

Clear All Fields



Hastings Highlands
Beautiful By Nature

Municipality of Hastings Highlands
Planning Department

Minor Variance or Permission Application

A Minor Variance Application is to seek relief from the Comprehensive Zoning Bylaw for a particular development as per Section 45(1) of the *Planning Act*. The tests for a Minor Variance include the application: maintains the general intent and purpose of the official plan and zoning bylaw; is desirable for the appropriate development or use of the land, building or structure; and is minor in nature. A Permission Application is for proposals to enlarge or extend legal non-conforming buildings or structures as per Section 45(2) of the *Planning Act*.

Note: All measurements shall be in metric and imperial units.

- Minor Variance (under s.45(1))
- Permission (under s.45(2))

1. Owner(s) (or Applicant if the Owner is the Applicant)

Name of Owner(s): _____

Mailing Address: _____

Phone: _____

Email: _____

2. Agent (if Applicant is other than the owner)

Name of Agent: _____

Employer/Business: _____

Consultant

Phone of Agent: _____

Email address of Agent: _____

3. Property information

Civic address: 665 Baptiste North Shore Road

Assessment Roll Number: 1290 278 010 19300

Former Geographic Township Herschel

Legal Description: _____

Lot frontage: 210 Lot Depth: 327 Lot Area: 1.52 acres

Date the subject property was acquired by current owner: 1991

Current use of the land: Recreational Property/Cottage

Length of time the current use of the land has continued: 58 years

4. Access to property (select one):

- Provincial highway
- Municipal Road
- Other (please specify): _____
- Right-of-way
- Water (see next page)



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Where access to the subject land is by water only:

Docking facilities address: Baptiste Lake Marina, 99 Marina Road, Hasti

Distance of Docking facilities from subject land: 4500 m./_____ ft.

Distance of Docking facilities from public road: _____ m./300 ft.

Parking facilities address: 99 Marina Road, RR#2 Bancroft, ON K0L 1C

Distance of Parking facilities from subject land: 4500 m./_____ ft.

Distance of Parking facilities from public road: _____ m./100 ft.

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.

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): _____

Sewage disposal 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 bunkie has an existing
- Other means (please explain): compost toilet to remain

Storm drainage is provided to the subject land by:

- Sewers
- Ditches
- Swales
- Other means (please explain): Drainage Feature as per EIS Report

7. Current Land Use

Current designation of the property in the County of Hastings Official Plan:
Limited Service Residential (LSR)

Current zoning of the property in the Comprehensive Zoning Bylaw:
Limited Service Residential (LSR)



8. Existing buildings/structures

Include the following for each building(s) or structure(s) on the property (Please include the location of the septic tank and tile field, if applicable):

Existing Building/Structure 1:

Type of building: Main Cottage Dwelling
 Date constructed: 1965 Height of building: 14 feet
 Front lot line setback: 280' Dimensions: 38 feet x 24 feet
 Rear lot line setback: 23' to water Floor area: 912 square feet
 Side lot line setback: 75' to south Side lot line setback: 100' to north

Existing Building/Structure 2:

Type of building: Bunkie/Sleeping Cabin/Compost Toilet Only & to remain
 Date constructed: 1975 Height of building: 12 feet
 Front lot line setback: 304.0' > 307.0' Dimensions: 12 feet x 32 feet
 Rear lot line setback: 4.0' > 11.0' Floor area: 384 square feet
 Side lot line setback: 43.0' to south Side lot line setback: 138.0' to north

Existing Building/Structure 3:

Type of building: Small Storage Shed
 Date constructed: 1970 Height of building: 8 feet
 Front lot line setback: 253.0'+- Dimensions: 8 feet x 12 feet
 Rear lot line setback: 63.0'+- Floor area: 96 square feet
 Side lot line setback: 75.0'+- to south Side lot line setback: 116.0'+- to north

Existing Building/Structure 4:

Type of building: Small Wood Shed - open sides
 Date constructed: 1970 Height of building: 7.5 feet
 Front lot line setback: 250.0' +- Dimensions: 6 feet x 6 feet
 Rear lot line setback: 69.0' +- Floor area: 30 square feet
 Side lot line setback: 105.0+- to south Side lot line setback: 95.0'+- to north



Existing Building/Structure 5:

Type of building: _____
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

Existing Building/Structure 6:

Type of building: _____
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

Existing Building/Structure 7:

Type of building: _____
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

Existing Building/Structure 8:

Type of building: _____
Date constructed: _____ Height of building: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____

Note: If there are additional buildings, please attach a separate page 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/storerooms, floor area(s), number of parking/loading spaces, landscape area, etc. If additional space needed, attach a separate page to this Application.

