

Minor Variance or Permission Application

3. Property information

Civic address: 55 ALP Lane, Maynooth, ON K0L 2S0

Assessment Roll Number: 129027801012550

Former Geographic Township Herschel

Legal Description: RCP 2278 PT LOTS 37 42 AND 43 PT SHORE RD
ALLOW AND RP 21R21992 PART 2 RP 21R25522
PARTS 2 3 4 6 AND 7 36.18 ACRES

See site plan with lot line dimensions
Indicated as obtained from Hastings
GIS Mapping - Parcel Outline

Lot frontage (m): Irregular Lot Depth (m): Irregular Lot Area (ha): 36.18 AC

Date the subject property was acquired by current owner: 1975

4. Access to property (select one):

- Provincial highway Right-of-way
 Municipal Road (year-round maintenance) Water (see next page)
 Municipal Road (seasonal maintenance)
 Other (please specify): ALP Lane is a self-maintained Road.

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:
Residential?

Current zoning of the property in the Comprehensive Zoning Bylaw:
LSR & MA

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

LSR land portion currently has existing cottage/accessory buildings. MA is vacant land.

Length of time the current use of the land has continued: since 1950's

What are the land uses of adjacent and neighbouring properties?
cottage 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: Primary Dwelling (existing to remain as is no change - see site

Date constructed: 1950's

Height of building (to the midpoint of the roof): _____

Front lot line setback: _____ Dimensions: 31.0' x 38.0' Irregular

Rear lot line setback: _____ Floor area: 1048 sf.

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

Distance to water (if applicable): 37.72' (11.5m) +-

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.

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

Type of building: Existing Studio/Storage (existing to remain as is no change - see

Date constructed: 1970's

Height of building (to the midpoint of the roof): _____

Front lot line setback: _____ Dimensions: 32.5'x 41.5' Irregular

Rear lot line setback: _____ Floor area: 920.0 sf.

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

Distance to water (if applicable): 131.23' (40m)+-

Minor Variance or Permission Application

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

Type of building: Existing Covered Storage ((existing to remain as is no change
Date constructed: 1970's
Height of building (to the midpoint of the roof): _____
Front lot line setback: _____ Dimensions: 18.5' x 28.0'
Rear lot line setback: _____ Floor area: 518 sf.
Side lot line setback: _____ Side lot line setback: _____
Distance to water (if applicable): 49.21' (15m)+-

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

Type of building: Existing Cabin # 1 (existing to remain as is no change - see site)
Date constructed: 1980's
Height of building (to the midpoint of the roof): _____
Front lot line setback: _____ Dimensions: 13.5' x 14.5' Irregular
Rear lot line setback: _____ Floor area: 150 sf.
Side lot line setback: _____ Side lot line setback: _____
Distance to water (if applicable): 19.68' (6m) +-

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

Type of building: Existing Cabin # 2 (existing to remain as is no change - see site)
Date constructed: 2000
Height of building (to the midpoint of the roof): _____
Front lot line setback: _____ Dimensions: 9.0' x 12.0'
Rear lot line setback: _____ Floor area: 108 sf.
Side lot line setback: _____ Side lot line setback: _____
Distance to water (if applicable): 27.23' (8.3m) +-

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.

My client has a large (36.18 acres/2200+ feet of water frontage) cottage property on Baptiste Lake and owned since 1975 and enjoy very much with their large extended family. They have an existing boathouse and are proposing to replace this existing wet-slip boathouse that also had existing loft storage above (that recently my client over the weekend of May 11 & 12th 2024, while visiting the cottage discovered that over half of the wall studs were rotted out and detached at their bases and the central beam was also cracked - the whole structure was wobbly and swaying. Given the poor state and more importantly for safety reasons, my clients very carefully took it down before it fell into the lake or worse hurt someone). The dock structure with wet-slip remains. I have included pictures of the existing boathouse from previous and dock structure.)

The proposed new Boathouse will have a wet-slip and will be slightly larger and higher for which we are applying for the minor variance as instructed by Hastings Highlands. The new dock foundation will be the preferred steel pile method to minimize the footprint under the highwater mark - which will be far less than the allowed 15 square metres by MNRF and DFO.

