



3. Property information

Civic address: 1879 Mink Lake Road

Assessment Roll Number: 1290-191-020-22400-0000

Former Geographic Township Hastings Highlands

Legal Description: CON 7 PT LOT 23 RP 21R7962

Lot frontage (m): 254.6 ft Lot Depth (m): 182.5 ft Lot Area (ha): 1.04 ac

Date the subject property was acquired by current owner: 2009

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): NATURAL PROPERTY GRADE

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 (WR)

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

FAMILY COTTAGE

Length of time the current use of the land has continued: + - 1960

What are the land uses of adjacent and neighbouring properties?

WATERFRONT 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: COTTAGE

Date constructed: 1960's

Height of building (to the midpoint of the roof): 3.6m (12ft)

Front lot line setback: 5.9m (19'-6"+-) Dimensions: 13.2m x 7m (43'3 x 23')

Rear lot line setback: 56m (183'-8"+-) Floor area: 98.5m2 (1060 sf)

Side lot line setback: 30.8m (101'-0"+-) Side lot line setback: 26.8m (87'-11"+-)

Distance to water (if applicable): 5.9m (189'-6"+-)

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

Type of building: SEE SCHEDULE A

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: BUNKIE

Date constructed: 2015

Height of building (to the midpoint of the roof): 3.3m (10'9")

Front lot line setback: 19.9m (58'8") Dimensions: 13.2m x 7m (12'6" x 16')

Rear lot line setback: 47.9m (157'4"+-) Floor area: 18.5m2 (200 sf)

Side lot line setback: 8.5m (28'+-) Side lot line setback: 50.3m2 (165'+-)

Distance to water (if applicable): 19.9m (58'8")



Minor Variance or Permission Application

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

Type of building: WOODSHED
Date constructed: 2014
Height of building (to the midpoint of the roof): 3.5m (11')
Front lot line setback: 39.5m (129'9"+) Dimensions: 3m x 3m (10' x 10')
Rear lot line setback: 28.9m (94'-10"+) Floor area: 9m (96.9 sf)
Side lot line setback: 26.2m (86'2"+) Side lot line setback: 29.5m (96'11"+)
Distance to water (if applicable): 39.5m (129'9"+)

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

Type of building: GARAGE
Date constructed: Unknown
Height of building (to the midpoint of the roof): 2.3m (7'-8")
Front lot line setback: 9m (27'-7"+) Dimensions: 5.4m x 4.8m (17'8 x 15'8)
Rear lot line setback: 46.5m (152'9"+) Floor area: 19.7m2 (212 sf)
Side lot line setback: 7.4m (24'6"+) Side lot line setback: 52.4m (172'11"+)
Distance to water (if applicable): 9m (27'-7"+)

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

Type of building: METAL SHED
Date constructed: Unknown
Height of building (to the midpoint of the roof): 2.1m (7'-0")
Front lot line setback: 5.6m (18'-6"+) Dimensions: 2.9m x 2.6m (9'-6"x 8'-6"
Rear lot line setback: 54.3m (178' 4"+) Floor area: 7.5m2 (81sf)
Side lot line setback: 12.8m (42'-3"+) Side lot line setback: 51.4m (168'-10"+)
Distance to water (if applicable): 5.6m (18'-6"+)

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.

Proposal is to remove 2 existing buildings (212 sf Garage + 80 sf Metal Shed) and construct a new 2 storey, 780sf Garage, located no closer to the High Water mark than the 2 existing removed buildings.

Height of the proposed garage - 5m to midpoint of roof (variance is requested for building height).

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:

Relief requested is for:

- 1) BUILDING HEIGHT : proposed 5.0m height to roof midpoint vs 4.5m zoning requirement.
- 2) BUILDING SETBACK : 9m (30'-0") setback from High Water Shoreline vs 30m minimum zoning requirement.



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:

REFER TO SCHEDULE B

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. General intent of the County of Hastings OP

a) Measures / recommendations from the EIS report by Riverstone Environmental to be implemented.

2. Maintain the general intent of the zoning bylaw:

a) The intent of the maximum height is to ensure the new development is compatible with surrounding area, and the proposed height will have minimal visual impact to adjacent lands. The existing cedar buffer between the garage & the lake will also help shield proposed garage from the lake.

b) Building 30m requirement setback to lake: The intent of the setback is to reduce the likelihood of negatively environmental impact to the lake. Riverstone Environmental has prepared an EIS report, indicating / confirming that the proposed garage will replace 2 existing non-conforming structures, and as such will ultimately increase the setback from the lake when compared with existing conditions. The recommendations within the EIS report shall be implemented to address impact to the environment.

