

**4. Property information**

Civic address: 377 North Baptiste Lake Road

Assessment Roll Number: 12 90 278 010 35020 0000

Former Geographic Township Herschel

Legal Description: CON 10 PT LOT 3 PLAN 21R19371 PART 2 IRREG  
2.50 AC 368.0' FR

Lot frontage (m): 368.0' Lot Depth (m): 407.65' & 371.18' Lot Area (ha): 1.011 (ha) 2.50 (AC)

Date the subject property was acquired by current owner: July 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    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): Drilled Well will be added in the future pending application approval

*Handwritten initials: BVP*



**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): Private Septic System will be added in future pending application approval

**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:  
Unknown

Current zoning of the property in the Comprehensive Zoning Bylaw:  
TBD

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

Vacant Land purchased by my client with hopes of building a small residential home - this would become my client's primary residence.

Length of time the current use of the land has continued: decades

What are the land uses of adjacent and neighbouring properties?

Waste Transfer Station on one side, residential property on other side and residential property directly across North Baptiste Lake Road as well.

*BYP*



**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: Small Prefab Storage Shed  
Date constructed: 2024 Distance to water: NA  
Front lot line setback: 45.72m+- (150.0'+-) Dimensions: 1.82m x 1.82m (6.0' x 6.0')  
Rear lot line setback: 68.58m+- (225.0'+-) Floor area: 3.34 sm (36 sf.)  
Side lot line setback: 60.96m+- (200.0'+-) Side lot line setback: 45.72m+- (150.0'+-)  
Height of building (to midpoint of roof): 1.82m (6.0')

**Existing Attached Deck/Porch to Existing (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): \_\_\_\_\_

**Existing Building/Structure 3 (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): \_\_\_\_\_

**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): \_\_\_\_\_

*Handwritten initials/signature*



**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.

Currently this property is vacant land, heavily forested, is quite flat with a very minor slope towards the rear property line. My client has currently done some clearing and added a driveway (entry driveway was completed under permit and has 911# marker)/gate. My client would like to construct a proposed small one bedroom, 1 storey primary dwelling (20.0' x 20.0' = 400 sq.ft footprint) and this property would become my client's primary residence. My client will also add a drilled well and a new septic system (tank and bed) appropriate to size of dwelling and as per bylaw requirements. The house is proposed to be heated with woodstove and electric baseboard heat.



### **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:

I have completed a pre-consult with Hastings Highlands (HH) Planning Department and relief is required as my clients property is closer than 500 m to a Waste transfer Station.

Response from HH:

A Zoning Bylaw Amendment (rezoning) will be required for this property because it is located within 500 metres of a Waste Disposal (WD) Zone.

+

### **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:

As mentioned I have completed a pre-consult with Hastings Highlands (HH) Planning Department and relief is required as my clients property is closer than 500 m to a Waste transfer Station. The only solution is to move forward with Phase One ESA (this has been completed and sent to HH) and Zoning Bylaw Amendment Application.



**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):

1. Consistent with the Provincial Policy Statement, 2020.

Yes, is consistent with the Provincial Policy Statement, 2020 and is supported by a Phase One ESA that states as to public safety of building on this property. Please see separate attachment for overview/reasoning.

2. Maintain the general intent and purpose of the County of Hastings Official Plan;

Yes, maintains the general intent and purpose of the County of Hastings Official Plan. Please see separate attachment for overview/reasoning.

3. Maintain the general intent and purpose of the Comprehensive Zoning Bylaw; and

Yes, maintains the general intent and purpose of the Comprehensive Zoning Bylaw. Our proposal meets all other bylaws with the exception we require a Zoning Bylaw Amendment as property is closer than 500 metres to a Waste Transfer Station - however a Phase One ESA was completed and provided and states that it is safe to build on this property. Potable water testing should be undertaken which my client will undertake.

4. Desirable for the appropriate development or use of the land, building or structure.

Yes. is desirable for the appropriate development or use of the land. building or structure.



**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: Single Story / 1-Bedroom Primary Dwelling  
 Distance to water: NA. Height of building: 18.0'+- (5.48m)  
 Front lot line setback: 80.0'+- (24.38m) Dimensions: 20.0' x 20.0' (6.09m x 6.09m)  
 Rear lot line setback: 260.0'+- (79.24m) Floor area: 400 sf. (37.16 sm)  
 Side lot line setback: 260.0'+- (79.24m) Side lot line setback: 80.0' +- (24.38m)

**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.

*VP*



**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)	NA	NA
A landfill (active or non-operating) (within 1000 metres)	NA	YES
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	NA	NA
Fish habitat	NA	NA
Provincially Significant Wetland	NA	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





**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 (this 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.

**Additional Pages to Zoning Bylaw Amendment Application** (377 North Baptise Lake Rd, Hasting Highlands)

**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:*

As Agent, I have completed a pre-consult with Hastings Highlands (HH) Planning Department and relief is required as my client's property is closer than 500 m to a Waste transfer Station.

Response from HH:

A Zoning Bylaw Amendment (rezoning) will be required for this property because it is located within 500 metres of a Waste Disposal (WD) Zone.

The Zoning Bylaw Amendment will amend the zoning to a site-specific Special Rural Residential (RR-\*h) Zone.

