area is designated as residential and is mostly inhabited by seniors who enjoy the peace and quiet and purchased in this area because this area was serene. The proposed development will result in increased noise and traffic.
- Whereas residential property taxes in this area are based on the proximity to Lake Erie and the view. This development will impede and diminish our property values.

**We the undersigned ask the Council of Norfolk County to reject this application for zone change from residential to commercial and allowing the expansion constructing four (4) new tourist cabins.**

NAME	ADDRESS(printed)	SIGNATURE
Julie McLaughlin	Personal Information	Personal Information
Ruth Dredger		
Mandy Myerscough		
Gwen Cummins		
Gwen Jackson		
Corinne Hummel		
Lucas Fess		

4

NAME ADDRESS(printed) SIGNATURE

Jane Eadinger  
 Maggie Smith  
 Susan Matthews  
 LORRAINE BAYNTON  
 FRAN LACROIX  
 MARSHA OLINSKI  
 JADY KLYVE  
 Diane Whitcomb  
 Nancy ROSS  
 Betty Elchert  
 Rich Hahn  
 JOHN FLAHERTY  
 JOANNA REEDMAN  
 Tom Dinsmore  
 DAVID AMBERGER  
 MOIRA REEDMAN  
 GAIL RYAN  
 Lisa Lewis  
 KEVIN MYAN  
 Alex Lewis  
 Dale McKeenan  
 GARY MCKEENAN  
 KIMERY BALDRY  
 BRIAN BERRY  
 JAW MCFADDEN  
 Kim Hammond  
 (2) KIRBY + Darren WEST  
 (2) CAROL + NICK CHILDS  
 Julie Berry  
 Rebecca Willkinson  
 Tim Waldman  
 Lisa Van  
 MARIA GORETTI PORTIEL  
 Francisco J Postela  
 Marilyn Bremner  
 Frances Zuccherro  
 Terry Van Halteren  
 Man Baxton  
 (2) Jenn + Everett Faulk

Personal Information Personal Information

NAME

ADDRESS(printed)

SIGNATURE

Personal Information Personal Information

CORINE FEROCK

GLEN PEPSON

Marney Smith

JOE SMITH

Wendy Pieters

Heda Mann

Garb Mann

Brenda Benson

LYLE BENSON

PATRICIA SHAW

Chuck Irvine

ROBIN RAMAET

May Walker

12