



4. Property information

Civic address: 15 Old Madawaska Road, Maynooth ON

Assessment Roll Number: 129019102001675

Former Geographic Township Township of McClure

Legal Description: 15 Old Madawaska Road
CON WHR PT Lot 13 PT Lot 14
RP 21R 4678 Part 1
Irreg 12.52 AC 639.76 FR D

Lot frontage (m): 129 Lot Depth (m): 207.9 Lot Area (ha): 4.87

Date the subject property was acquired by current owner: June 15, 2021

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): _____



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): Site Grading

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:

Marginal Agricultural / Mineral Extractive

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

Residential Occupancy.

Length of time the current use of the land has continued: 1979 - Current

What are the land uses of adjacent and neighbouring properties?

Residential / Marginal Agricultural



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: Residential Dwelling with Attached Garage
 Date constructed: 1979 Distance to water: N/A
 Front lot line setback: 97m (318'-1") Dimensions: 11m x 23.3m (36'x76'-6")
 Rear lot line setback: 108.7m (356'-7") Floor area: 203.6m² (2,192 ft.²)
 Side lot line setback: 65.4m (214'-5") Side lot line setback: 129m (423'-11")
 Height of building (to midpoint of roof): 4m (13')

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

Type of building: Covered Porch
 Date constructed: 1979 Distance to water: N/A
 Front lot line setback: 103.3m (338'-9") Dimensions: 2.4m x 4.6m (8'x15')
 Rear lot line setback: 124.3m (407'-9") Floor area: 11.1m² (120 ft.²)
 Side lot line setback: 76.1m (249'-8") Side lot line setback: 130.8m (429')
 Height of building (to midpoint of roof): 3m (10')

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

Type of building: Tool Shed
 Date constructed: 1979 Distance to water: N/A
 Front lot line setback: 129.5m (424'-11") Dimensions: 3m x 3.7m (10' x 12')
 Rear lot line setback: 95.3m (312'-7") Floor area: 11.1m² (120 ft.²)
 Side lot line setback: 73.7m (241'-8") Side lot line setback: 155.4m (510')
 Height of building (to midpoint of roof): 2.4m (8')

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

Type of building: Wood Shed
 Date constructed: 1979 Distance to water: N/A
 Front lot line setback: 120.9m (396'-8") Dimensions: 3m x 4.9m (10' x 16')
 Rear lot line setback: 104.3m (342'-3") Floor area: 14.9m² (160 ft.²)
 Side lot line setback: 72m (236'-6") Side lot line setback: 147.8m (485')
 Height of building (to midpoint of roof): 2.4m (8')



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

Type of building: Balcony 1,2,3

Date constructed: 1979 Distance to water: N/A

Front lot line setback: 97m (318'-1") Dimensions: as per attached

Rear lot line setback: 108.7m (356'-7") Floor area: as per attached

Side lot line setback: 65.4m (214'-5") Side lot line setback: 129m (423'-11")

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

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.

Proposed development includes the construction of a new Residential Accessory Building. (see attached drawings Page S6)

Front Line Setback: 117.5m (385'-6")

Rear Lot Line Setback: 104.4m (342'-6")

Side Lot Line Setback: 89.2m (385'-6")

Side Lot Line Setback: 125m (410'-1")

Dimensions: 14.9m x 11m (49' x 36')

Height of Building(midpoint roof): 7.1m (23'-5")

Storeys: 2

Main Floor Garage Area: 69.7m² (750 ft.²)

Main Floor Carports (2) Area: 66.9m² (720 ft.²)

Second Floor Area: 65.3m² (703 ft.²)

Parking spaces: 1 vehicle in Garage, 2 vehicles in Carports

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 property includes an area zoned MX; Mineral Extraction
Request is being submitted to remove the MX Zoning and replace it with Marginal Agricultural Zoning as per the majority and balance of the property.

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:

MX Mineral Extraction Zoning requires a minimum setback of 300m to all structures...

5.34 *Areas of Influence i) No person shall erect any residential structure in any zone within 500 metres (1,640.4 ft.) of lands zoned MX - Mineral Extractive (quarry) and 300 metres (984.25 ft.) of lands zoned MX - Mineral Extractive (pit) without the consultation of the Ministry of Northern Development, Mines, Natural Resources and Forestry (MNDMNR), the Ministry of Conservation and Parks (MECP), and the County of Hastings, as may be required; upon successful application for a minor variance; and provided the residential use is a permitted use on the adjacent lands within the area of influence.

The Proposed Residential Accessory Building would be within the required setback.

Neighboring properties are also restricted from further residential development due to the proximity of the MX Zoned area.



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):

It is the opinion of the applicant that the current use and the proposed development of the property will respect the complex interrelationships among environmental, economic and social factors in land use planning, as defined by the Provincial Policy Statement.

Secondly, the current use and proposed development consider and balance the many factors and interests involved with the management of land uses, infrastructure and natural resources within the County, while providing economic opportunities and prosperity for its residents.

Thirdly, it is the opinion of the applicant that the current and proposed use of the property recognizes and supports the intent of the Comprehensive Zoning Bylaw, and

Fourthly, it is the opinion of the applicant that the current and proposed use of the property is desirable for the development and appropriate use of the land, and would complement the use of adjacent properties in the neighborhood.



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: Residential Accessory Building

Distance to water: N/A Height of building: 8.2m (27')

Front lot line setback: 117.5m (385'-6") Dimensions: 14.9m x 11m (49' x 36')

Rear lot line setback: 104.4m (342'-6") Floor area: 150.5m² (1,620 ft.²)

Side lot line setback: 89.2m (385'-6") Side lot line setback: 125m (410'-1")

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.

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	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	Yes (RI)
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	Yes (EP)
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



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.