



3. Property information

Civic address: 217 Dog Point Road, Maple Leaf ON

Assessment Roll Number: 12-90-191-015-10200-0000

Former Geographic Township Bangor

Legal Description: Part of Lot 4, Concession 6

Lot frontage (m): 69.5 Lot Depth (m): 89.6 Lot Area (ha): 0.58

Date the subject property was acquired by current owner: April 2002

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): _____

Handwritten initials: KA, ZM., and a circled symbol.



Minor Variance or Permission 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): _____

Storm drainage is provided to the subject land by:

- Sewers
- Ditches
- Swales
- Other means (please explain): Natural overland flow paths

7. 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) and rural residential (RR)

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

Personal cottage use

Length of time the current use of the land has continued: Since it was built

What are the land uses of adjacent and neighbouring properties?

Personal cottage uses

Handwritten initials: KA, CB, ZPA



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: 1957 (additic

Height of building (to the midpoint of the roof): 16'4" / 5m

Front lot line setback: 96ft / 29.3m Dimensions: 35x46ft / 11x14m

Rear lot line setback: 69ft / 21m Floor area: 1375 sq.ft. / 128 sq.m.

Side lot line setback: 32ft / 9.8m Side lot line setback: 119ft / 36m

Distance to water (if applicable): 96ft

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

Type of building: Deck

Date constructed: 2002

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

Front lot line setback: 85ft / 27.1m Dimensions: 45x14ft / 14x4.3m

Rear lot line setback: 104ft / 31.7m Floor area: 753 sq.ft.

Side lot line setback: 23ft / 7m Side lot line setback: 119ft / 36m

Distance to water (if applicable): 85ft / 27.1m

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: Bunkie Cabin

Date constructed: 2007

Height of building (to the midpoint of the roof): 17'5" / 5.3m

Front lot line setback: 111ft / 34m Dimensions: 30.5x17ft / 9.3x5.2m

Rear lot line setback: 61ft / 19m Floor area: 520 sq.ft / 48 sq.m.

Side lot line setback: 125ft / 38m Side lot line setback: 54ft / 16m

Distance to water (if applicable): 111ft / 34m

Handwritten initials: LA, RAK, CB



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

Type of building: Shed

Date constructed: Prior to 2002

Height of building (to the midpoint of the roof): 6ft / 1.8m

Front lot line setback: 163ft / 50m Dimensions: 8.9x14ft / 2.7x4.3m

Rear lot line setback: 31ft / 9.5m Floor area: 125 sq.ft. / 11.6 sq.m.

Side lot line setback: 83ft / 25m Side lot line setback: 99ft / 30m

Distance to water (if applicable): 163ft / 50m

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

Type of building: Shed

Date constructed: Prior to 2002

Height of building (to the midpoint of the roof): 7ft / 2.1m

Front lot line setback: 162ft / 49m Dimensions: 10x8ft / 3x2.4m

Rear lot line setback: 56ft / 17m Floor area: 80 sq.ft. / 7.4 sq.m.

Side lot line setback: 18ft / 5.4m Side lot line setback: 171ft / 52m

Distance to water (if applicable): 162ft / 49m

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

Type of building: Shed

Date constructed: 2019

Height of building (to the midpoint of the roof): 7ft / 2.1m

Front lot line setback: 28ft / 8.5m Dimensions: 4.2x6.2ft / 1.3x1.9m

Rear lot line setback: 177ft / 53.4m Floor area: 26 sq.ft. / 2.4 sq.m.

Side lot line setback: 13ft / 4m Side lot line setback: 176ft / 54m

Distance to water (if applicable): 28ft / 8.5m

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

KA *PPA*
OB

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

This permission application is for the portion of the proposed development indicated as "Proposed Addition (B)" deck extensions on the provided Site Plan. Addition will be single-story, same height as existing cottage (maximum 16'4"). Deck extension was approved in previous permission application A-15-2024 as 126 sq.ft., connected to the existing lakeside deck. This new permission application is a request to cover this portion of the deck with a roof extension. It will be supported by beams but will otherwise NOT be enclosed with walls.

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:

The proposed deck, as approved in previous permission application A-15-2024 will be a minimum of 85ft from the high water mark. The request for the covered roof does not extend any closer to the lake than the approved deck therefore there is no impact to the vegetation or water front.



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:

In an effort to minimize any potential impacts to the property, we are only proposing to extend or cover with a roof within the footprint of the proposed 126 sq ft. deck as approved in the previous Permission Application A-15-2024. The proposed lakeside deck extension will not extend closer to the lake than the closest point of the existing deck is to the lake.

We request to cover this portion of the deck to have shelter from rain or snow. It will be used for seating.



12. Rationale

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

The permission application is desirable for the appropriate development of the subject property due to the following reasons:

- The intended use of the proposed development is consistent with the current use of the cottage, which is in compliance with the Comprehensive Zoning Bylaw permitted uses for RR and WR zones;
- Including the proposed development, the total lot coverage of the subject property will still be well below the maximum allowed in the zone regulations;
- Neither the existing cottage nor the proposed development are in proximity to a steep/unstable slope. The subject property has a gradual/flat slope, and slopes will remain so after the proposed development.; and
- As noted in the provided Environmental Impact Study, the proposed development will not have any negative impacts on the surrounding environment. The EIS study and development conditions have been registered on title.

For the same reasons as provided above, the request for a covered deck will also not have any undue adverse impacts on the surrounding properties.

KA
CB



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: For this permission application - Covered deck portion 1

Date to be constructed: 2025/26

Height of building (to the midpoint of the roof): 16'4"

Front lot line setback: 85ft / 26m Dimensions: 8x15.7ft / 2.4x4.8m

Rear lot line setback: 104ft / 31.7m Floor area: 126 sq.ft. / 11.7 sq.m.

Side lot line setback: 23ft / 6.9m Side lot line setback: 149ft / 45.4m

Distance to water (if applicable): 85ft / 26m minimum

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.

LA EPA
JD



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)	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

FBK
LA. JB



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.

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12/15/20