



**4. Property information**

Civic address: 115 Rangers Road

Assessment Roll Number: 12 90 278 020 25391 0000

Former Geographic Township Herschel

Legal Description: CON 7 PT LOT 30 PLAN M59 LOT 12  
0.72AC 208.0' FR 232.0' D

Lot frontage (m): 208.0' Lot Depth (m): 232.0' Lot Area (ha): 0.72AC

Date the subject property was acquired by current owner: 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 X 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): My client is planning on drilling a well in future



Zoning Bylaw Amendment Application

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): My client is planning on installing septic system in future

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:

Waterfront Residential (WR)

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

currently vacant waterfront lot with small cabin. As per previous pre-consultation, my client would like to develop into cottage property with primary dwelling and garage.

Length of time the current use of the land has continued: 70's

What are the land uses of adjacent and neighbouring properties?

Cottage Properties



**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: Small Cabin (to be deconstructed, see location on site survey)  
 Date constructed: 60-70's Distance to water: 82.02'(25.0m) (HWM)  
 (Road) Front lot line setback: 137.79'+-(42.0m)+ Dimensions: 13.0' x 18.0' (3.96m x 5.48m)  
 (HWM) Rear lot line setback: 82.02'(25.0m) Floor area: 234 sf. (21.73sm)  
 Side lot line setback: 104.98'+- (32.0m)+ Side lot line setback: 16.43' (5.01m)  
 Height of building (to midpoint of roof): 11.0' (3.35m)

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

Type of building: Attached Deck/Stairs to Small Cabin(to be deconstructed, see location on site survey)  
 Date constructed: 60-70's Distance to water: 75.45' (23.0m) (HWM)  
 Front lot line setback: 150.91+- (46.0m)+ Dimensions: 7.0' x 8.0' (2.13m x 2.43m)(incl. stairs)  
 Rear lot line setback: 75.45' (23.0m) Floor area: 56 sf.(5.20sm)  
 Side lot line setback: 111.54'+- (34.0m)+ Side lot line setback: 19.68' (6.0m)  
 Height of building (to midpoint of roof): 2.5' (0.76m) (Deck Height)

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

Type of building: Old Privy (to be deconstructed, see location on site survey)  
 Date constructed: 60-70's 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): 7.0'

**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/storeroys, floor area(s), number of parking/loading spaces, landscape area, etc. If additional space needed, attach (a) separate page(s) to this Application.

As per Pre-consultation with Hastings Highlands prior, John Jardine has communicated that a Zoning Bylaw Amendment (Rezoning) as well as other eventual planning applicaitons incl. Permission and Minor Variance will be needed for proposed development. John Jardine directed first apply for this Zoning Ammendment.

Reasoning/John Jardine Pre-consultation response: The existing lot area (i.e. 0.72 acres or 2900 sq. metres) is below the minimum lot area (i.e. 4000 sq. metres) and the existing lot frontage (i.e. 21.61 metres) is less than 50% of the required minimum lot frontage (i.e. 46 metres). A Zoning Bylaw Amendment is needed for the lot because the existing lot area and lot frontage does not comply with the Waterfront Residential (WR) Zone. The purpose and effect of the Zoning Bylaw Amendment will be to recognize and permit the waterfront residential development on a lot with deficient lot area and frontage.



### **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:

The existing lot area (i.e. 0.72 acres or 2900 sq. metres) is below the minimum lot area (i.e. 4000 sq. metres) and the existing lot frontage (i.e. 21.61 metres) is less than 50% of the required minimum lot frontage (i.e. 46 metres). A Zoning Bylaw Amendment is needed for the lot because the existing lot area and lot frontage does not comply with the Waterfront Residential (WR) Zone. The purpose and effect of the Zoning Bylaw Amendment will be to recognize and permit the waterfront residential development on a lot with deficient lot area and frontage.

