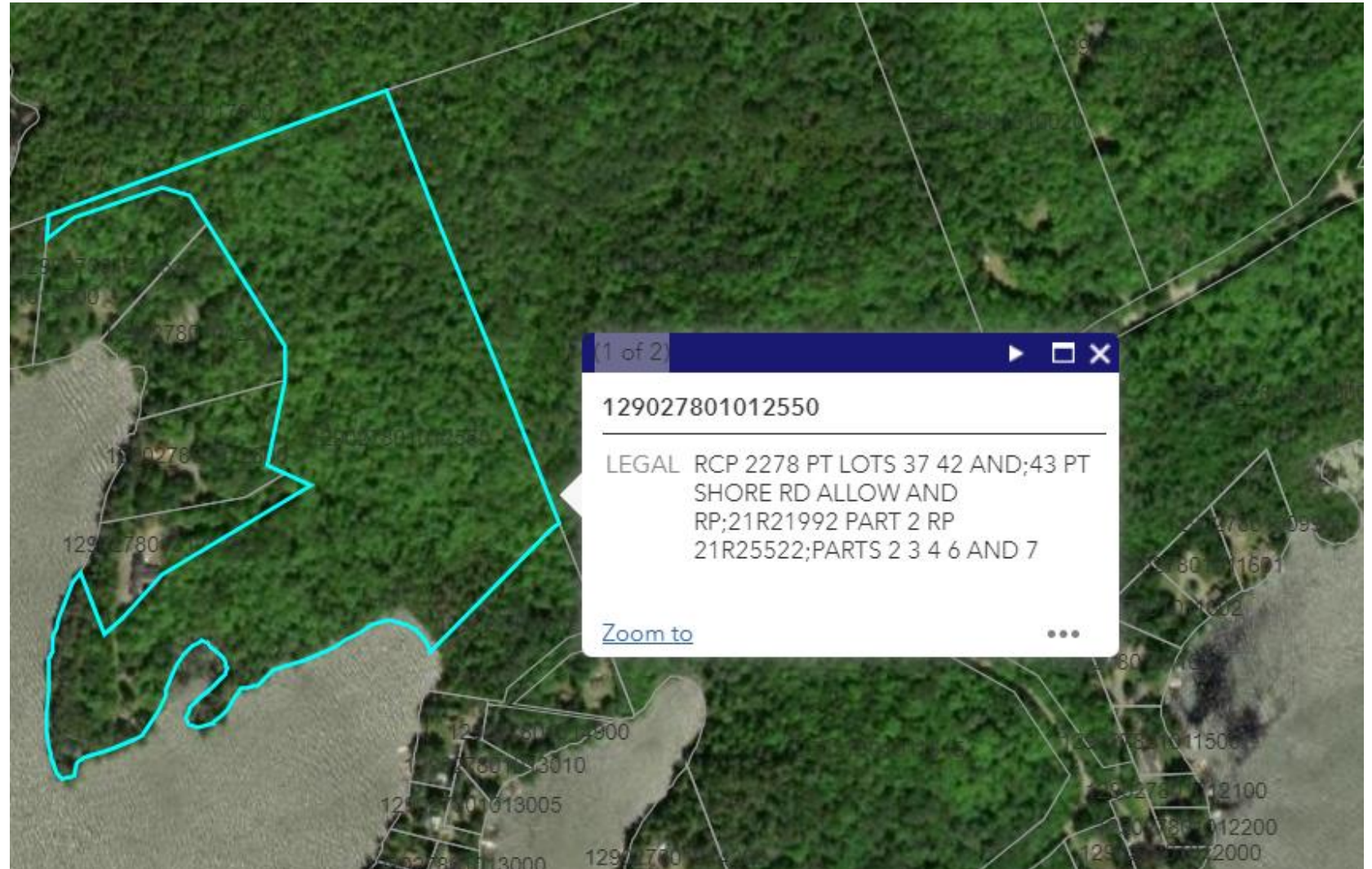


**55 Alp Lane, Maynooth
Tax Roll# 12 90 278 010 12550**

**Owners: Rick & Steve Boersma
Agent: Joan Phillips**

**Proposed Replacement Boathouse
& Dock Foundation Project**

**Property Zoning: LSR & MA
Shoreline Frontage: 2200 feet plus
Shoreline Road Allowance :
Owned by Property Owner
Municipal Road Allowance is Closed:
Owned by Property Owner**



55 Alp Lane, Maynooth
Tax Roll# 12 90 278 010 12550

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**Proposed Replacement Boathouse
& Dock Foundation Project**

Site Lot Line Dimensions

(obtained from Hastings GIS Mapping)

Property Zoning: LSR & MA

Shoreline Frontage: 2200 feet plus

Shoreline Road Allowance :

