



**Minor Variance or Permission Application**

**3. Property information**

Civic address: 2137 North Baptiste Lake Rd, Highland Grove, ON

Assessment Roll Number: 12 90 278 010 15302 0000

Former Geographic Township Herschel

Legal Description: CON 6 PT LOT 15 BEING PLAN 21R18624 PART 2  
IRREG  
47044.80SF 141.00FR

Lot frontage (m): 100.0' (Rd.) Lot Depth (m): 232.0'(44') Lot Area (ha): 1.08AC

Date the subject property was acquired by current owner: 2023

**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  
(see extra page herein with email from Miller Surveying).

**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:  
WR (Waterfront Residential)

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

Cottage/Residential

What are the land uses of adjacent and neighbouring properties?

Waterfront Residential Cottage Properties



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**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: Existing Primary Dwelling/Cottage  
 Date constructed: 2019-2020  
 Height of building (to the midpoint of the roof): 30.0' (9.1m) +- Irregular Shape  
 Front lot line setback: 235.0' (71.62m) Dimensions: 40.0'0' x 62.0'(12.19>13.4  
 Rear lot line setback: 106.42' (30.0m) Floor area: 2480 sf.(230.39sm)  
 Side lot line setback: 30.0' (9.1m)+- Side lot line setback: 21.0' (6.40m)+-  
 Distance to water (if applicable): 106.42' (32.43m)

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

Type of building: Front Deck attached to Primary Dwelling  
 Date constructed: 2019-2020  
 Height of building (to the midpoint of the roof or top of deck): 10.0' / 3.04m  
 Front lot line setback: 279.0' (85.03m) Dimensions: 9.0' > 12.0' x 62.0'(2.74r  
 Rear lot line setback: 98.42' (30.0m) Floor area: 630 sf.(58.52sm)  
 Side lot line setback: 30.0' (9.1m)+- Side lot line setback: 17.0' (5.18m)+-  
 Distance to water (if applicable): 98.42' (30.0m)

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 Storage Shed  
 Date constructed: 2000  
 Height of building (to the midpoint of the roof): 12.0'(3.65m)+-  
 Front lot line setback: 350.0'(106.68m) Dimensions: 8.0' x 12.0'(0.91m x 1.21  
 Rear lot line setback: 66.0'(20.11m) Floor area: 96.0 sf (8.91sm)  
 Side lot line setback: 12.0'+-(3.65m) Side lot line setback: 88.0'+-(26.82m)  
 Distance to water (if applicable): 66.0'(20.11m)



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

Type of building: Attached Covered Front Porch  
Date constructed: 2019-2020  
Height of building (to the midpoint of the roof): 14.76' (4.5m)+-  
Front lot line setback: 235.0' (71.62m) Dimensions: 8.0' x 24.0' (2.43m x 7.31m)  
Rear lot line setback: 138.42 (42.19m) Floor area: 192sf. (17.83sm)+-  
Side lot line setback: 60.0'(18.28m)+- Side lot line setback: 40.0' (12.19m)+-  
Distance to water (if applicable): 138.42 (42.19m)+-

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

Type of building: Side Attached Stairs to Upper Front Deck  
Date constructed: 2019-2020  
Height of building (to the midpoint of the roof): 10.0' (3.04m)  
Front lot line setback: 255.0 (77.72m)+ Dimensions: 4.0' x 20.0' (1.21m x 6.09m)  
Rear lot line setback: 106.42' (32.43m) Floor area: 80.0sf. (7.43sm)  
Side lot line setback: 92.0' (28.04m)+- Side lot line setback: 17.0' (5.18m)+-  
Distance to water (if applicable): 106.42' (32.43m)

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

Type of building: \_\_\_\_\_  
Date constructed: \_\_\_\_\_  
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): \_\_\_\_\_

