



3. Property information

Civic address: 115 Rangers Rd., Hastings Highlands, ON KOL 1C0

Assessment Roll Number: 12 90 278 020 25391 0000

Former Geographic Township Herschel

Legal Description: CON 7 PT LOT 30 PLAN M59 LOT 12
IRREG

Lot frontage (m): 208.0' (63.3m) Lot Depth (m): 232.0' (70.7m) Lot Area (ha): 0.72 AC

Date the subject property was acquired by current owner: 2022

4. Access to property (select one):

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

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 (proposed)
☐ Privately owned/operated communal well
☐ Lake or other waterbody
☐ Other means (please explain): _____



Minor Variance or Permission Application

Sewage is provided to the subject land by:

- ☐ Publicly owned/operated sanitary sewage system
- ☒ Privately owned/operated individual septic system (proposed)
- ☐ 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:
WR (waterfront residential)

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

The current property has a very small older cabin and privy only.

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: Small Cabin (to be deconstructed, see location on site survey)

Date constructed: 60's-70's

Height of building (to the midpoint of the roof): 11.0' (3.35m)


Front lot line setback: 137.79'+-(42.0m) Dimensions: 13.0' x 18.0' (3.96m x 5.48m)

Rear lot line setback: 82.02'(25.0m) Floor area: 234 sf. (21.73sm)

Side lot line setback: 104.98'+- (32.0m) Side lot line setback: 16.43' (5.01m)

Distance to water (if applicable): 82.02'(25.0m)

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

Type of building: Attached Deck/Stairs to Small Cabin(to be deconstructed, see )

Date constructed: 60-70's

Height of building (to the midpoint of the roof or top of deck): 2.5' (0.76m)

Front lot line setback: 150.91'+- (46.0m) Dimensions: 7.0' x 8.0' (2.13m x 2.43m) incl. stairs.

Rear lot line setback: 75.45' (23.0m) Floor area: 56 sf.(5.20sm)

Side lot line setback: 111.54'+- (34.0m) Side lot line setback: 19.68' (6.0m)

Distance to water (if applicable): 75.45' (23.0m)

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: Old Privy (to be deconstructed, see location on site survey)

Date constructed: 60-70's

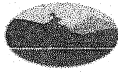
Height of building (to the midpoint of the roof): 7.0' (2.31m)

Front lot line setback: 80.0'+- Dimensions: 3.0' x 4.0' (0.91m x 1.21m)

Rear lot line setback: 107.0'(32.61m) Floor area: 12.0 sf (1.11sm)

Side lot line setback: 170.0' (51.81m) Side lot line setback: 31.36' (9.56m)

Distance to water (if applicable): 107.0'(32.61m)+-



Minor Variance or Permission Application

Existing Building/Structure 3 (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 4 (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 5 (both metric and imperial units):

Type of building: _____

Date constructed: _____

Height of building (to the midpoint of the roof): _____

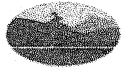
Front lot line setback: _____ Dimensions: _____

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

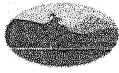
Provide a complete written description of the nature of the application with details of the proposed development including but not limited to: proposed use(s), height/storeys, floor area(s), number of parking/loading spaces, landscape area, etc. If additional space needed, attach (a) separate page(s) to this Application.

Currently this property at 115 Rangers Road on Baptiste Lake is vacant land, WR Zoning, with a small older cabin, bedrock steeper slope from road to first 1/3 of property, at bottom of bedrock slope it flattens out to existing trees and flatter grass area sloping to shoreline/HWM. My client would like to construct a proposed 4 bedroom primary dwelling 14m x 19m ((45.93' x 62.33') footprint inclusive of decks, walk-out basement & 2 storeys. The older existing cabin, attached deck & Privy would be deconstructed. My client is proposing to add a drilled well as well as a septic system (tank and bed) appropriate to size of dwelling and as per bylaw requirements, a qualified septic contractor has visited the site. Due to the bedrock on the road frontage of the property (first 1/3 depth of the property), the dwelling would require to be closer to the HWM than the current bylaw of 30 metres (98.42'). A detached 2.5 car garage is also proposed. Our application includes a detailed comprehensive site plan with proposed dwelling and garage footprint and associated setbacks as well as septic and approximate well location all within necessary bylaw and building code requirements. This proposal is under the maximum lot coverage of 30% for all buildings and under maximum 5% of total lot for proposed accessory structures.

