



3. Property information

Civic address: 373 Bartlet Trail (formerly 154 Baptiste Shore South)

Assessment Roll Number: 129027801024406

Former Geographic Township: Herschel, CON 7 PT LOT 12, PLAN 722; LOT 32 PLUS

Legal Description: PLAN 21R18566 PART 5 IRREG 2.27 AC 463.00FR

(80.12m > 106.90m)

Lot frontage (m): 463.0' / 141.12m(water) Lot Depth (m): 262.88' > 350.74'+- Lot Area (ha): 2.27AC (0.91 ha)

Date the subject property was acquired by current owner: 1994

4. Access to property (select one):

☐ Provincial highway

☐ Right-of-way

☐ Municipal Road (year-round maintenance)

☐ Water* (see Below)

☐ Municipal Road (seasonal maintenance)

☒ Other (please specify): Private Cottage Road

***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): Lake water



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:

Limited Service Residential (LSR)

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

Cottage Property

Length of time the current use of the land has continued: 1960's

What are the land uses of adjacent and neighbouring properties?

Waterfront Residential Cottage Properties



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: 1970's

Height of building (to the midpoint of the roof): 21.0' / 6.40m+-

Front lot line setback: 182.0' / 55.47m+- Dimensions: Irregular /t-shaped (see site plan)

Rear lot line setback: 72.0' / 21.94m +- Floor area: 1080 sf.(100.33sm)+-

Side lot line setback: 150.0' / 45.72m +- Side lot line setback: 25.0' (7.62m)+-

Distance to water (if applicable): 72.0' / 21.94m +-

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

Type of building: Front Deck/Stair attached to Primary Dwelling

Date constructed: 1970's

Height of building (to the midpoint of the roof): 10.0' / 3.04m+-

Front lot line setback: 182.0' / 55.47m+- Dimensions: Irregular

Rear lot line setback: 67.0' (20.42m) > 140.0'(42.67) Floor area: 360 sf.(33.44sm)+-

Side lot line setback: 140.0'(42.67) Side lot line setback: 32.0' (9.75m)+-

Distance to water (if applicable): 67.0' (20.42m)

Note: If there are any additional attached decks, porches, etc., include them as an Existing Building/Structure below.

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

Type of building: Existing 1.5 story Boathouse

Date constructed: 2001 7.01m from top of dock)

Height of building (to the midpoint of the roof): 23.0' to top of highest railing

Front lot line setback: 172.0'(52.42m)+- Dimensions: 14.083' x 39.0'(4.29m x 11.88m)

Rear lot line setback: 0.0'(0.0 m) Floor area: 525 sf (48.77sm)

Side lot line setback: 219.0'(65.22m) +- Side lot line setback: 200.0'(60.96m)+-

Distance to water (if applicable): 0.0' (0.0m) (completely over water)



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

Type of building: Existing Crib Dock Foundation/Deck & Stairs (under & to upper level))

Date constructed: 2001

Height of building (to the midpoint of the roof): NA -dock above HWM

Front lot line setback: 172.0' (52.42) Dimensions: Irregular - see site plan

Rear lot line setback: 0.0' (0.0m) Floor area: 660sf. (61.31sm)

Side lot line setback: 215.0' (65.53m)+- Side lot line setback: 200.0' (60.96m)+-

Distance to water (if applicable): 0.0' (0.0m)

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): _____

Existing Building/Structure 6 (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.

The existing boathouse was built on cribs in 2001. Due to aging cribs and concerns about safe guarding the boathouse/lake build new steel pile (5.5" Dia Qty. 21 piles) dock foundation (like for like) over Baptiste Lake to the southwest of existing dock/boathouse & move existing Boathouse onto new foundation.

We have completed a Pre-consultation with HH and as instructed by HH we are submitting this MV Application for relief for existing boathouse height over 5.0m, which was the Township of Herschel bylaw when it constructed in 2001. We have applied for work permit application into MNRF (awaiting their response) and we have Project Water Application to DFO with their response that no permit is required from DFO. Should we obtain approval for the MV from HH, we will prepare detailed/stamped engineering drawings for new steel pile foundation & apply for & obtain necessary approvals/permits.

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 to seek relief for the higher height of the existing 1.5 storey boathouse of 7.01m from top of dock vs. the previous bylaw in 2001 of 5.0m.



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 the preconsultation with Hastings Highlands, the municipal planner has instructed to submit a Minor Variance Application. The boathouse exists and was constructed in 2001, is a landmark on the lake, has been written about in the Bancroft Times and also in Cottage Life Magazine, it has quite a legacy. We are requesting relief on the additional 2.01 metres in height - again this is an existing condition. Constructing a new steel pile foundation (the preferred method vs. cribs due to smaller footprint under the HWM) and moving it will safeguard the boathouse/lake.