**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 is proposing to build a new permanent dock and new boathouse over the water, Baptiste Lake. They currently have a very small dock and no boathouse. They would like to build for reasons of storing boats and enjoying time at the water with new dock foundation. The proposed boathouse is 27.0' x 29.0' (783 sf. ) with 2 wet-slips for parking/storing boats. We are proposing flat-roof/sundeck with max height of 4.5m. We are requesting further projection of new boathouse into the lake as their lakefront curves inwards and in order to obtain necessary water depth of 8.0' to allow for installation of wet-slip lifts in boathouse to raise boats out of the water. All docks are in the area are similar due to shallower water. Our application includes a detailed comprehensive site plan with proposed dock foundation and boathouse footprint and associated setbacks (6.0 metre side lot line setback has been maintained). We have also maintained the maximum of 25% of width of overall shoreline for proposed boathouse. The Shoreline will be kept as is/natural. The property owners have shared their proposed site plan and layout plan of the boathouse (as per site plan and design concept pac (as the shoreline curves up to neighbours on either side) positioned 90 degrees to shoreline on owners property, same angle as cottage - this is best positioning from neighbors either side/viewpoint and for depth of water for boathouse. Also in review of the property with a surveyor, +

## **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:

As per our initial Pre-consultation with Hasting Highlands, the Municipal Planner instructed a Minor Variance Application will be needed for proposed boathouse square footage of 783 required for secure storage of 2 boats - bylaw is for 600 square feet. All other bylaws have been met.

### **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:

As per our initial Pre-consultation with Hasting Highlands, we had presented and requested review of two options for the proposed boathouse as follows: 1) the reasoning again for sizing was for secure storage of 2 boats. We abandoned the larger Option 1 (900sf.) based on Hastings Highlands feedback during the pre-consultation and then further focused on Option 2 (783sf.) with some modifications and feedback from Hasting Highlands. The Municipal Planner instructed a Minor Variance Application will be needed for proposed boathouse square footage of 783 required for secure storage of 2 boats - bylaw is for 600 square feet. All other bylaws have been met.



**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):

MV Application:

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

Yes we believe our development proposal maintains the general intent and purpose of the County of Hastings Official Plan. The Official Plan and bylaw on this lake also allows for docks and boathouses and the maximum of 25% of width of shoreline has been maintained. The proposed boathouse and dock are characteristic to many waterfront property in Hastings County and on Baptiste Lake. The Shoreline will be kept as is/natural.

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

Yes we believe our development proposal maintains the general intent and purpose of the Zoning Bylaw. Our proposed boathouse meets all zoning bylaw requirements with exception of one - boathouse size being proposed at 783 sf. in order to securely store 2 boats, this is larger than the 600 sf. allowed. Many other boathouses on the lake are equal to this size and some have 2nd floors which we are not requesting.

3. Desirable for the appropriate use of the land.

Yes we believe our development proposal is desirable for the appropriate use of the land. Neighboring residential waterfront properties have very similar development with docks/boathouses.

4. Minor in nature.

Yes we believe our development proposal is minor in nature. As per our initial Pre-consultation with Hasting Highlands, the Municipal Planner instructed a Minor Variance Application will be needed for proposed boathouse square



**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: New Boathouse (includes Steel Pile Foundation)

Date to be constructed: 2026

Height of building (to the midpoint of the roof): 14.76' (4.5m) Flat

Front lot line setback: 375.0(114.3m)+ Dimensions: 27.0'x 29.0'(8.22m x 8.83

Rear lot line setback: 0.0' at shoreline Floor area: 783 sf. (72.74sm)

Side lot line setback: 40.0'(12.19m)+- Side lot line setback: 23.5'(7.16m)+-

Distance to water (if applicable): 0.0' at shoreline/HWM

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

Type of building: New Permanent Dock (adjoined to boathouse)

Date to be constructed: 2026

Height of building (to the midpoint of roof or top of deck): Above HWM

Front lot line setback: 375.0(114.3m)+ Dimensions: Irregular (see design pac

Rear lot line setback: 0.0' at shoreline Floor area: 1778 sf. (165.18sm)

Side lot line setback: 32.0'(9.75m)+- Side lot line setback: 20.0'(6.09m)

