



3. Property information

Civic address: 3098 Papineau Lake Road

Assessment Roll Number: 129019101522700

Former Geographic Township Bangor

Legal Description: LT 5, 5A PL 796; PT PUBLIC RD PL 796 CLOSED BY QR422161 PT 1 21R10593; S/T INTEREST IN QR575730; S/T RIGHT IN QR575730; HASTINGS HIGHLANDS; COUNTY OF HASTINGS

Lot frontage (m): 112.34 Lot Depth (m): 117.48 Lot Area (ha): 1.0

Date the subject property was acquired by current owner: June 21, 2024

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: A well is located on the property but is not used



**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): overland flow to lake/watercourse

**7. Current Land Use**

Current designation of the property in the County of Hastings Official Plan:  
Rural and Environmental Protection

Current zoning of the property in the Comprehensive Zoning Bylaw:  
Waterfront Residential (WR), Rural Residential (RR) & Environmental Protection (EP)

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

Waterfront residential purposes. 2 existing cottages, a well, a septic system, a shed and two outhouses are located on the subject lands.

Length of time the current use of the land has continued: 70 + years

What are the land uses of adjacent and neighbouring properties?

Waterfront residential and vacant woodlands (crown land).



**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: SEE ATTACHED TABLE

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

Type of building: \_\_\_\_\_

Date constructed: \_\_\_\_\_

Height of building (to the midpoint of the roof or top of deck): \_\_\_\_\_

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



***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.

The proposal is to:

- tear down 2 existing cottages on the property and build 1 cottage on the same general footprint **with an attached sauna**
- remove the well and septic system and construct a new well and septic system on the property
- remove a shed on the property ~~and put a sauna in its place~~
- construct a pickleball court in the hydro corridor

Proposed use: waterfront residential

Height/storeys: <11 m / 1 storey

Floor Area: ~~243.85 sq. m~~ **257.5 sq. m**

Parking Spaces: 2

See attached tables for yard setback requirements.

## 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:

~~See attached.~~

**See attached Scoped EIS/PJR.**



## 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:

In this case, the existing structures on the subject lands are all located within the area of the water setback of the Lake and/or watercourse, with the exception of Outhouse 1. All of these buildings and structures will be removed and a new cottage, well, septic system and sauna are proposed to be constructed on the subject lands which will be located in an already disturbed area that will be further back from the lake than what currently exists (approximately ~~7.5~~ metres vs. 1 metre) and will be located no closer to the watercourse than what currently exists (approximately ~~14.6~~<sup>13.8</sup> metres). The pickleball court will be located in the already disturbed hydro corridor and it is recommended that it be located at least 15 metres from the watercourse and greater than 30 metres from the lake.

Given the location of the watercourse and hydro easement on the subject lands, there would be little developable room left on the lot if all of the proposed development were to be moved back to meet the 30 metre setback requirements from the lake and watercourse and a significant amount of additional tree removal would be required for the proposed development.

A Scoped EIS/PJR is enclosed which supports the redevelopment proposal.



## 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):

*See attached Scoped EIS/PJR*

~~See attached.~~

~~It is our professional opinion that the application meets the two tests under Section 45(2) of the Planning Act and that the redevelopment proposal represents good planning and should be approved.~~

The redevelopment proposal is consistent with the PPS as it will:

- permit waterfront residential uses on rural lands which is a permitted use under the PPS.
- the development is compatible with adjacent land uses
- no new municipal infrastructure or servicing is needed to accommodate the proposed development
- no adverse impacts are anticipated to occur on any natural heritage features, provided the recommended mitigation measures in the Scoped EIS/PJR, prepared by Jp2g Consultants Inc., dated ~~August 22, 2024~~ *September 3, 2024* are properly implemented.

*September 9*



**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: SEE ATTACHED TABLE

Date to be 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): \_\_\_\_\_

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

Type of building: \_\_\_\_\_

Date to be constructed: \_\_\_\_\_

Height of building (to the midpoint of roof or top of deck): \_\_\_\_\_

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 (to the midpoint of 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, attached decks, attached porches, etc., 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	Yes
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	Yes
A floodplain	Yes	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	Yes
Lake, river, stream, creek, pond or other water feature	Yes	Yes
Fish habitat	Yes	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 **Filed concurrently with this 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.