



3. Property information

Civic address: 60 Irwin Lane, Maynooth ON K0L 2S0
Assessment Roll Number: 12-90-278-010-131-00-0000
Former Geographic Township Herschel
Legal Description: Concession 5 PT LOT 20, REG COMP PLAN 2278
Parts 21, 22 & 33

Please note that all proposed development is on Part 33
and the measurements below are for that part lot only.

Lot frontage (m): 46.5 Lot Depth (m): 54.6 Lot Area (ha): .25ha
Date the subject property was acquired by current owner: 2008 Diane/2023 Dou

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): _____

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): _____



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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): Natural runoff

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:
Limited Services Residential (LSR)

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

There has been a private dwelling on this property since 1920's/1930's.
Information from 'Baptiste, Stories from the Lake' by Paul Kirby

Length of time the current use of the land has continued: 100 years (approx)

What are the land uses of adjacent and neighbouring properties?

Private dwellings (Cottages and permanent homes).



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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: Cottage-Original half constructed early 1950's/Addition early 1970's

Date constructed: 1950-1975

Height of building (to the midpoint of the roof): 5.2m (17')

Front lot line setback: 17m (55.7') Dimensions: 8.2x12.2m (26x40')

Rear lot line setback: 29m (95.1') Floor area: 85.5sq m (920 sq ft)

Side lot line setback: 1.56m (5.1') Side lot line setback: 30.5m (100.1')

Distance to water (if applicable): 17m (55.7')

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

Type of building: Deck (was 6.1m/20' long but reduced recently as it was dangerous)

Date constructed: Unknown

Height of building (to the midpoint of the roof or top of deck): 1.2m (4')

Front lot line setback: 15.2m (49.9') Dimensions: 1.8m x 2.4m (6x8')

Rear lot line setback: 35m (114.8') Floor area: 4.3sq m (48sqft)

Side lot line setback: 8m (26.2') Side lot line setback: 34m (111.5')

Distance to water (if applicable): 15.2m (49.9) from stairs

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: Late 1980's/early 1990's

Height of building (to the midpoint of the roof): 3.7m (12')

Front lot line setback: 36.9m (121.1') Dimensions: 6.1x6.1m (20x20')

Rear lot line setback: 10.9m (35.7') Floor area: 37.2sq m (400sq ft)

Side lot line setback: 6.07m (19.9') Side lot line setback: 33m (108')

Distance to water (if applicable): 36.9m (121.9')



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

Type of building: Deck on Bunkie
Date constructed: 2010
Height of building (to the midpoint of the roof): .3m (1')
Front lot line setback: 34.9m (114.5') Dimensions: 3.7x1.9m (12x6.2')
Rear lot line setback: 17m (55.8') Floor area: 7sq m (74.4sq ft)
Side lot line setback: 8.8m (28.9') Side lot line setback: 32.7m (107.3')
Distance to water (if applicable): 35m (114.8')

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

Type of building: Original Cottage
Date constructed: 1920's/1930
Height of building (to the midpoint of the roof): 3.7m (12')
Front lot line setback: 14.4m (47.2') Dimensions: 4x5m (13x16')
Rear lot line setback: 34.5m (113.2') Floor area: 17sqm (180sq ft)
Side lot line setback: 18m (59') Side lot line setback: 21m (68.9')
Distance to water (if applicable): 14.4m (47.2')

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

Type of building: Deck on Original Cottage
Date constructed: Unknown
Height of building (to the midpoint of the roof): .8m (2.6')
Front lot line setback: 12.3m (40.3') Dimensions: 2.5x2.2m (8.3x7.3')
Rear lot line setback: 38.2m (11.6') Floor area: 5.5sqm (60.6sq ft)
Side lot line setback: 17.5m (57.4') Side lot line setback: 23.2m (76.1')
Distance to water (if applicable): 12.3m (40.3')

Note: If there are additional buildings, please attach (a) separate page(s) to this Application.

Existing Building/Structure 6 (both metric and imperial units):

Type of building: Woodshed - Moveable

Date constructed: 2013

Height of building (to the midpoint of the roof): 2.4m (8')

Front lot line setback: 32.2m (105.6') Dimensions: 2.4x2.4m (8x8')

Rear lot line setback: 20.2m (66.3') Floor area: 5.8sqm (64sq ft)

Side lot line setback: .48m (1.6') Side lot line setback: 42m (137.8')

Distance to water (if applicable): 32.2m (105.6')



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.

We are looking to replace two aging cottages with a home for us to live in permanently, and for our four adult children to visit. The proposed home is a single story with a walkout basement, a deck, and a screened in porch. The main floor is approximately 2,250 square feet, and has 3 bedrooms, two bathrooms, a living room, combined dining room and kitchen, and a laundry room. The basement will be partially finished with two further bedrooms, a TV room, a bathroom, an office, and a workshop. We will have parking for at least 4 cars. We have included a garage, which we do not intend to build immediately but want to plan it in so it meets all required setbacks, especially from the septic system.

This proposal will enable us to have the bedrooms and bathroom(s) under one roof. Currently, there is no bedroom in the main cottage or bathroom in the bunkie. Neither building is insulated to a modern standard or has the required windows and doors to be used in the winter - nor is there a winterized water system. The main cottage does not have the currently required side setback of 3m, which the new home will have. Also the current septic system is within the 30m setback. This project includes moving the septic system behind the 30m setback and upgrading it to one that is up to 2025 standards. We have no intention of having a lawn (it simply would not survive under the trees), and

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:

Under the Comprehensive Zoning Bylaw our property is classed as Limited Services Residential (LSR) and in the County of Hastings Official Plan we are designated Rural/Waterfront.

