



4. Property information

Civic address: 356 Old Welsh Road, Bancroft ON, K0L1C0

Assessment Roll Number: 12-90-374-065-11600-0000

Former Geographic Township Monteagle

Legal Description: On Plan from PA Miller: Lot 6, Concession 10 PART 1
21R-16662

From Tax Bill, previously 94.66 Acres - CON10 PT LOT 8

Lot frontage (m): 397.98 Lot Depth (m): 825.56 Lot Area (ha): 2.39

Date the subject property was acquired by current owner: 2019

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): _____

DL BC



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): _____

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:
Marginal Agriculture

Current zoning of the property in the Comprehensive Zoning Bylaw:
Marginal Agriculture

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

Started as vacant, lot cleared, and single dwelling home currently being built (no mortgage on this property) in summer 2024. Building Permits in place, well drilled, septic installed.

Length of time the current use of the land has continued: 6months

What are the land uses of adjacent and neighbouring properties?
Rural Residential and Marginal Agriculture

RR BC



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 Dwelling Home

Date constructed: 2024 Distance to water: 168'

Front lot line setback: 120' Dimensions: 87'x37'

Rear lot line setback: 152'10" Floor area: 2800 sq ft

Side lot line setback: 204' Side lot line setback: 406'5"

Height of building (to midpoint of roof): 18'

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

Type of building: Back porch.2024

Date constructed: 2024 Distance to water: 158'

Front lot line setback: 154.5' Dimensions: 18'x10'

Rear lot line setback: 202.5' Floor area: 180 sq ft

Side lot line setback: 217' Side lot line setback: 398'

Height of building (to midpoint of roof): 18'

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

Type of building: Attached Garage

Date constructed: 2024 Distance to water: 205'

Front lot line setback: 200' Dimensions: 24'x24'

Rear lot line setback: 145' Floor area: 576 sq ft

Side lot line setback: 180' Side lot line setback: 443'

Height of building (to midpoint of roof): 18'

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): _____

RL B.C



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.

Typical single house with an attached garage being built, but because the acreage is less than 10 acres we need to have it changed to Rural Residential.

RL B.C



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:
Typical single house with an attached garage being built, but because the acreage is less than 10 acres we need to have it changed 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:
Typical single house with an attached garage being built, but because the acreage is less than 10 acres we need to have it changed to Rural Residential.

RE BC



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):

Intial conversation with Kathy Bujas, directions given. Intial conversations then with Gib Garrett at the County. Then followed their guidelines, recieved approval, had PA Miller complete their survey work, and now we are at the point of fulfilling condition of municipal zoning change to complete severence process.



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: _____

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.

RE BC



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	N/A
Lake, river, stream, creek, pond or other water feature	N/A	N/A
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

RR B.C



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.

RE BE

MDS I DATA COLLECTION FORM

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

Farm Contact Information

Owner's Name: Keith Buck
 Owner's Address: Roll #1 12903746508050 Con 9W Pt Lot 5 RP.
 Owner's Telephone: ?

General Information

Size of Barn: 50' x 65'
 Distance from livestock facility to new lot line and/or building envelope: ~~2875~~ 3975'
 Distance from manure storage to the new lot line and/or building envelope: N/A

Livestock Information:

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
HORSES					
OTHER (Specify)					

Vacant - Storage

Describe type of manure storage: N/A.

MDS I DATA COLLECTION FORM

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

Farm Contact Information

Owner's Name: Dave Robb
 Owner's Address: Roll # 129037400508150 CON 9 PT LOT 6.
 Owner's Telephone: 613-338-2401

General Information

Size of Barn: 60' x 75'
 Distance from livestock facility to new lot line and/or building envelope: 3550'
 Distance from manure storage to the new lot line and/or building envelope: N/A

Livestock Information:

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
HORSES					
OTHER (Specify)					

vacant - Hay Storage.

Describe type of manure storage: N/A.

RL BC

MDS I DATA COLLECTION FORM

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

Farm Contact Information

Owner's Name: Lavern mac Donald
 Owner's Address: Roll # 1290374065/1500, Cox 10 Pt Lot 5
 Owner's Telephone: ?

