



Home About Us Contact Us Store



The New Karma Revero

Karma Automotive

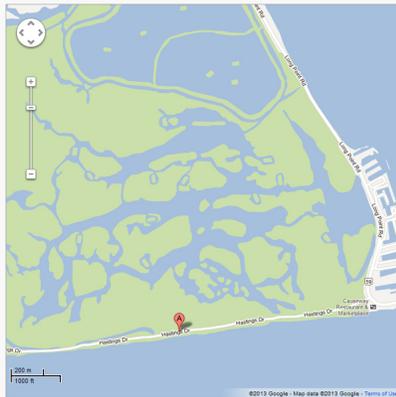
The Leader in Green-Powered Luxury Driving. Configure Your 2018 Revero Online Today!

Council approved new zoning for Hastings Drive following a three-hour public meeting on July 12

Port Rowan Good News July 28, 2016 News

By David Judd

Seasonal overnight camping in recreational vehicles and trailers is allowed on Hastings Drive in Long Point — at least for now.



County council has lifted a 30-year-old ban, welcome news for owners of dozens of empty lots on the three-kilometre spit of land on Lake Erie, west of the Long Point causeway.

Owners also are newly allowed to install docks, piers and wharfs. But council's July 12 decision may not be the last word on what's allowed on Hastings Drive.

An appeal almost certainly will be made to the Ontario Municipal Board, a provincial body that has the power to overturn county

decisions.

"I don't ever see the province approving trailers," Mayor Charlie Luke said in an interview. Mayor Luke was one of two members of council who voted against permitting camping in vehicles.

Provincial policy says development is not allowed on dynamic beaches like Hastings Drive, the mayor explained.

And overnight camping in trailers is considered development because it changes how lots are used.

Ontario wants people to live on small serviced lots in urban areas, Mayor Luke said.

It does not want development on hazard land, in places with endangered species or where beaches often shift with the wind and waves.

Which describes Hastings Drive.

A winter storm destroyed dozens of cottages on Hastings Drive in 1985.

Local government banned cottage replacement and development.

The ban stayed in place until now.

In recent years owners of vacant lots have called on Norfolk County to ease restrictions as part of a review of zoning.

Login

Login Register Reset

Enter your username and password below to login.

Username: [input field]

Password: [input field]

Remember me

I'm not a robot [captcha area]

login

County council on May 10 agreed to consider permitting new cottages.

Two weeks later, council at a closed-door meeting dropped the idea following legal advice that full development would violate provincial planning policy and Norfolk's official plan.

But council moved forward with a zoning bylaw to permit camping from April 1 to Oct. 31 in recreational vehicles and trailers.

Following a three-hour public meeting on July 12, council by a 5-2 vote approved the new zoning. Although Mayor Luke voted against the decision, he signed the new zoning bylaw immediately so that it took effect before council broke for summer recess until Aug. 16.

Council rejected its planning staff's advice not to allow camping in RVs and trailers.

Fifteen citizens spoke to council during the July 12 public session. Most favoured overnight camping in vehicles.

Hastings Drive appears to be the only place in Ontario where private owners have paid taxes but had no right to build or use vacant lots, property owner Mary Weber said.

Mrs. Weber urged council to let people rebuild on Hastings Drive just as people will rebuild in Fort McMurray or have rebuilt in New Orleans.

"Maybe, just maybe, we can enjoy Hastings Drive, build structures, protect the shoreline, protect the environment, protect species at risk and enjoy our properties as is our right," she said.

Ellen Boyce told council she opposes any new development.

She said she doesn't want trailers near her cottage.

Ms. Boyce noted that her cottage pays \$4,000 a year in taxes. Vacant lots pay \$60 a year.

Lot owner Laura Jerome said she would gladly pay \$4,000 a year in taxes if she could rebuild her cottage.

"I would do anything to have that cottage," she said.

Lawyer Tom Richardson of St. Catharines, representing owners of more than 25 lots, said seasonal overnight camping would be a good compromise between banning all development and allowing new cottages.

Trailers and RVs are not structures and don't require building permits, he said.