In Section 5.9.2 of the former it states that "Notwithstanding anything in this By-law, no development, site alteration or septic tank installation including the weeping tile field shall be located or occur: (i) within 30 meters (98.4 ft) of the high water mark of a waterbody or watercourse...". We also note Section 5.10.1 on the Continuation of Existing Uses. While the septic tank and weeping

9. (con't)

would be looking to add native plants recommended in the Environmental Impact Assessment.

10. (con't)

tile field will be installed behind the 30m line, we would like to build our home in the area bounded by the two existing cottages and bunkie. This is in the previously 'disturbed' (developed) area of the property and will have the least impact on the natural areas. Existing development in the 30m setback is approximately 1,625 sq feet and we are proposing a development of approximately 3,100 square feet, an increase of approximately 1,475 sq feet. Our proposal meets the size restrictions on rural / water front development in every aspect.

We are asking for this minor variance so that we can consolidate our living quarters into one building, a year round home that is up to modern standards.

We believe our proposal is relatively modest, and far more in compliance with the Comprehensive Zoning By-law compared to some of the homes recently built, and being built, nearby.

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:

Our property has been used as a recreational property for almost 100 years. It is a fairly large property and significant sections have been left natural. We also have many large trees, mostly white pine and maple, and we want to keep as many of them as possible. It is our strong desire to position the new home in the area of the property that has been 'disturbed' (developed) and to leave the remainder natural. While this distinction cannot be seen on the survey plan, we believe that this will be very clear when you visit our property.

Planting additional native shrubs and ground cover will help mitigate the effects of additional development, as stated in the Environmental Impact Study. However, we feel that their recommendations are very generic and do not take into account the specific conditions of our shoreline and property - particularly the existence of many tall trees which make the growing of additional plants difficult. In 2017 we had Watersheds prepare a planting plan for our shoreline (copy attached) and then went ahead and had them do the planting. Not many of the plants have survived. We will try again, and also plant in a larger area than previously, but ask that you allow us to do this gradually so that we can see what will actually survive in the long term.

A significant aspect of our proposal is the installation of a new septic system that is up to 2025 specifications and is set behind the 30m line. The current one dates from 1986 (39 years old) and is located within the 30m of the lake. We strongly feel that the environmental benefits of this will more than offset the impact of the additional development. This is backed up by our Environmental Impact Study.

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):

As detailed above, we believe our proposal meets the tests for evaluating a Minor Variance.

- 1) It maintains the general intent and purpose of the County of Hastings Official Plan. Specifically, it meets all of the lot size requirements for rural/waterfront development.
- 2) It maintains the general intent and purpose of the Zoning By-law, in this case the relevant sections are those relating to the protection of shorelines and lakes. Putting in a new septic system behind the 30m line and keeping/making the property as natural as possible, particularly keeping as many trees as we can, will protect the shoreline and lake.
- 3) It is desirable for the appropriate use of the land. There has been a private dwelling on this property for almost 100 years. All of the surrounding properties also have private dwellings. The scale of the house is not overwhelming given the size of our property and is relatively modest compared to some newer ones on the lake. We intend to select exterior finishings that will blend into the landscape. This proposal will update the living quarters for the next 50 years.
- 4) It is minor in nature. The development within the 30m line will replace two existing structures, and will take place within the 'disturbed' (developed) area of the property. It will be reasonably hidden by trees from both the lake and the road so will not significantly alter the character of the property. The Environmental Impact Study we commissioned concluded that this development "will have a very low likelihood of negatively impacting any significant natural heritage features and functions protected under relevant municipal, provincial, or federal environmental policies as outlined. RiverStone is of the opinion that the proposed development is consistent with the relevant environmental legislation 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: Home
Date to be constructed: 2025/2026
Height of building (to the midpoint of the roof): 9.3m (30.6ft)
Front lot line setback: 16.1m (52.8') Dimensions: 11.5x18.1m (37.7x59.4')
Rear lot line setback: 23.3m (76.4') Floor area: 208.4sq m (2243sq ft)
Side lot line setback: 3m (9.8') Side lot line setback: 23.7m (77.8')
Distance to water (if applicable): 16.1m (52.8')

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

Type of building: Front Deck
Date to be constructed: 2025/2026
Height of building (to the midpoint of roof or top of deck): 3.1m (10')
Front lot line setback: 12.7m (41.7') Dimensions: 19.5x3.5m (64x11.5')
Rear lot line setback: 36 m (118.1') Floor area: 68.25sq m (736sq ft)
Side lot line setback: 4m (13.1') Side lot line setback: 18.7m (61.4')
Distance to water (if applicable): 12.7m (41.7')

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

Type of building: Screened in Porch
Date to be constructed: 2025/2026
Height of building (to the midpoint of roof): 7.5m (24.6')
Front lot line setback: 16.2m (53.2') Dimensions: 4.6x4.6m (15x15')
Rear lot line setback: 32.8m (107.6') Floor area: 21.2sq m (225sq ft)
Side lot line setback: 21m (68.9') Side lot line setback: 18.7m (61.4')
Distance to water (if applicable): 16.2m (53.2')

Note: If there are additional buildings, attached decks, attached porches, etc., please attach a separate page to this Application.



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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: Rear Side Deck

Date to be constructed: 2025/2026

Height of building (to the midpoint of the roof): 2.1m (7')

Front lot line setback: 20.5m (67.3') Dimensions: 4.6x2m (15'x6.6')

Rear lot line setback: 27.8m (91.2') Floor area: 9.2sq m (99sq ft)

Side lot line setback: 21m (68.9') Side lot line setback: 18.7m (61.4')

Distance to water (if applicable): 20.5m (67.3')

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.



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	N/A
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	Yes	Yes
Fish habitat	Yes	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



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:

- ☒ Official Plan Amendment QR137419 1970/03/05 BYLAW
- ☐ 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.