



3. Property information

Civic address: 68 Circle Road Lake St. Peter ON K0L2K0

Assessment Roll Number: 12-90-191-020-41300-0000

Former Geographic Township Bangor Wicklow McClure

Legal Description: Waterfront Residential

Lot frontage (m): 30.48 Lot Depth (m): 29.48 Lot Area (ha): 0.31 acres

Date the subject property was acquired by current owner: June 1, 1991

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): _____

Storm drainage is provided to the subject land by:

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

7. Current Land Use

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

Waterfront Residential

Current zoning of the property in the Comprehensive Zoning Bylaw:

Waterfront Residential

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

Family cottage Recreation

Since retiring seven years ago my husband and I spend 5 months of the year at this property. Other family members visit often.

Length of time the current use of the land has continued: 94 years

What are the land uses of adjacent and neighbouring properties?

Family cottages



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: one room addition

Date to be constructed: 2024

Height of building (to the midpoint of the roof): 4.87 m. 16 ft.

Front lot line setback: 6.06m. 19.9ft. Dimensions: 4.87m.x6.09m. 16x20 ft.

Rear lot line setback: 21.3m 70ft. Floor area: 29.72 sq.m. 320 sq.ft.

Side lot line setback: 9.14m. 30ft. Side lot line setback: 21.9m 72ft.

Distance to water (if applicable): 21.3m 70ft.

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.



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):

We applied for a permit, pending the results of an environmental assessment. The assessment (Riverstone Environmental) gave a positive response to our request to add the minor addition.

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:

According to the environmental assessment (Riverstone Environment), there is no other viable place on the building or property to attach the proposed structure. It would be 9.14 m. inside the restricted shoreline area due to the contour of the lake shoreline. We are very cognizant of the integrity of the shoreline and have been careful to leave it in its natural state since acquiring the cottage in 1991.



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.

We are proposing a one room addition, accessible through the livingroom. It's main purpose would be a library/music room. As retired librarian and professional musician this space would add quality to our life as we spend extended time (5 mths per year) at the cottage. It will also leave a legacy for our children and grandchildren. In time it could also work as a sleeping space, if we find we can no longer navigate the stairs to the bedroom.

The structure will be 4.267 m. (14 ft.) in height. The room area will be 29.729 square m. (320 square feet) Width 4.81 m. (16 ft.) Length 6.09m. (20ft.)

Parking loading NA Landscape Area NA

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 structure would be 21.33m.m (70ft.) from the shoreline which makes it 9.44m (30ft.) inside the restricted area. The environmental assessment completed by Riverstone Environment (previously submitted) states that the proposed structure would not impede the environment in any way.



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

Type of building: Shed /Workshop
Date constructed: 1978
Height of building (to the midpoint of the roof): 2.m. 6.8ft
Front lot line setback: 3.93m. 12.9ft Dimensions: 1.5m x3.4m.5x10ft.
Rear lot line setback: 18.9m.62ft. Floor area: 4.64 square m.50sq.ft.
Side lot line setback: 1.2 m. 4.ft. Side lot line setback: 27.12 m.89ft.
Distance to water (if applicable): 18.9 m. 62ft.

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

Type of building: Privy (now used for storage)
Date constructed: 2008
Height of building (to the midpoint of the roof): 2.6 m.8.5ft.
Front lot line setback: 2.7 m. 9ft. Dimensions: 1.2m.x1.2 m.4ft.x4ft.
Rear lot line setback: 283 m. 93ft. Floor area: 1.48 sq m.16sq.ft.
Side lot line setback: 4.57m. 15ft. Side lot line setback: 28.3m. 93ft.
Distance to water (if applicable): 28.3m. 93ft.

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.



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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 (main) 1.5 storeys

Date constructed: 1930/83

Height of building (to the midpoint of the roof): 5.944 m.

Front lot line setback: 6.06m.19.9ft. Dimensions: 11.8m.x4.2m 29ft.

Rear lot line setback: 21.33m.70ft. Floor area: 200 square m. 2153sq.ft

Side lot line setback: 15.24m.50ft. Side lot line setback: 6.18m.20.3ft.

Distance to water (if applicable): 21.33m. 70ft.

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

Type of building: _____

Date constructed: _____

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

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

Date constructed: 1930

Height of building (to the midpoint of the roof): 3.96m.13ft.

Front lot line setback: 9.11 m. 29.9ft, Dimensions: 7.3 m.x 4.3m24ft,x14ft,

Rear lot line setback: 9.1 m. 30ft. Floor area: 30.71 sq. m.336sq.ft.

Side lot line setback: 3.2m 10.6ft. Side lot line setback: 27.1m. 89ft.

Distance to water (if applicable): 9.1m. 30ft.

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	N/A	Yes
Fish habitat	N/A	Yes
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



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.