3. Desirable for the appropriate use of the land:

a) The new garage is in keeping in character with the use within the neighborhood. The proposed garage will replace existing structures that are in disrepair.

4. Minor in Nature:

a) Proposed building height is minimally higher (0.5m) than zoning minimum.

b) Proposed garage replaces 2 existing structure, with proposed garage setback greater than existing structures.



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: GARAGE

Date to be constructed: 2025

Height of building (to the midpoint of the roof): 5.0m (16'-5")

Front lot line setback: 9m (30'-0") Dimensions: 7.9m x 9.14m (26' x 30')

Rear lot line setback: 38.9m (127'9"+) Floor area: 72.46 m2 (780 sf)

Side lot line setback: 3.048m (10'-0") Side lot line setback: 51.3m (168'-4"+)

Distance to water (if applicable): 9m (30'-0")

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

Type of building: N/A

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: 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	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	Yes
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	N/A	Yes
Fish habitat	N/A	Yes
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 A-2-95
- 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.

SB
SP

SCHEDULE A

Existing Structures:

Type of building: **Cottage deck (C1)**

Date constructed: 2009

Height: +- 12" (+- 300mm)

Front setback: +- 27'5" (+- 8.3m)

Rear setback: +- 211ft (+- 64m)

Side lot setback: +-101ft (+- 30.8m)

Side lot setback: +- 123 ft (+- 37m)

Dimensions: +- 6'6" x 9'4" (+- 2m x 2.8m)

Distance to Water: +- 27'5" (+- 8.3m)

Existing Structures:

Type of building: **Cottage deck (C2)**

Date constructed: 2009

Height: +- 24" (+- 600mm)

Front setback: +- 15'5" (+- 4.7m)

Rear setback: +- 224ft (+- 68m)

Side lot setback: +-96ft (+- 29m)

Side lot setback: +- 128 ft (+- 39m)

Dimensions: +- 5'6" x 12ft (+- 1.6m x 3.6m)

Distance to Water: +- 15'5" (+- 4.7m)

Existing Structures:

Type of building: **Bunkie Deck (B1)**

Date constructed: 2015

Height: +- 12" (+- 300mm)

Front setback: +- 58'8" (+- 17.9m)

Rear setback: +- 157'4"t (+- 48m)

Side lot setback: +-44ft (+- 13.4m)

Side lot setback: +- 160 ft (+- 50m)

Dimensions: +- 6ft x 12'6" (+- 1.8m x 3.8m)

Distance to Water: +- 58'8" (+- 17.9m)



SCHEDULE B

Minor Variance

11. Reason

Reduced building setback:

