



Minor Variance or Permission Application

3. Property information

Civic address: 147 Peelow Road, Hastings Highlands, ON K0L1C0

Assessment Roll Number: 12-90-374-065-10900-0000

Former Geographic Township Monteagle

Legal Description: Part 3 of Lot 22, Concession 9 Geographic Township of Monteagle, Municipality of Hastings Highlands, County of Hastings

Lot frontage (m): 75.41 Lot Depth (m): 17.53 Lot Area (ha): 0.082

Date the subject property was acquired by current owner: April 2023

4. Access to property (select one):

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

Where access to the subject land is by water only:

Docking facilities Location: _____

Distance of Docking facilities from subject land: _____

Distance of Docking facilities from public road: _____

Parking facilities Location: _____

Distance of Parking facilities from subject land: _____

Distance of Parking facilities from public road: _____

5. Is 66 feet Shore Road Allowance owned by Applicants? Yes No N/A

If yes, please include documentation to support this. If no water frontage, select N/A.

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

6. 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): _____

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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): Incineration (black water) Surface Discharge (Greywater)

Storm drainage is provided to the subject land by:

- Sewers
- Ditches
- Swales
- Other means (please explain): natural property grade

7. Current Land Use

Current designation of the property in the County of Hastings Official Plan:
Rural Waterfront Residential

Current zoning of the property in the Comprehensive Zoning Bylaw:
Waterfront Residential (WR)

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

4 Season Cottage Property (Residential)

Length of time the current use of the land has continued: 1956

What are the land uses of adjacent and neighbouring properties?

Right Side and Behind: Cottages/Residences

Left Side: Vacant Land

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8. 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: Cottage

Date constructed: 1956

Height of building (to the midpoint of the roof): 13ft

Front lot line setback: 2.19m Dimensions: 8.53m x9.14m

Rear lot line setback: 7.1m Floor area: 53.88m²

Side lot line setback: 0.91m Side lot line setback: 65.04m

Distance to water (if applicable): 7.1m

Existing Attached Structure (such as a deck) (metric and imperial units):

Type of building: deck

Date constructed: 2023

Height of building (to the midpoint of the roof or top of deck): 18 inches

Front lot line setback: 2.54m Dimensions: 2.4m x4.1m

Rear lot line setback: 12.74m Floor area: 9.84m²

Side lot line setback: 10.06m Side lot line setback: 62.02m

Distance to water (if applicable): 12.74m

Note: If there are any additional attached decks, porches, etc., include them as an Existing Building/Structure below.

Existing Building/Structure 2 (both metric and imperial units):

Type of building: shed

Date constructed: unknown

Height of building (to the midpoint of the roof): 2.44m

Front lot line setback: 0.86m Dimensions: 2.44x3.7m

Rear lot line setback: 14.1m Floor area: 8.91m²

Side lot line setback: 14.59m Side lot line setback: 60.82m

Distance to water (if applicable): 14.1m



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

Type of building: _____

Date constructed: _____

Height of building (to the midpoint of the roof): _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

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

Distance to water (if applicable): _____

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

Type of building: _____

Date constructed: _____

Height of building (to the midpoint of the roof): _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

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

Distance to water (if applicable): _____

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

Type of building: _____

Date constructed: _____

Height of building (to the midpoint of the roof): _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

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

Distance to water (if applicable): _____

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

9. 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.

Owners propose to install a Class 5 Sewage System "holding tank", thus making the cottage property compliant with O.B.C. 8.2.2.3.

Existing storage shed may interfere with the proposed optimal holding tank location and will be removed at the confirmation of septic location.

No other changes are proposed to existing structures, pursuant to this application.

Current landscape areas including as many mature trees as possible will be retained in their existing natural state.

- The design of the Class 5 Sewage System "holding tank" is included in this application as Appendix 1: Septic System Permit

- Official survey showing existing buildings and shed to be removed attached as Appendix 2: Surveyor's Real Property Report.

- The Environmental Impact Study prepared by RiverStone Environmental Solutions Inc. is attached as Appendix 3: Environmental Impact Study

10. 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:

As the existing dwelling is a legal non-conforming structure that was constructed without a septic system prior to environmental protection regulations, we are requesting relief from zoning bylaws in order to install a Class 5 Sewage System "holding tank".

We are proposing the new septic system be installed at a maximum distance from the water, within property parameters, however, this location becomes a development as defined in the bylaws Ref. section 5.9.2i) of Bylaw 2004-035 Comprehensive Zoning Bylaw: No development within 30m of the high water mark.

11. 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 development of a Class 5 Sewage System "holding tank" cannot comply with the Comprehensive Zoning Bylaw due to the natural topography and parameters of the property being ensconced within the total 30m required setback from the high water mark.

The existing residential building will retain its current legal non-conforming structure status per Section 45(2) of the planning act, but will become compliant with relevant environmental protection regulations, congruent with O.B.C. 8.2.2.3. As there is no existing septic system, the proposed holding tank will be installed as recommended by professional peer review, in accordance with property setbacks and maximum distance from the waterline. The proposed holding tank will be self-contained and require regular removal of detritus, thereby limiting all exposure of potentially harmful effluents into the biologically sensitive lake area.

Given the property size limitations, the holding tank septic system is deemed by professional peer review to be the optimal solution, with considerations to environmental, municipal and health requirements.