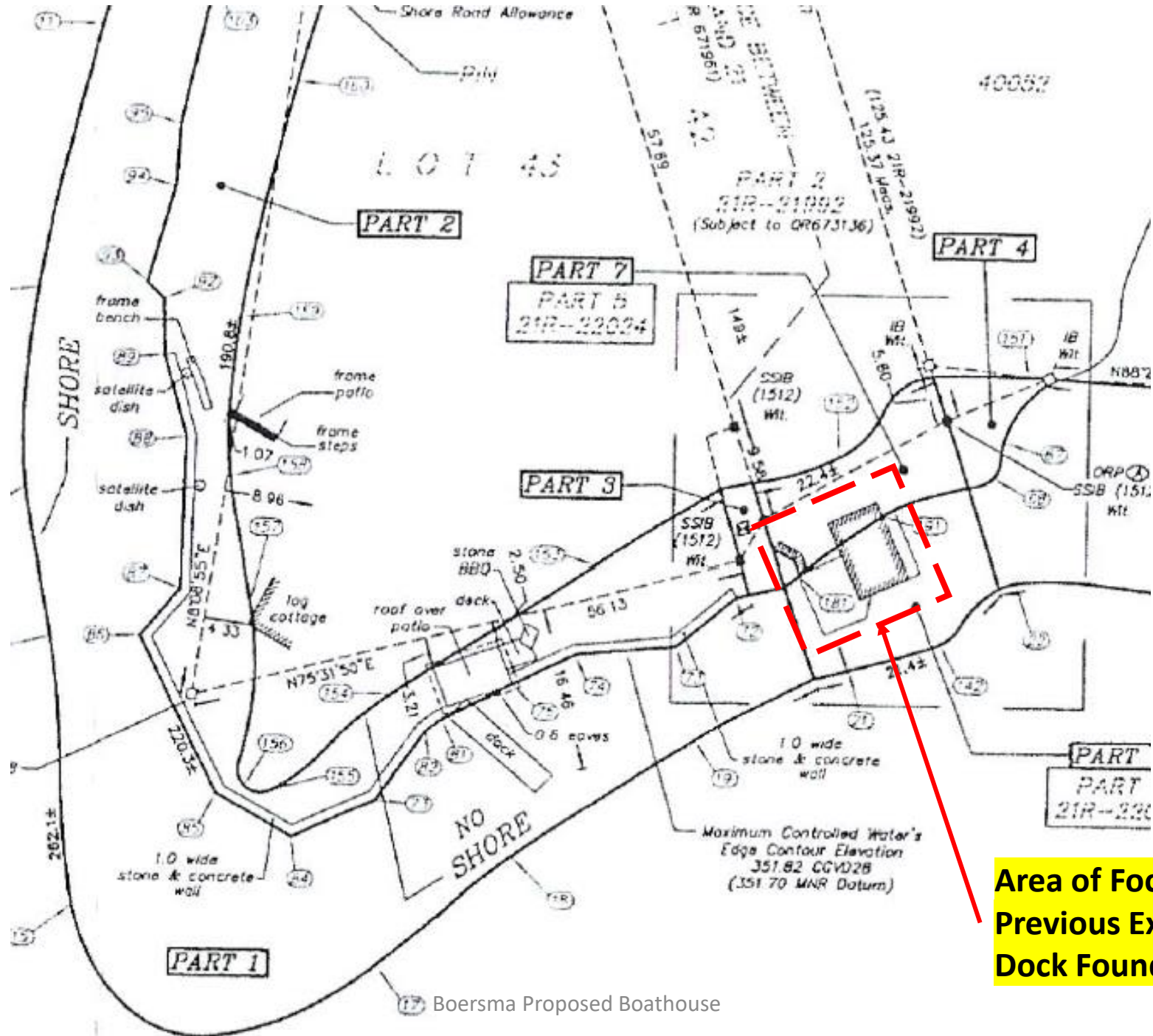
Owned by Property Owner

Municipal Road Allowance is Closed:

Owned by Property Owner



55 ALP LANE
RCP 2278 PT LOTS 37 42 AND
43 PT SHORE RD ALLOW AND RP
21R21992 PART 2 RP 21R25522
PARTS 2 3 4 6 AND 7
36.18 ACRES



Area of Focus
Previous Existing Boathouse
Dock Foundation still present

Existing Pictures – 55 Alp Lane



Previous Boathouse & Dock



Previous Boathouse / Storage Loft above

55 Alp Lane Maynooth
Tax Roll# 12 90 278 010 12550

Owners: Rick & Steve Boersma
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Proposed Replacement Boathouse & Dock Foundation Project

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Municipal Road Allowance is Closed:
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Important Notes:



- Property is 36.18 acres & 2400 + feet of shoreline
- Existing /older previous Boathouse (removed on May 11th & 12th due to major structural deterioration/safety concerns) to be replaced with Proposed New Boathouse
- Existing dock foundation remaining to be replaced with proposed new steel pile foundation
- Existing Primary Dwelling/Cottage to remain as is (sq. ft.)
- Existing Accessory Buildings to remain as is (current accessory building combined footprint square footage is 2,537.29 + 783 proposed boathouse footprint). This is far less than what the bylaw allows for the %/size of acreage.
- Existing shoreline will not be impacted in anyway.
- Existing 30 metre vegetative buffer zone will not be impacted in anyway and to remain as is/replacement stairs to boathouse only within same location & footprint.
- New steel pile foundation (Qty. 25 @ .50 feet in dia = 15.5 sq.ft/1.43 sq.metres) below the high-water mark (far less than the maximum of 15 square metres. Very minimal footprint.
- We are requesting size increase for Proposed Boathouse - 9.5' wider & 3.0' longer vs. existing previous boathouse size (all existing and proposed sizes are indicated in detail herein). This proposed size increase for boathouse/dock combined total width (47.0') is still far less than the maximum width of 75.0' boathouse/dock shoreline coverage as allowed of bylaw.
- We respectfully request and believe that this Proposed Boathouse passes all 4 tests of the the minor variance as outlined in our MV Application.

