



3. Property information

Civic address: 254 Sheldon Lane, Monteaegle, Ontario

Assessment Roll Number: 12-90-374-065-09100-0000

Former Geographic Township: Geographic Township of Monteaegle

Legal Description: Part of lot 14, Concession 9, being Part 1, on Plan 21R-26162, Municipality of Hastings Highlands, PIN 40038-0318 (LT)

Lot frontage (m): 219.8' (67m) Lot Depth (m): 360.17' (109.78m) Lot Area (ha): 35259.93 S.F. (8275.75 S.M.)

Date the subject property was acquired by current owner: 1999-07-29

4. Access to property (select one):

- Provincial highway
- Right-of-way
- Municipal Road (year-round maintenance)
- Water (see next page)
- Municipal Road (seasonal maintenance)
- Other (please specify): _____

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): _____



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:
Limited Service Residential

Current zoning of the property in the Comprehensive Zoning Bylaw:
Limited Service Residential

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

Length of time the current use of the land has continued: 1999

What are the land uses of adjacent and neighbouring properties?
Recreational Cottages



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
Date constructed: 1965
Height of building: 12' (3.66m)
Front lot line setback: 82'-10" (24.73m) Dimensions: 26'-4" x 34'-4" (7.82mx10.26m)
Rear lot line setback: 84' (25.6m) Floor area: 683.55 S.F (63.50 S.M.)
Side lot line setback: 52'-11" (16.13m) Side lot line setback: 16'-5" (5m)
Distance to water (if applicable): 84'-8" (25.61m)

Existing Building/Structure 2 (both metric and imperial units):

Type of building: Shed
Date constructed: 1965
Height of building: 12' (3.66m)
Front lot line setback: 55'-1" (16.74m) Dimensions: 17'x12', (5.18x3.66m)
Rear lot line setback: 123'-10" (37.24m) Floor area: 204 S.F. (18.95 S.M.)
Side lot line setback: 33'-9" (9.83m) Side lot line setback: 54'-1" (16.43m)
Distance to water (if applicable): 123'-7" (37.67m)

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

Type of building: Shed
Date constructed: 1965, Replaced in 2018
Height of building: 9'-8" (2.54m)
Front lot line setback: 82'-6" (24.84m) Dimensions: 10'x10' (3.05x3.05m)
Rear lot line setback: 101'-2" (30.73m) Floor area: 100 S.F. (9.29 S.M.)
Side lot line setback: 6'-3" (1.75m) Side lot line setback: 75'-10" (22.61m)
Distance to water (if applicable): 100'-11" (30.78m)



Minor Variance or Permission Application

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

Type of building: Shed

Date constructed: 1965

Height of building: 9' (2.74m)

Front lot line setback: 154'-2" (47m) Dimensions: 10'x8' (3.05x2.44m)

Rear lot line setback: 28'-8" (8.74m) Floor area: 80 S.F. (7.43 S.M.)

Side lot line setback: 27'-8" (8.43m) Side lot line setback: 80 S.F. (7.43 S.M.)

Distance to water (if applicable): 28'-8" (8.74m)

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

Type of building: _____

Date constructed: _____

Height of building: _____

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 6 (both metric and imperial units):

Type of building: _____

Date constructed: _____

Height of building: _____

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.

This application is for the proposed development of a 2 story Garage located at 254 Sheldon Lane. The proposed dimensions of the garage are 28'x32'x19'10" (8.53 x 9.75 x 6.04m). The sole purpose of the garage is to add additional storage space to the property.

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 relief being requested from the comprehensive zoning bylaw pertains to lot line setbacks and overall height. This application seeks a reduction in the minimum setback to 28 feet 10-1/2 inches and an increase in the maximum height to 19 feet 10 inches.





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:

The additional height is intended to accommodate much-needed storage space on the upper level of the garage. This design choice is essential for optimizing the functionality of the structure while adhering to the property's intended use. The decision to position the garage closer to the private road is motivated by a commitment to maintaining privacy for our existing neighbor. By doing so, we aim to minimize any potential visual or noise disturbances, fostering a harmonious relationship within the community. Additionally, this adjustment is made with consideration for the preservation of natural vegetation and drainage in the area. Placing the garage closer to the private road allows us to minimize disruption to the existing landscape and ensure proper drainage patterns are maintained.



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):

The garage, measuring 28x32 feet, is desirable for the appropriate use of the land, serving as storage relief from our small 650 sq ft cottage and providing shelter for outdoor utility equipment and watercraft, thereby reducing visual clutter in the open driveway.

The requested variations are minor in nature. The additional dimensions of the garage, while providing essential storage, are carefully considered adjustments that will not result in significant adverse effects on the surrounding properties or the overall character of the area.

Importantly, the minimum setback from any lot line is 20 feet, providing ample area to maintain vegetation and ensuring privacy for neighbors. The landscaping plan for the area around the garage will uphold the preservation of current vegetation, maintaining the visual appeal and ecological integrity of the surroundings.