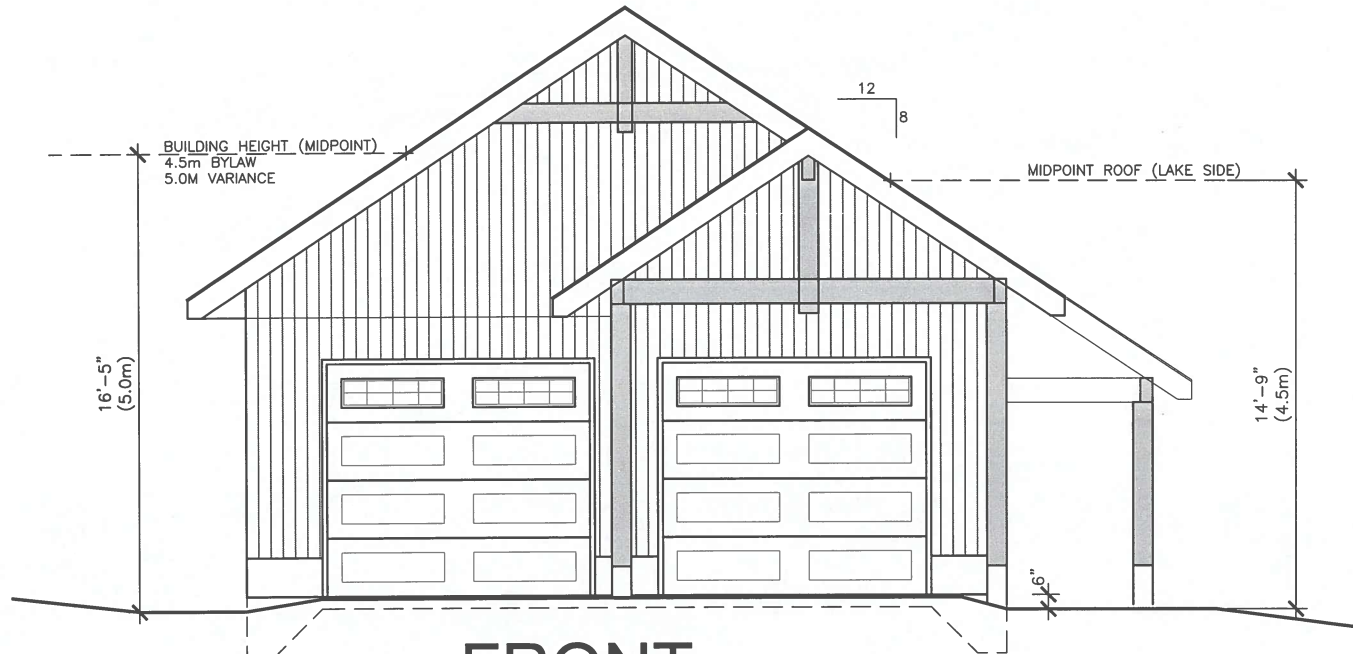
The proposed garage is restricted by existing property parameters

- Topography / slope of the existing property – site slopes down from Mink Lake road down towards the lake. Proximity of the garage is proposed to be located where the existing property flattens to an existing level area (as opposed of cutting into the existing slope for the proposed garage)
- An existing underground electrical service to the cottage restricts the proposed garage location.
- An existing septic tile bed to the south restricts the garage location at that location.
- Environmental Impact study by Riverstone Environmental supports the proposed garage location with recommendations noted on the report.

Building Height:

- The proposed garage design is to accommodate a secure storage for a boat, atv & seasonal storage. The current design requires an increased height for the garage doors & track system, in order to accommodate the required height for access into the garage (ie pontoon boat, tractor).
- Some recent height variances in the neighborhood have been approved for similar accessory buildings. ie:
 - 2121 Mink Lake road – application # A-13-2020. 5.8m height approved
 - 1797 Mink lake road – application # unknown. Height in excess of the zoning maximum 4.5m
- The proposed height increase is minimal (ie proposed increase of only 0.5m, 1'-8")
- Please refer to attached elevation drawings (SCHEDULE C). Note that the height viewed from the lake meets the zoning 4.5m max height requirement (for approximately 50% of the roof). We have made a conscious effort in the design to make the view from the lake visually meet the bylaw height requirements.
- The proposed increased building height will have a minimal visual impact / views to adjacent lands. Note the natural cedar trees along the shoreline will also add a natural buffer to the lake
- The proposed building height is in keeping with the neighborhood.

SB
SP



FRONT

project no.	acad file	date	drawn by	scale	orientation	drawing no.	SCHEDULE C			
							12 DEC 2024	MINOR VARIANCE		
							no. (dd.mm.yy) date	revision description		
							project	GARAGE 1879 MINK LAKE ROAD LAKE ST PETER, ONTARIO		

SP



LAKE SIDE

project no.	acad file	date	drawn by	scale	orientation	SCHEDULE C			
drawing no.						12 DEC 2024	MINOR VARIANCE		
					no.	(dd.mm.yy) date	revision description		
						project	GARAGE 1878 MINK LAKE ROAD LAKE ST PETER, ONTARIO		

SP
SIA



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #21

40005-0007 (LT)

PAGE 1 OF 2
PREPARED FOR Corinna Pomeroy
ON 2024/11/29 AT 18:38:40

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 23-4 SEC 7 (MCCLURE); PT LT 23 CON 7 MCCLURE PT 2 21R7962; HASTINGS HIGHLANDS ; COUNTY OF HASTINGS

