



**4. Property information**

Civic address: 752 Peterson Road, Maynooth

Assessment Roll Number: 12-90-278-010-48900-0000

Former Geographic Township Herschel Township

Legal Description: Part of Lot 8, Concession 16, Geographic Township of Herschel, Municipality of Hastings Highlands, County of Hastings

Lot frontage (m): 207.35 Lot Depth (m): 299.57 Lot Area (ha): 5.1

Date the subject property was acquired by current owner: \_\_\_\_\_

**5. Access to property (select one):**

<input type="radio"/> Provincial highway	<input type="radio"/> Right-of-way
<input checked="" type="radio"/> Municipal Road (year-round maintenance)	<input type="radio"/> Water (see below)
<input type="radio"/> Municipal Road (seasonal maintenance)	
<input type="radio"/> Other (please specify): _____	

Where access to the subject land is by water only:

Docking facilities: \_\_\_\_\_

Distance of Docking facilities from subject land: \_\_\_\_\_

Distance of Docking facilities from public road: \_\_\_\_\_

Parking facilities: \_\_\_\_\_

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 No, is development happening on the Shore Road Allowance? Yes  No

**7. Servicing of the Property**

**Water** is provided to the subject land by:

<input type="radio"/> Publicly owned/operated pipe water system
<input checked="" type="radio"/> Privately owned/operated individual well
<input type="radio"/> Privately owned/operated communal well
<input type="radio"/> Lake or other waterbody
<input type="radio"/> 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): \_\_\_\_\_

#### **8. Current Land Use**

Current designation of the property in the County of Hastings Official Plan:

Rural/Waterfront and Environmental Protection

Current zoning of the property in the Comprehensive Zoning Bylaw:

RR - Rural Residential and EP - Environmental Protection

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

The land is currently used as a rural residential property with one single-detached dwelling (currently under construction), a detached garage, and a driveway/paved area.

Length of time the current use of the land has continued: N/A

What are the land uses of adjacent and neighbouring properties?

Mostly rural residential and waterfront properties and well as naturalized areas.



## 9. 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 garage

Date constructed: N/A	Height of building: 1-storey
Front lot line setback: 20+	Dimensions: _____
Rear lot line setback: 100+	Floor area: 49.52 sqm
Side lot line setback: 50+	Side lot line setback: 50+

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

Type of building: Existing detached dwelling (under construction)

Date constructed: N/A	Height of building: 2-storeys
Front lot line setback: 45.24	Dimensions: 18.42m x 5.62m
Rear lot line setback: 100+	Floor area: 141.38
Side lot line setback: 50.91	Side lot line setback: 109.81

***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.

### **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.

The Proposal is to permit a new tourist establishment consisting of 17 cabins as well as a management building, an associated parking area and internal road to provide internal circulation. Please see submitted Planning Justification Report for further details.

**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:

Please see submitted Planning Justification Report for further details.

**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:

Please see submitted Planning Justification Report for further details.



### 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):

Please see submitted Planning Justification Report for further details.



#### 14. 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: Cabin 2

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65	Dimensions: _____
Rear lot line setback: 100+	Floor area: 97.53
Side lot line setback: 15.23+	Side lot line setback: 50.91+

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

Type of building: Cabin 1

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 100+	Floor area: 97.53
Side lot line setback: 15.23+	Side lot line setback: 50.91+

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

Type of building: Cabin 3

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 100+	Floor area: 97.53
Side lot line setback: 15.23	Side lot line setback: 50.91+

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

Type of building: Cabin 4

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 100+	Floor area: 97.53
Side lot line setback: 100+	Side lot line setback: 23.02

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



#### 14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property:

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

Type of building: Cabin 5  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 23.02+ Side lot line setback: 50+

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

Type of building: Cabin 6  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 20.96+ Side lot line setback: 23.02+

***Proposed Building/Structure 7 (both metric and imperial units):***

Type of building: Cabin 7  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 20.96+ Side lot line setback: 13.61

***Proposed Building/Structure 8 (both metric and imperial units):***

Type of building: Cabin 8  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 23.02+ Side lot line setback: 20.96+

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



#### 14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property:

***Proposed Building/Structure 9 (both metric and imperial units):***

Type of building: Cabin 9  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18 Floor area: 97.53  
Side lot line setback: 13.61+ Side lot line setback: 20.96+

***Proposed Building/Structure 10 (both metric and imperial units):***

Type of building: Cabin 10  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 20.96+ Side lot line setback: 23.02+

***Proposed Building/Structure 11 (both metric and imperial units):***

Type of building: Cabin 11  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 20.96+ Side lot line setback: 23.02+

***Proposed Building/Structure 12 (both metric and imperial units):***

Type of building: Cabin 12  
Date to be constructed: N/A Height of building: 2-storeys  
Front lot line setback: 22.65+ Dimensions: \_\_\_\_\_  
Rear lot line setback: 70.18+ Floor area: 97.53  
Side lot line setback: 11.20 Side lot line setback: 23.02+

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



#### 14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property:

***Proposed Building/Structure 13 (both metric and imperial units):***

Type of building: Cabin 13

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 70.18+	Floor area: 97.53
Side lot line setback: 20.96+	Side lot line setback: 23.02+

***Proposed Building/Structure 14 (both metric and imperial units):***

Type of building: Cabin 14

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 70.18+	Floor area: 97.53
Side lot line setback: 20.96	Side lot line setback: 23.02+

***Proposed Building/Structure 15 (both metric and imperial units):***

Type of building: Cabin 15

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 70.18+	Floor area: 97.53
Side lot line setback: 20.96	Side lot line setback: 23.02+

***Proposed Building/Structure 16 (both metric and imperial units):***

Type of building: Cabin 16

Date to be constructed: N/A	Height of building: 2-storeys
Front lot line setback: 22.65+	Dimensions: _____
Rear lot line setback: 70.18+	Floor area: 97.53
Side lot line setback: 26.16	Side lot line setback: 23.02+

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



#### 14. Property/proposed development

Include the following for each proposed building(s) or structure(s) on the property:

***Proposed Building/Structure 17 (both metric and imperial units):***

Type of building: Cabin 17/lookout tower

Date to be constructed:	N/A	Height of building:	20.73/Approx. 7 storeys
Front lot line setback:	22.65+	Dimensions:	
Rear lot line setback:	70.18+	Floor area:	35.77
Side lot line setback:	23.02+	Side lot line setback:	20.96+

***Proposed Building/Structure 18 (both metric and imperial units):***

Type of building: Management/office building (Under Construction)

Date to be constructed:	N/A	Height of building:	2-storeys
Front lot line setback:	45.24	Dimensions:	
Rear lot line setback:	70.18+	Floor area:	141.38
Side lot line setback:	50.91	Side lot line setback:	109.81



## 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 (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	n/a
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)	yes	yes
Lake, river, stream, creek, pond or other water feature	yes	yes
Fish habitat	yes	yes
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	yes	n/a



## 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) \_\_\_\_\_

Plan of Subdivision \_\_\_\_\_

Zoning Bylaw Amendment Application \_\_\_\_\_

Minor Variance/Permission \_\_\_\_\_ A-1-2023 - Approved

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 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.