



3. Property information

Civic address: 141 Marina Rd., Hastings Highlands, ON K0L 1C0
Assessment Roll Number: 12 90 278 015 17100
Former Geographic Township Herschel
Legal Description: CON 4 PT LOT 14 LOT 11

Road Frontage 30.23m (99.17')

Lot frontage (m): 36.1m Lot Depth (m): 37.9 > 52 Lot Area (ha): 0.53AC
(Plus SRA)
Date the subject property was acquired by current owner: 2024

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
☐ 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
- ☐ 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): Eavestroughs/drainage spouts

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:
Waterfront Residential (WR)

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

Primary residence

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

What are the land uses of adjacent and neighbouring properties?

Neighbouring cottage properties/full time residences



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: Primary Dwelling/House - Walk-out Basement (remaining as is)

Date constructed: 1970's

4.11m Basement

Height of building (to the midpoint of the roof): Main Grade (13.5') Grade - 21.0' /6.40m

Front lot line setback: 14.02m (46.0') Dimensions: 7.31 m x 9.75m(24.0' x 3

Rear lot line setback: 13.6m(44.61)+- Floor area: 71.34 sq.m (768 sq.ft.)

Side lot line setback: 6.56m(21.52') Side lot line setback: 7.10m(23.29')

Distance to water (if applicable): 33.52m (110.0')

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

Type of building: Attached Deck (attached to main dwelling, to remain as is)

Date constructed: 1970's

Height of building (to the midpoint of the roof or top of deck): Deck is on main le

Front lot line setback: 21.03m(69.0')+- Dimensions: 3.65mx9.75m(12.0' x 32.

Rear lot line setback: 9.91m(32.51) Floor area: 35.67 sq.m(384 sq.ft.)

Side lot line setback: 10m(32.8')+- Side lot line setback: 6.30m(20.66')+-

Distance to water (if applicable): 30.30m (99.40')

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: Existing Storage Shed #1 (to be removed)

Date constructed: 1990

Height of building (to the midpoint of the roof): 3.65m (12.0')

Front lot line setback: 20.25m(66.43')+ Dimensions: 3.04m x 3.04m (10.0' x 1

Rear lot line setback: 19.0m(62.33")+ Floor area: 9.29sq.m(100sf.)

Side lot line setback: 0.75m (2.46') Side lot line setback: 20.0m (65.61')+-

Distance to water (if applicable): 35.50m(116.46')+-



Minor Variance or Permission Application

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

Type of building: Existing Shed # 2 including attached deck (remaining as is, no

Date constructed: 1970's

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

Front lot line setback: 55.0m (180.44) Dimensions: 3.65mx3.96m(12.0' x 13.

Rear lot line setback: 0.0m Floor area: 14.49sq.m(156 sq.ft.)

Side lot line setback: 1.87m(6.13') Side lot line setback: 21.2m(69.5")+-

Distance to water (if applicable): 9.0m(29.52')+-

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

Type of building: Septic Tank

Date constructed: 2024

Height of building (to the midpoint of the roof): Not Applicable

Front lot line setback: 9.14m(30.0')+- Dimensions: 5.0' x 11.0' approx.

Rear lot line setback: 24.0m (78.74)+- Floor area: 3600 litres

Side lot line setback: 13.91m(43.27')+- Side lot line setback: 12.0m(39.37')+-

Distance to water (if applicable): 40.0m (131.0')+-

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

Type of building: Septic Leaching Bed

Date constructed: 2024

Height of building (to the midpoint of the roof): Not applicable

Front lot line setback: 5.4m (18.0')+- Dimensions: 3.35mx5.18m(11.0'x17.0

Rear lot line setback: 27.5m (90.22')+- Floor area: 17.35 sq.m (187 sf.)+-

Side lot line setback: 16.0m (52.49')+- Side lot line setback: 5.48m (18.0')+-

Distance to water (if applicable): 42.0m (137.79')+-

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.