Even with the proposed garage, the total buildings' lot coverage is only 6.1%, demonstrating a commitment to maintaining a harmonious balance between built structures and open space.

The proposed garage will be situated at the current elevation grade in the area, ensuring that its placement is in harmony with the natural topography and minimizing any potential disruption to the landscape.



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: Garage

Date to be constructed: 2025

Height of building: 19'-10"

Front lot line setback: 28'-10-1/2"(8.80) Dimensions: 28' x32', (8.53x9.75m)

Rear lot line setback: 114'-11"(35.03m) Floor area: 896 S.F. (83.24 S.M)

Side lot line setback: 20'-6" (6.24m) Side lot line setback: 21'-6" (6.56m)

Distance to water (if applicable): 255'-8" (77.95m)

Proposed Building/Structure 2 (both metric and imperial units):

Type of building: _____

Date to be constructed: _____

Height of building: _____

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: _____

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 to this Application.



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	Yes
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.

PLAN OF OF LOT 35
 PART OF LOT 14
 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF MONTEAGLE
 MUNICIPALITY OF HASTINGS HIGHLANDS
 COUNTY OF HASTINGS

SITE STATISTICS

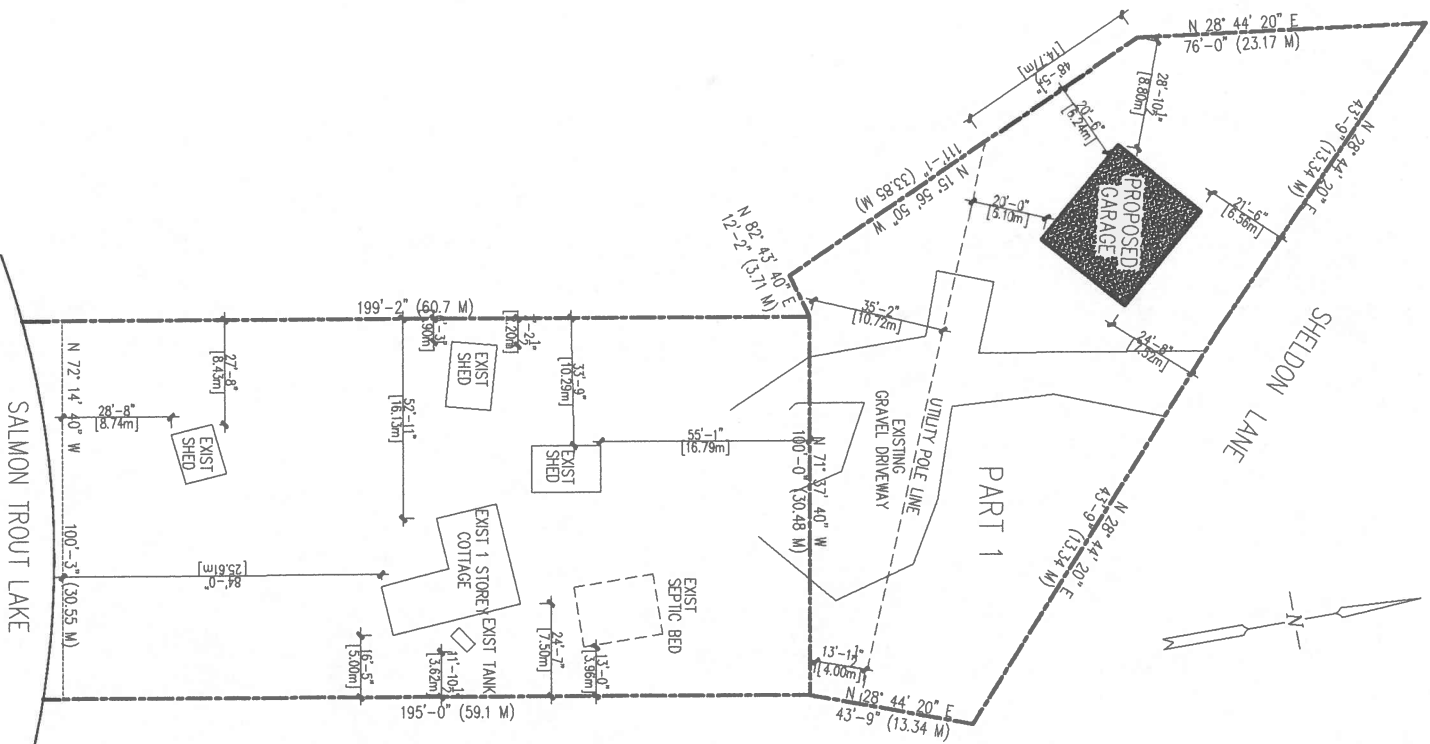
LOT AREA: 35259.93 S.F. (3275.75 S.M.)

