

JUL 11 2024



Municipality of Hastings Highlands
Planning Department
Zoning Bylaw Amendment Application

4. Property information

Civic address: 386 Forest View Drive

Assessment Roll Number: 129027802027300

Former Geographic Township Herschel

Legal Description:

Part of Lots 30 and 31, concession 8 and part of the road allowance between Lots 30 and 31, Concession 8, Geographic Township of Herschel Part 3, Plan 21R-22231 and Part 1, Plan 21R-22912

Lot frontage (m): 70.1 Lot Depth (m): 113.39^{southside} 194.04^{northside} Lot Area (ha): 1.445

Date the subject property was acquired by current owner: November 10, 2010

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): _____

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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): _____

8. Current Land Use

Current designation of the property in the County of Hastings Official Plan:

Rural/Waterfront environmental protection

Current zoning of the property in the Comprehensive Zoning Bylaw:

Waterfront Residential / Environmental Protection

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

Vacant

Length of time the current use of the land has continued: 2011 - 2024

What are the land uses of adjacent and neighbouring properties?

Waterfront Residential / Environmental Properties

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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: NIA
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

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

Type of building: NIA
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

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

Type of building: NIA
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

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

Type of building: NIA
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

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

Type of building: NIA

Date constructed: _____ 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(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.

The Nature of the Application is to change the zoning boundaries between WR/EP zones.

We would like to build a dwelling on the lot.

The owners have engaged an environmental firm to attend the property and ground track the limit of the environmental protection lands. A copy of the biologist's report is enclosed with application.

The details of the proposed dwelling will be indicated on page 9 of this form.

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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 Nature of the Application is to change the zoning boundaries between WR1EP zones. This proposed change in boundaries is reflected in the attached site plan

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:

See attached report

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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):

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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: HOUSE
Date to be constructed: _____ Height of building: _____
Front lot line setback: 31.85 m (104'-6") Dimensions: SEE SITEPLAN
Rear lot line setback: 75.61 m (248'-1/2") Floor area: 244.59 SQ.M
Side lot line setback: 15.36 m (50'-4 3/4") Side lot line setback: 47.63 m (156'-3 1/4")

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: _____

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: _____

Proposed Building/Structure 4 (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: _____

Note: If there are additional buildings, please attach a separate page to this Application.

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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	
A landfill (active or non-operating) (within 1000 metres)	N/A	
An active mine site (within 1000 metres)	N/A	
A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)	N/A	
An active gravel pit or quarry	N/A	
Any industrial use (current or former)	N/A	
Provincial Park or Crown Lands	N/A	
A floodplain		YES
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	
Lake, river, stream, creek, pond or other water feature		YES
Fish habitat		YES
Provincially Significant Wetland	N/A	
Any known cultural heritage, archaeological resources and/or areas of archaeological potential?	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	

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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.

*Following Michael Michalski's
 Landscaping plan Page 11 of 15*

Highlighted on site plan