Distance to water (if applicable): 0.0' at shoreline/HWM

***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.

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



**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**

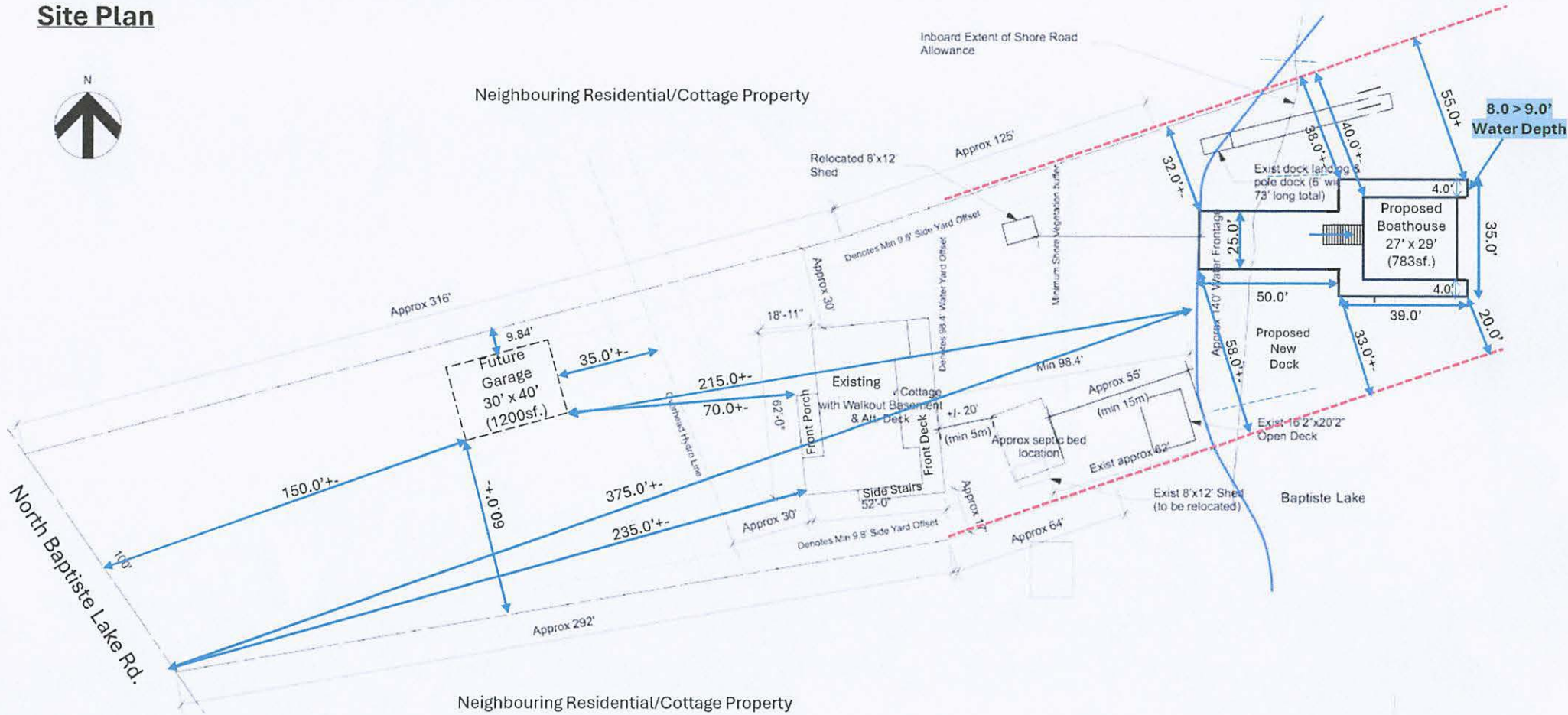
The site plan will have to be clear and Minimum requirements for a site plan will show the following:

- 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.

