

5. 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): _____

Where access to the subject land is by water only:

Docking facilities address: _____

Distance of Docking facilities from subject land: _____

Distance of Docking facilities from public road: _____

Parking facilities address: _____

Distance of Parking facilities from subject land: _____

Distance of Parking facilities from public road: _____

6. 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

7. Servicing of the Property

Water is provided to the subject land by: Not required

- 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 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): Not required

Storm drainage is provided to the subject land by:

- Sewers
 Ditches
 Swales
 Other means (please explain): _____

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8. 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:
marginal agricultural

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

residential/recreational

Length of time the current use of the land has continued: 20 years+

What are the land uses of adjacent and neighbouring properties?

primarily seasonal dwellings and vacant lands

9. Existing buildings/structures

Include the following for each building(s) or structure(s) on the property (Please include the location of the existing septic system):

Existing Building/Structure 1 (both metric and imperial units):

Type of building: out building

Date constructed: _____

Height of building: _____

Front lot line setback: 39m to Sheldon

Dimensions: 5m x 5m

Rear lot line setback: 0.1m

Floor area _____

Side lot line setback: 51m

Side lot line setback: _____

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Existing Building/Structure 2 (both metric and imperial units):

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 3 (both metric and imperial units):

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 4 (both metric and imperial units):

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 5 (both metric and imperial units):

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(s) to this Application.

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10. 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.

owners are in the process of a consent B66/22 as the subject lands of a lot addition to 40 Dawson Loop Lane

11. 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:

rezoning property to Special Limited services residential - does not meet the required lot area for limit services residential and should be consistent with the zoning of the benefiting lands - 40 Dawson Loop Lane

12. 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:

Condition of severance B66/22

res
adm
adm

13. Rationale

Did you conduct a Pre-consultation with the Municipality? Yes No
If yes, please include any correspondence with the Municipality

Criteria for a Zoning Bylaw Amendment

Please provide a written explanation of why/how the proposed development or use is:

- consistent with the Provincial Policy Statement;
- conforms with the County of Hastings Official Plan;
- maintains the general intent and purpose of the Comprehensive Zoning Bylaw; and
- desirable for development and appropriate use of the land.

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):

lands were reviewed as part of the process for the consent application

RSB? JCM
RM

14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property (Please include proposed septic system):

Proposed Building/Structure 1 (both metric and imperial units):

Type of building: NONE
Date constructed: _____ 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 2 (both metric and imperial units):

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: _____

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

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: _____

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

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.

*10/17/17 J. Call
B. Call*

15. 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 planner 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
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	Salmon Trout	Salmon Trout Lake
Fish habitat	Salmon Trout	Salmon Trout Lake
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



16. 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) B66/22
- Plan of Subdivision _____
- Zoning Bylaw Amendment Application _____
- Minor Variance Application _____
- Site Plan Control Application _____

17. 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 lands 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 11 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.

