



4. Property information

Civic address: ~~184 Mc Garry Road~~ 184 Mc Garry Road

Assessment Roll Number: 129027801038700

Former Geographic Township Herschel

Legal Description: PART LOT 11, CONCESSION 11 HERSCHEL,
PART 2, PLAN 21R-26920;
MUNICIPALITY OF HASTINGS HIGHLANDS

Pre-severance description
is Part 2, Plan 21R-26403

Lot frontage (m): 57 Lot Depth (m): 70 Lot Area (ha): 0.578

Date the subject property was acquired by current owner: February 24, 2022

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): _____



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

Current zoning of the property in the Comprehensive Zoning Bylaw:

Marginal Agriculture (MA)

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

Vacant

Length of time the current use of the land has continued: ±2 years

What are the land uses of adjacent and neighbouring properties?

Directly adjacent lands are all designated for rural/waterfront use. The adjacent severed parcel to the west (B93/24) contains a residential dwelling. The adjacent retained lot to the north and east include a dwelling and detached garage at #19 Grant road (with the area directly abutting the subject lands being woods).



9. Existing buildings/structures Vacant

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: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

Existing Attached Deck/Porch to Existing (both metric and imperial units):

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

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

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

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

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____



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

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

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 subject area is a vacant parcel piece of land severed under consent application B94/24

The new parcel is intended to be used for future residential development. No building plans have been finalized, but a proposed dwelling location has been staked out for consideration (±81m²).

There is an existing well and driveway/entrance (with civic #184) on the subject land. We propose that a septic system could be installed behind the proposed dwelling.

Approximately 3/4 of the subject parcel is cleared (to the south), with the northern 1/4 and eastern property line being wooded.

See the attached site plan sketch for more details.



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:

We request that the subject lands have their zoning changed from marginal agriculture to rural residential.

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:

Upon completion of severance the subject lands will not meet the minimum lot area required for marginal agriculture zoning, as a result rezoning the subject lands to rural residential is required as a condition of severance.



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):

This proposal is consistent with the provincial policy statement and helps to advance the stated vision of increasing the supply and mix of housing options within the province.

Rezoning the subject lands to rural residential will allow for the related severance to be completed. This in turn will make it possible to be utilized for future residential development.

Hastings County's official plan designates the subject land for rural/waterfront use which is compatible with the proposed zoning of rural residential and the subject lands future use as a detached dwelling.



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:	detached dwelling		
Distance to water:	±165m (±541 ft)	Height of building:	unknown
Front lot line setback:	23.3m (76 ft)	Dimensions:	±9.5m x 8.5m (31 ft x 28 ft)
Rear lot line setback:	38.8m (121 ft)	Floor area:	±79.5m ² (861 ft. ²)
Side lot line setback:	17.2m (56 ft)	Side lot line setback:	29.8m

Attached Deck/Porch to Proposed Building/Structure 1:

Type of building:			
Distance to water:		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:			
Distance to water:		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:			
Distance to water:		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.



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	Yes
A landfill (active or non-operating) (within 1000 metres)	N/A	N/A
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	N/A
A floodplain	N/A	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	Yes
Lake, river, stream, creek, pond or other water feature	N/A	Yes
Fish habitat	N/A	N/A
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



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) B93/24 & B94/24 _____
- Plan of Subdivision _____
- Zoning Bylaw Amendment Application _____
- Minor Variance/Permission _____
- Site Plan Control Application _____

