



4. Property information

Civic address: 190 McGarry Road

Assessment Roll Number: 129027801038700

Former Geographic Township Herschel

Legal Description: PART LOT 11, CONCESSION 11 HERSCHEL,

Pre-severance description
is Part 2, Plan 21R-26403

PART 1, PLAN 21R-26920;
MUNICIPALITY OF HASTINGS HIGHLANDS

Lot frontage (m): 82 Lot Depth (m): 70 Lot Area (ha): 0.578

Date the subject property was acquired by current owner: February 24, 2022

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 **N/A**

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): _____



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): _____

Storm drainage is provided to the subject land by:

- Sewers
- Ditches
- Swales
- Other means (please explain): _____

8. Current Land Use

Current designation of the property in the County of Hastings Official Plan:

Rural/Waterfront

Current zoning of the property in the Comprehensive Zoning Bylaw:

Marginal Agriculture (MA)

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

Single detached dwelling.

Length of time the current use of the land has continued: ±2 years

What are the land uses of adjacent and neighbouring properties?

Directly adjacent lands all designated for rural/waterfront use. The adjacent severed parcel to the east (B94/24) is vacant but intended for a future residential dwelling. The

adjacent retained lot to the north includes a dwelling and detached garage at #19

Grant road (with the area directly abutting the subject lands to the north being woods).

The adjacent property to the west includes a residential dwelling at #27B, crop fields, and woods directly abutting the subject lands.



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: single detached dwelling

Date constructed: 2023 Distance to water: ±210m (689ft)

Front lot line setback: 20.3m (67ft) Dimensions: ±9.5m x 8.5m (31 ft x 28 ft)

Rear lot line setback: 38.7m (127ft) Floor area: ±80.1 m² (263 sq. ft.)

Side lot line setback: 39.6m (130ft) Side lot line setback: 33.1m (109ft)

Height of building (to midpoint of roof): ±3.6m (12ft)

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

Type of building: wooden porch at dwelling entrance

Date constructed: 2023 Distance to water: n/a

Front lot line setback: 22.7m (74ft) Dimensions: ±3.7m x ±2.5m

Rear lot line setback: 43.3m (142ft) Floor area: ±9 m²

Side lot line setback: 37.9m (130ft) Side lot line setback: n/a

Height of building (to midpoint of roof): n/a

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

Type of building: shed (for garbage)

Date constructed: 2023 Distance to water: _____

Front lot line setback: 1.84m Dimensions: 4x6

Rear lot line setback: More than 20 Floor area: _____

Side lot line setback: 1.24m Side lot line setback: More than 20

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): _____



Zoning Bylaw Amendment Application

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.

No new development is proposed.

The subject area is a parcel being severed under B93/24 which includes a 1 storey dwelling built in 2023 and the lands surrounding it. The purpose of this application is to satisfy condition 7 from B93/24 to have the severed parcel rezoned from marginal agriculture to rural residential.

See Subject Lands A on the attached site plan sketch for more details.



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:

We request that the subject lands have their zoning changed from marginal agriculture to rural residential.

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:

Upon completion of severance the subject lands will not meet the minimum lot area required for marginal agriculture zoning, as a result rezoning the subject lands to rural residential is required as a condition of severance.



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 proposal is consistent with the provincial policy statement and helps to advance the stated vision of increasing the supply and mix of housing options within the province.

The subject land has already been developed with a detached dwelling and rezoning it to rural residential will allow for the related severance to be completed. This in turn will allow the dwelling to be properly utilized as a separate dwelling and appropriately regulated under the comprehensive zoning bylaw.

Hastings County's official plan designates the subject land for rural/waterfront use which is compatible with the proposed zoning of rural residential and the subject lands current and future use as a single detached dwelling.



14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property: **Section 14 is not applicable. No new development is proposed.**

Proposed Building/Structure 1 (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: _____

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	Yes
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	Yes
Lake, river, stream, creek, pond or other water feature	N/A	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) B93/24 & B94/24
- Plan of Subdivision _____
- Zoning Bylaw Amendment Application _____
- Minor Variance/Permission _____
- Site Plan Control Application _____