General Information

Size of Barn: 28x68'
 Distance from livestock facility to new lot line and/or building envelope: 815'
 Distance from manure storage to the new lot line and/or building envelope: N/A

Livestock Information:

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
HORSES					
OTHER (Specify)					

Vacant - used as storage

Describe type of manure storage: N/A.

RE BC

MDS I DATA COLLECTION FORM

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

Farm Contact Information

Owner's Name: ?
 Owner's Address: Roll # 129 037406514100, Conv 11 PT Lot 6
 Owner's Telephone: ?

General Information

Size of Barn: 34' x 48'
 Distance from livestock facility to new lot line and/or building envelope: 450'
 Distance from manure storage to the new lot line and/or building envelope: N/A

Livestock Information:

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
BEEF <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
HORSES					
OTHER (Specify)					

Vacant, used for storage.

Describe type of manure storage: N/A

RE BC

MDS I DATA COLLECTION FORM

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

Farm Contact Information

Owner's Name: Neil Anderson
 Owner's Address: Roll # 129037406513900, CONIGS PT Lot 5.
 Owner's Telephone: _____

General Information

Size of Barn: 25x40
 Distance from livestock facility to new lot line and/or building envelope: 515'
 Distance from manure storage to the new lot line and/or building envelope: N/A

Livestock Information:

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
DAIRY <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers	Vacant - used as storage.				
BEEF <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
SWINE <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
POULTRY <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
SHEEP <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
GOATS <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
HORSES					
OTHER (Specify)					

Describe type of manure storage: _____

RL BL

PLAN OF SURVEY OF
PART OF LOT 6
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF MONTEAGLE
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS

SCALE 1 : 2000
TAYLOR O. DERUITER O.L.S.
0 10 20 30 40 50 100 150 200m

THE INTENDED PLOT SIZE OF THIS PLAN IS 609.6mm IN WIDTH
BY 814.4mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2000.



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1				2.39 Ha.
2	PL 6	10	40035-0151 (LT)	24.3 Ha.
3				12.2 Ha.

PARTS 1, 2 & 3 COMPRISE ALL OF PIN 40035-0151 (LT).