### **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:

Reasoning/John Jardine Pre-consultation response: The existing lot area (i.e. 0.72 acres or 2900 sq. metres) is below the minimum lot area (i.e. 4000 sq. metres) and the existing lot frontage (i.e. 21.61 metres) is less than 50% of the required minimum lot frontage (i.e. 46 metres). A Zoning Bylaw Amendment is needed for the lot because the existing lot area and lot frontage does not comply with the Waterfront Residential (WR) Zone. The purpose and effect of the Zoning Bylaw Amendment will be to recognize and permit the waterfront residential development on a lot with deficient lot area and frontage.

### 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):

I believe that this request is as follows:

- 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.

Baptiste Lake has numerous cottage properties of which my client is proposing to develop this lot as such. As mentioned currently has a small cabin and neighbouring cottage properties.



**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: Primary Dwelling/2- Storey + WO Basement 4-5 Bedr., (incl. of front deck)  
 Distance to water: 65.61'(20.0m) (HWM) Height of building: 11 metres (36.1 ft.)  
 (Road) Front lot line setback: 98.42'(30.0m) Dimensions: 45.93' x 62.33' (14m x 19m)  
 (HWM) Rear lot line setback: 65.61'(20.0m) Floor area: 2,862.81 sf. (265.96sm)  
 Side lot line setback: 54.13'(16.5m) Side lot line setback: 9.84' (3.0m)

***Attached Deck/Porch to Proposed Building/Structure 1:***

Type of building: Accessory Structure - 2.5 Car Garage  
 Distance to water: 139.43' (42.5m) (HWM) Height of building: 4.5 metres (14.8 ft.)  
 Front lot line setback: 32.8' (10.0m) Dimensions: 29.52' x 29.52' (9.0m x 9.0m)  
 Rear lot line setback: 139.43' (42.5m) Floor area: 871.43 (81.0 sm)  
 Side lot line setback: 9.84' (3.0m) Side lot line setback: 32.8' (10.0m)

***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)  | NA               | NA   |
| A landfill (active or non-operating) (within 1000 metres)   | NA               | NA   |
| An active mine site (within 1000 metres)  | NA               | NA   |
| A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)   | NA               | NA   |
| An active gravel pit or quarry  | NA               | NA   |
| Any industrial use (current or former)  | NA               | NA   |
| Provincial Park or Crown Lands  | NA               | NA   |
| A floodplain  | NA               | NA   |
| 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) | NA               | NA   |
| Lake, river, stream, creek, pond or other water feature   | Baptiste Lake    | YES  |
| Fish habitat  | YES              | YES  |
| Provincially Significant Wetland  | NA               | NA   |
| Any known cultural heritage, archaeological resources and/or areas of archaeological potential?   | NA               | NA   |
| A slope, including a steep and/or unstable slope with an angle of three-to-one (horizontal:vertical) or 18 degrees  | Yes/bedrock      | NA   |





**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 \_\_\_\_\_

Not applicable as yet, future Permission and MV applications to be made as directed by John Jardine.

**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.

As discussed and photos incl., property is very natural at present. Where development is occurring very little will be disturbed.

|   |                          |   |
|---|--------------------------|---|
| PLEASE QUOTE<br>ROLL NUMBER<br>WHEN MAKING INQUIRIES                                    | 12-90-278-020-25391-0000 |   |
| MORTGAGE NO.  |                          | MORTGAGE COMPANY  |
| FLOWERDAY JUSTIN MARK<br>FLOWERDAY NICOLA NOWELL<br>150 MCRAE DR<br>TORONTO, ON M4G 1S7 |                          | PROPERTY DESCRIPTION<br>115 RANGERS RD<br>CON 7 PT LOT 30 PLAN M59 LOT 12<br>IRREG<br>0.72AC 208.00FR 232.00D |
|   |                          | PENALTY RATE 1.250%   |

