



Hastings Highlands

Beautiful By Nature

Municipality of Hastings Highlands
Planning Department

Minor Variance or Permission Application

3. Property information

Civic address: 139 "D" Pine Ridge Lane, Combermere

Assessment Roll Number: 129019101516700

Former Geographic Township Bangor

Legal Description: PT RDAL AROUND PURDY LAKE (LOON LAKE) BANGOR
CLOSED BY QR604930 PT 1 21R19630; PT LT 17 CON 7
BANGOR PT 11-13 21R17444 S/T & T/W QR556233;
HASTINGS HIGHLANDS; COUNTY OF HASTINGS

Lot frontage (m): 59 Lot Depth (m): 120 Lot Area (ha): 0.4

Date the subject property was acquired by current owner: Oct 1, 2012

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 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:
LIMITED SERVICES RESIDENTIAL (LSR)

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

Seasonal cottage property (residential)

Length of time the current use of the land has continued: Since approx. 1950

What are the land uses of adjacent and neighbouring properties?

Both adjacent sides (east and west) of the are cottages.
Crown land behind (north). Lake Purdy from the south.



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: Approx. 1956

Height of building (to the midpoint of the roof): 3.99m / 13' 1"

Front lot line setback: 17.57m / 57' 8" Dimensions: 6.2m x 6.2m / 20' 4" x 20' 4"

Rear lot line setback: 18.7 m / 61' 3" Floor area: 43.4 sq. m / 400 sq. ft

Side lot line setback: 29.3m / 96' 3" Side lot line setback: 17.4m / 57'

Distance to water (if applicable): 17.57 m / 57' 8"

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

Type of building: Wood Deck

Date constructed: Approx. 2005

Height of building (to the midpoint of the roof or top of deck): 1m / 3'

Front lot line setback: 15.2m / 55' 7" Dimensions: 8.5m x 3m / 28' x 10'

Rear lot line setback: 16.94m / 57' 7" Floor area: 25.5 Sq. m / 280 Sq. Ft

Side lot line setback: 25.6 m / 84' Side lot line setback: 16.2 m / 53' 2"

Distance to water (if applicable): 15.2m / 55' 7"

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: Barn

Date constructed: Approx. 1950

Height of building (to the midpoint of the roof): 4.57 m / 15'

Front lot line setback: 6.3m / 20' 8" Dimensions: 5.3 m x 6.4 m / 17.3' x 21'

Rear lot line setback: 38.7m / 127' Floor area: 33.9 Sq. m / 360 Sq. ft

Side lot line setback: 8.53 m / 28' Side lot line setback: 25.9. m / 85'

Distance to water (if applicable): 70.1 m / 230'



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

Type of building: Bunkie
 Date constructed: 2018
 Height of building (to the midpoint of the roof): 3.66m / 12'
 Front lot line setback: 1m / 3'4" Dimensions: 2.74m x 4.88m / 9' x 16'
 Rear lot line setback: 36.5 m / 120' Floor area: 3.4 Sq. m / 135 Sq Ft
 Side lot line setback: 3 m / 10' Side lot line setback: 41.1 m / 135'
 Distance to water (if applicable): 36.5 m / 120'

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

Type of building: Shed
 Date constructed: Approx. 2001
 Height of building (to the midpoint of the roof): 3 m / 10'
 Front lot line setback: 16.84 m / 55' 4" Dimensions: 1.9 m x 2.4 m / 6.5' x 8'
 Rear lot line setback: 26.2 m / 86' Floor area: 4.8 Sq. m / 52 Sq. ft
 Side lot line setback: 19.08 m / 62'7" Side lot line setback: 30.3 m / 99'
 Distance to water (if applicable): 26.2 m / 86'

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

Type of building: Screened Porch Encloser
 Date constructed: Approx 2014
 Height of building (to the midpoint of the roof): 3.4m / 11'
 Front lot line setback: 24.7m/81'2" Dimensions: 2.64mx2.64m 8'6"x8'6"
 Rear lot line setback: 16.3m/53'5" Floor area: 7 Sq. m/75.1 Sq. Ft
 Side lot line setback: 28.8 m/94' 5" Side lot line setback: 22.63m / 74'3"
 Distance to water (if applicable): 16.3m/53'5"

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.

The proposal is to construct a 54.53 m² (587 f²) single story 3 bedroom addition on the north side of the existing cottage and remove the 8.5 m (28 foot) sleeping trailer currently used for bedrooms.

No other changes are proposed to existing structures, pursuant to this application.

Current landscape areas including as many mature trees as possible will be retained in their existing natural state.

- The proposed design of the addition is attached as appendix 1.
- The site plan and official survey showing the location of the existing cabin is attached as appendix 2.
- The Environmental Impact Study prepared by Jp2g Consultants (Muncaster Environmental Planning) is attached as appendix 3.



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:

The proposed development of a 54.53 m² structure on Purdy Lake contravenes section 5.9.6 as the addition is within 300m of Purdy lake.



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 proposed development of a 54.53 m² addition cannot comply with the Comprehensive Zoning Bylaw due to the location of the existing non-conforming structure in order to meet the 300m limitation.

The existing residential building will retain its current non-conforming structure status per Section 45(2) of the planning act, but will exceed the existing legal non-conforming envelope, this application for permission is required in accordance with zoning restrictions. This addition will increase the space of the existing building, while retaining the integral use of the property and adjoining properties (seasonal cottages).

Given that the addition is behind the existing structure, being constructed on a existing cleared area (trailer), further from the lake and lower in profile, the proposed structure is optimally designed. With respect to environmental and municipal requirements, it does not interfere with existing drainage, or require geographical intervention (slope study) to be constructed. The addition will not cause any undue negative impacts on the environment (See EIS in Appendix 3). The plan also minimizes the impact of the new structure on the existing natural habitats.



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) Is the application desirable for the appropriate development of the subject property?

The proposed addition to the current structure preserves the current use of the property as Limited Services Residential (LSR) or seasonal cottage. Based on the Environmental Impact Study (EIS) (see Appendix 3) this planned addition is directly aligned with the official plan in supporting the natural habitats around Purdy lake.

2) Will the application result in undue adverse impacts on the surrounding properties and neighbourhood?

This application will not have any impacts to surrounding properties, neighbourhoods or natural environments.

- a) Adjacent properties are designated as LSR and are seasonal in usage,
- b) Setback of addition is further from Purdy lake than existing cottage,
- c) Profile of addition is not higher than existing cottage,
- d) Impacts to natural environment can easily be remediated as per the Environmental Impact Study (EIS) recommendations (see Appendix 3).



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: Single story wood framed bedroom addition to cabin

Date to be constructed: 2025/2026

Height of building (to the midpoint of the roof): 4.29m / 14' 3/4"

Front lot line setback: 12.19m/40' Dimensions: 33'3/4"x19'11" 10.08mx6

Rear lot line setback: 23.55m/77'3" Floor area: 54.53 Sq. m / 587 Sq. ft

Side lot line setback: 25.6m / 83'11" Side lot line setback: 14m / 46'

Distance to water (if applicable): 23.55m/77'3"

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	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	N/A
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

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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.