12. Rationale

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

* See attached Appendix 4: Correspondence With Municipality

Tests for a Minor Variance or Permission Application

Please provide a written explanation of why/how the proposed development or use is consistent with the Provincial Policy Statement and either meets the tests of a Minor Variance or Permission Application. To see these tests, check the Minor Variance or Permission Guide. 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):

1. Installation of a Class 5 Sewage System "holding tank" exponentially improves the existing infrastructure as it will conform to local and provincial regulations while protecting and enhancing the natural resources.
2. With the proposed holding tank at the maximum distance from Bartlett Lake while maintaining property setbacks, the utmost consideration is implemented to conform to the zoning bylaw (Ref. section 5.9.2i): No development within 30m of the high water mark.
3. The holding tank is required to meet property standards for health and safety, environmental protection and to bring the property into compliance with municipal and provincial regulations. It is the optimal solution for the land use as the small size of the property and its proximity to Bartlett Lake render other options untenable with negative impacts on the environment.
4. The installation of the holding tank will be minor in nature, with proper mitigation measures implemented (ie. silt fence).

13. 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: Class 5 Sewage System "holding tank"

Date to be constructed: Fall 2024

Height of building (to the midpoint of the roof): N/A

Front lot line setback: 3m Dimensions: 2.11x4.04m

Rear lot line setback: 13.92m Floor area: 8.52m²

Side lot line setback: 14.48m Side lot line setback: 58.75m

Distance to water (if applicable): 14.48m

Proposed Attached Structure (such as a deck) (metric and imperial units):

Type of building: _____

Date to be constructed: _____

Height of building (to the midpoint of roof or top of deck): _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

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

Distance to water (if applicable): _____

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

Type of building: _____

Date to be constructed: _____

Height of building (to the midpoint of roof): _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

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

Distance to water (if applicable): _____

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

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

15. 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 Application _____
- Site Plan Control Application _____

16. Site Plan Requirements

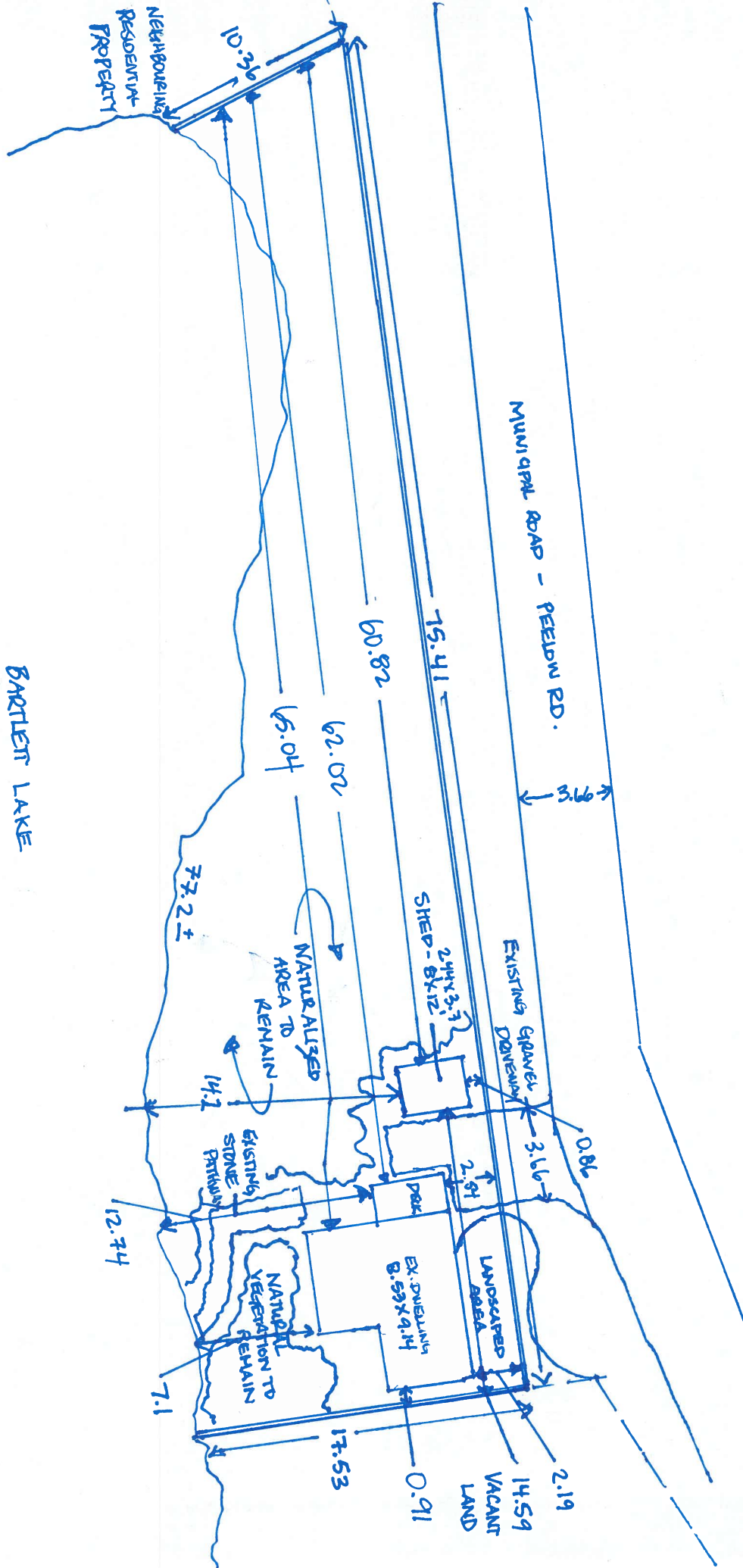
The site plan will have to be clear and Minimum requirements for a site plan will show the following:

- 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.



SITE PLAN: 147 PEELWOW ROAD

NEIGHBOURING RESIDENTIAL PROPERTY



BARTLETT LAKE

CB