**Note: There is no development within the 30 metre vegetative buffer zone in this proposal. It will remain untouched/existing.**

# Proposed Boathouse (27.0' x 29.0' = 783 sf.)

## Site Plan



**Exsiting**  
**Picture**  
**of Cottage**  
**& Shoreline**  
**(Summer)**



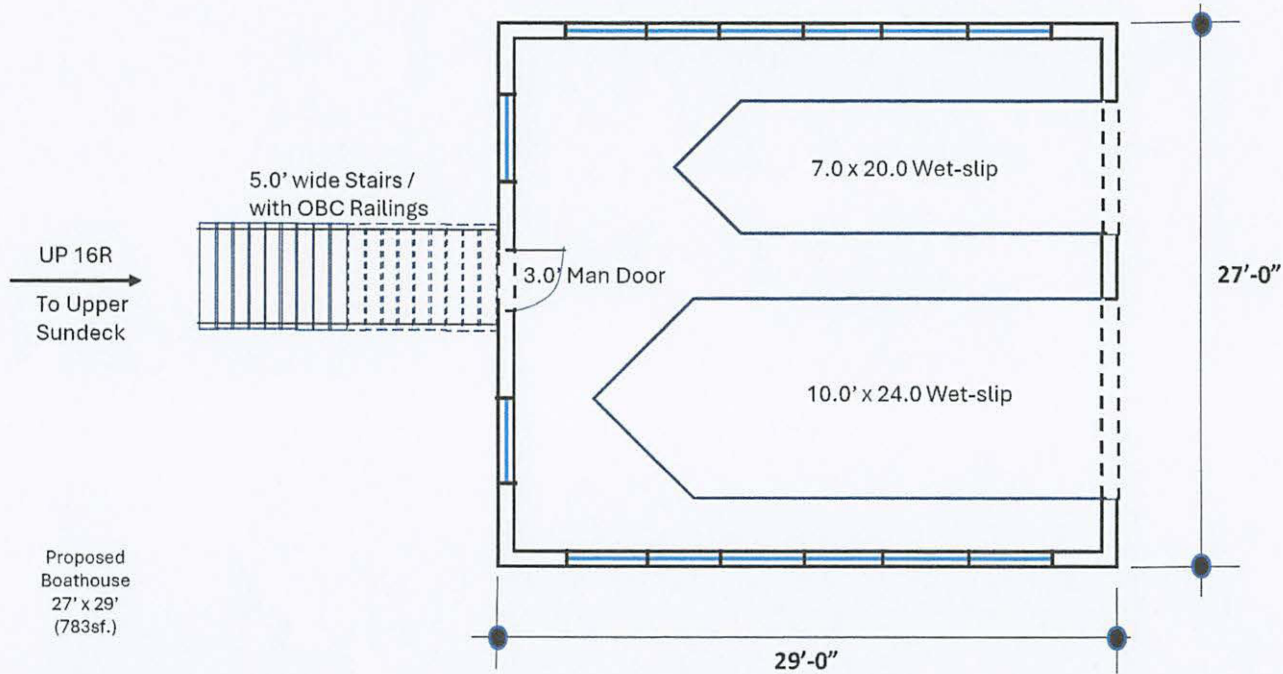
2026-03-05

**Exsiting**  
**Picture**  
**of Cottage**  
**& Shoreline**  
**(Winter)**



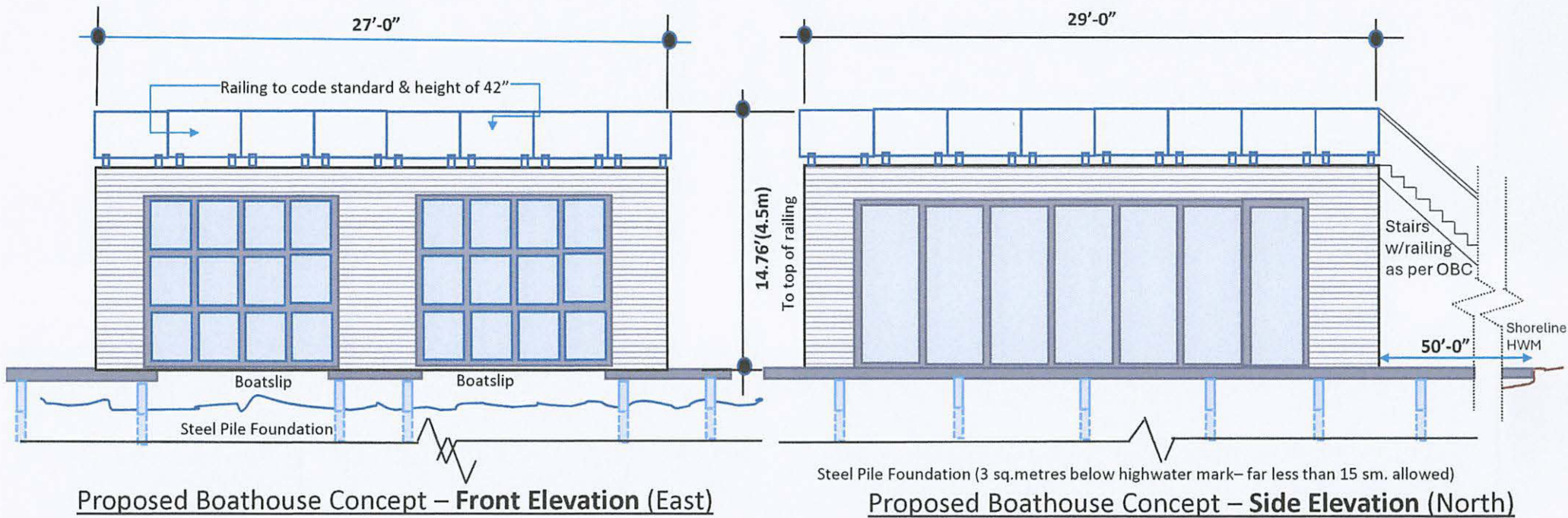