**Site Plan Conceptual Design Package**

**115 Rangers Road, Hasting Highlands, ON**

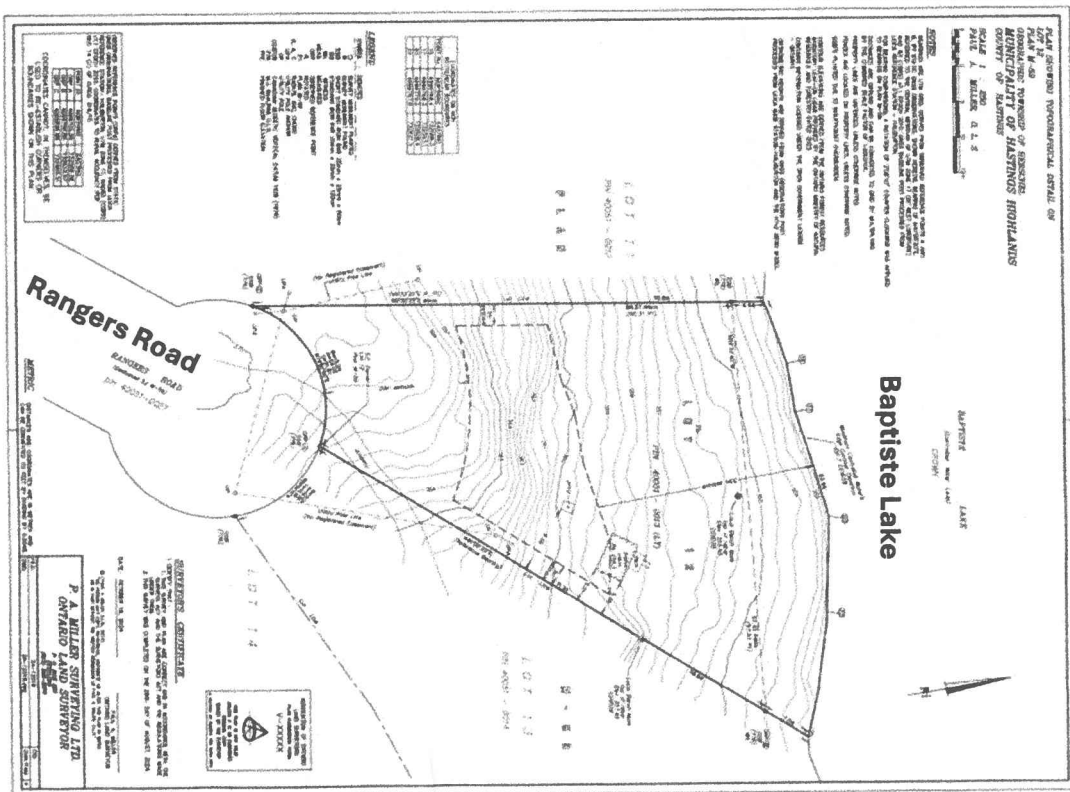
**On Baptiste Lake**

**Zoning: WR**

**0.72 Acres**

**Owners: Justin & Nicola Flowerday**

**Agent: Joan Phillips**



2024-12-05

115 Rangers Rd., Baptiste Lake - Site Plan Conceptual Package

## **Summary of Proposal:**

- Currently this property at 115 Rangers Road on Baptiste Lake is vacant land, WR Zoning, with a small older cabin. Client purchased in 2022 and is interested in building a home on the property and they are excited to enjoy all Baptiste Lake and Hastings Highlands has to offer.
- There is a steeper bedrock slope on the property from road into the first 1/3 depth of property, at bottom of bedrock slope it flattens out to existing trees and flater grass area sloping to shoreline/HWM.
- My client would like to construct a proposed 4-5 bedroom primary dwelling 14m x 19m ((45.93' x 62.33') footprint inclusive of decks, walk-out basement & 2 storeys.
- Due to the bedrock from the road frontage into the first 1/3 depth of the property, the dwelling would require to be closer to the HWM/shoreline than the current bylaw of 30 metres (98.42') (see conceptual site plan drawing in this package for proposed setback). This bedrock slope is very stable.
- The older existing cabin, attached deck, small privy would be deconstructed.
- Client is proposing to build a detached 2.5 car garage. (see conceptual site plan)
- Client is proposing to add a drilled well as well as a septic system (tank and bed) appropriate to size of dwelling and as per bylaw requirements.
- See pictures of existing property.
- This complete proposal is under the maximum lot coverage of 30% for all buildings combined and under maximum 5% of total lot area for proposed accessory structure.