It became apparent a few years ago that the Weese's bunkie, which sits on the edge of the lake and was built in the 1970s, was shifting off its foundation pillars. They consulted with a contractor who advised that the bunkie would have to be lifted and the foundation pillars rebuilt. As responsible environmentalists, they concluded that this would be an ideal opportunity to move the bunkie farther back from the shoreline and be less visible, attach it to the main cottage, and restore the natural vegetation along the shore of the lake. In summary move the existing bunkie back from the highwater mark 16.0' and restore the vegetative buffer where moved from. No trees are required to be removed and no impact to the shoreline whatsoever and new native grasses

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 are seeking relief to Zoning Bylaw No. 2004-035 which requires development to be no closer than 30 metres to the highwater mark and a natural vegetative buffer zone (The existing bunkie is currently legal non-conforming, the Weese's are proposing to relocate and attach to main cottage and add a small addition).

11. Reason

Provide a written explanation of why the proposed development or use cannot comply with the Comprehensive Zoning Bylaw. A land use planning consultant or other qualified professional may be able to assist you in providing an explanation:

The existing bunkie was built before this zoning of 30 metres was required and therefore are considered legal non-conforming and are permitted to rebuilt with the same dimensions/same location. However, because the Weese's are proposing to relocate the existing bunkie, attach it to the existing cottage and build a small addition to rear is the reason relief is being requested.

The proposed development will be set back further from the highwater mark with plans to restore the vegetative buffer zone in the location where the bunkie currently is. See Proposed Development Package included with Landscape Plan.



12. Rationale

Did you conduct a Pre-consultation with the Municipality? Yes No

If yes, please include any correspondence from the Municipality.

Please provide a written explanation of why or how the proposed development or use meets the tests of a Minor Variance or Permission Application. A land use planning consultant or other qualified professional may be able to assist you in providing planning rationale to support your Application. If additional space needed, attach a separate page to this Application.:

My client pre-consulted with HH Municipal Planner, was advised that the OSRA would need to be purchased (which is in process) and was advised if my client is planning the bunkie to be relocated with small addition, a Permission Application accompanied by an EIS report would be required.

Q1: Is the Application consistent with the Provincial Policy Statement (Sections 2.1.8 and 2.2.2)?

A1: Yes, an EIS report (as prepared by the Ainley Group) has been conducted/evaluated and submitted as part of this application. Ainley's Concluding remarks are on pages 16, 17, 18 of the EIS Report. It states that Ainley is of the opinion that the bunkie relocation, cottage addition, and deck construction will not result in negative impacts to natural heritage features in the study area, provided their recommendations are followed, which the Weese's understand and will follow.

Q2: Is the Application desirable for the appropriate development of the subject property?

A2: Yes, in fact the bunkie is being moved further back from the highwater mark, less visible from the shoreline and the vegetative buffer when moved will be restored. This development is not large and very consistent with some of the smaller style cottages on the lake. The Weese family has enjoyed and been on Baptiste Lake for 32 years, since they purchased our cottage on Dog Bay in 1991. Their two sons – now married with families of their own -- spent much of their youth here, learning to fish and hunt and working summer jobs at the marina and for the local MNR office. They still return to visit every summer from Vancouver and Rochester, New York. This is a family cottage and we believe this development is very appropriate for the Weese family to continue to enjoy their property for many years in the future. Please detailed letter from Robert Weese as well as letters from neighbours showing their support of this proposed development.

