



3. Property information

Civic address: 1799 N. BAPTISTE LK. Rd.

Assessment Roll Number: 1290 278 010 27100 0000

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

Legal Description: BELCAST COTTAGES AND  
GENERAL STORE

Lot frontage (m): 250' Lot Depth (m): \_\_\_\_\_ Lot Area (ha): 1.2 ACRE IRREG

Date the subject property was acquired by current owner: DEC 12 2012

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:

COTTAGE RENTAL & GENERAL STORE

Current zoning of the property in the Comprehensive Zoning Bylaw:

COMMERCIAL RESIDENTIAL

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

COTTAGE RENTAL

Length of time the current use of the land has continued: 60 + YEARS

What are the land uses of adjacent and neighbouring properties?



**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: STICK FRAME - DEMO REQUIRED  
 Date constructed: 1958 COTTAGE CB MB  
 Height of building (to the midpoint of the roof): 12.5' - 3.8M  
 Front lot line setback: 34' - 10.3M Dimensions: 16' x 32' - 4.8M x 9.7M  
 Rear lot line setback: 133' - 40.5M Floor area: 512<sup>2</sup> FT. - 46.5<sup>2</sup> M  
 Side lot line setback: 41' - 12.5M Side lot line setback: \_\_\_\_\_  
 Distance to water (if applicable): SITE PLAN SURVEY SENT TO MUN.

**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): SITE PLAN SURVEY SENT TO MUN.

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: STICK FRAME - DEMO REQUIRED  
 Date constructed: 1958 COTTAGE CB MB  
 Height of building (to the midpoint of the roof): 12.5' - 3.8M  
 Front lot line setback: 51' - 15.5M Dimensions: 16' x 32' 4.8<sup>2</sup> x 9.7<sup>2</sup> M  
 Rear lot line setback: 133' - 40.5M Floor area: 512<sup>2</sup> F - 46.5<sup>2</sup> M  
 Side lot line setback: 72' - 23M Side lot line setback: \_\_\_\_\_  
 Distance to water (if applicable): SITE PLAN SURVEY SENT TO MUN.



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

Type of building: STICK FRAME - LEAVE AS EXISTING

Date constructed: 1958

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): SITE PLAN SURVEY SENT TO MUN

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

Type of building: STICK FRAME - LEAVE AS EXISTING

Date constructed: 1958

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): SITE PLAN SURVEY SENT TO MUN

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

Type of building: STICK FRAME - LEAVE AS EXISTING

Date constructed: 1958

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): SITE PLAN SURVEY SENT TO MUN

**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/storerooms, floor area(s), number of parking/loading spaces, landscape area, etc. If additional space needed, attach (a) separate page(s) to this Application.

REPLACE TWO OLDER TWO-BEDROOM COTTAGES WITH A CONTEMPORARY FOUR SEASON COTTAGE. THE NEW CONSTRUCTION WILL FEATURE SLAB ON GRADE, IN-FLOOR HEATING, ENCOMPASSING A SINGLE-FLOOR LAYOUT WITH TWO BEDROOMS, TWO BATHROOMS, APPROXIMATELY 1200 SQUARE FT. (112.9 SQ. M.) OF SPACE. THE EXISTING DRIVEWAY AND PARKING WILL REMAIN UNCHANGED.

### 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:

THE RELIEF ENTAILS REMOVING TWO CABINS MEASURING 16X32 FT AND REPLACING THEM WITH A SLIGHTLY LARGER SINGLE CABIN MEASURING 40X32 FT. THE ZONING WILL REMAIN UNCHANGED, AND THERE WILL BE NO ALTERATION TO THE OVERALL USAGE AND IMPACT OF THE PROPERTY.  
WE COMMIT TO ADHERING TO ALL RECOMMENDATIONS OUTLINED IN THE ENVIRONMENTAL STUDY.



### 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:

ADDITIONALLY, ALTHOUGH THE PROPERTY HAS BEEN ZONED RURAL COMMERCIAL FOR OVER 60 YEARS, OUR PROPOSED DEVELOPMENT WILL NOT ALTER ITS CURRENT OPERATION OR VIOLATE ANY ZONING REGULATIONS. TO ENSURE COMPLIANCE WITH THE ZONING BY-LAWS. ALTERNATIVELY, SEEKING VARIANCES OR SPECIAL PERMITS MAY BE CONSIDERED TO ACCOMMODATE SPECIFIC ASPECTS OF THE PROPOSED DEVELOPMENT WITHIN THE FRAMEWORK OF THE ZONING REGULATIONS.



**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):

THROUGHOUT THE ENTIRE PROCESS, WE'VE REMAINED IN COMMUNICATION WITH JOHN JARDINE FROM THE MUNICIPALITY, BEGINNING WITH THE PRE-CONSULTATION PHASE AND NOW EXTENDING TO THE COMPLETION OF MINOR VARIANCE FORMS. AS PART OF OUR DUE DILIGENCE, WE UNDERWENT AN ENVIRONMENTAL IMPACT STUDY AND A REAL PROPERTY SURVEY, THE RESULTS OF WHICH WILL BE INCLUDED WITH OUR VARIANCE FORMS UPON SUBMISSION.

WE'RE SEEKING APPEAL FOR A MINOR VARIANCE TO INCREASE THE FOOTPRINT OF ONE OF OUR EXISTING COTTAGE FROM 16X32 TO 40X32. THIS ADJUSTMENT ENTAILS REMOVING 2 SMALLER COTTAGES WHILE MAINTAINING CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT. OUR INTENTION IS TO REPLACE THE 2 AGING CABINS WITH ONE NEW STRUCTURE, ENSURING COMPLIANCE WITH ALL RELEVANT REGULATIONS AND POLICIES





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: STICK FRAME COTTAGE *UB MB*

Date to be constructed: 2024-2025

Height of building (to the midpoint of the roof): 16.0' FT - 4.87 M

Front lot line setback: \* Dimensions: 40X32' FT - 12.2X9.7' M

Rear lot line setback: \* Floor area: 1280' FT - 112.9' M

Side lot line setback: \* Side lot line setback: \*

Distance to water (if applicable): 32'-51' FT - 9.7-15.5 M  
*\* ATTACHED SURVEY SITE PLAN FOR DIMENSIONS*

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

Type of building: DECK - STICK

Date to be constructed: 2024-2024

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): \_\_\_\_\_  
*\* ENGINEER DRAWINGS TO FOLLOW*

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

Type of building: N/A

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	
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	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 N/A
- Consent (Severance) N/A
- Plan of Subdivision N/A
- Zoning Bylaw Amendment Application N/A
- Minor Variance Application N/A
- Site Plan Control Application N/A

**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.

*✓ - WE WILL BE SUBMITTING A REAL PROPERTY SURVEY THAT WILL HIGHLIGHT ALL*