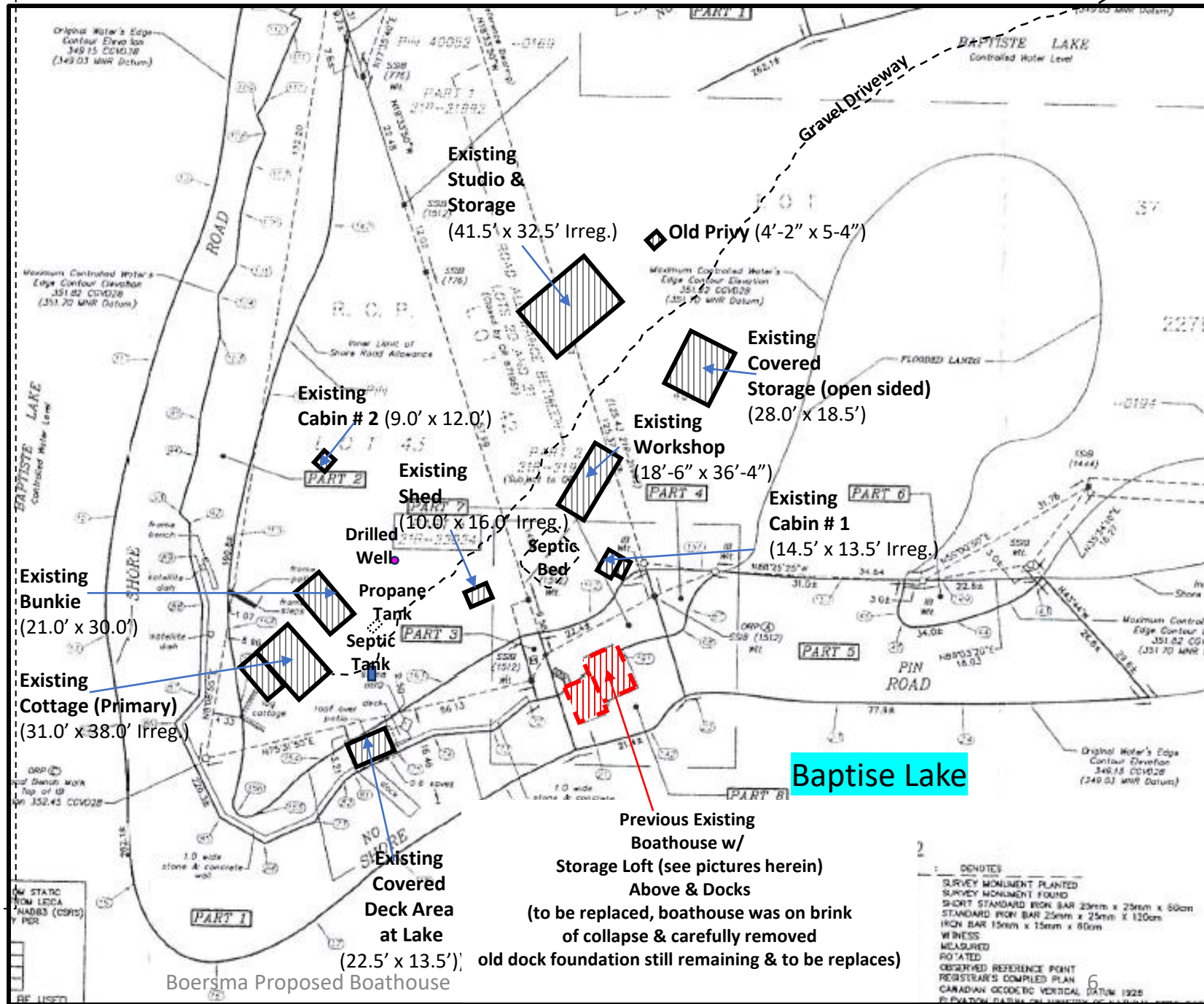
55 Alp Lane Maynooth
Tax Roll# 12 90 278 010 12550

Owners: Rick & Steve Boersma
Agent: Joan Phillips

Proposed Replacement Boathouse & Dock Foundation Project

Property Zoning: LSR & MA
Shoreline Frontage: 2200 feet plus
Shoreline Road Allowance :
Owned by Property Owner
Municipal Road Allowance is Closed:
Owned by Property Owner

Note: Existing Primary Dwellings & Accessory Buildings () to remain as existing with exception of Existing Boathouse & Dock () Foundation to be replaced with proposed herein.