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. 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 more than maintained - this property has 463.0' of shoreline. The proposed boathouse and dock are characteristic to many waterfront property in Hastings County and on Baptiste Lake. The Shoreline is and will remain extremely 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 - height - we are requesting an additional 2.01 metres from top of dock vs. the bylaw in 2001 of 5.0 metres. Other boathouses on the have similar or greater heights.

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 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 relief of the additional height of 2.01m from top of dock. All other bylaws have been met.

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: Existing Boathouse & Attached Stairs (Relocated)
 Height of building (to the midpoint of the roof): 23.0' to top of highest railing 7.01 metres from top of dock
 Front lot line setback: 215.0' (65.53m)+- Dimensions: 14.083' x 39.0'(4.29m x 11.88m)
 Rear lot line setback: 0.0' at shoreline Floor area: 525 sf (48.77sm)
 Side lot line setback: 180.0'(54.86m)+- Side lot line setback: 244.0' (74.37m)+-
 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 Steel Pile Dock Foundation (Qty. 21 - 5.5" dia. steel piles)
 Height of building (to the midpoint of the roof): top of dock 20' > 24" above HWM
 Front lot line setback: 215.0' (65.53m)+- Dimensions: Irregular - see site plan
 Rear lot line setback: 0.0' at shoreline Floor area: 660sf. (61.31sm)
 Side lot line setback: 175.0'(53.34m)+- Side lot line setback: 244.0' (74.37m)+-
 Distance to water (if applicable): 0.0' at shoreline/HWM

Note: If there are any additional proposed attached decks, porches, screened and/or covered deck etc., include them as a Proposed Building/Structure below.

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

Type of building: _____
 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): _____



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

Type of building: _____

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): _____

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

Type of building: _____

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): _____

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

Type of building: _____

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, 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	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

All Minor Variance Applications must be accompanied by a complete site plan that is clear and meets the minimum requirements for a site plan found in the Comprehensive Site Plan Guidelines below.

16.a) General Requirements

- i. A Site Plan must be sufficiently detailed for Municipal staff to review.
- ii. A Site Plan must be completed to the satisfaction of Municipal staff.
- iii. If an Applicant is unable to meet the requirements and complete a site plan to the satisfaction of Municipal staff, you may need to hire a qualified professional, including an Ontario Land Surveyor, designer, architect, engineer, or land use planner.
- iv. An Elevation Plan of the building may be required to confirm the building height.
- v. Floor Plans of the building may be required to confirm the use of the building.
- vi. An Ontario Land Surveyor may be required to be hired, at the landowner's expense, to create an up-to-date Surveyor's Real Property Report (SRPR) of the property and existing development.
- vii. 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.
- viii. All setbacks and distances are to reflect the closest distance between the structure and the feature.
- ix. Where there are existing structures on a property, a separate drawing outlining the existing location of all structures on the property may need to be prepared in addition to the proposed site plan.



16.b) Site Plan Drawing Guidelines General Information

- ☒ Drawing title block.
- ☐ Property address or legal description.
- ☒ Name of registered owner(s).
- ☒ North arrow.
- ☒ Adjacent existing land uses.

Subject Property

- ☒ Fully dimensioned property boundaries/lines, with a reference to the survey plan the dimensions are derived from.
- ☒ Name of road(s) fronting the property.
- ☒ Name of waterbody or waterbodies adjacent or within the property.
- ☒ Existing vegetation or areas of vegetation on the property.
- ☒ Any existing artificial or natural features, such as drainage ditches, ponds, wetlands.
- ☐ The location of any steep and/or unstable slope (which is a slope with an angle greater than 3:1 (horizontal:vertical) or 18 degrees).
- ☐ The location and nature of easements and right-of-ways for or on the property.

Structures, Buildings, and Features

- ☒ Location, dimensions, floor area, and number of stories of all existing and proposed buildings and structures (including decks, porches, stairs, swimming pools, hot tubs, dock).
- ☒ Setback or distances of all buildings and structures and other features to all property lot lines.
- ☒ Setback or distances of all buildings and structures and other features to water, slope, or any other natural features.
- ☒ Location, approximate dimensions, capacity, and setback of existing or proposed septic tank and septic bed, including distances to all property lot lines, buildings, structures, water, slope, and other natural features.
- ☐ Location and type of well.
- ☐ Location and distances of all Hydro One, including utility poles, underground and overhead lines, to existing and proposed buildings and structures.

Site Work

- ☒ Location of driveway entrance, width and setback to property lot lines.
- ☒ Layout and location of parking area.
- ☒ Location of all walkways.
- ☐ Location, height, and description of fencing, retaining walls, or privacy walls
- ☒ Vegetation to be removed, maintained, restored, or provided (trees, shrubs).