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2004/05/25

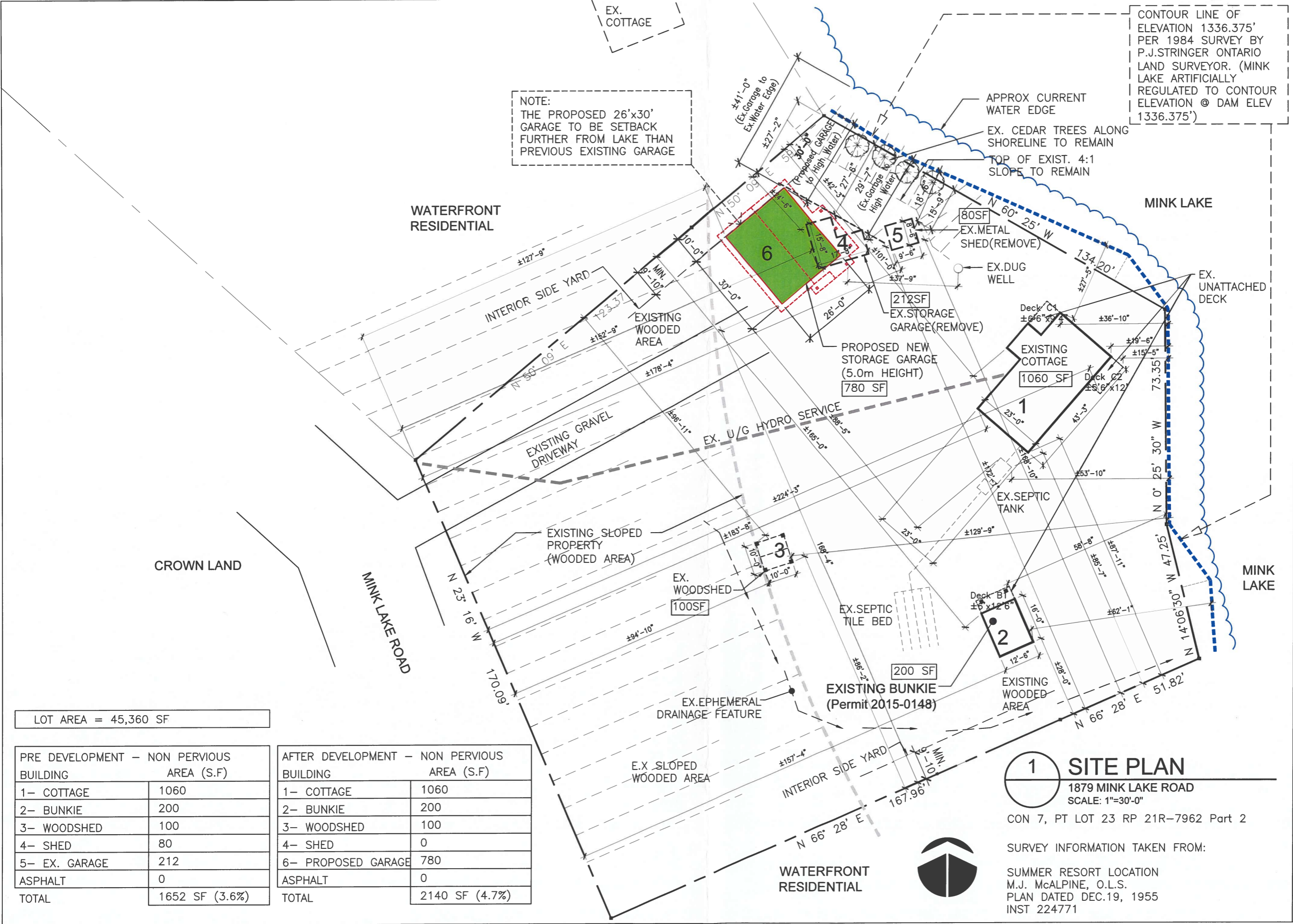
OWNERS' NAMES
POMEROY, SCOTT EDWARD
POMEROY, CORINNA RITA