GARAGE HEIGHT:

PROPOSED GARAGE HEIGHT 19'-10" (6.04 M)

COVERAGE:

PROPOSED GARAGE 896.00 S.F. (83.24 S.M.)
 EXISTING COTTAGE 683.55 S.F. (63.50 S.M.)
 EXISTING SHEDS 580.35 S.F. (53.91 S.M.)
 TOTAL COVERAGE 2159.90 S.F. (200.65 S.M.)
 6.1%

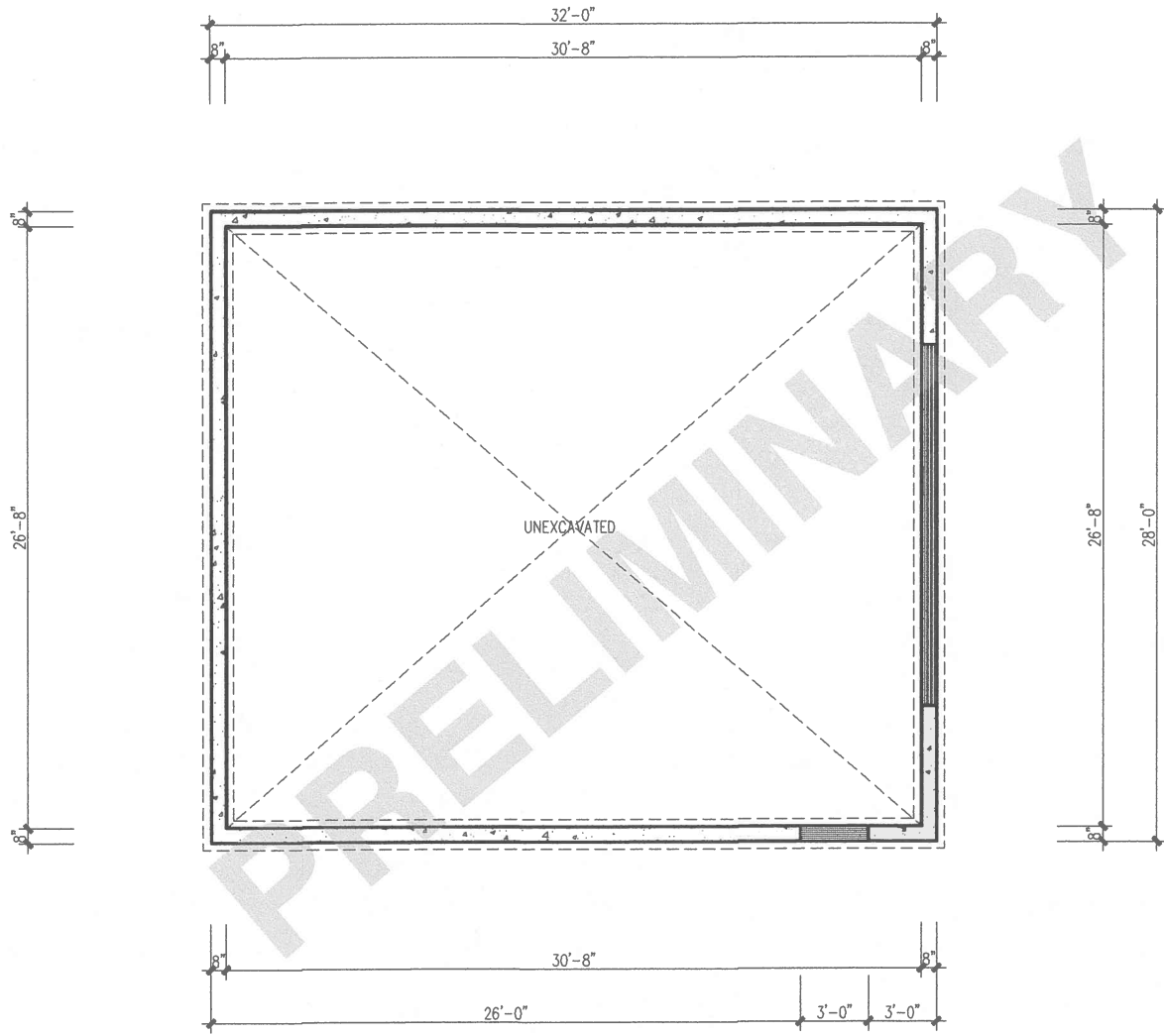


1 PROPOSED SITE PLAN
 A1 1/32"=1'-0"

PROPOSED SITE PLAN	Drawn Number A1
1/32"=1'-0"	Date MAY 2022
Client/Project PROPOSED GARAGE AT: 254 SHELDON LANE HASTING HIGHLAND, ONTARIO	
NO. DATE: REVISION CH/D	
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.	
DO NOT SCALE	

DO NOT SCALE
 CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE	REVISION	CH'D



1 PROPOSED FOUNDATION PLAN
 A2 3/16"=1'-0"

Client/Project
 PROPOSED GARAGE AT:
254 SHELDON LANE
 HASTING HIGHLAND, ONTARIO

Scale
 3/16"=1'-0"