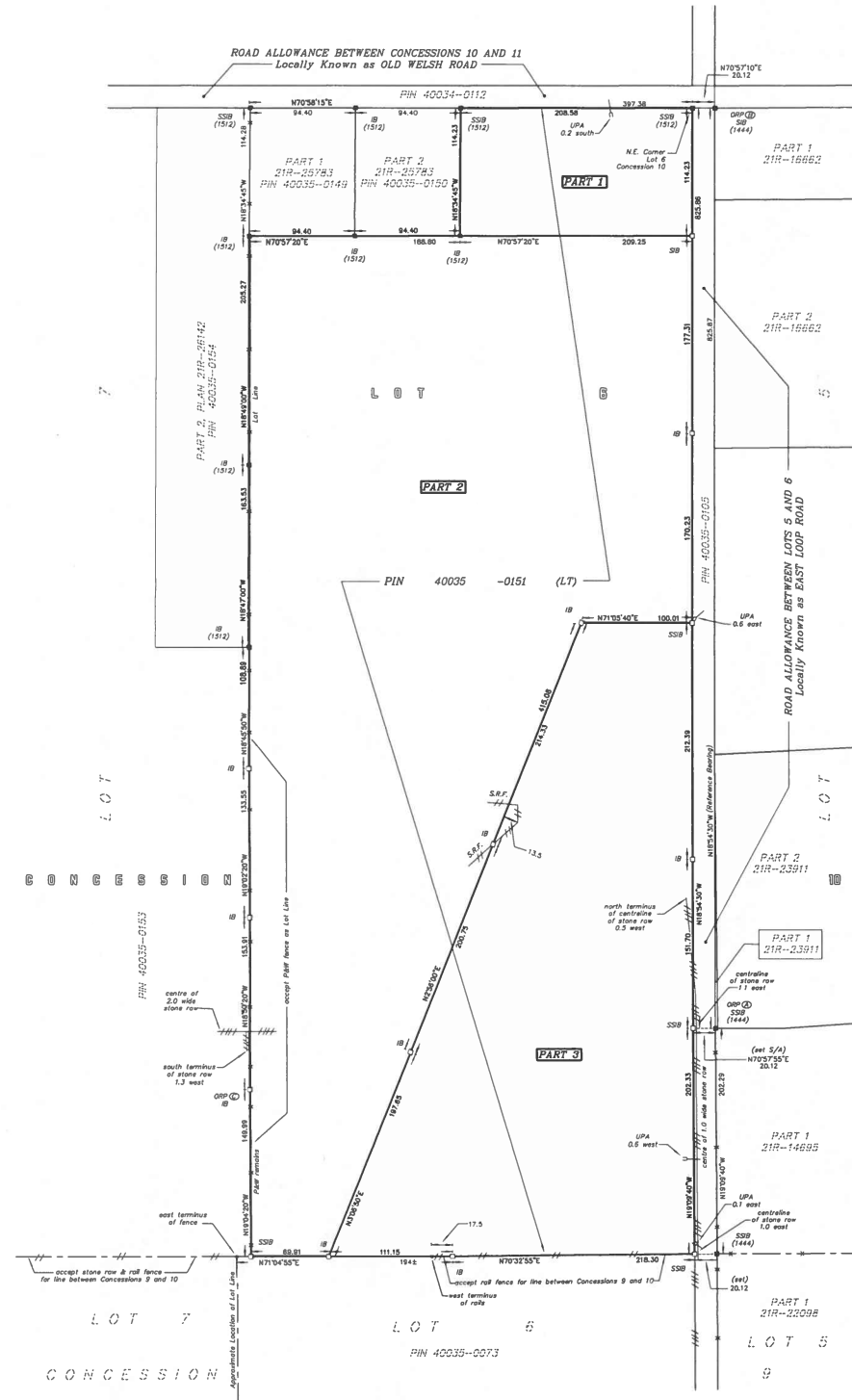
PLAN 21R-26875

Received and deposited

November 25th, 2024

Samantha Hill

Representative for the
Land Registrar for the
Land Titles Division of
Hastings (No.21)



NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC GNSS OBSERVATIONS, SHOWN HEREON, BEARING OF N184°30'00" REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (7° WEST LONGITUDE) NAD 83 (GSD) 97.1 DPOB 2010. GNSS BASELINE POST PROCESSED FROM LICA REFERENCE STATION - BARRY'S BAY.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0001286.
PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED.
FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.
SSB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN.

LEGEND

SYMBOL	DENOTES
□	SURVEY MONUMENT PLANTED
■	SURVEY MONUMENT FOUND
SSB	SHORT STANDARD BORN BAR 25mm x 25mm x 60mm
SB	STANDARD BORN BAR 25mm x 25mm x 120mm
B	IRON BAR 15mm x 15mm x 60mm
— —	POST & WIRE FENCE
— — —	RAIL FENCE
— — — —	STONE ROW FENCE
— — — — —	POST & WIRE SHANK RAIL FENCE
S.F.	SPLIT WIRE
S.R.F.	SHANK RAIL FENCE
ORP	OBSERVED REFERENCE POINT
U.P.A.	UTILITY POLE AND/OR
1444	P.A. STRINGER O.L.S.
1512	P.A. MILLER O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
2. THIS SURVEY WAS COMPLETED ON THE 20th DAY OF OCTOBER, 2024.

DATE: NOVEMBER 5, 2024 TAYLOR O. DERUITER
TAYLOR O. DERUITER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION
FORM NUMBER V-8858.

P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR
P. G. MILLER O.L.S.
REG. NO. 386-3070

FILE: 23-11652 CHN: 100
DWS: 23-11652-000

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM STATIC GNSS OBSERVATIONS, BASELINE POST PROCESSED FROM LICA REFERENCE STATION - BARRY'S BAY, UTM ZONE 18, NAD83 (GSD) 97.1 DPOB 2010. COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF OREG. 214/10.

POINT ID	NORTHING	EASTING
ORP A	500976.73	283794.68
ORP B	5010586.10	283709.06
ORP C	5009579.11	283691.53

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 0.3048.

Handwritten signature: P.A. Miller