



3. Property information

Civic address: 192A Lake St. Peter Road, K0L2K0

Assessment Roll Number: 129019102053600

Former Geographic Township Mclure

Legal Description: Part of Lots 7&8 concession 7, PL21R6089, County of Hastings

Lot frontage (m): 64.01m Lot Depth (m): 132.5m Lot Area (ha): 0.54 ha

Date the subject property was acquired by current owner: April 8, 2010

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? s

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:
Rural / Waterfront

Current zoning of the property in the Comprehensive Zoning Bylaw:
Waterfront Residential

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

The land is currently used for residential purposes

Length of time the current use of the land has continued: Unknown

What are the land uses of adjacent and neighbouring properties?

Residential



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: Dwelling

Date constructed: Unknown

Height of building: 4m +/- / 13 ft +/-

Front lot line setback: 102.6m/336.2 ft Dimensions: 6.2x7.4m / 20.3x24.2 ft

Rear lot line setback: 1.3m/4.3ft Floor area: 45.6 sqm/ 490.8 sqft

Side lot line setback: 1.2m/ 3.2ft Side lot line setback: 1.2m/ 3.9ft

Distance to water (if applicable): 10.9m / 35.8 ft

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

Type of building: Garage

Date constructed: Unknown

Height of building: 3m +/- / 9.8ft +/-

Front lot line setback: 84.8m/287.7 ft Dimensions: 9.5x7.5m / 31.2x24.6 ft

Rear lot line setback: 0m Floor area: 79.3 sqm/ 853.6 sqft

Side lot line setback: 0m/ 0ft Side lot line setback: 0m / 0ft

Distance to water (if applicable): 49.3m / 161.7 ft

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

Type of building: _____

Date constructed: _____

Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

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

Distance to water (if applicable): _____



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

Type of building: _____

Date constructed: _____

Height of building: _____

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: _____

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 6 (both metric and imperial units):

Type of building: _____

Date constructed: _____

Height of building: _____

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 demolish the existing 1 storey dwelling and construct a 2 storey dwelling with attached garage. The estimated ground floor area of the proposed dwelling & garage is 391.7sqm. The proposal includes construction of a new septic system to service the dwelling. The existing privy will be decommissioned/removed.

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 seeking relief for water, rear and side yard as provided in the section 10.3 (a)(iii) 10.3 (a) (v), and 10.3(a) vi



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 required water yard is 30m, however the existing dwelling is located at 10.9m +/- . The proposed dwelling is located at 14.2m +/- improving the existing setback by approx 3.3m. The irregular shape of the lot & location of existing dwelling makes it difficult to meet the side yard requirements. The proposed dwelling does not encroach on the shore road allowance but utilizes the location of existing dwelling.



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):

1. The variance we are seeking is minor in nature as it is will not impact any neighboring properties. There will be no access related issues.
2. The granting of the variance would be desirable for the appropriate development and land use as the the subject property and neighboring properties are all Waterfront residential or open space.
3. The variance requested maintain the general intent and purpose of the zoning.
4. The variance requested maintain the general intent and purpose of the official plan.



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: Dwelling

Date to be constructed: TBD

Height of building: 7.0m+/- / 23 ft +/-

Front lot line setback: 76.8m/251.9 ft Dimensions: 36.1x16.1m /118.4x52.8 ft

Rear lot line setback: 0.2m/0.6 ft Floor area: 391.7 sqm/1285.1 sqft

Side lot line setback: 1.2m/ 3.2ft Side lot line setback: 1.7m/5.6ft

Distance to water (if applicable): 14.2m / 46.6 ft

Proposed Building/Structure 2 (both metric and imperial units):

Type of building: _____

Date to be constructed: _____

Height of building: _____

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: _____

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 to this Application.



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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	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	? shore road.
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	N/A
Lake, river, stream, creek, pond or other water feature	Y	Y
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



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.