Date
 OCTOBER 2023

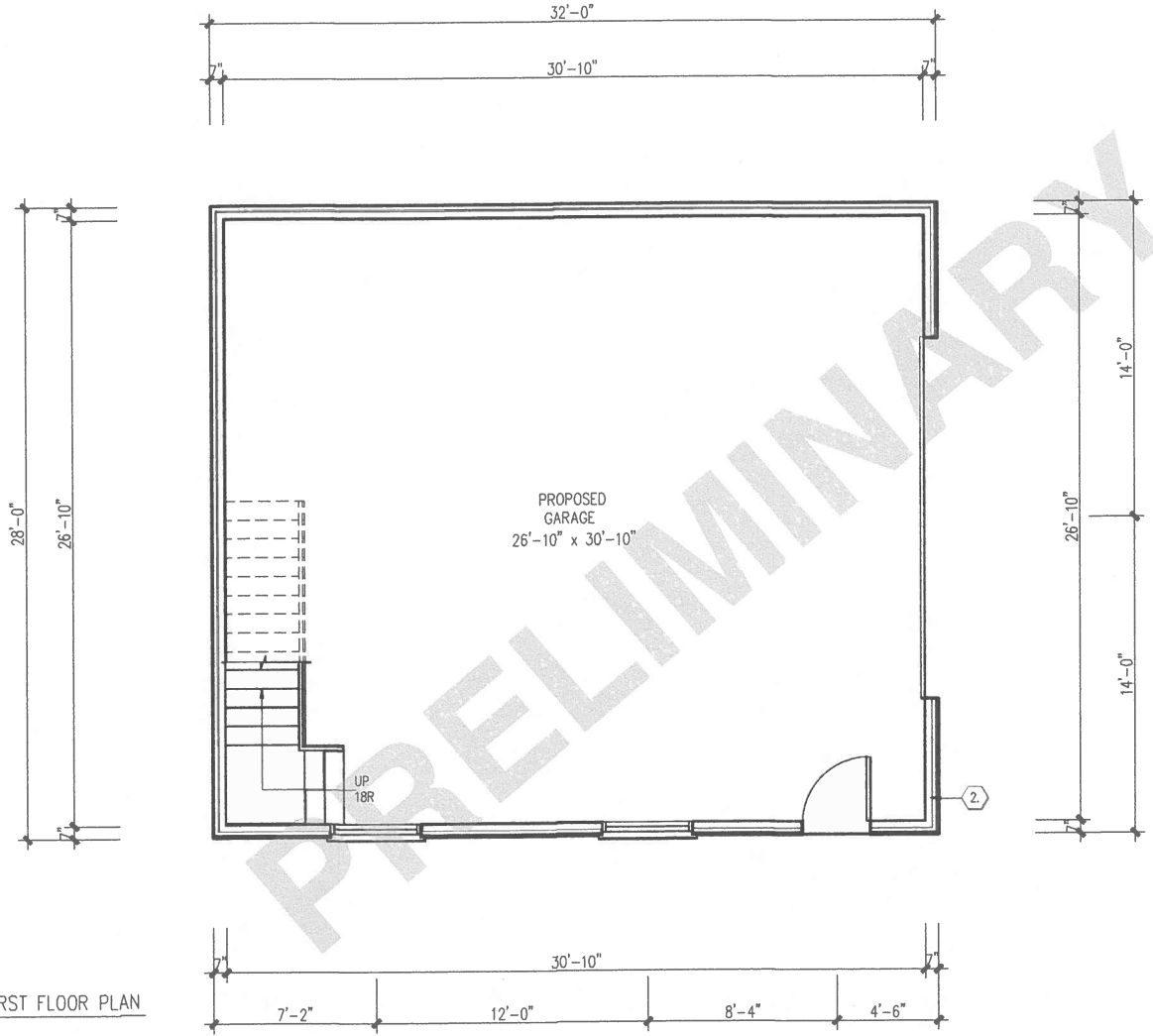
Drawing Title
 PROPOSED FOUNDATION PLAN

Sheet Number
 A2



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NO.	DATE	REVISION	CH'D



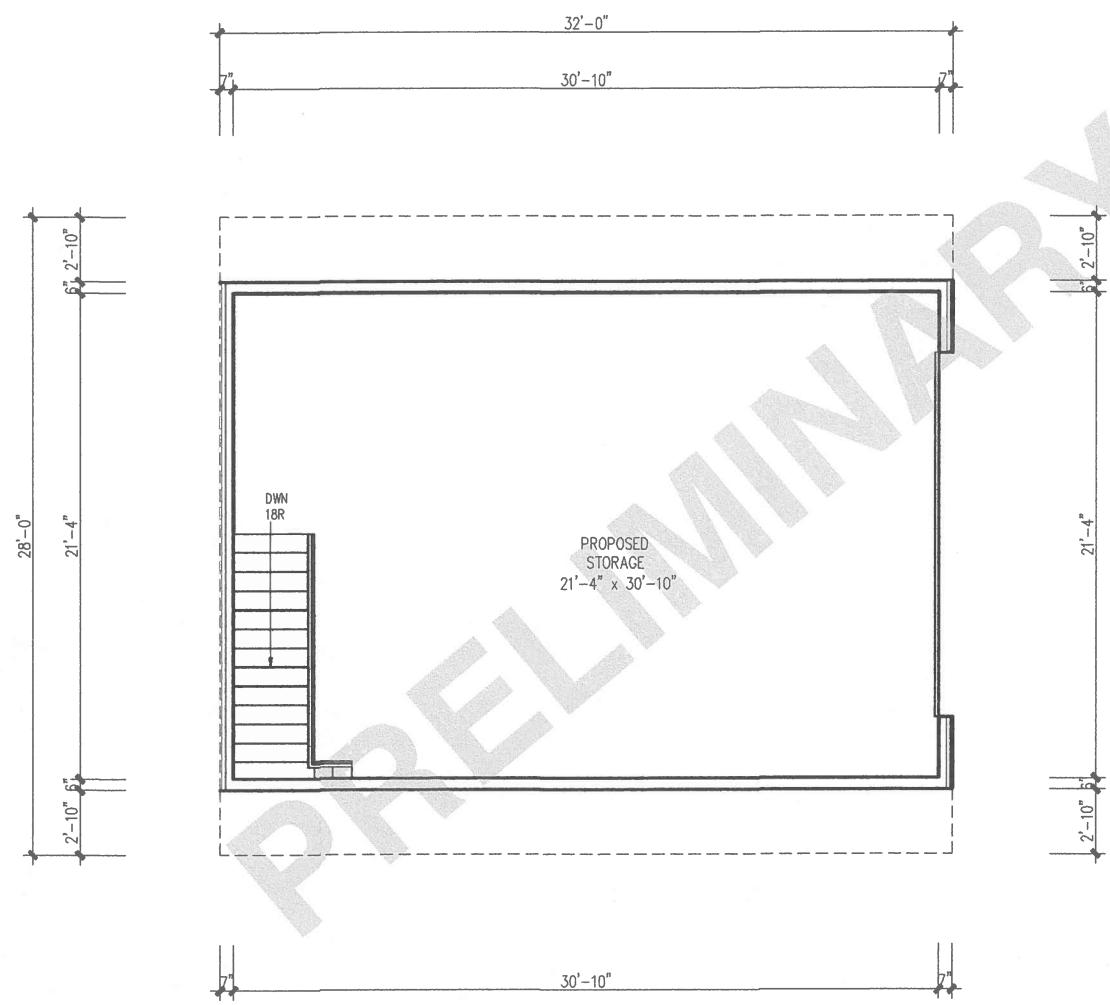
1 PROPOSED FIRST FLOOR PLAN
 A3 3/16"=1'-0"

Client/Project	
PROPOSED GARAGE AT: 254 SHELDON LANE HASTING HIGHLAND, ONTARIO	