Q3: Will the application result in undue adverse impacts on the surrounding properties and neighbourhood (they have one neighbor only to the north and Crown Land to the south) have very natural vegetation both shoreline as well as overall lot. It is the Weese goal to maintain/restore where bunkie is moved



13. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property (If applicable, include the location of the septic tank and tile field):

Proposed Building/Structure 1:

Type of building: Relocated existing bunkie (384 sf.) & addition (488 sf.) attached

Height of building: 12.0 feet Front lot line setback: 280.0'

Dimensions: Ex. Bunkie (12'x32') Rear lot line setback: 17.5 > 23.5 to w

Floor area: 384 (Existing) + 488 (Add) Side lot line setback: 100.0' to north

Side lot line setback: 38.0' to south

Addition: 5'x12' Hallway

11.5' x 37.25' rear addition to exist bunkie

Proposed Building/Structure 2:

Type of building: _____

Height of building: _____ Front lot line setback: _____

Dimensions: _____ Rear lot line setback: _____

Floor area: _____ Side lot line setback: _____

Side lot line setback: _____

Proposed Building/Structure 3:

Type of building: _____

Height of building: _____ Front lot line setback: _____

Dimensions: _____ Rear lot line setback: _____

Floor area: _____ Side lot line setback: _____

Side lot line setback: _____

Proposed Building/Structure 4:

Type of building: _____

Height of building: _____ Front lot line setback: _____

Dimensions: _____ Rear lot line setback: _____

Floor area: _____ Side lot line setback: _____

Side lot line setback: _____

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



Minor Variance or Permission 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? A land use planning consultant or other qualified professional may be able to assist you (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
A gravel pit or quarry	NA	NA
Any industrial use (current or former)	NA	NA
Provincial Park or Crown Lands	NA	Yes
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)	Stratum 1 Deer Yard (as per EIS report)	Stratum 1 Deer Yard(as per EIS report)
Lake, river, stream, creek, pond or other water feature	Baptiste Lake	Yes
Fish habitat	NA	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 if known)? Check all that apply:

- Official Plan Amendment NA
- Consent (Severance) NA
- Plan of Subdivision NA
- Zoning Bylaw Amendment Application NA
- Minor Variance Application NA
- Site Plan Control Application NA

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 is 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 within 30 metres of the high water mark.

665 Baptiste North Shore Road, Herschel, Baptiste Lake / Robert Weese Minor Variance Application:

Additional Pages:

Section 9. /Summary of Development Proposal

Full Response/Answer:

It became apparent a few years ago that the Weese's bunkie, which sits on the edge of the lake and was built in the 1970s, was shifting off its foundation pillars. They consulted with a contractor who advised that the bunkie would have to be lifted and the foundation pillars rebuilt. As responsible environmentalists, they concluded that this would be an ideal opportunity to move the bunkie farther back from the shoreline and be less visible, attach it to the main cottage, and restore the natural vegetation along the shore of the lake. In summary move the existing bunkie back from the highwater mark 16.0' and restore the vegetative buffer where moved from. No trees are required to be removed and no impact to the shoreline whatsoever and new native grasses and trees would be added as per EIS recommendation and landscape Plan. The existing bunkie would be placed on helical and/or steel piles to minimize excavation and be attached to the cottage by a new 5'x12' hallway. An 11.5' x 37.25' addition would be added to the existing bunkie (similar height) at the rear (further from highwater mark), to replace the bedroom that will be lost when the bunkie is attached to the main cottage. There would be one (1) additional net bedroom added.

That's the plan and the Weese's have recently purchased the shoreline road allowance and have undertaken an Environmental Impact Study (which is included in this submission package) and now seek approval of the Committee of Adjustment for this Permission Application.

The property has been staked and pictures of the existing and new location have been included in Proposed Development Overview Package/Drawings as well as Site Plan, Proposed Landscape Plan. The client Agent is fully prepared to coordinate quickly getting Municipal Planner and Committee Members to this water access only site prior to the winter - pick up would be at Baptiste Lake Marina.

Section 10. / Relief:

Full Response/Answer:

We are seeking relief to Zoning Bylaw No. 2004-035 which requires development to be no closer than 30 metres to the highwater mark and a natural vegetative buffer zone (The existing bunkie is currently legal non-conforming, the Weese's are proposing to relocate and attach to main cottage and add a small addition).