CAPACITY SHARE
JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CRKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 2004/05/21 **		
21R7962	1985/01/16	PLAN REFERENCE				C
LT41021	1998/10/07	TRANSFER		*** COMPLETELY DELETED ***	URBAN, LORRI	
LT41022	1998/10/07	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
HT13831	2006/03/02	CHARGE		*** COMPLETELY DELETED *** URBAN, LORRI	CITIFINANCIAL CANADA INC.	
HT15657	2006/04/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
	REMARKS: RE: LT41022					
HT49468	2008/06/24	CHARGE		*** COMPLETELY DELETED *** URBAN, LORRI	CITIFINANCIAL CANADA, INC.	
HT55887	2008/10/09	CHARGE		*** COMPLETELY DELETED *** URBAN, LORRI	CITIFINANCIAL CANADA, INC.	
HT57171	2008/10/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CITIFINANCIAL CANADA INC.		
	REMARKS: RE: HT13831					
HT63583	2009/03/20	TRANSFER	\$190,000	URBAN, LORRI	POMEROY, SCOTT EDWARD POMEROY, CORINNA RITA	C
	REMARKS: PLANNING ACT STATEMENTS					
HT64187	2009/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** CITIFINANCIAL CANADA, INC.		
	REMARKS: RE: HT49468					
HT64395	2009/04/06	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Handwritten initials and a circled '2' in the bottom left corner.



CONTOUR LINE OF ELEVATION 1336.375' PER 1984 SURVEY BY P.J. STRINGER ONTARIO LAND SURVEYOR. (MINK LAKE ARTIFICIALLY REGULATED TO CONTOUR ELEVATION @ DAM ELEV 1336.375')

NOTE:
THE PROPOSED 26'x30' GARAGE TO BE SETBACK FURTHER FROM LAKE THAN PREVIOUS EXISTING GARAGE

WATERFRONT RESIDENTIAL

MINK LAKE

CROWN LAND

MINK LAKE ROAD

MINK LAKE

LOT AREA = 45,360 SF

PRE DEVELOPMENT - NON PERVIOUS BUILDING AREA (S.F)	
1- COTTAGE	1060
2- BUNKIE	200
3- WOODSHED	100
4- SHED	80
5- EX. GARAGE	212
ASPHALT	0
TOTAL	1652 SF (3.6%)

AFTER DEVELOPMENT - NON PERVIOUS BUILDING AREA (S.F)	
1- COTTAGE	1060
2- BUNKIE	200
3- WOODSHED	100
4- SHED	0
6- PROPOSED GARAGE	780
ASPHALT	0
TOTAL	2140 SF (4.7%)

1 SITE PLAN

1879 MINK LAKE ROAD
SCALE: 1"=30'-0"

CON 7, PT LOT 23 RP 21R-7962 Part 2

SURVEY INFORMATION TAKEN FROM:

SUMMER RESORT LOCATION
M.J. McALPINE, O.L.S.
PLAN DATED DEC.19, 1955
INST 224771



12 DEC 2024	MINOR VARIANCE	revision description
27 AUG 2024	PRECONSULTATION	
(dd mm yy)	date	no.
project		
GARAGE 1879 MINK LAKE ROAD LAKE ST PETER, ONTARIO		
scale	orientation	
drawn by		
date		
acad file	drawing no.	
project no.	1	

Handwritten initials and a circular stamp.