Scale	Date
3/16"=1'-0"	OCTOBER 2023
Drawing Title	Sheet Number
PROPOSED FIRST FLOOR PLAN	A3



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NO.	DATE	REVISION	CH'D



PRELIMINARY

1 PROPOSED FIRST FLOOR PLAN
 A3 3/16" = 1'-0"

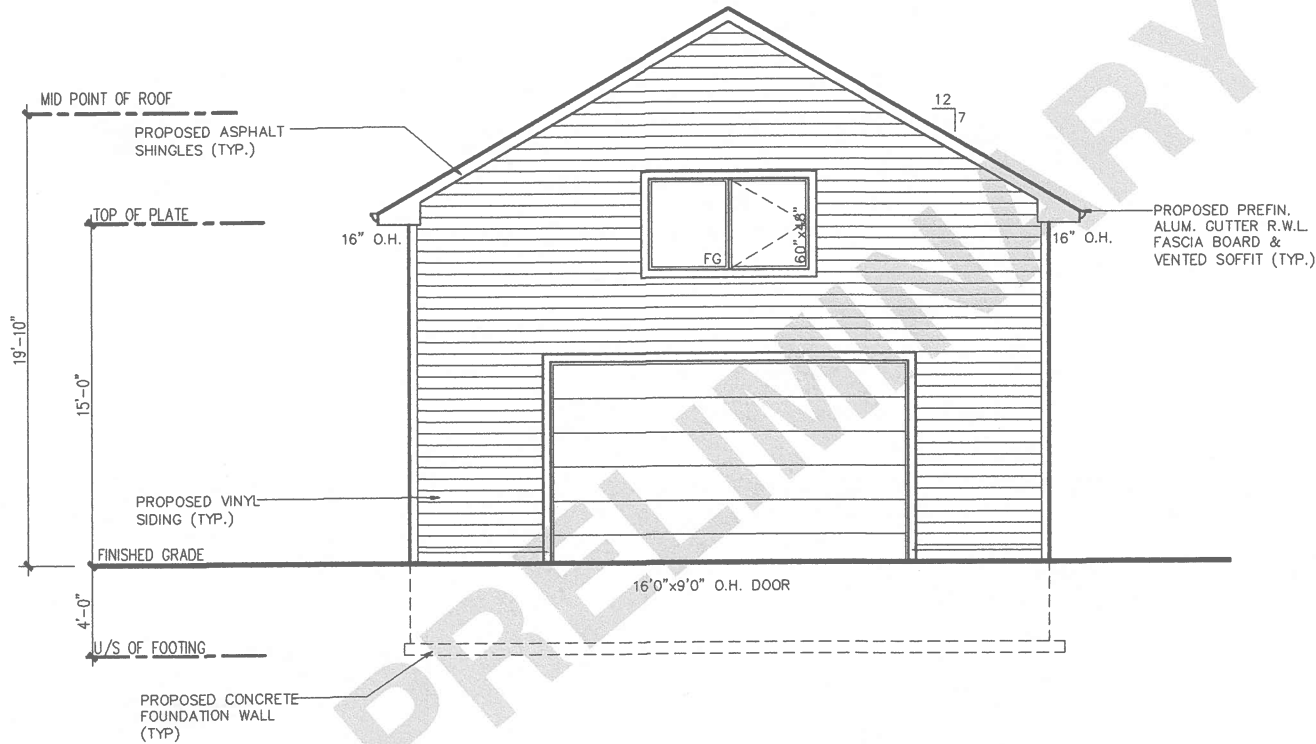
Client/Project
 PROPOSED GARAGE AT:
 254 SHELDON LANE
 HASTING HIGHLAND, ONTARIO