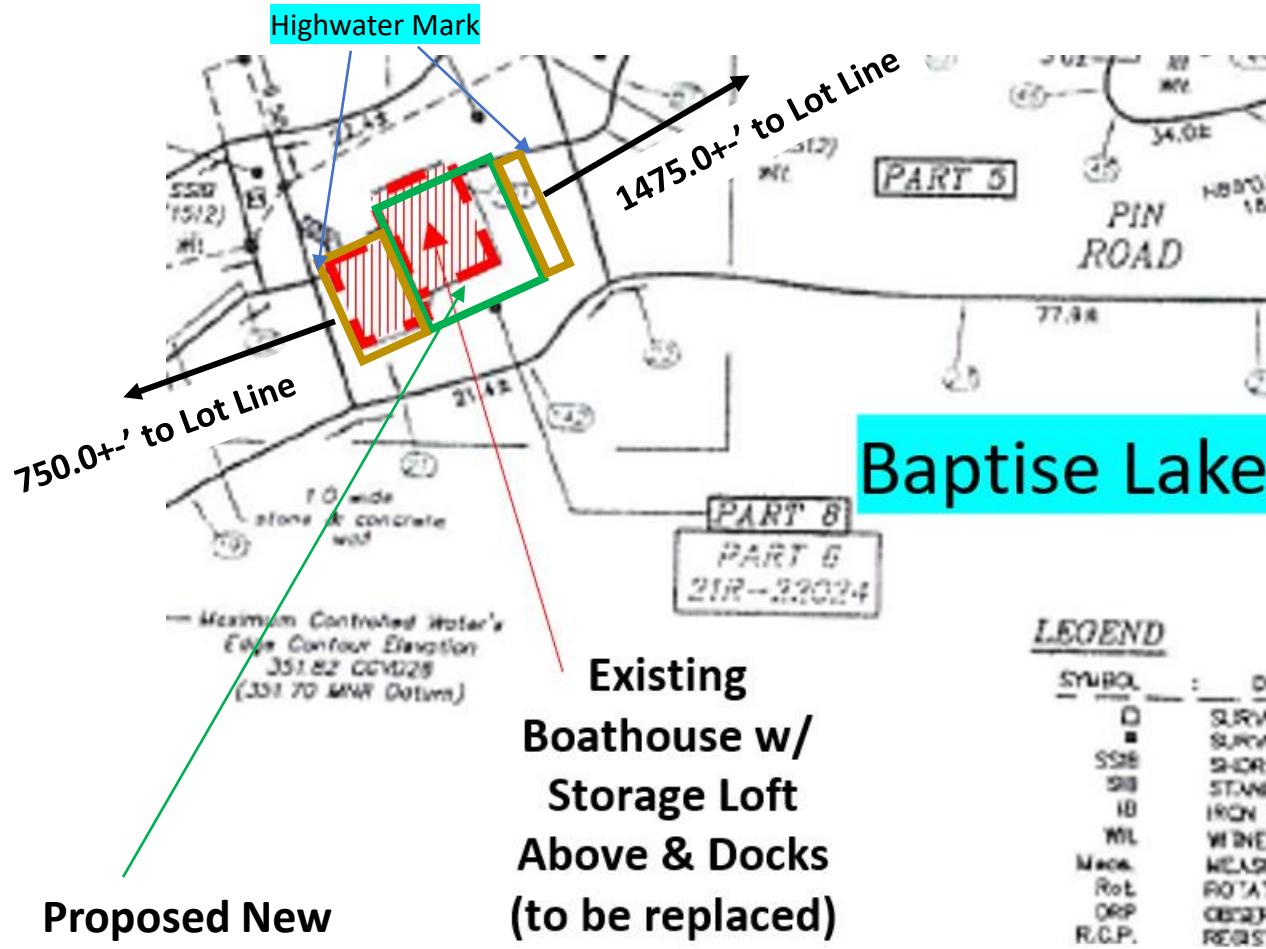


Property Zoning: LSR & MA

Shoreline Frontage: 2400 feet plus

Shoreline Road Allowance : Owned by Property Owner

Municipal Road Allowance is Closed: Owned by Property Owner



Existing Boathouse w/ Storage Loft Above & Docks (to be replaced)

Proposed New Boathouse Size overlaid existing (same location)

(Previous) Existing Boathouse Size:

Width: 17'-6"

Length: 26.0'

Height: 14.5' to loft peak

(measured from dock decking)

Existing Dock Foundation (still remaining) Size:

Width: 37.0' ((w/single-wide wetslip)

Depth: 26'-9"

Proposed New Boathouse Size:

Width: 27.0' (9.5 feet wider than existing)

Length: 29.0' (3.0 feet longer than existing)

Height: 20'-8" to loft peak

(midpoint of roof, between eaves & peak would be 16'-9 1/2")

Water Depth at entry to boathouse (7.0' +/-)

