



3. Property information

Civic address: 1094 Lake St. Peter Road

Assessment Roll Number: 129019102037400

Former Geographic Township McClure

Legal Description: Con 11 PT LOT 4

Lot frontage (m): 67.96 Lot Depth (m): 92.5 Lot Area (ha): 0.638

Date the subject property was acquired by current owner: 15/6/2000 (21/2/2020)

4. Access to property (select one):

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

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): _____

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 SERVICES RESIDENTIAL (LSR)

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

This is now our principal residence. The property, with the original cottage and located next to the family cottage, was purchased as a seasonal property in May 2000. The current structure (2019) was built to become our retirement home which we achieved in May 2025.

Length of time the current use of the land has continued: 9 months

What are the land uses of adjacent and neighbouring properties?

Immediately north (1092 Lake St. Peter Rd.) is a private residence with full time residents.

To the south (1104 Lake St Peter Rd.) is a seasonal cottage (The original family cottage jointly owned by my mother and brother).

Between Lake St. Peter Rd and our property is crown land (not included in the native land claim).

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: Single family detached

Date constructed: 2019

Height of building (to the midpoint of the roof): 14ft 8in (4.5m)

Front lot line setback: 205ft (63m) Dimensions: 50' x 40' (15.2m x 12.2m)

Rear lot line setback: 25ft (7.8m) Floor area: 1680 sqft (156m²)

Side lot line setback: 88' (27m) Side lot line setback: 59' (18m)

Distance to water (if applicable): 45ft (13.5m)

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

Type of building: front deck

Date constructed: 2019

Height of building (to the midpoint of the roof or top of deck): 10ft 6in (3.2m)

Front lot line setback: 245' (75m) Dimensions: 60'x6' (18.2m x 1.8m)

Rear lot line setback: 40ft (12m) Floor area: 550sqft (51m²)

Side lot line setback: 84' (26.5m) Side lot line setback: 55' (16.5m)

Distance to water (if applicable): 40ft (12m)

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: Shed

Date constructed: pre2000 (mid 1970's)

Height of building (to the midpoint of the roof): 8ft (2.5m)

Front lot line setback: 105' (32m) Dimensions: 8'x10' (2.5m x 3m)

Rear lot line setback: 180' (55m) Floor area: 80sqft (7.5m²)

Side lot line setback: 77' (23.5m) Side lot line setback: 108' (33m)

Distance to water (if applicable): 180' (55m)



Minor Variance or Permission Application

Minor Variance or Permission Application

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

Type of building: Pole Shed
 Date constructed: 2016 (relocated)
 Height of building (to the midpoint of the roof): 9ft (2.7m)
 Front lot line setback: 90' (27.4m) Dimensions: 10'x14' (3m x 4.3m)
 Rear lot line setback: 217' (66.3m) Floor area: 0
 Side lot line setback: 38' (11.6m) Side lot line setback: 131' (40m)
 Distance to water (if applicable): 217' (66.3m)

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

Type of building: Seacan storage unit
 Date constructed: 2025 (relocated)
 Height of building (to the midpoint of the roof): 9' (2.7m)
 Front lot line setback: 70' (21m) Dimensions: 10'x20' (3m x 6m)
 Rear lot line setback: 237' (72m) Floor area: 200 sqft (18.5m²)
 Side lot line setback: 30' (9.1m) Side lot line setback: 145' (44m)
 Distance to water (if applicable): 237' (72m)

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.

Our goal is to construct a 26ft x 26ft, 2-car garage with a storage loft and internal stairs, providing 676sqft of enclosed winter/secure parking and approximately 342sqft of loft storage. The location chosen requires minimal brush clearing, no mature trees to be removed, and was the original location proposed for a garage, and the original location for the storage seacan as part of the residence construction project (building permit # 2019-0184).

The foundation will be concrete slab-on-grade with 2 courses of 8" block. The 10ft side wall will provide extra storage space for canoes and seasonal items to hang from rafters above the 2 garage doors.

The 11/12 peaked roof has been chosen to provide an asthetical similarity to the primary building (structure 1) with a 12/12 central peak. This also provides adequate ceiling height in the loft for seasonal storage.

The wall height and roof pitch results in a midpoint of the roof height to be 17ft 9inches.

Hydro will be connected as part the main residence 200amp service. There will be no water or sewage supply provided to this storage space.

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 requesting relief from the Comprehensive Zoning Bylaw 9.3 b) iv) that limits the height of accessory buildings not connected to the principle building to a maximum height of 4.5 metres (14.8 ft.). Our design has a height to the midpoint of the roof as 5.4 metres (17.8 ft.)

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 primary purpose of the structure is to provide adequate and secure parking and storage, and also to contribute positively to the aesthetic appeal of existing structures and surroundings. Complying with the regulation would require significant compromise to both of these requirements, and result in a structure that neither provides adequate storage nor is aesthetically pleasing.



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):

We wholeheartedly believe this proposed development meets the tests for Minor Variance because:

1. It is aligned with the general intent and purpose of the County of Hastings Official Plan, in that it contributes to "increased development and growth in Hastings County" (2.2) and "promotes sustainable communities that prioritize responsible growth" (4) while it "protects and enhances Hastings County's natural and physical assets, while prioritizing environmental stewardship" (4.2).
2. It maintains the general intent and purpose of the Zoning Bylaw by limiting the visual impact of the development while both allowing for functionality providing it is appropriate to its surroundings.
3. It is very desirable to provide adequate and secure storage for residential properties.
4. It is "Minor in nature" in that the proposed development is located centrally on the lot, does not encroach on any setbacks, is likely not visible from either the water, the road, or either neighbour, and only exceeds the height limitation of the bylaw by 0.9m (3.1ft).

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: 2 car garage with loft storage

Date to be constructed: 2026

Height of building (to the midpoint of the roof): 17' 9" (5.4m)

Front lot line setback: 131' (40m) Dimensions: 26'x26' (7.9m x 7.9m)

Rear lot line setback: 128' (39m) Floor area: 676sqft (63m²)

Side lot line setback: 53' (16m) Side lot line setback: 105' (32m)

Distance to water (if applicable): 128' (39m)

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)	No	No
A landfill (active or non-operating) (within 1000 metres)	No	No
An active mine site (within 1000 metres)	No	No
A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)	No	No
An active gravel pit or quarry	No	No
Any industrial use (current or former)	No	No
Provincial Park or Crown Lands	No	Yes
A floodplain	No	No
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)	No	No
Lake, river, stream, creek, pond or other water feature	Yes	Yes
Fish habitat	No	Yes
Provincially Significant Wetland	No	Yes
Any known cultural heritage, archaeological resources and/or areas of archaeological potential?	No	No
A slope, including a steep and/or unstable slope with an angle of three-to-one (horizontal:vertical) or 18 degrees	No	No