Richard (Woody) Hamel urged council to zone Hastings Drive the same as the rest of Long Point. Stop trying to take everything away from us, he said.

Brenda Baker said her family has had a trailer on Hastings Drive for the past three summers without a problem.

She asked council to keep an open mind about trailers until a miracle occurs and people can build new cottages.

Cody Rowe of Jarvis said development threatens rare Fowler's toads.

He said shoreline development and recreational use cause loss of habitat.

Mayor Luke and Simcoe Coun. Peter Black voted against new zoning permitting overnight camping in vehicles.

Coun. Black raised 18 objections. He asked for annual inspections of trailers' holding tanks and limits on trailers' size and parking areas.

Simcoe Coun. Doug Brunton, Port Dover Coun. John Wells, Waterford Coun. Harold Sonnenberg, Langton Coun. Roger Geysens and Delhi Coun. Mike Columbus voted in favour of camping in vehicles.

Port Rowan Coun. Noel Haydt declared a conflict of interest because he owns property on Hastings Drive.

He did not take part in council's discussion and did not vote.

Charlotteville Coun. Jim Oliver was absent.

No matter what county councillors decided about development on Hastings Drive, they could not win, Coun. Wells said after the July 12 meeting.

"I guess it will go to the OMB," he said. "Some power greater than ours will make the decision."

Ontario changed the rules in the 1980s and 1990s, Mayor Luke said after the meeting.

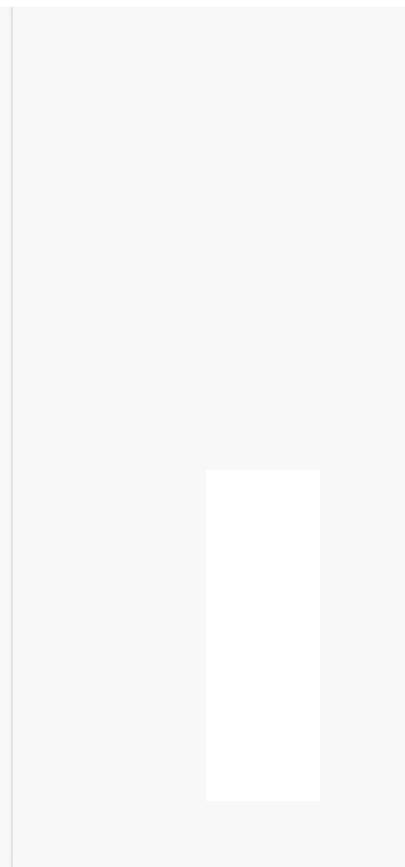
The province sets the rules for zonings and permitted uses.

"I'll be very surprised if trailers are allowed," the mayor said.

Share this:

Tweet
Share 0
G+
Save

Related





Port Rowan Good News
1.2K likes



1 friend likes this





Port Rowan Good News
about 2 weeks ago

Port Rowan Good News – August 2018 PDF Edition
<https://www.portrowangoodnews.com/.../port-rowan-good-news-a.../>

Port Rowan's athletes of the Year

Hastings Drive property owners seeking County's permission to camp overnight
May 22, 2013
In "News"

New use for old park
May 1, 2015
In "News"

Long Point issues debated
January 26, 2017
In "News"

← Church on the Beach started June 26

New child-care facility at Christ the King Church →



Life's brighter under the sun

Announcing a new working relationship between Sun Life Financial advisors, Nick Childs and Matt Kelman. We look forward to combining our professional expertise and dedicated service to help you achieve lifetime financial security.

	Nick Childs* B.A. Advisor 519-563-0495 nick.childs@sunlife.com sunlife.ca/nick.childs		Matt Kelman* B.A. Advisor 519-752-3751 ext. 2243 matt.kelman@sunlife.com sunlife.ca/matt.kelman
---	--	---	--

*Mutual Funds distributed by Sun Life Financial Investment Services (Canada) Inc. Sun Life Assurance Company of Canada is a member of the Sun Life Financial group of companies. © Sun Life Assurance Company of Canada, 2017.