Proposed New Dock Foundation Size:

Width: 47.0' (with double-wide wetslip & boat lift)

Length: 32.0'

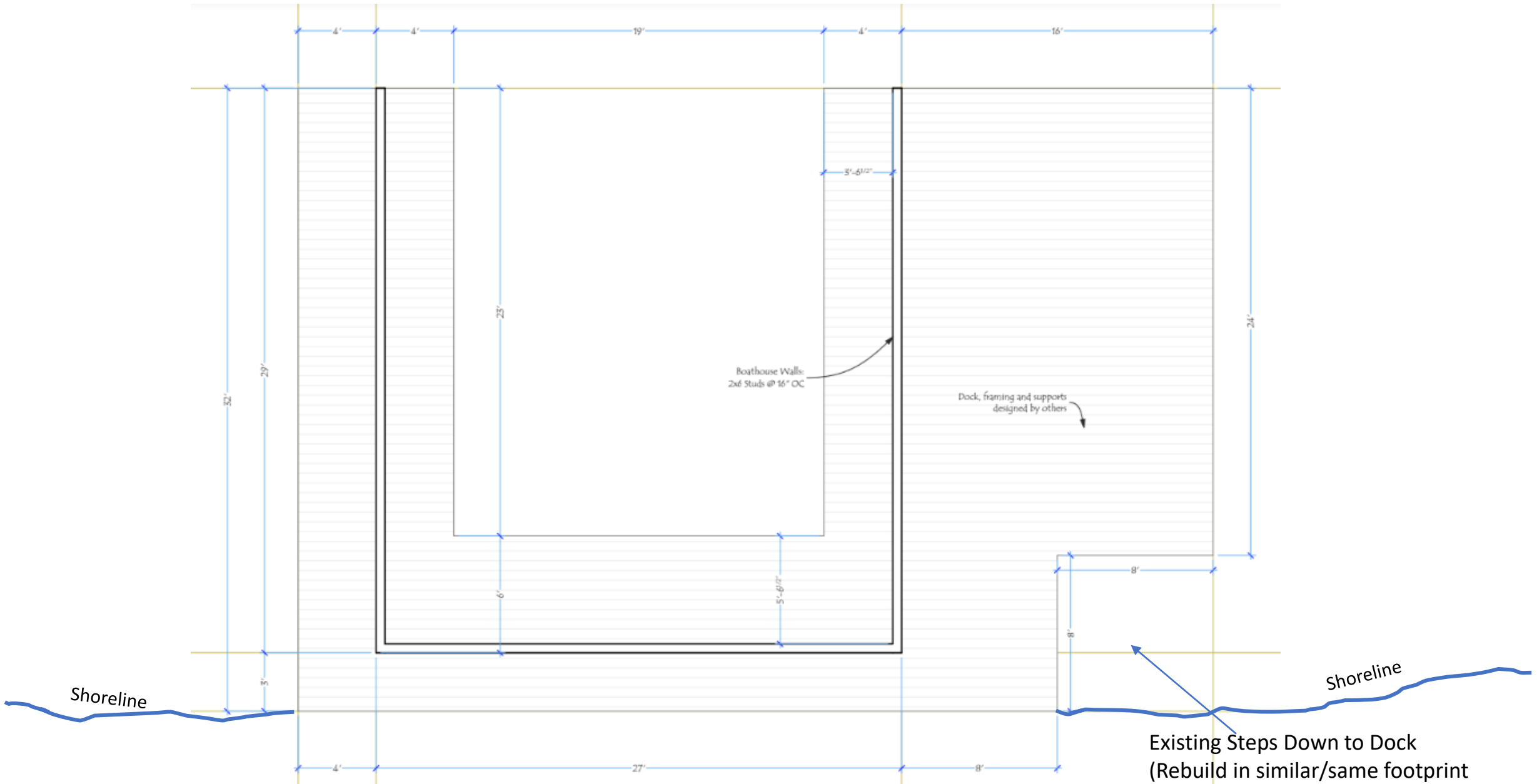
Height: 20'-8" to loft peak

(midpoint of roof, between eaves & peak would be 16'-9 1/2")