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 for the proposed septic system and garage due to the proximity to the steep and/or unstable slope.



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:

This is primarily a vacant lot at present and is not habitable at present. The existing legal non-conforming cabin is very old and is a sleeping cabin only (very small 234 sqft.) with no cooking, water or septic - additionally there is very old existing Privy. These 2 structures would be deconstructed. A separate Permission Application has been submitted at present for the proposed new primary dwelling as instructed by HH Municipal Planner.

We are requesting the proposed new 2.5 garage and septic system be closer (that what bylaw allows) to bedrock slope that will remain, the applicant has completed and provided a Slope Stability Report to Hastings Highlands), with positive conclusions/recommendations that slope is stable. All other setbacks and bylaws (i.e., building height, percentage of lot, etc.) will be adhered to.



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):

MV Application: -

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 proposed structures will be constructed at an existing waterfront residential property. The general intent and purpose of the 30 metre setback from a steep and/or unstable slope is to increase the distance from steep slopes to protect life and property from erosion and slope instability hazards. A Slope Stability Report has been provided to HH with positive conclusions/recommendations. The lot size and configuration/bedrock slope requires the proposed structures to be within 30 metres of a steep slope. There is still a distance of 10 metres from the road to the garage structure and more distance from the road to the new septic system – also the new septic system maintains the required 30 metre distance from the HVM.

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. Based on the maintaining the existing bedrock slope, a Slope Stability Report has been provided to HH with positive conclusions/recommendations for structures to be closer than 30 metres to the slope. We have met all other zoning bylaws requirements for septic and garage structures.

3. Desirable for the appropriate use of the land.





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: Primary Dwelling/2- Storey + WO Basement 4 Bedroom

Date to be constructed: 2025-2026

Height of building (to the midpoint of the roof): 36.1' (11 metres) A

Front lot line setback: 98.42'(30.0m) Dimensions: 33.93' x 62.33' (10.34m x 19.0m)

Rear lot line setback: 77.61'(23.65m) Floor area: 2,114.85 sf. (265.96sm)

Side lot line setback: 54.13'(16.5m) Side lot line setback: 9.84' (3.0m)

Distance to water (if applicable): 77.61'(23.65m)

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

Type of building: Attached Front Deck

Date to be constructed: 2025-2026

Height of building (to the midpoint of roof or top of deck): 11.5' (3.50m)

Front lot line setback: 132.35' (40.34m) Dimensions: 12.0' x 62.33' (3.65m x 19.0m)

Rear lot line setback: 65.61'(20.0m) Floor area: 747.96 sf. (69.48sm)

Side lot line setback: 54.13'(16.5m) Side lot line setback: 9.84' (3.0m)

Distance to water (if applicable): 65.61'(20.0m)

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

Type of building: Accessory Structure - 2.5 Car Garage

Date to be constructed: 2025-2026

Height of building (to the midpoint of roof): 14.76' (4.5 m)

Front lot line setback: 32.8' (10.0m) Dimensions: 29.52' x 29.52' (9.0m x 9.0m)

Rear lot line setback: 139.43' (42.5m) Floor area: 871.43 sf. (81.0 sm)

Side lot line setback: 9.84' (3.0m) Side lot line setback: 32.8' (10.0m)+-

Distance to water (if applicable): 139.43' (42.5m)

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, Baptiste	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	YES (however	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 2025-015 ZBLA _ Approved
- ☐ Minor Variance Application Permission Application just submitte
- ☐ Site Plan Control Application _____

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 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.

(As per recommendations of EIS study/report provided)