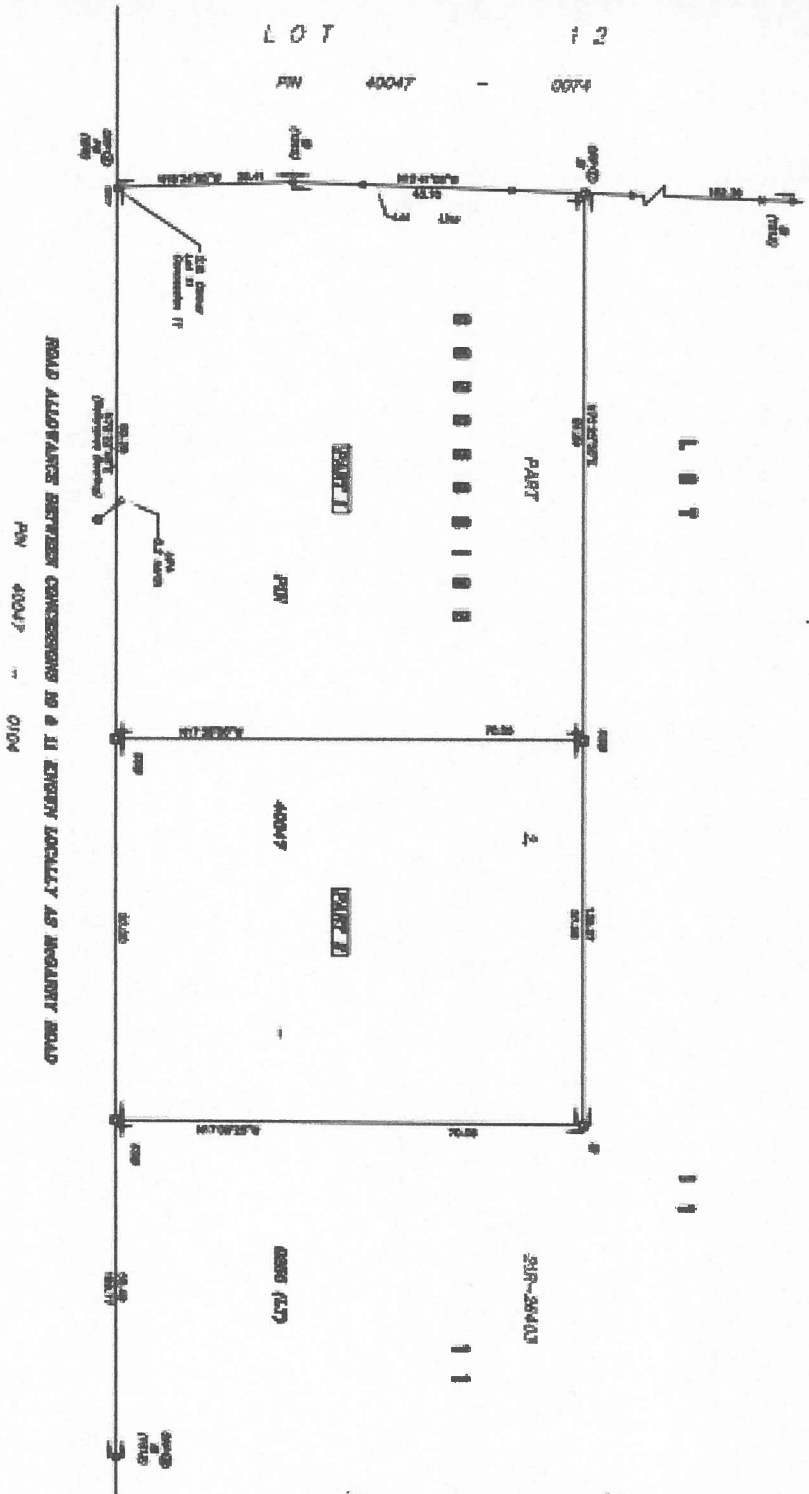
17. Site Plan Requirements

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.
- N/A 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.
- N/A 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.

**PLAN OF SURVEY OF
PART OF LOT 11
CONCESSION 11
MUNICIPALITY OF HASTINGS
COUNTY OF HASTINGS**

SCALE 1:1,000
PLANES & DISTANCE Q.L.S.
THE DISTANCE AND AREA OF THIS PLAN IS VALID IN ACCORDANCE WITH THE
PROVISIONS OF THE SURVEY ACT AND REGULATIONS THEREUNDER.



ACQUISITION			
PART	LOT	CONCESSION	AREA
1	11	11	40047 (2.7)
2	11	11	40047 (2.7)
PART 1 & 2 COMBINE PART OF THE SURVEY 2000 (2.7)			40047 (2.7)

PLAN 21B-28920
Revised and deposited
February 19, 2005
Ontario Registrar
Registration for the
Land Titles Division of
Essex (2005)

NOTICE
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARTS 1 AND 2 OF THE SURVEY ARE THE SAME AS SHOWN ON THE PLAN OF SURVEY OF THE CONVEYANCE OF THE LANDS OF THE MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998, AND THAT THE SAME ARE THE SAME AS SHOWN ON THE PLAN OF SURVEY OF THE CONVEYANCE OF THE LANDS OF THE MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998, AND THAT THE SAME ARE THE SAME AS SHOWN ON THE PLAN OF SURVEY OF THE CONVEYANCE OF THE LANDS OF THE MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998.

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SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, AND PLAN AND DISTRICT AND IN ACCORDANCE WITH THE
PROVISIONS OF THE SURVEY ACT AND REGULATIONS THEREUNDER, HAVE
BEEN DULY AND LEGALLY QUALIFIED TO SURVEY THE LANDS OF THE
MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998, AND
THE SAME ARE THE SAME AS SHOWN ON THE PLAN OF SURVEY OF THE
CONVEYANCE OF THE LANDS OF THE MUNICIPALITY OF HASTINGS, COUNTY OF
HASTINGS, ONTARIO, DATED 1998, AND THAT THE SAME ARE THE SAME AS
SHOWN ON THE PLAN OF SURVEY OF THE CONVEYANCE OF THE LANDS OF THE
MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998.

DATE JANUARY 14, 2005
T. A. MILLER SURVEYING LTD.
P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR
1000 SHEPPARD AVENUE EAST
SUITE 100
SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-1111
FAX: (416) 291-1112
WWW.TAMILLER.COM

CONVEYANCE AGREEMENT PARTS 1 AND 2 OF THIS SURVEY HAVE BEEN
REGISTERED IN THE LAND TITLES DIVISION OF THE REGISTRY OF
LANDS AND SURVEYS, ONTARIO, AND ARE VALID IN ACCORDANCE WITH
THE PROVISIONS OF THE SURVEY ACT AND REGULATIONS THEREUNDER.
THE DISTANCE AND AREA OF THIS PLAN IS VALID IN ACCORDANCE WITH
THE PROVISIONS OF THE SURVEY ACT AND REGULATIONS THEREUNDER.
THE DISTANCE AND AREA OF THIS PLAN IS VALID IN ACCORDANCE WITH
THE PROVISIONS OF THE SURVEY ACT AND REGULATIONS THEREUNDER.

HISTORIC
Reference and relationship are to be made to the
PLAN OF SURVEY OF THE CONVEYANCE OF THE LANDS OF THE
MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998.

NO.	DATE	DESCRIPTION	BY
1	1998	CONVEYANCE OF THE LANDS OF THE MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998.	T. A. MILLER
2	2005	PLAN OF SURVEY OF THE CONVEYANCE OF THE LANDS OF THE MUNICIPALITY OF HASTINGS, COUNTY OF HASTINGS, ONTARIO, DATED 1998.	T. A. MILLER