Scale 3/16" = 1'-0" **Date** OCTOBER 2023

Drawing Title PROPOSED FIRST FLOOR PLAN **Sheet Number** A3

DO NOT SCALE!
 CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE	REVISION	CH'D



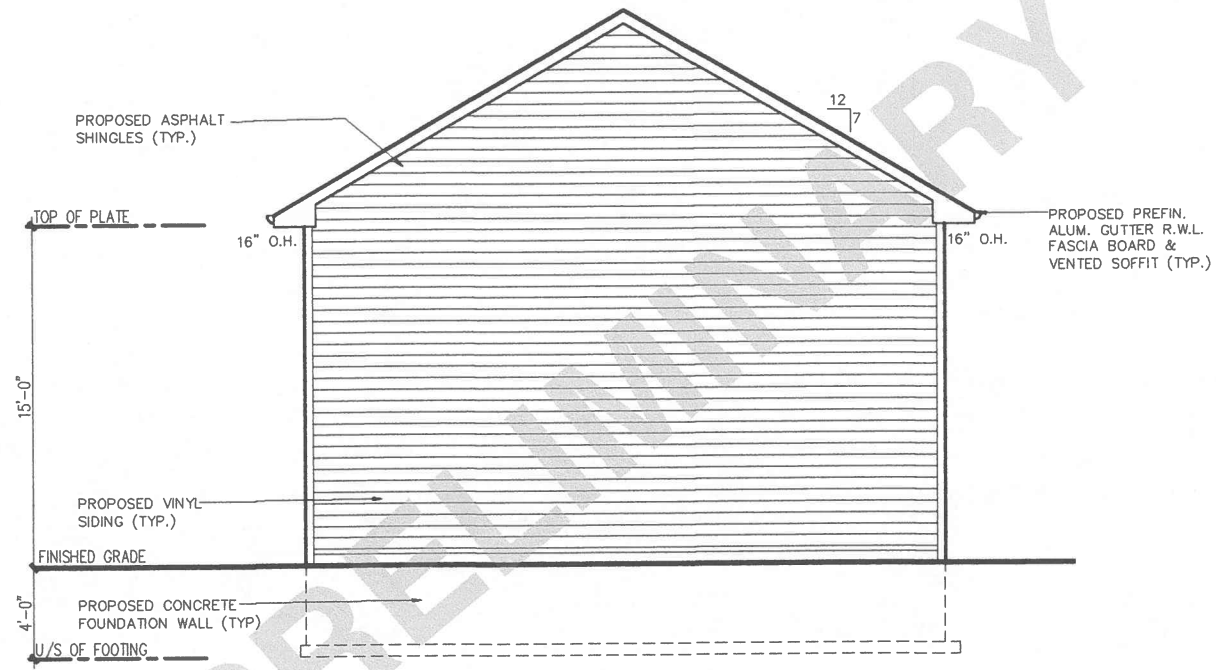
1 PROPOSED FRONT ELEVATION
 A4 3/16"=1'-0"

Client/Project	
PROPOSED GARAGE AT: 254 SHELDON LANE HASTING HIGHLAND, ONTARIO	
Scale	Date
3/16"=1'-0"	OCTOBER 2023
Drawing Title	Sheet Number
PROPOSED FRONT ELEVATION	A4



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NO.	DATE	REVISION	CH'D



1 PROPOSED REAR ELEVATION
 A5 3/16"=1'-0"

Client/Project
 PROPOSED GARAGE AT:
254 SHELDON LANE
 HASTING HIGHLAND, ONTARIO

Scale
 3/16"=1'-0"