Section 11. / Reason:

Full Response/Answer:

The existing bunkie was built before this zoning of 30 metres was required and therefore are considered legal non-conforming and are permitted to rebuilt with the same dimensions/same location. However, because the Weese's are proposing to relocate the existing bunkie, attach it to the existing cottage and build a small addition to rear is the reason relief is being requested. The proposed development will be set back further from the highwater mark with plans to restore the vegetative buffer zone in the location where the bunkie currently is. See Proposed Development Package included with Landscape Plan.

Section 12. / Rationale:

Full Response/Answer:

My client pre-consulted with HH Municipal Planner, was advised that the OSRA would need to be purchased (which is in process) and was advised if my client is planning the bunkie to be relocated with small addition, a Permission Application accompanied by an EIS report would be required.

Q1: Is the Application consistent with the Provincial Policy Statement (Sections 2.1.8 and 2.2.2)?

A1: Yes, an EIS report (as prepared by the Ainley Group) has been conducted/evaluated and submitted as part of this application. Ainley's Concluding remarks are on pages 16, 17, 18 of the EIS Report. It states that Ainley is of the opinion that the bunkie relocation, cottage addition, and deck construction will not result in negative impacts to natural heritage features in the study area, provided their recommendations are followed, which the Weese's understand and will follow.

Q2: Is the Application desirable for the appropriate development of the subject property?

A2: Yes, in fact the bunkie is being moved further back from the highwater mark, less visible from the shoreline and the vegetative buffer when moved will be restored. This development is not large and very consistent with some of the smaller style cottages on the lake. The Weese family has enjoyed and been on Baptiste Lake for 32 years, since they purchased our cottage on Dog Bay in 1991. Their two sons – now married with families of their own -- spent much of their youth here, learning to fish and hunt and working summer jobs at the marina and for the local MNR office. They still return to visit every summer from Vancouver and Rochester, New York. This is a family cottage and we believe this development is very appropriate for the Weese family to continue to enjoy their property for many years in the future. Please see detailed letter from Robert Weese as well as letters (included with application) from neighbors showing their support of this proposed development.

Q3: Will the application result in undue adverse impacts on the surrounding properties and neighbourhood?

A3: The Weese's have one neighbor only to the north and Crown Land to the south and have very natural vegetation both shoreline as well as overall lot. It is the Weese goal to maintain/restore where bunkie is moved from this natural state with minimal development. Mr. Weese in improving the property by relocated the bunkie further back from the water therefore making it less visible. Please also see letters (incl. in application) from the Weese's neighbors in support of the their MV application.

Background Note for Permission Application – from Bob Weese family

Our family has been on Baptiste Lake for 32 years, since we purchased our cottage on Dog Bay in 1991. Our two sons – now married with families of their own -- spent much of their youth here, learning to fish and hunt and working summer jobs at the marina and for the local MNR office. They still return to visit every summer from Vancouver and Rochester, New York.

Over the years, my wife and I have been active members of the Baptiste Lake Association. My wife Menna, who died of cancer four years ago, was always proud of her contribution to the lake. She was head of the Baptiste Lake Association's environmental committee for many years. In that capacity, she worked closely with MNR and the Ontario Federation of Anglers and Hunters on lake quality monitoring. Many happy hours were spent in our boat, with me or one of our sons, taking secchi disk readings and looking for invasive species. She chaired the committee which developed the BLA's Lake Plan in conjunction with which she organized a series of community consultations and briefed members of the Municipal Council. She was President of the BLA from 2001 to 2004. For her services to the lake, she received the Association's Ross Viscoff Memorial Award and the Ontario Government's Volunteer Service Award.

It became apparent a few years ago that our bunkie, which sits on the edge of the lake and was built in the 1970s, was shifting off its foundation pillars. We consulted with a contractor who advised that the bunkie would have to be lifted and the foundation pillars rebuilt. As responsible environmentalists, we concluded that this would be an ideal opportunity to move the bunkie farther back from the shoreline, attach it to the main cottage, and restore the natural vegetation along the shore of the lake. That's the plan for which we have purchased the shoreline road allowance and now seek approval of the Committee of Adjustment for a permission application.

Dear Hasting Highlands Committee of Adjustment members,

My name is Paul Greer and my property is [REDACTED]. I am the Weese's neighbour.

