



3. Property information

Civic address: 22 Harriets Point Road
 Assessment Roll Number: 12 90 191 010 25709 0000
 Former Geographic Township _____
 Legal Description: Part of Lot 3, Concession 8, Wicklow, Hastings Highlands

Lot frontage (m): 44.2m/145ft Lot Depth (m): 37.49m/123ft Lot Area (ha): 20,300 ft²(5050 m²)
 Date the subject property was acquired by current owner: 2006

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): _____

Note: Currently a dug well. A new drilled well will replace the dug well



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): _____

Note: New Septic to be installed as noted on site plan/zoning requirement of 100.0 back from HWM is adhered to.

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:
to obtain from John Jardine

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

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

Existing Residential Cottage property

Length of time the current use of the land has continued: 70's

What are the land uses of adjacent and neighbouring properties?

Existing Cottage Properties on Papineau Lake



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 (WR - Residential)

Date constructed: 1972+/-

Height of building (to the midpoint of the roof): 4m/13.1ft

Front lot line setback: 17.7m/58ft Dimensions: 7.3 x 9.7m/24ft x 32ft

Rear lot line setback: 28.1m/92.2ft Floor area: 70.6m2/760 ft2

Side lot line setback: 10.24m/33.6ft Side lot line setback: 20.73m/68ft

Distance to water (if applicable): 28.1m/92.2ft

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

Type of building: Sleeping Cabin (to remain)

Date constructed: 2010

Height of building (to the midpoint of the roof or top of deck): 4m/13.1ft

Front lot line setback: 20m/66ft Dimensions: 3.6 x 5.5m/12 x 18 ft

Rear lot line setback: 27m/88.5ft Floor area: 20 m2/ 216ft2

Side lot line setback: 11.2m/36.7ft Side lot line setback: 27m/88ft

Distance to water (if applicable): 27m/88.5ft

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: _____

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): _____



Minor Variance or Permission Application

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.

My client's family has been on Papineau Lake for over 50 years, their parents rented then bought a cottage about 45 years ago which now is taken over by other family members, then my clients bought the neighbouring cottage in 2006. It was basic but served their family well seasonally, however now they are ready for retirement and can't think of a place we would like to live more than Papineau Lake, as it has been a dream for years to build and make this their home. The existing cottage is not suitable for year round use, they have developed plans with an Architect to replace the existing cottage with a proposed replacement primary dwelling (1-storey w/walk-out basement design), which works well with the site. We have also worked through the formal preconsultation process with Hastings Highlands (HH) to confirm the zoning bylaw requirements. We have been able to meet all bylaw requirements, (i.e., 30 metres from HWM, side lot setbacks) with the exception of one which is the Front Yard Setback, we require relief to closer to the road. This has been verified via the pre-consultation process with John Jardine/Planner at HH (no EIS study required and slope/grade is less than 18 degree). Eventually my client would also like to add a detached garage (this has been proposed on site plan incl. with this application and meets all zoning bylaws.

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:

Relief is required for the Front Yard Setback only as indicated on the included Site Plan attached and also reviewed/confirmed during the Preconsultation Application Process with HH. The proposed replacement dwelling has been positioned slightly closer to the road than the existing in order to also meet the 30 m setback from the HWM. As per HH Zoning Bylaw, WR 10.3 ZONE REGULATIONS, a) For the Principal Building iv) Front Yard (Minimum) - 20 metres (65.6 ft.) is required. As per the noted site plan, the wall of the replacement primary dwelling closest to the road is a 51.0 /15.55m setback and



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:

Relief is required for the Front Yard Setback only in order to meet the 30 m setback requirement from the HWM. The proposed replacement dwelling has been carefully designed/considered as per the Pre-consultation process and has been positioned slightly closer to the road than the existing cottage on this basis.



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):

Permission Application: -

Is the Application desirable for the appropriate development of the subject property? -

Yes it is currently has an existing cottage and much consideration and thought has gone into the replacement primary dwelling design to match existing location and topography of the site. There will be no disturbance within the 30m vegetative buffer zone.

-Will the application result in undue adverse impacts on the surrounding properties and neighbourhood?

Definitely no undue adverse impacts of the surrounding neighbourhood properties whatsoever, again very carefully designed and positioned on the site and slightly further from the HWM than the existing cottage. The new design ensures there is no conflict with this existing use and the intention is minimize tree removal as a good portion of the property is well treed.



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: Cottage (all year round) Replacement Primary Dwelling

Date to be constructed: Fall 2025

(open covered porch) Height of building (to the midpoint of the roof): 10.05m/33.0' Irregular
 46.5'-/14.21 m Front lot line setback: ^(wall) 51.0' /15.55m Dimensions: 8.22 x 20.42m/27.0' x 67'
 Rear lot line setback: 98.42'/30.0m Floor area: 135.82 sq m/1462sq.ft.
 Side lot line setback: 9.84ft/3.0m Side lot line setback: 59.05'/18.0m
 Distance to water (if applicable): 98.42'/30.0m

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

Type of building: Front Open Covered Porch (closet to road side setback)

Date to be constructed: Fall 2025

Height of building (to the midpoint of roof or top of deck): 2.80m/9.20'
 Front lot line setback: 46.5'-/14.21 m Dimensions: 2.13 x 2.43m/7.0' x 8.0'
 Rear lot line setback: 125.39'/38.22m Floor area: 56.0sq.ft./5.20sq.m
 Side lot line setback: 8.79m/28.83 Side lot line setback: 96.94'/29.54m
 Distance to water (if applicable): 125.39'/38.22m

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

Type of building: Detached Garage

Date to be constructed: Future Date

Height of building (to the midpoint of roof): 4.5 m(14.8 ft.)
 Front lot line setback: 32.80'+/10m+ Dimensions: 7.3 x 7.3m/24 x 24ft+/-
 Rear lot line setback: 98.42'+/30.0m+ Floor area: 53.2 sq. m/572 sq. ft+/-
 Side lot line setback: 3.0m/9.84' Side lot line setback: 100.0'/30.48m
 Distance to water (if applicable): 98.42'+/30.0m+

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



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



15. Other Planning Applications NA

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. NA
- 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.

Not applicable. Replacement Dwelling is 30m from HWM.