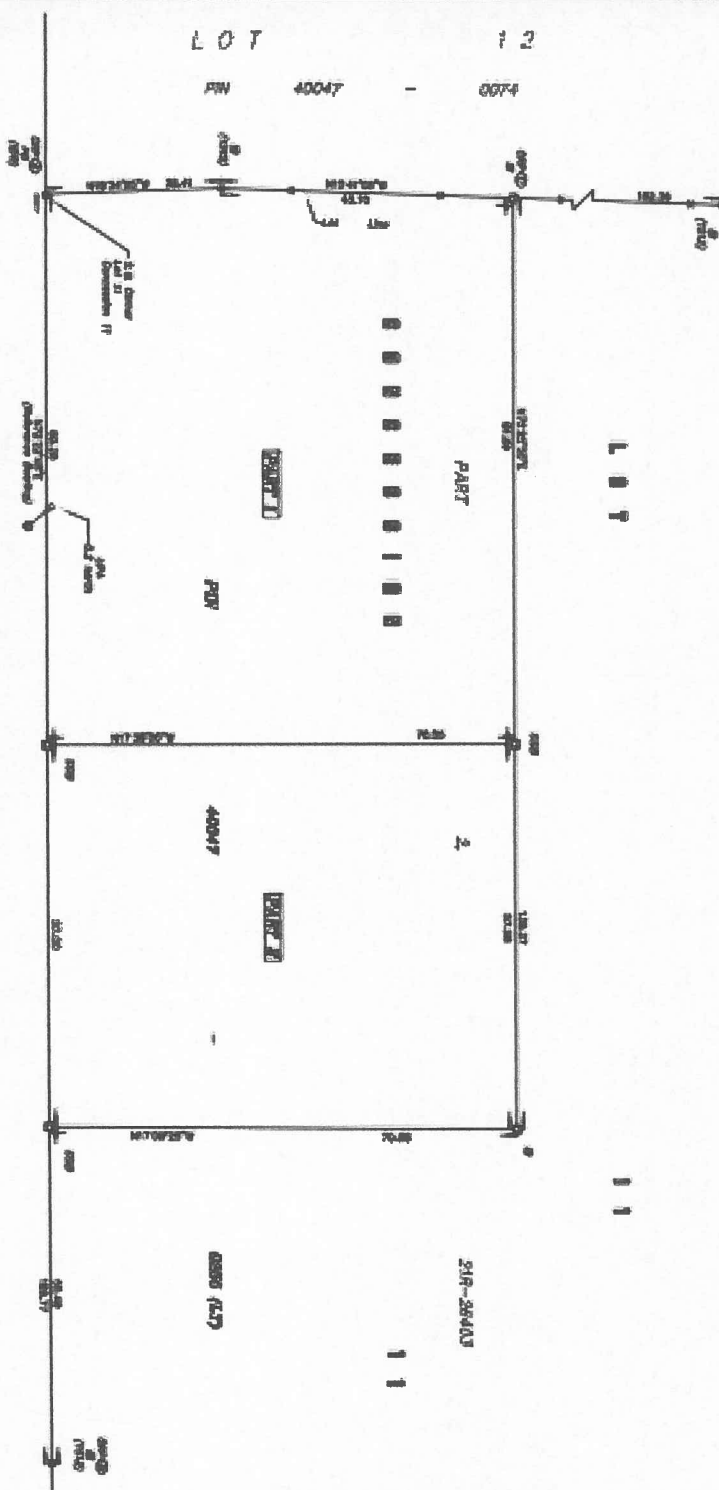
17. Site Plan Requirements

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.
- N/A 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.
- N/A 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.

PLAN OF SURVEY OF
 PART OF LOT 11
 CONCESSION 4H
 MUNICIPALITY OF HASTINGS
 COUNTY OF HASTINGS

SCALE 1:1,000
 PAYEE & REGISTER Q.L.S.
 1111111111
 The standard unit of this Plan is defined as being
 the distance in meters when plotted at a scale of 1:1,000.



TRACT	LOT	CONCESSION	AREA
	11	4041-4043 Q10	2.0112
		4044-4046 Q10	2.0112
TOTAL 4.0224			

PLAN 21B-20920
 Revised and deposited
 February 10th 2005
 Ontario Chapter
 The Institution for the
 Land Titles Division of
 Toronto (21B-210)

NOTES
 1. THE ROAD BEING OPENED SHALL BE 10 METERS WIDE.
 2. THE ROAD BEING OPENED SHALL BE 10 METERS WIDE.
 3. THE ROAD BEING OPENED SHALL BE 10 METERS WIDE.
 4. THE ROAD BEING OPENED SHALL BE 10 METERS WIDE.

LEGEND
 1. ROAD
 2. ROAD ALLOWANCE BETWEEN CONCESSIONS 4H & 4I ENJOY LOCALLY AS REGULAR ROAD
 3. ROAD ALLOWANCE BETWEEN CONCESSIONS 4H & 4I ENJOY LOCALLY AS REGULAR ROAD
 4. ROAD ALLOWANCE BETWEEN CONCESSIONS 4H & 4I ENJOY LOCALLY AS REGULAR ROAD

SURVEYING CERTIFICATE
 I, the undersigned, being a duly qualified Surveyor in and for the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office.

P. A. MILLER SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 AURORA, ONTARIO L4G 1V3

THIS PLAN OF SURVEY IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS FILED IN MY OFFICE.
 THE DISTANCE BETWEEN THE POINTS SHOWN ON THIS PLAN IS IN METERS.

HISTORIC

References and acknowledgments are as follows and can be referred to part of survey of lands.