I wanted to write to the committee to express my support of the Weese's Permission Application to relocate their Bunkie back from the shoreline and attach it to their main cabin, as well as add some additional square footage behind the relocated Bunkie.

I understand that the Weeses intend to restore the vegetative buffer between the relocated Bunkie and the shoreline by planting native trees and shrubs, and I believe this would be a positive development both for the lake and also for the community since the Bunkie would be less visible from the shoreline.

I thank the committee members for their consideration.

Regards,

Paul Greer

[REDACTED]
[REDACTED]

Letter of Support for Application of Mr. Robert Weese

Dear Hastings Highlands Committee of Adjustment Members,

I write to support the application of Robert Weese to move his bunkie building away from the shoreline on Baptiste Lake and to be attached alongside his cottage on Dog Bay. I am a neighbour and long-time friend of Mr. Weese, and I am the resident and owner of [REDACTED], across the bay from his cottage.

Mr. Weese has followed procedures rigorously, in keeping with county and municipal policy and regulations. He has purchased the shoreline road allowance, and his Environmental Impact Assessment found no negative impact as a result of this proposal. Indeed, by moving the structure away from the lake, Mr. Weese will be able to restore the shoreline buffer, thus improving water quality and preventing further runoff.

I have known Mr. Weese for decades, and he is a great advocate of Baptiste Lake, our Lake Plan (which I authored), and our natural environment.

I encourage each of you to support this application.

David Hawkes
[REDACTED]
[REDACTED]

October 23, 2023

To: Hastings Highlands Committee of Adjustment

Re: Proposal for the reworking of the Weese cottage on Baptiste Lake, Dog Bay

To Committee Members,

We are residents and owners of property on Dog Bay at address [REDACTED]. As near neighbours of Mr. Weese he has kept us informed and aware of his proposal to purchase the shoreline road allowance from the township and move a component of his cottage back from its current waterfront location, attach that element to his existing cottage, consolidate the elements into a consolidated structure and restore the natural environment at the waterfront.

We are wholly in support of this proposal and believe it to be in the best interests of continuing to preserve the environmental quality of the lake. If you wish further clarification please don't hesitate to contact us at [REDACTED]

Yours truly,

David and Lynda Clark
Owners and cottage residents
[REDACTED]

**PLAN OF SURVEY OF
PART OF 66' ROAD ALLOWANCE BY
SUMMER RESORT LOCATION M.J. 174 AND
PART THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 22, CONCESSION 6**

**GEOGRAPHIC TOWNSHIP OF HERSCHEL
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS**

SCALE 1" = 300 METRES

ROBERT GEYER O.L.S.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANNED
- DENOTES STAINLESS IRON NAIL
- DENOTES SHORT STAINLESS IRON NAIL
- DENOTES IRON NAIL
- DENOTES 3/4" DIA. IRON ROD NAIL
- DENOTES BRASS
- DENOTES DRED SHOOP SURVEYING AND CONSULTING LTD. (M.O.S.)
- DENOTES W.C. BISHOP O.L.S.
- DENOTES W.C. BISHOP O.L.S. (PLAN OF SURVEY BY M.J. WALSHME O.L.S. DATED MARCH 26, 1936 (SUMMER RESORT LOCATION M.J. 174) IS RECORD IN THE OFFICE OF BISHOP GUYER SURVEYING INC.)
- DENOTES W.C. BISHOP O.L.S. (PLAN OF SURVEY BY M.J. WALSHME O.L.S. DATED MARCH 26, 1936 (SUMMER RESORT LOCATION M.J. 174) IS RECORD IN THE OFFICE OF BISHOP GUYER SURVEYING INC.)
- DENOTES SUMMER RESORT LOCATION
- DENOTES CALCULATED SPACING TO A P.M.
- DENOTES UTILITY POLE
- DENOTES OVERHEAD WIRE
- DENOTES CURB SIDE
- DENOTES WINDING RIVER
- DENOTES ROAD OVERLAP
- DENOTES FENCE
- DENOTES TYPICAL SIGN

