



3. Property information

Civic address: 356 Ponacka Road

Assessment Roll Number: 1290 278 020 23100 0000

Former Geographic Township \_\_\_\_\_

Legal Description:

Lot frontage (m): 51.7m Lot Depth (m): 30m Lot Area (ha): 0.155

Date the subject property was acquired by current owner: \_\_\_\_\_

4. Access to property (select one):

- Provincial highway
- Municipal Road (year-round maintenance)
- Municipal Road (seasonal maintenance)
- Other (please specify): Private Road
- 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): \_\_\_\_\_



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

**7. Current Land Use**

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

Waterfront

Current zoning of the property in the Comprehensive Zoning Bylaw:

Limited Service Residential

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

Seasonal Residential Dwelling

Length of time the current use of the land has continued: 75 years

What are the land uses of adjacent and neighbouring properties?

Season Residential



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**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: Seasonal Dwelling  
 Date constructed: 1950s  
 Height of building (to the midpoint of the roof): 18'  
 Front lot line setback: 12'                      Dimensions: 24'x26' ++  
 Rear lot line setback: 40'                      Floor area: 722 sq ft  
 Side lot line setback: 39'                      Side lot line setback: 112'  
 Distance to water (if applicable): 31'

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

Type of building: Deck 1  
 Date constructed: 1950s  
 Height of building (to the midpoint of the roof or top of deck): n/a  
 Front lot line setback: 0                      Dimensions: 12'x30' irr  
 Rear lot line setback: 64'                      Floor area: 250 sq ft  
 Side lot line setback: 42'                      Side lot line setback: 114'  
 Distance to water (if applicable): 20'

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: Deck 2  
 Date constructed: 1950s  
 Height of building (to the midpoint of the roof): n/a  
 Front lot line setback: 32'                      Dimensions: 15'x12' irr  
 Rear lot line setback: 40'                      Floor area: 172 sq ft  
 Side lot line setback: 27'                      Side lot line setback: 135'  
 Distance to water (if applicable): 50'



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

Type of building: Shed  
Date constructed: 1995  
Height of building (to the midpoint of the roof): 12  
Front lot line setback: 16' Dimensions: 8'x12'  
Rear lot line setback: 60' Floor area: 96 sq ft  
Side lot line setback: 10' Side lot line setback: 160'  
Distance to water (if applicable): 32'

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

Type of building: Boathouse/Dock  
Date constructed: 1975  
Height of building (to the midpoint of the roof): 12'  
Front lot line setback: n/a Dimensions: 20'x20'  
Rear lot line setback: 100' Floor area: 400 sq ft  
Side lot line setback: 12' Side lot line setback: 172'  
Distance to water (if applicable): 0'

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

Type of building: Shed  
Date constructed: 1975  
Height of building (to the midpoint of the roof): 9'  
Front lot line setback: 0 Dimensions: 5'x5'  
Rear lot line setback: 88' Floor area: 25 sq ft  
Side lot line setback: 3' Side lot line setback: 188'  
Distance to water (if applicable): 13'

**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.

To demolish existing 722 sq ft dwelling constructed on piers with a new 1296 sq ft dwelling with walkout basement and 12'x36' deck neither of which to be constructed on the shore road allowance. The new dwelling will utilize the existing driveway and parking area.

See attached

## **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:

Both the existing and proposed dwellings are within 30m of the high water mark. Legal/Non-conforming allows for reconstruction of the same size and footprint of the existing structure. Relief is required as the proposed structure is 574 sq ft larger than the existing and will utilize the existing footprint and expand towards the rear and side lot line.

### **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 lot depth of the property is only 100'. It is not possible to maintain the required 100' setback on a property that is only 100' deep. Since there is already an existing dwelling on the property, it would be best to construct the new dwelling in the similar location so as not to further disturb the property characteristics. The new dwelling in no way obstructs the neighboring properties and is best suited to be build where the existing dwelling is.

**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 tests for a Permission Application are as follows:

Is the Application desirable for the appropriate development of the subject property?

YES (See Environmental Impact Statement (Attached))

-Will the application result in undue adverse impacts on the surrounding properties and neighborhood?

YES (See Environmental Impact Statement (Attached))



**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: Seasonal Dwelling

Date to be constructed: FALL 2024

Height of building (to the midpoint of the roof): 23'-4"

Front lot line setback: 12' Dimensions: 36'x36'

Rear lot line setback: 30' Floor area: 1296 sq ft

Side lot line setback: 33' Side lot line setback: 104'

Distance to water (if applicable): 34'

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

Type of building: Deck

Date to be constructed: FALL 2024

Height of building (to the midpoint of roof or top of deck): n/a

Front lot line setback: 3' Dimensions: 12'x36'

Rear lot line setback: 60' Floor area: 432 sq ft

Side lot line setback: 33' Side lot line setback: 117'

Distance to water (if applicable): 23'

***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.



**Minor Variance or Permission 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)	NO	NO
A landfill (active or non-operating) (within 1000 metres)	NO	NO
An active mine site (within 1000 metres)	NO	NO
A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)	NO	NO
An active gravel pit or quarry	NO	NO
Any industrial use (current or former)	NO	NO
Provincial Park or Crown Lands	NO	NO
A floodplain	NO	NO
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)	NO	NO
Lake, river, stream, creek, pond or other water feature	NO	YES
Fish habitat	NO	NO
Provincially Significant Wetland	NO	NO
Any known cultural heritage, archaeological resources and/or areas of archaeological potential?	NO	NO
A slope, including a steep and/or unstable slope with an angle of three-to-one (horizontal:vertical) or 18 degrees	NO	NO



**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.