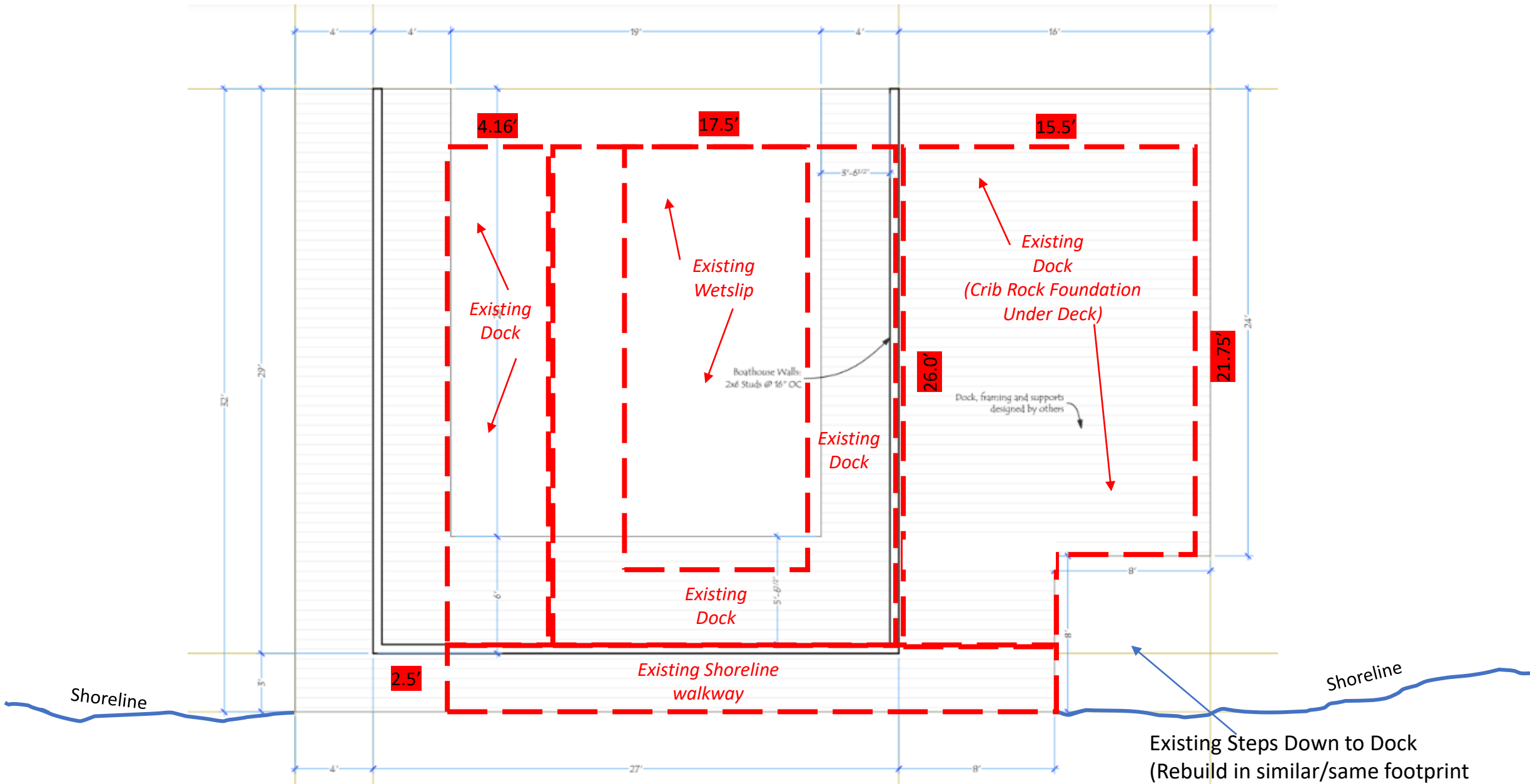
HH Bylaw states maximum of 600 square feet for boathouses. We would be requesting a minor variance to increase to 783 square feet.

HH Bylaw states 4.5 metres/14.76' max height to midpoint of roof. We would be requesting a minor variance to increase midpoint to 5.11 metres/16'-9 1/2").