POINT NO.	COORDINATES
1	482117.12
2	482117.12
3	482117.12
4	482117.12
5	482117.12
6	482117.12
7	482117.12
8	482117.12
9	482117.12
10	482117.12
11	482117.12
12	482117.12
13	482117.12
14	482117.12
15	482117.12
16	482117.12
17	482117.12
18	482117.12
19	482117.12
20	482117.12
21	482117.12
22	482117.12
23	482117.12
24	482117.12
25	482117.12
26	482117.12
27	482117.12
28	482117.12
29	482117.12
30	482117.12

POINT NO.	COORDINATES
31	482117.12
32	482117.12
33	482117.12
34	482117.12
35	482117.12
36	482117.12
37	482117.12
38	482117.12
39	482117.12
40	482117.12
41	482117.12
42	482117.12
43	482117.12
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45	482117.12
46	482117.12
47	482117.12
48	482117.12
49	482117.12
50	482117.12

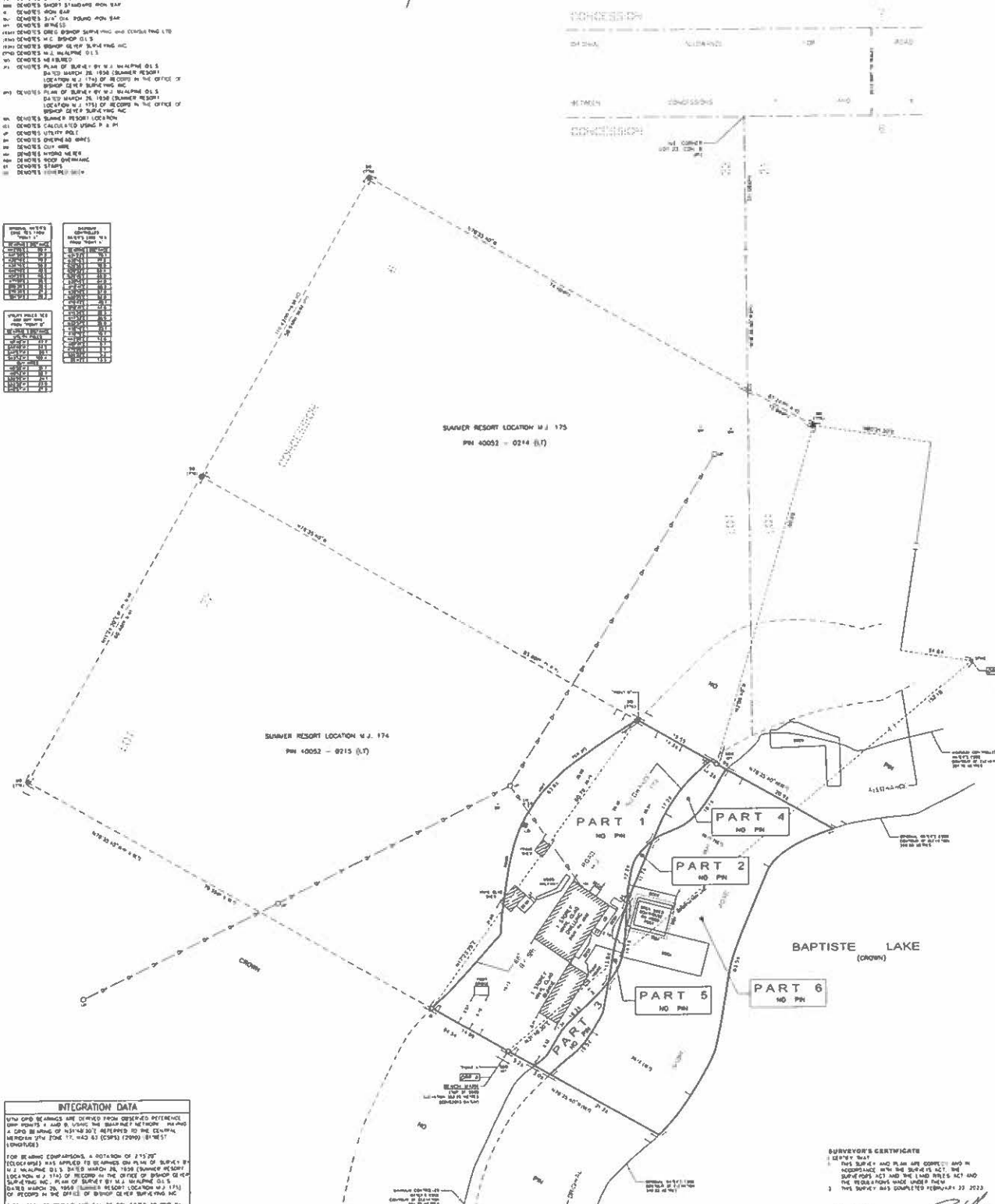
PLAN 21R
RECEIVED AND DEPOSITED

DATE: _____
PAGE: 2 OF 10

METRIC DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND RULES DIVISION OF HASTINGS (Plan 21R)

PARCEL	LOT	CON / REP	FRAC	AREA
1	PART OF 66' ROAD ALLOWANCE BY SUMMER RESORT LOCATION M.J. 174			0.117 Ha (0.292 Ac)
2	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 22	CONCESSION 6	NO PM	0.009 Ha (0.022 Ac)
3				0.009 Ha (0.022 Ac)
4				0.009 Ha (0.022 Ac)
5				0.118 Ha (0.292 Ac)



INTEGRATION DATA

When land parcels are derived from observed reference line points, a grid is used to integrate the network. Having a grid in place of 1:10000 is referred to the central meridian of zone 17, NAD 83 (EPSG: 31470) (Spheroid).

For bearing comparisons, a notation of 273° 00' (true) is used to be derived on the plan of survey by M.J. WALSHME O.L.S. DATED MARCH 26, 1936 (SUMMER RESORT LOCATION M.J. 174) IS RECORD IN THE OFFICE OF BISHOP GUYER SURVEYING INC. PLAN OF SURVEY BY M.J. WALSHME O.L.S. DATED MARCH 26, 1936 (SUMMER RESORT LOCATION M.J. 174) IS RECORD IN THE OFFICE OF BISHOP GUYER SURVEYING INC.

