



4. Property information

Civic address: 137 SOBLE ROAD MAYNOOTH ONTARIO K0L-2S0

Assessment Roll Number: 12 90 191 010 04950 0000

Former Geographic Township WICKLOW

Legal Description: CON 1 LOT 21

Lot frontage (m): 395.86 Lot Depth (m): 888.75 Lot Area (ha): 31.41

Date the subject property was acquired by current owner: 1998

5. Access to property (select one):

- Provincial highway
 - Municipal Road (year-round maintenance)
 - Municipal Road (seasonal maintenance)
 - Other (please specify): _____
- Right-of-way
 - Water (see below)

Where access to the subject land is by water only:

Docking facilities: _____

Distance of Docking facilities from subject land: _____

Distance of Docking facilities from public road: _____

Parking facilities: _____

Distance of Parking facilities from subject land: _____

Distance of Parking facilities from public road: _____

6. Is 66 feet Shore Road Allowance owned by Applicants? Yes No ~~NA~~

If No, is development happening on the Shore Road Allowance? Yes No

7. Servicing of the Property

Water is provided to the subject land by:

- Publicly owned/operated pipe water system
- Privately owned/operated individual well
- Privately owned/operated communal well
- Lake or other waterbody
- Other means (please explain): Not Applicable



Sewage is provided to the subject land by:

- Publicly owned/operated sanitary sewage system
- Privately owned/operated individual septic system
- Privately owned/operated communal septic system
- Privy
- Other means (please explain): EXISTING Privy

Storm drainage is provided to the subject land by:

- Sewers
- Ditches
- Swales
- Other means (please explain): NATURAL DRAINAGE

8. Current Land Use

Current designation of the property in the County of Hastings Official Plan:
Rural / Waterfront and Environmental Protection

Current zoning of the property in the Comprehensive Zoning Bylaw:
Marginal Agriculture (MA), Mineral Extractive (MX), Environmental Protection (EP)

What is the land currently being used for? Please explain:

Marginal Agriculture , Recreation , Managed Forest

Length of time the current use of the land has continued: 27 YEARS

What are the land uses of adjacent and neighbouring properties?

NORTH SIDE Marginal Agriculture

EAST SIDE Publicly Travelled County Road, Waterfront Residential and Marginal Agriculture

WEST SIDE Marginal Agriculture and Rural Residential

SOUTH SIDE County Road and Marginal Agriculture



9. Existing buildings/structures

Include the following for each building(s) or structure(s) on the property:

Existing Building/Structure 1 (both metric and imperial units):

Type of building: None

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

Existing Attached Deck/Porch to Existing (both metric and imperial units):

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

Existing Building/Structure 3 (both metric and imperial units):

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

Existing Building/Structure 4 (both metric and imperial units):

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____



Existing Building/Structure 5 (both metric and imperial units):

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

Note: If there are additional buildings, please attach (a) separate page(s) to this Application.

10. Summary of Development Proposal

Provide a complete written description of the nature of the application with details of the proposed development including but not limited to: proposed use(s), height/storeys, floor area(s), number of parking/loading spaces, landscape area, etc. If additional space needed, attach (a) separate page(s) to this Application.

Proposal to remove MINERAL EXTRACTIVE (MX) zoning from the property.



11. Relief

Provide a written explanation of the nature and extent of the relief being requested from the Comprehensive Zoning Bylaw. A land use planning consultant or other qualified professional may be able to assist you:

Requesting the removal of the MINERAL EXTRACTIVE (MX) zoning designation

12. Reason

Provide a written explanation of why the proposed development or use cannot comply with the Comprehensive Zoning Bylaw. How or can the proposal be modified to comply with the regulations? A land use planning consultant or other qualified professional may be able to assist you in providing an explanation:

The proposed ZONING BYLAW AMENDMENT removing the MINERAL EXTRACTIVE (MX) designation on the property will allow owner to apply for a building permit in the future.

There is currently no sand / gravel pit operation on the property.

There is no known gravel resource.

There are no future plans to use the property for a pit operation.



13. Rationale

Did you conduct a Pre-consultation with the Municipality? Yes No
If yes, please include any correspondence with the Municipality.

Criteria for a Zoning Bylaw Amendment

Please provide a written explanation of why/how the proposed development or use is:

- consistent with the Provincial Policy Statement;
- conforms with the County of Hastings Official Plan;
- maintains the general intent and purpose of the Comprehensive Zoning Bylaw; and
- desirable for development and appropriate use of the land.

A land use planning consultant or other qualified professional may be able to assist you in providing planning rationale to support your Application. If more space needed to answer, please attach (an) additional page(s):

This application will maintain the “Rural / Waterfront and Environmental Protection” Official Plan designation for the property.

The Zoning designations would remain for “Marginal Agriculture (MA)” and “Environmental Protection (EP)”.

The property has not been actively used for Mineral Extraction for over 35 years.

The Mineral Extractive (MX) designated area is a minor proportion of the property.



14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property:

Proposed Building/Structure 1 (both metric and imperial units):

Type of building: N/A

Distance to water: _____ Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Attached Deck/Porch to Proposed Building/Structure 1:

Type of building: _____

Distance to water: _____ Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Proposed Building/Structure 3 (both metric and imperial units):

Type of building: _____

Distance to water: _____ Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Proposed Building/Structure 4 (both metric and imperial units):

Type of building: _____

Distance to water: _____ Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Note: If there are additional buildings, please attach a separate page to this Application.

15. Land Uses and Features

Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes', please identify on your site plan):

	On Subject Lands	Within 500 Metres (unless otherwise specified)
An agricultural operation (any livestock facility, occupied or vacant, including manure storage)	N/A	N/A
A landfill (active or non-operating) (within 1000 metres)	N/A	N/A
An active mine site (within 1000 metres)	N/A	N/A
A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)	N/A	N/A
An active gravel pit or quarry	N/A	N/A
Any industrial use (current or former)	N/A	N/A
Provincial Park or Crown Lands	N/A	N/A
A floodplain	N/A	N/A
Significant wildlife habitat (such as a deer yard) and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	N/A	N/A
Lake, river, stream, creek, pond or other water feature	YES	YES
Fish habitat	N/A	N/A
Provincially Significant Wetland	N/A	N/A
Any known cultural heritage, archaeological resources and/or areas of archaeological potential?	N/A	N/A
A slope, including a steep and/or unstable slope with an angle of three-to-one (horizontal:vertical) or 18 degrees	N/A	N/A



16. Other Planning Applications

Has the property been or is the property currently the subject of any of the following (include file number and status)? Check all that apply:

- Official Plan Amendment _____
- Consent (Severance) _____
- Plan of Subdivision _____
- Zoning Bylaw Amendment Application _____
- Minor Variance/Permission _____
- Site Plan Control Application _____

17. Site Plan Requirements

The site plan will have to be clear and Minimum requirements for a site plan will show the following:

- The boundaries and dimensions of the subject land.
- The location, size and type of all existing and proposed buildings and structures, including septic systems, in the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear lot lines, and the side yard lot lines.
- The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (including railways, roads, watercourses, drainage ditches, lake, pond, river or stream, banks, wetlands, wooded areas, wells, and septic tanks).
- The current uses on land that are adjacent to the subject land.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- The location and nature of easements and right-of-ways affecting the subject land.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- The distance of the proposed buildings or structure to any water features, including, but not limited to, lakes, rivers, streams, creeks and ponds.
- Any land uses and/or features noted above on Page 8 of this Application.
- For proposals on waterfront properties, the Municipality recommends including a landscaping plan in the Application to indicate how natural vegetation will be maintained or restored on the property.