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 to slightly increase boathouse size/square footage and slight increase to height, greater than the summarized bylaw as follows:

Section 3.23*“BOATHOUSE, PRIVATE” shall mean a detached one level accessory building or structure, with a maximum of 55.74 sq. m (600 sq. ft.)...

-and



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:

My client has an existing (previous) boathouse with existing storage loft since the 1950's which needs replacing due to age/failing structure. My clients property is very large 36.18 acres with over 2,200 feet of shoreline. They have a large extended family that enjoy the property and require secure storage for watercraft and dock to enjoy the lake.

Replacing the existing boathouse allows to accommodate more current boat size/watercraft and to maintain tidy storage & security. My client is respectfully requesting, and the new boathouse size being proposed at 27' wide x 29' depth, with storage loft only above, this proposed footprint is 783' square feet (vs. bylaw maximum of 600 sf.) Based on the size of property & shoreline this is a minimal increase in footprint. My client is also proposing a slight increase in height 5.11 metres/16'-9-1/2" (vs. bylaw maximum of 4.5m/14.76' maximum) to midpoint of proposed gable roof - this allows for accessible storage of smaller watercraft, there would be no living, cooking, facilities in this storage loft space.

The proposed boathouse would stay in the same location as old. Any neighboring properties would not have any visual impact, in fact have limited to no visual of the existing/proposed boathouse due to size of my client's property/length of shoreline.

Additionally, the shoreline is very natural and will not be impacted whatsoever.

The dock foundation would be constructed utilizing preferred steel pile driven method under the highwater mark - very minimal footprint - far less than the 15 sq. metres allowed. This is preferred environmentally and for fish/animal habitat.

Minor Variance or Permission Application

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. Maintain the general intent and purpose of the County of Hastings Official Plan;

Section 5.4.5.11 of the Official Plan states “The size, location and design of shoreline structures, including docks, decks, gazebos, boathouses and/or boat ports have a direct effect on both the environmental and visual impact of development of a property. These structures should be of a size and scale appropriate to or in relation to the size and shoreline frontage of the property and the associated dwelling. The municipal zoning by-law shall provide standards to regulate the size and location of these structures and may be regulated through a combination of restrictions of the total footprint, floor area, width, length or height. Boathouses and boat ports are encouraged to be limited to one storey in height, with living space, kitchen and/or washroom facilities being prohibited.”

Agent Response: My client/s are proposing a minor increase in size and height to the proposed replacement boathouse vs. the municipal zoning bylaw. Again my client/s property is extremely large (36.18 acres) with over 2,200 feet of shoreline. The Official Plan (as noted above) states that boathouse structures should be of a size and scale appropriate to or in relation to the size and shoreline frontage of the property and the associated dwelling, we believe on the basis of the size of my client's property, our proposal is more than in line.

2. Maintain the general intent and purpose of the Zoning Bylaw;

Agent Response: We believe that the proposed generally meets the intent and purpose of the Zoning Bylaw and are only requesting relief for minor increase in square footage and height



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: Boathouse

Date to be constructed: 2024

Height of building (to the midpoint of the roof): 5.11 metres/16'-9"

Front lot line setback: 800.0feet +- (from HWM) Dimensions: 27.0' x 29.0'

Rear lot line setback: 0.0' (from HWM) Floor area: 783 square feet

Side lot line setback: 750.0feet +- Side lot line setback: 1475.0'+-

Distance to water (if applicable): NA

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 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)	NA	
A landfill (active or non-operating) (within 1000 metres)	NA	
An active mine site (within 1000 metres)	NA	
A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)	NA	
An active gravel pit or quarry	NA	
Any industrial use (current or former)	NA	
Provincial Park or Crown Lands	NA	
A floodplain	NA	
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)	NA	
Lake, river, stream, creek, pond or other water feature	Baptiste Lake	Yes
Fish habitat	Baptiste Lake	Yes
Provincially Significant Wetland	NA	
Any known cultural heritage, archaeological resources and/or areas of archaeological potential?	NA	
A slope, including a steep and/or unstable slope with an angle of three-to-one (horizontal:vertical) or 18 degrees	NA	

Minor Variance or Permission Application

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: Not Applicable

- 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.