# Existing Property Pictures



2024-12-05

115 Rangers Rd., Baptiste Lake - Site Plan Conceptual  
Package

**Existing Property Pictures**



2024-12-05

115 Rangers Rd., Baptiste Lake - Site Plan Conceptual  
Package

**PLAN SHOWING TOPOGRAPHICAL DETAIL ON  
LOT 12  
PLAN M-59  
GEOGRAPHIC TOWNSHIP OF HERSCHEL  
MUNICIPALITY OF HASTINGS HIGHLANDS  
COUNTY OF HASTINGS**

SCALE 1 : 250  
PAUL A. MILLER, O. L. S.



**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC GNSS OBSERVATIONS, SHOWN HEREON, BEARING OF  $N44^{\circ}00'20''E$ , REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) HAD 83 (CSRS) v7.1 EPOCH 2010, GNSS BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - HALBURTON.

FOR BEARING COMPARISONS, A ROTATION OF  $2^{\circ}05'10''$  COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN M-58.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0002101.

PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED.

FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.

SSB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN.

CONTOUR ELEVATIONS ARE DERIVED FROM THE ONTARIO FOREST RESOURCES INVENTORY LEAF-ON LIDAR PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY DATED 2023.

CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

ORTHOMETRIC HEIGHTS ARE DERIVED FROM GNSS OBSERVATIONS POST PROCESSED FROM LEICA BASE STATION-HALBURTON AND THE HTV2 GEOID MODEL.

BAPTISTE LAKE  
(Controlled Water Level)  
CRO



LOT 11  
PIN 40051 - 0012  
PLAN

LOT 13  
PIN 40051 - 0014

LOT 14

| COORDINATES ON NON RECTILINEAR BOUNDARIES |           |          |
|---|-----------|----------|
| POINT No.                                 | NORTHING  | EASTING  |
| 16  | 4999788.4 | 732598.3 |
| 17  | 4999788.3 | 732593.1 |
| 20  | 4999770.2 | 732608.4 |
| 22  | 4999767.6 | 732621.5 |

**LEGEND**

- SYMBOL : DENOTES**
- SURVEY MONUMENT PLANTED
  - SURVEY MONUMENT FOUND
  - SSSB SHORT STANDARD IRON BAR 25mm x 25mm x 60cm
  - SB STANDARD IRON BAR 25mm x 25mm x 120cm
  - WL. WITNESS
  - MEAS. MEASURED
  - ORP OBSERVED REFERENCE POINT
  - R. ROTATED
  - P1 PLAN M-59
  - R, A, C RADIUS, ARC, CHORD
  - UPA UTILITY POLE ANCHOR
  - UP UTILITY POLE
  - CGVD28 CANADIAN GEODETIC VERTICAL DATUM 1928 (1978)
  - 776 M.L. McALPINE O.L.S.
  - PFE FINISHED FLOOR ELEVATION