PLAN AND FIELD NOTES OF
 LOCATION CL 4145
 PART OF LOT 23
 CONCESSION VII
 TOWNSHIP OF McCLURE

FILE : 150310

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

PLAN 21R-7962

DATE JAN. 2, 1985

RECEIVED AND DEPOSITED

DATE 16 JANUARY 1985

J. H. O'DONNELL - SURVEYOR GENERAL
 MINISTRY OF NATURAL RESOURCES

P. J. Stringer
 DEPUTY
 LAND REGISTRAR FOR THE LAND
 TITLES DIVISION OF HASTINGS

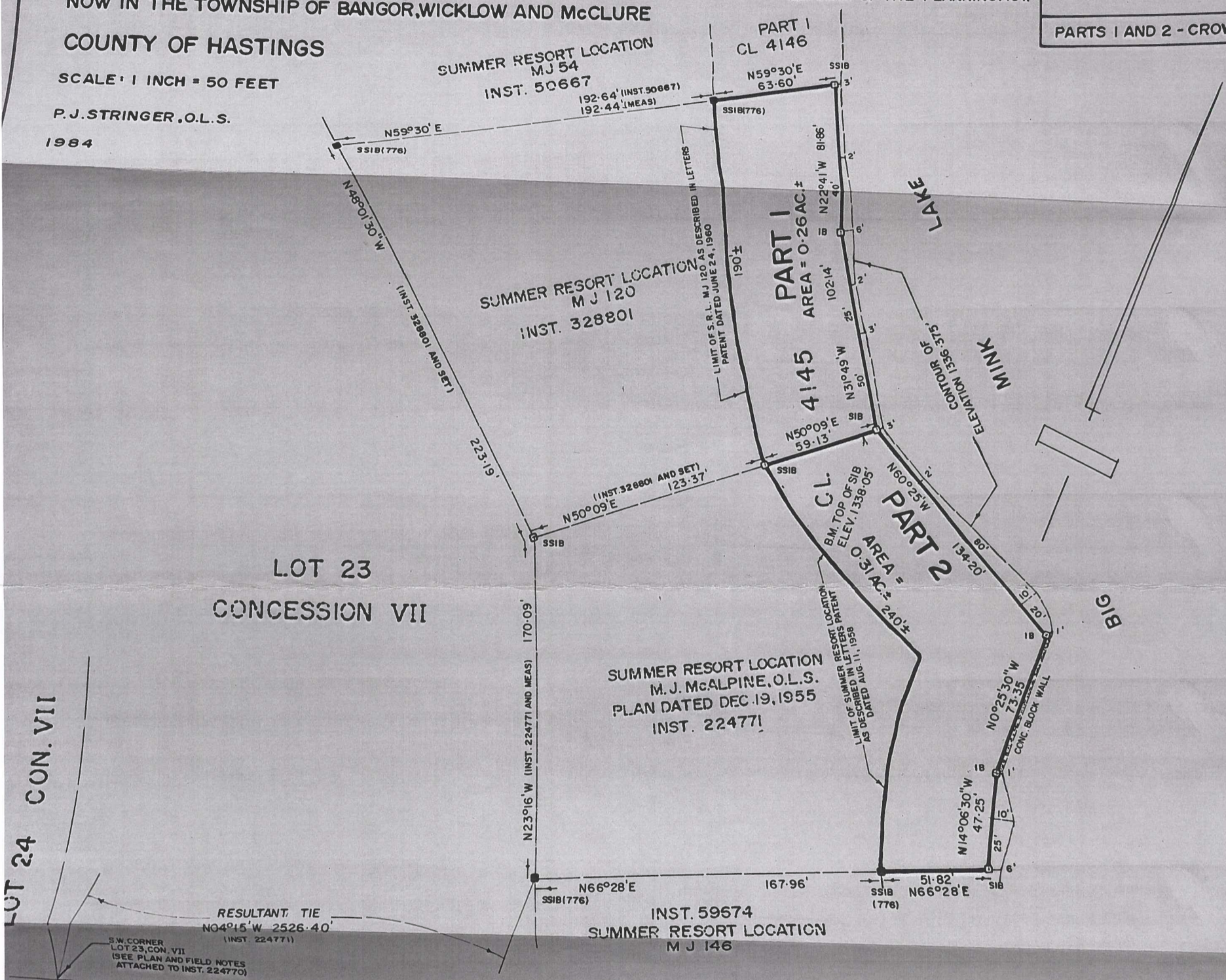
CAUTION THIS PLAN IS NOT A
 PLAN OF SUBDIVISION WITHIN THE
 MEANING OF THE PLANNING ACT.

PARTS 1 AND 2 - CROWN

NOW IN THE TOWNSHIP OF BANGOR, WICKLOW AND McCLURE
 COUNTY OF HASTINGS

SCALE: 1 INCH = 50 FEET

P. J. STRINGER, O.L.S.
 1984



THE WATER LEVEL OF BIG MINK LAKE IS CONTROLLED BY A DAM AT ITS OUTLET.
 ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM BENCH MARK 16-1145-74 ELEVATION 1340.975 (G.S.C. DATUM)
 BIG MINK LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 1336.375 FEET G.S.C. DATUM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT, AND ARE PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION, AND THAT I WAS IN MY OWN PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY.

NOTE
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTH
 LIMIT OF SUMMER RESORT LOCATION MJ 120, HAVING A BEARING OF N59°30'E

THE SURVEY REPRESENTED BY THIS PLAN AND FIELD NOTES WAS COMPLETED ON THE 8th. DAY OF AUGUST, 1984.

(776) DENOTES M. J. McALPINE, O.L.S.

BANCROFT, ONTARIO
 AUGUST 13, 1984

P. J. Stringer
 P. J. STRINGER
 ONTARIO LAND SURVEYOR

21