TRACED	DATE	BY
	11-11-2004	P.A. MILLER
	11-11-2004	P.A. MILLER
	11-11-2004	P.A. MILLER

NOTES

PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS 218-28920
 LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM PLAN OF SURVEY BY
 TAYLOR & DENNETT DATED JANUARY 24, 2003 AND PLAN 218-28403.
 TIES TO BUILDING AT 8278 MCGARRY ROAD AND LOCATION OF WOODED AREAS ARE DERIVED FROM
 SOUTH CENTRAL ONTARIO ORTHOPHOTOGRAPHIC PROJECT (80000) 2003 AERIAL IMAGERY,
 HASTINGS COUNTY OFFICIAL PLAN SCHEDULE A DESIGNATES ALL SUBJECT LANDS AS FOR
 RURAL/VANITY/RECREATION USE.
 HASTINGS COUNTY OFFICIAL PLAN SCHEDULE B DEPARTS ALL ALL SUBJECT LANDS AS PART OF A
 OTHER BOUNDARY AREA (STRATUM 2).

LEGEND

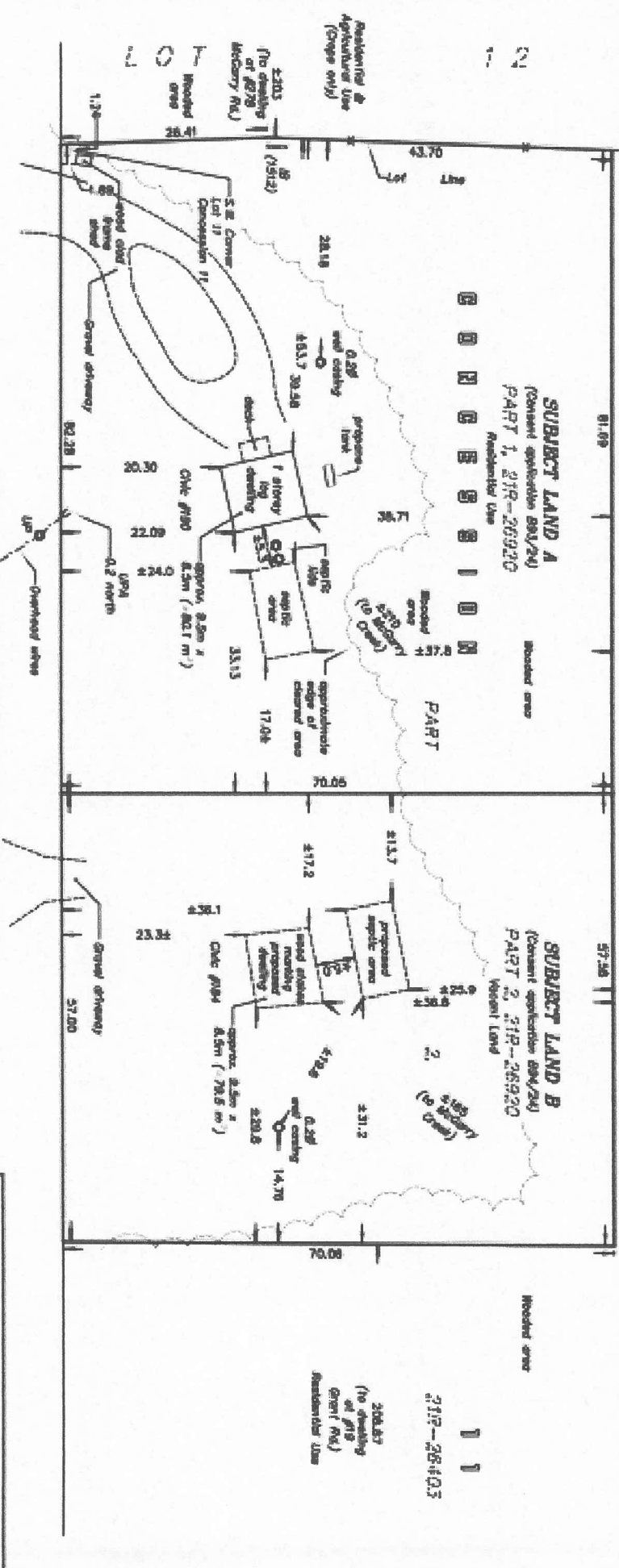
- SYMBOLS & DEVICES**
- POST & RAIL FENCE
 - UPA UTILITY POLE ALIGNMENT
 - UPA UTILITY POLE APPROXIMATE



**SKETCH DEPICTING SITE PLAN
 FOR ZONING AMENDMENT APPLICATIONS
 180 & 184 MCGARRY ROAD
 MUNICIPALITY OF HASTINGS HIGHLANDS
 COUNTY OF HASTINGS**

SCALE 1 : 600

0 2 4 6 8 10 20 30 40m



**ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11
 KNOWN LOCALLY AS MCGARRY ROAD
 (201 Met)**

CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©.

METRIC DISTANCES AND COORDINATES ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR

R. S. MILLER
 R. S. MILLER
 6413 888-8888

24-12160
 24-12160
 24-12160