DISTANCES ARE OBTAINED AND CAN BE CONVERTED TO METERS BY DIVIDING BY THE COMMON SCALE FACTOR OF 1:300000.

OBSERVED REFERENCE POINTS (ORP) WITH ZONE 17, NAD83 (EPSG: 31470) COORDINATES IN METERS, HORIZONTAL PER SECTION IN (2) OF (3) IS: 27370

POINT NO.	NORTHING	EASTING
ORP 1	489973.22	247853.44
ORP 2	489973.22	247853.44

REMARKS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND DERIVED FROM RTM OBSERVATIONS (EPOCHS) IN 2013.

A BENCHMARK HAS BEEN SET ON THE TOP OF AN 8300 MARKING IN ELEVATION OF 332.33

NOTE:
THE WATER LEVEL OF BAPTISTE LAKE IS CONTROLLED BY A DAM AT ITS OUTLET. THE WATER LEVEL OF BAPTISTE LAKE HAS ESTABLISHED THE ELEVATION OF 349.53 (EPOCHS) AS THE MOST SIGNIFICANT EVIDENCE OF THE LEVEL OF SURFACE (L.S.) IN EXIST AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HERSCHEL, AND THE ELEVATION OF THE REGULATED HIGH WATER MARK AT 347.75 (EPOCHS).

CAUTION:
DISTANCES SHOWN ON THIS PLAN ARE TO BE USED TO CALCULATE CORRECTED OR BOUNDARY SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS SURVEY AND PLAN ARE COMPLETE AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEM.

THIS SURVEY WAS COMPLETED FEBRUARY 22, 2023.

MARCH 21, 2023
HAMILTON, ONTARIO

Robert Geyer
ROBERT GEYER
O.L.S. (LAND SURVEYOR)

THE PLAN OF SURVEY FILED TO O.L.S. PLAN SURVEYOR FORM NUMBER P-34193

BISHOP GEYER SURVEYING INC.
ONTARIO LAND SURVEYOR
2000 WILSON AVENUE, HAMILTON, ONTARIO, N6H 1S6
PHONE: (905) 437-3811

CREATED BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____