



**Minor Variance or Permission Application**

**3. Property information**

Civic address: 2211 N. Baptiste Lake Rd

Assessment Roll Number: 12 90 278 010 06800 0000

Former Geographic Township

Legal Description: 2211 N. Baptiste LAK Rd  
Con 5 PT Lot 15

Lot frontage (m): 209 Lot Depth (m): irregular Lot Area (ha): 2.18

Date the subject property was acquired by current owner: April 2006

**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): \_\_\_\_\_

**7. Current Land Use**

Current designation of the property in the County of Hastings Official Plan:

~~Waterfront residential~~

Rural Waterfront

Current zoning of the property in the Comprehensive Zoning Bylaw:

Waterfront residential

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

Waterfront residential

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

What are the land uses of adjacent and neighbouring properties?

Waterfront residential



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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: Main Structure

Date constructed: Unknown

Height of building (to the midpoint of the roof): irregular walkout

Front lot line setback: 100' from lake Dimensions: 37.4' x 25.4'

Rear lot line setback: 300' from road Floor area: 950 sq ft.

Side lot line setback: 45' approx Side lot line setback: 80' approx

Distance to water (if applicable): 100'

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

Type of building: deck attached lakeside

Date constructed: unknown

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

Front lot line setback: 90' from lake Dimensions: 10' x 31.6' & 13'2" by 4'

Rear lot line setback: 337' from road Floor area: 369.8 sq ft.

Side lot line setback: 45' approx Side lot line setback: 80' approx

Distance to water (if applicable): 90'

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: Boathouse

Date constructed: unknown

Height of building (to the midpoint of the roof): 11'

Front lot line setback: 20' from lake Dimensions: 20' x 24'

Rear lot line setback: 300' from road Floor area: 480 sq ft

Side lot line setback: 10' south Side lot line setback: 140' from north

Distance to water (if applicable): 20'

**Minor Variance or Permission Application****Existing Building/Structure 3 (both metric and imperial units):**

Type of building: garage (to be demolished)  
Date constructed: unknown  
Height of building (to the midpoint of the roof): 11'  
Front lot line setback: 300' from lake Dimensions: 18' x 22'  
Rear lot line setback: 55' from road Floor area: 396 sq ft  
Side lot line setback: 90' from south Side lot line setback: 80' from north  
Distance to water (if applicable): 300'

**Existing Building/Structure 4 (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): \_\_\_\_\_

**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.

Demolition of current garage and reconstruct a larger garage. 78' x 45' with 14' doors to allow our current boats to be able to be housed in there for winter storage. No vegetation planted. Some clearing of trees to accommodate turning a trailer to back in the boats. Will be in roughly the same location on the north property line as where the neighbours garage is located on their side.

## **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 request a minor variance only for height. The current bylaw height is 14' 9 5/8" and we are requesting 20' 7". The garage is only being used to store the personal items of the homeowner, not for commercial purposes. As the homeowner plans to move full-time to the property in the next 5 years, they need to be able to store their personal vehicles, and their watercraft. There are separate garages for the neighbours on both sides of this property. There is no attached garage for the main structure of this property.



### **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 homeowners boat on the trailer is 12' high. For clearance purposes, they need a door height approximately 2' higher than the height of the boat on the trailer or 14'. The engineer has advised that there must for structural integrity be wall of at least 2' over the door. And so that is the wall structure and the roof to ensure proper slope being 4/12 results in a mid-way point being 20' 7". Please see A5 for the details. The plan cannot be modified to comply with regulations and still accommodate the homeowners requirements.



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**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):

The variance requested is for height. This is a single story structure, but requires higher garage doors than standard to accommodate the homeowners personal boat to be stored on-site, along with their other vehicles, and personal items. There is no attached garage for the main structure. There will be no commercial work done on site. The homeowners plan on moving full time to their current seasonally used property. They have owned the property since 2006.

There are similar personal garages of the same height and size on the road so it will blend in with the area, and this garage will be set back from the road with trees covering it from full view.



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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: Garage  
Date to be constructed: 2025 start  
Height of building (to the midpoint of the roof): 20' 7"  
Front lot line setback: 300' to lake Dimensions: 78' x 45'  
Rear lot line setback: 70' to road Floor area: 3510 sq ft  
Side lot line setback: 12' to north Side lot line setback: 150' to south  
Distance to water (if applicable): 300'

***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)	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	NA	Yes
Fish habitat	NA	NA
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.