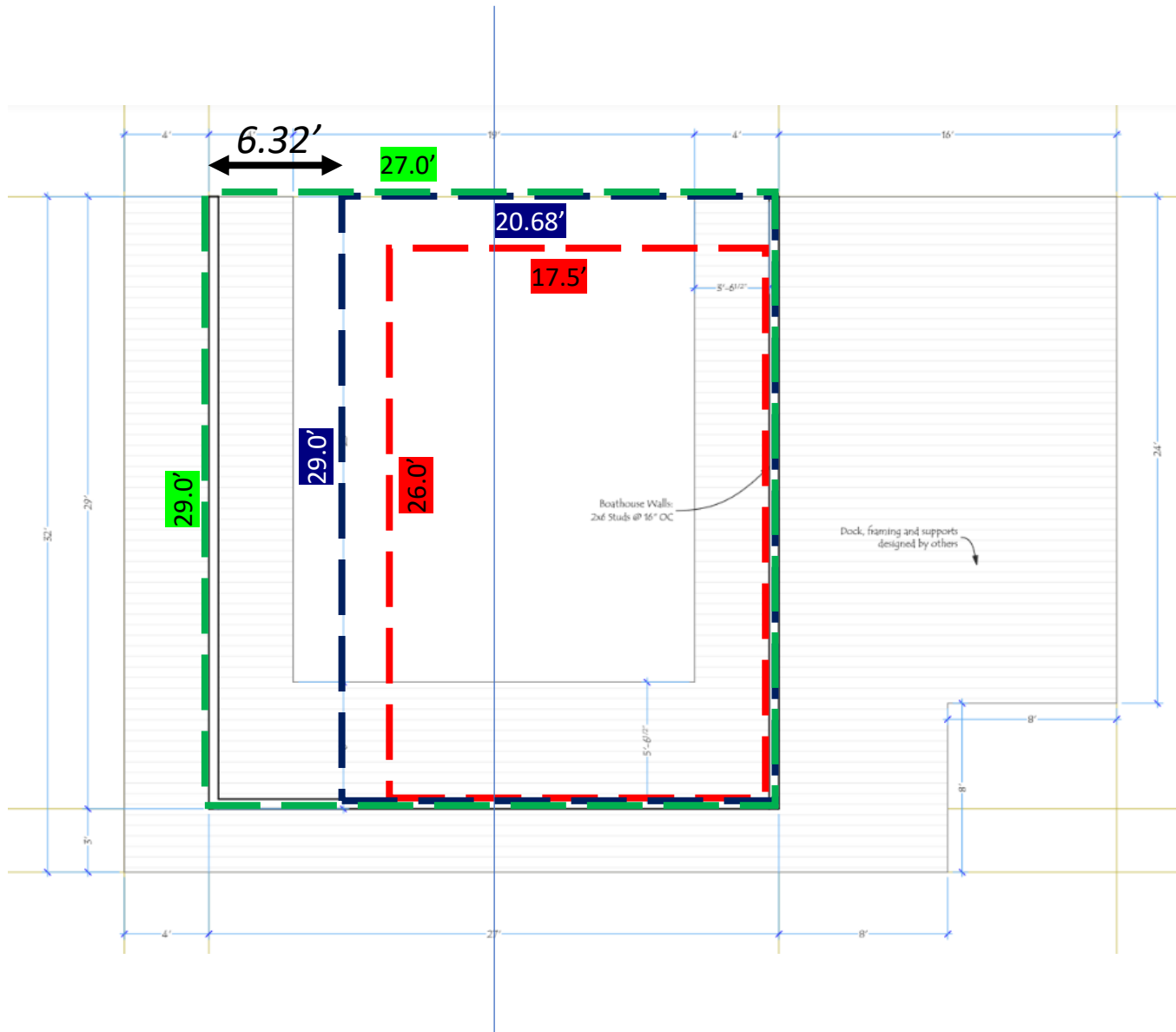
Proposed Dock Foundation & Boathouse Floor Plan



Proposed Dock Foundation & Boathouse Floor Plan – Overlay in Red Dotted Line of Existing Boathouse & Foundation Plan



Existing Boathouse Size vs. Allowable Bylaw Size vs. Proposed Size



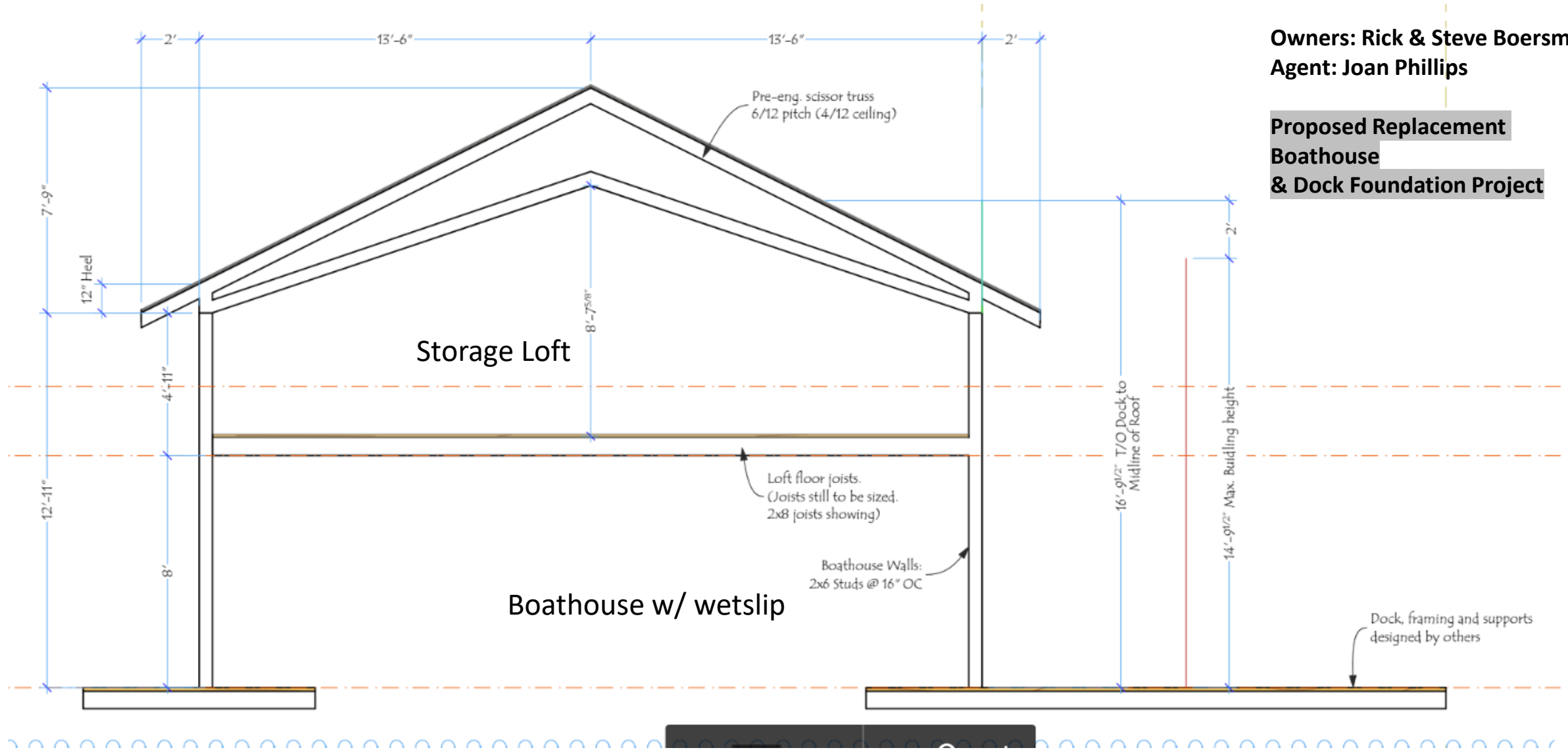
- - - - Existing 17.5' x 26.0'
- - - - Bylaw allows 600.0 sq.ft.
20.68' x 29.0'
- - - - Proposed 27.0' x 29.0'
*(same depth as allowed as per bylaw,
only 6.32 feet wider /minimal width increase)*