Date
 OCTOBER 2023

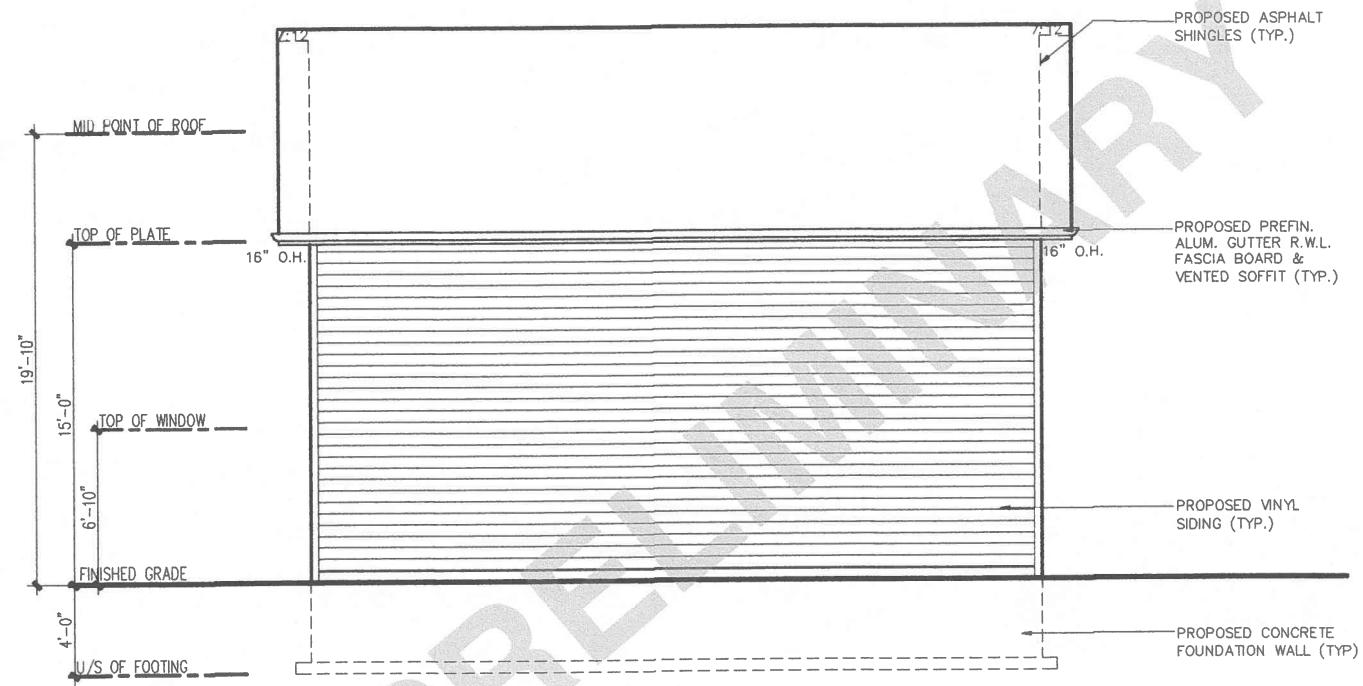
Drawing Title
 PROPOSED REAR ELEVATION

Sheet Number
 A5



"DO NOT SCALE"
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NO.	DATE:	REVISION	CH'D



1 PROPOSED RIGHT ELEVATION
 A6 3/16"=1'-0"

Client/Project
 PROPOSED GARAGE AT:
254 SHELDON LANE
 HASTING HIGHLAND, ONTARIO

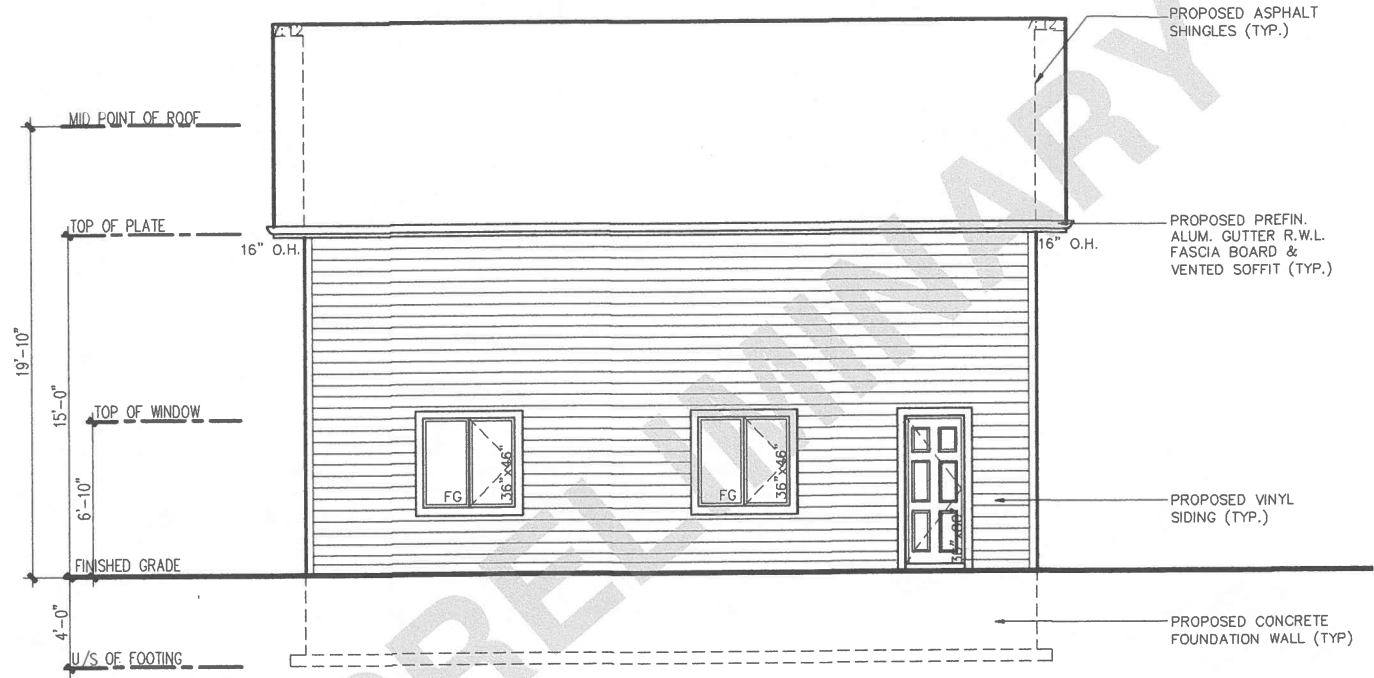
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Drawing Title Sheet Number
 PROPOSED RIGHT ELEVATION A6