If approved by Council, I will recommend that be a Holding provision ('-h') placed on the Zone to ensure conditions are met before any development may occur. The conditions will include the requirement for a Development Agreement be entered into with the landowner and registered on title to implement the recommendations from the Environmental Site Assessment (see below). Any cost associated with the registration of the Development Agreement will be borne by the landowner. The Holding provision ('h') can only be removed by Council after confirmation has been received that all the conditions have been fulfilled.

The Zoning Bylaw Amendment will need to be supported by an Environmental Site Assessment conducted by qualified professionals to assess whether there are any negative impacts from the nearby waste site that may affect development and public health with recommendations to mitigate or address any issues or concerns. The cost of the Environmental Site Assessment will be borne by the landowners. The Municipality may hire a qualified professional to Peer Review the Environmental Site Assessment which will be a cost borne by the landowners. A qualified professional may include an engineering consultant.

A completed Phase One ESA has been sent to HH prior.



**Additional Pages to Zoning Bylaw Amendment Application** (377 North Baptise Lake Rd, Hasting Highlands)

**13. Rationale** (complete answer in pull-down section)

**1. Consistent with the Provincial Policy Statement, 2020.**

**Yes, is consistent with the Provincial Policy Statement, 2020 and is supported by a Phase One ESA that states as to public safety of building on this property. Please see separate attachment for overview/reasoning.**

**2. Maintain the general intent and purpose of the County of Hastings Official Plan;**

**Yes, maintains the general intent and purpose of the County of Hastings Official Plan. Please see separate attachment for overview/reasoning.**

**3. Maintain the general intent and purpose of the Comprehensive Zoning Bylaw; and**

**Yes, maintains the general intent and purpose of the Comprehensive Zoning Bylaw. Our proposal meets all other bylaws with the exception we require a Zoning Bylaw Amendment as property is closer than 500 metres to a Waste Transfer Station - however a Phase One ESA was completed and provided and states that it is safe to build on this property. Potable water testing should be undertaken which my client will undertake.**

**4. Desirable for the appropriate development or use of the land, building or structure.**

**Yes, is desirable for the appropriate development or use of the land, building or structure. There is existing residential homes / development directly adjacent and across the road from my client's property. The proposal development for new building/structure will meet bylaws with exception of zoning amendment for being closer than 500 metres to a Waste Transfer Station.**

**Additional Pages to Zoning Bylaw Amendment Application** (377 North Baptise Lake Rd, Hasting Highlands)

**13. Rationale**

**Additional detail answers below attached to application in paper copy.**

**1. Consistent with the Provincial Policy Statement, 2020.**

**Yes, is consistent with the Provincial Policy Statement, 2020 and is supported by a Phase One ESA that states as to public safety of building on this property. Please see excerpts from PPP 2020:**

**Part IV: Vision for Ontario’s Land Use Planning System:**

*“ The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.”*

**1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

1.1.1 Healthy, liveable and safe communities are sustained by:

a)promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;b)accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

**1.1.5 Rural Lands in Municipalities**

1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.5.2 On *rural lands* located in municipalities, permitted uses are:

a) the management or use of resources;

**Additional Pages to Zoning Bylaw Amendment Application (377 North Baptise Lake Rd, Hasting Highlands) – continued.**

- b) resource-based recreational uses (including recreational dwellings);
- c) residential development, including lot creation, that is locally appropriate;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

**1.4 Housing**

1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

**2. Maintain the general intent and purpose of the County of Hastings Official Plan;**

**Yes, maintains the general intent and purpose of the County of Hastings Official Plan, as follows:**

**5.5.1 Forms of Residential Development:**

5.5.1.1 The single detached dwelling shall continue to be the predominant form of residential use in the Rural and Waterfront designation. No attempt shall be made to distinguish between seasonal and year-round residences. Instead, the concept of limited services shall be used, recognizing that road-dependent public services may only be provided to a property which abuts a maintained year round public road.

**Additional Pages to Zoning Bylaw Amendment Application** (377 North Baptise Lake Rd, Hasting Highlands) – continued.

5.5.1.2 Limited new residential development in the Rural and Waterfront designation by way of consent may take the form of:

- a) Rural non-farm residential development; (this would apply to our case)
- b) Waterfront residential development; or,
- c) Back lot development.

and

5.5.2 Rural Non-Farm Residential Development:

5.5.2.1 Rural non-farm residential development is comprised of single detached dwellings located on rural properties fronting onto year round maintained public roads, serviced by private water and sanitary sewer (septic) services.

**3. Maintain the general intent and purpose of the Comprehensive Zoning Bylaw; and**

**Yes, maintains the general intent and purpose of the Comprehensive Zoning Bylaw.** Our proposal meets all other bylaws with the exception we require a Zoning Bylaw Amendment as property is closer than 500 metres to a Waste Transfer Station - however a Phase One ESA was completed and provided and states that it is safe to build on this property. Potable water testing should be undertaken which my client will undertake.

**4. Desirable for the appropriate development or use of the land, building or structure.**

**Yes, is desirable for the appropriate development or use of the land, building or structure.** There is existing residential homes / development directly adjacent and across the road from my client's property on a fully maintained municipal road. The proposal development for new building/structure will meet bylaws with exception of zoning amendment for being closer than 500 metres to a Waste Transfer Station, of which the completed Phase One ESA has been provided and supports the safety of building on this property.