Proposed Dock Foundation & Boathouse

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Proposed Replacement
Boathouse
& Dock Foundation Project

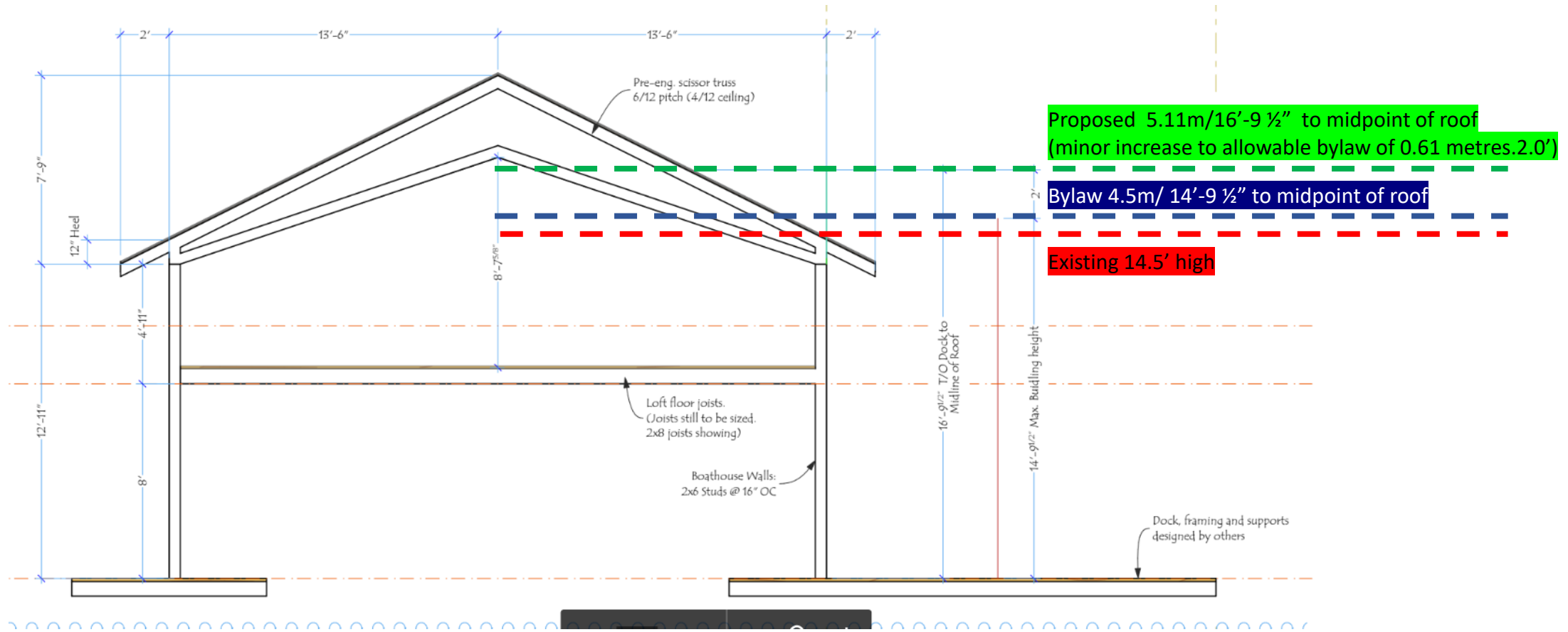


Design Section

2024-06-13

Boersma Proposed Boathouse

Existing Boathouse Height vs. Allowable Bylaw Height vs. Proposed Height



Proposed Dock Foundation & Boathouse 3D Model/Rendering