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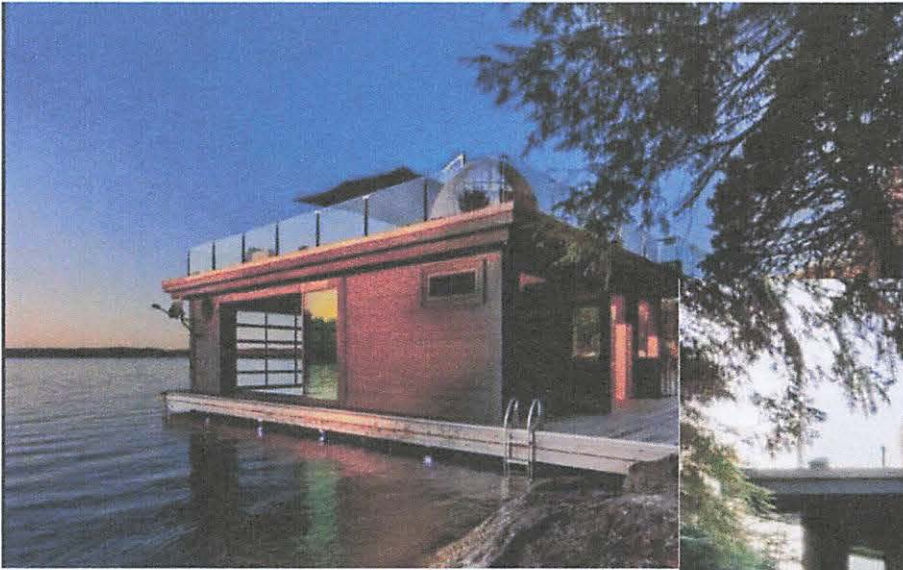
2137 North Baptiste Lake Road - Ottens  
Proposed Conceptual Boathouse (27.0' x 29.0' = 783sf.)  
New Permanent Steel Pile Dock & Boathouse



Proposed Boathouse – Plan

2137 North Baptiste Lake Road - Ottens  
 Proposed Conceptual Boathouse – Option 2 (27.0' x 29.0' = 783sf.)  
 New Permanent Steel Pile Dock & Boathouse





**Proposed Boathouse –  
Concept Vision Pictures (only)**



2026-03-05