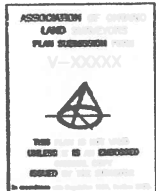
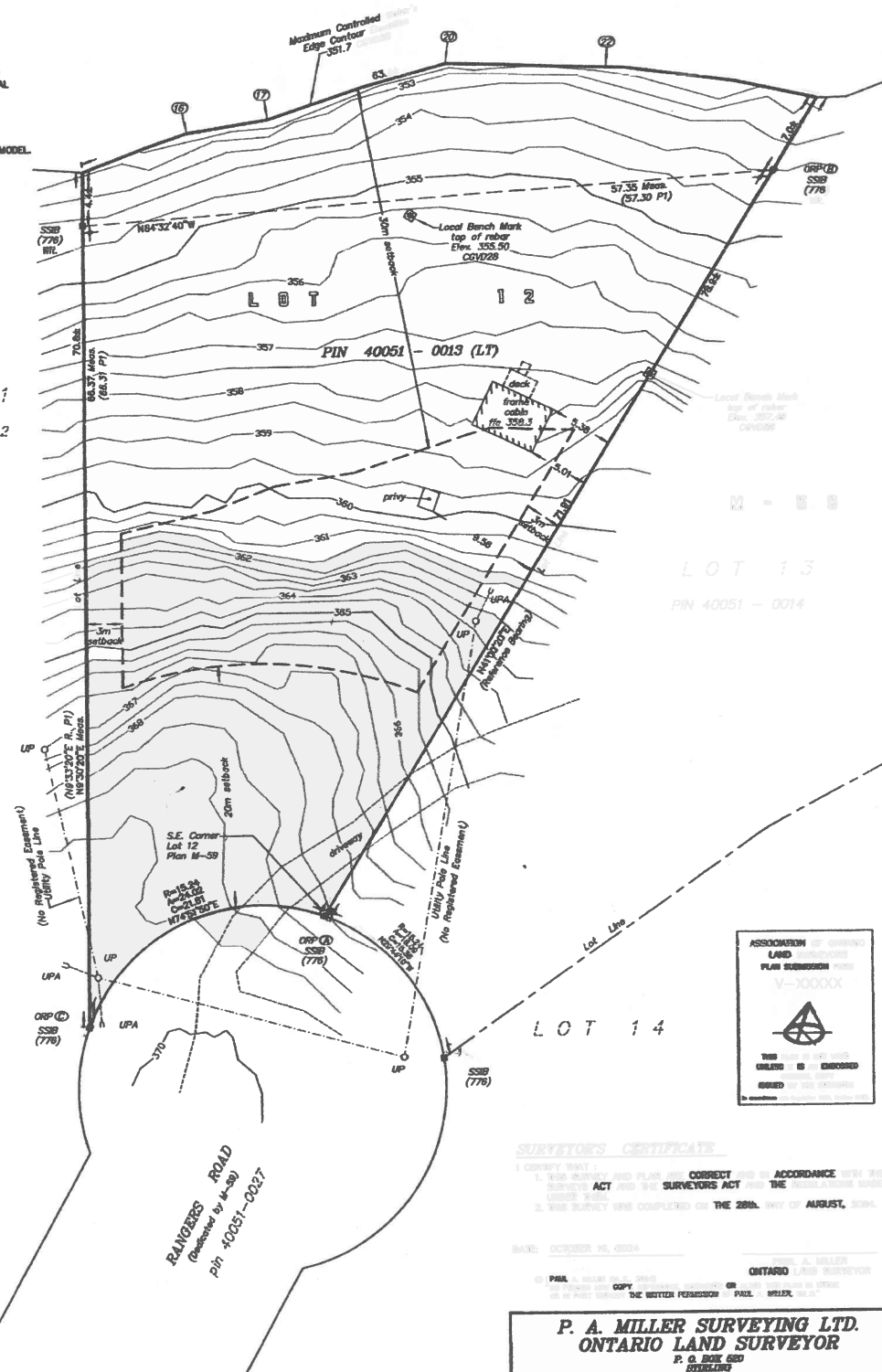
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM STATIC GNSS OBSERVATIONS, BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - HALBURTON, UTM ZONE 17, NAD83 (CSRS) v7.1 EPOCH 2010, COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF OREG. 210/10.

| POINT ID | NORTHING   | EASTING   |
|----------|------------|-----------|
| ORP A    | 4999702.56 | 732688.38 |
| ORP B    | 4999704.95 | 732633.57 |
| ORP C    | 4999698.68 | 732588.91 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**METRIC**

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



**SURVEYORS' CERTIFICATE**

I CORRECTLY AND ACCURATELY IN ACCORDANCE WITH THE SURVEYORS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER, HAVE COMPLETED ON THE 28th DAY OF AUGUST, 2024,

DATE: OCTOBER 16, 2024  
PAUL A. MILLER, O.L.S. SURVEYOR  
PH: 905-882-2288 FAX: 905-882-2288  
OR: 905-882-2288 FAX: 905-882-2288

**P. A. MILLER SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
P. O. BOX 600  
BURLINGTON  
(905) 336-8970

|       |              |      |         |
|-------|--------------|------|---------|
| FILE: | 24-12018     | CID: |         |
| DWG:  | 24-12018.dwg | CHK: | PAM   X |