

**3. Property information**

Civic address: 1214

Assessment Roll Number: 12-90-191-015-4700-000

Former Geographic Township Bowser

Legal Description:

Lot frontage (m): \_\_\_\_\_ Lot Depth (m): \_\_\_\_\_ Lot Area (ha): \_\_\_\_\_

Date the subject property was acquired by current owner: 2018

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

**Minor Variance or Permission Application**

**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:

RURAL / WATERFRONT

Current zoning of the property in the Comprehensive Zoning Bylaw:

WATERFRONT RESIDENTIAL (WR)

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

- COTTAGE / PERSONAL USE

Length of time the current use of the land has continued: SINCE 1967

What are the land uses of adjacent and neighbouring properties?

- COTTAGES EITHER SIDE

FORMER WERE RENTALS  
NOTE

**8. Existing buildings/structures**

Include the following for each building(s) or structure(s) on the property:

**X Existing Building/Structure 1 (both metric and imperial units):**

Type of building: COTTAGE  
Date constructed: 1950's  
Height of building (to the midpoint of the roof): \_\_\_\_\_  
Front lot line setback: \_\_\_\_\_ Dimensions: 30 x 20  
Rear lot line setback: \_\_\_\_\_ Floor area: \_\_\_\_\_  
Side lot line setback: \_\_\_\_\_ Side lot line setback: \_\_\_\_\_  
Distance to water (if applicable): \_\_\_\_\_

*Handwritten note:* 20' x 30' (with arrows pointing to dimensions)

**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.

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

Type of building: SHOWER BUNKY  
Date constructed: 2021  
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): \_\_\_\_\_

*Handwritten note:* 20' x 30' (with arrows pointing to dimensions)

**Minor Variance or Permission Application**

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

Type of building: SLEEPING CABIN

Date constructed: 2021

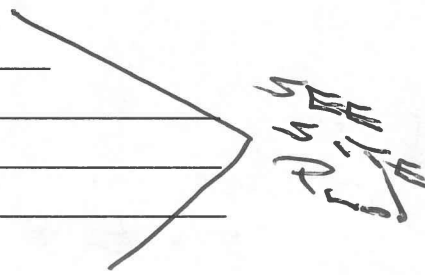
Height of building (to the midpoint of the roof): \_\_\_\_\_

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.

*Due to the ongoing health risks to my aging parents, both in long-term senior residences suffering from Covid, we required alternative living accommodations for them.*

*We contracted a local builder to construct two bunkies on our existing family-cottage property built in the 1950's.*

*Please see attached Site Plan drawings for dimensions.*

### 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:

*We are requesting a minor variance to the Bylaw on setbacks for the construction of one of the bunkies.*

### 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:

As per the Site Plan, the construction of the smaller bunkie is in violation of the Bylaw for setbacks from the neighboring property to the north.

## 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):

We expanded the footprint of our existing family cottage by building two bunkies to accommodate my aging parents in long-term senior residences suffering from Covid.

To maintain the general intent of the County of Hastings plan, we took great care in blending the bunkies into the landscape using locally-sourced material and with solid construction.

We contracted a local builder to construct the bunkies to code and to be visibly appealing.

The bunkies are intended for family use only during the late spring and summer months, and not as a rental property or for other monetary purposes.

The variance to the Bylaw for setbacks of the smaller bunkie to the ~~front of the~~ neighboring property to the north, is minor in nature.

THIS ADDITIONAL SMOKE  
BUNKY WAS ADDED TO  
OUR PRESENT COTTAGE'S  
2 PIECE BATHROOM. DUE  
TO OUR EXPANDING FAMILY  
+ MY AGING PARENTS STAYED  
ABOVE.

**Minor Variance or Permission Application**

**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: BATHROOM BUNKIE

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

*Handwritten note:* 2.4m high

~~**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 2** (both metric and imperial units):

Type of building: SLEEPING BUNKIE

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

*Handwritten note:* 2.4m high

**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	
A landfill (active or non-operating) (within 1000 metres)		YES
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		
A floodplain	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	
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	

**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 \_\_\_\_\_

*Handwritten blue scribbles and lines over the application list.*

**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.