"DO NOT SCALE"
 CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	DATE:	REVISION	CH'D



1 PROPOSED LEFT ELEVATION
 A7 3/16"=1'-0"

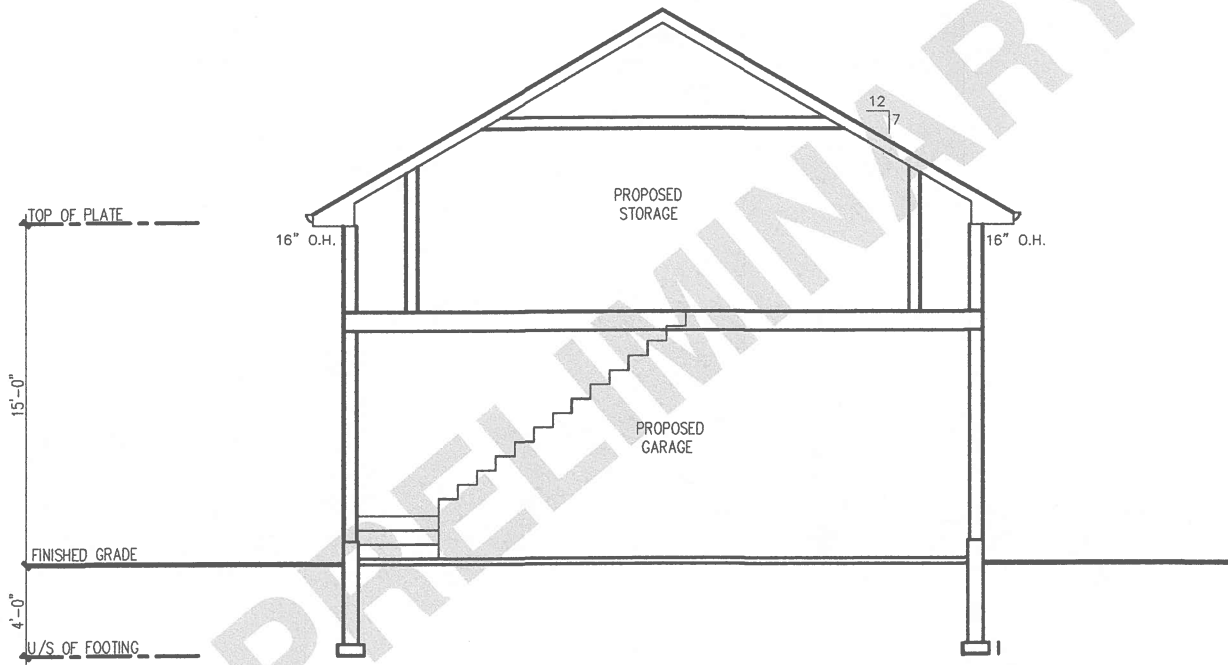
Client/Project
 PROPOSED GARAGE AT:
 254 SHELDON LANE
 HASTING HIGHLAND, ONTARIO

Scale 3/16"=1'-0" Date OCTOBER 2023

Drawing Title PROPOSED LEFT ELEVATION Sheet Number A7

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NO.	DATE	REVISION	CH'D



1 PROPOSED CROSS SECTION
 AB 3/16"=1'-0"

Client/Project	
PROPOSED GARAGE AT: 254 SHILTON LANE HASTING HIGHLAND, ONTARIO	
Scale	Date
3/16"=1'-0"	OCTOBER 2023
Drawing Title	Sheet Number
PROPOSED CROSS SECTION	A8