This property is on Marina Rd. on Baptiste Lake and is zoned WR. My clients have recently purchased the property and this is their full-time residence year round. They are proposing to a small addition (12.0' x 24.0') to the existing primary dwelling which is walk-out basement style, this addition would be on the main level for a practical entry to the house with closets and a small open den area. This addition will require external stairs/porch platform. This proposed addition would meet the side lot line setbacks of 3m and would go no closer to the HWM than the existing primary residence and would meet the requirement of 30m setback from HWM. We would require relief to the front lot line setback, however no closer to Marina Rd. than the existing dwelling. My clients are also proposing to extend the existing deck (5.0' x 12.0') to the east in order to connect to the new addition noted above. This deck extension would meets required setback on the east property lot line as well would be no closer to the HWM. Lastly client is proposing to add screen panels under the existing deck footprint at the walk-out basement level to create a screen in room to protect them from insects during bug season. These screens would attach to the existing structure only with no proposed alteration. No trees will be required to be removed for the proposed additions.

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:

My client requires requires relief to the front lot line setback only for this proposed and practical addition to this small existing home. The addition/structure is no closer to road than existing home, however the attached stairs are closer to the road.



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 existing dwelling is closer to Marina Road than current zoning bylaw requirements. The addition/structure is no closer to road than existing home, however the attached stairs are closer to the road.

The 30m vegetative buffer setback exists and will not be disturbed in any way. The property is well vegetated and has very many native plants/trees. etc.



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 the current designation is Rural Waterfront - many of surrounding/neighbouring properties are seasonal cottages and full-time residences.

2. Maintain the general intent and purpose of the Zoning Bylaw;

Yes we are only requesting relief on the front yard setback as the current primary dwelling is located closer to Marina Road. The addition/structure is no closer to road than existing home, however the attached stairs are closer to the road.

3. Desirable for the appropriate use of the land; and

Yes this proposed development is appropriate use of the land and is very similarly planned with features similar to neighbouring properties.

4. Minor in nature.

Yes we believe this proposed development is minor in nature and we have taken careful consideration of existing zoning bylaws.



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: Proposed Small Addition to Existing Primary Dwelling

Date to be constructed: 2025

Height of building (to the midpoint of the roof): 15.0'± (main grad)

Front lot line setback: 14.02m(46.0') Dimensions: 12.0' x 24.0'

Rear lot line setback: 17.75m(58.23)± Floor area: 2675sq.m(288 sf.)

Side lot line setback: 18.28m (60.0')± Side lot line setback: 3.0m (9.84')

Distance to water (if applicable): 37.25m (122.21')±

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

Type of building: Attached Deck & Stairs

Date to be constructed: 2025

Height of building (to the midpoint of roof or top of deck): 0.95m(37.5"±)

Front lot line setback: 11.58m (38.0') Dimensions: 6.0' x 8.0'

Rear lot line setback: 25.50m(83.66') Floor area: 4.45sq.m(48 sf.)

Side lot line setback: 18.89m(62.0')± Side lot line setback: 3.60m(11.81')

Distance to water (if applicable): 44.56m (146.21')±

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

Type of building: Extension to existing raised deck

Date to be constructed: 2025

Height of building (to the midpoint of roof): NA to match existii

Front lot line setback: 21.03m (69.0')± Dimensions: 5.0' x 12.0'

Rear lot line setback: 13.98m(45.86')± Floor area: 5.57sq.m(60.0 sf.)

Side lot line setback: 8.47m (27.80')± Side lot line setback: 19.0m (62.33')±

Distance to water (if applicable): 34.30m (112.86')

Note: If there are additional buildings, attached decks, attached porches, etc., please attach a separate page to this Application.



Minor Variance or Permission 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, Baptiste Lake
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, slope stability	Yes, slope stability study completed



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 _____

Not applicable

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.

Not applicable as no development is proposed in the 30 m vegetative buffer zone.

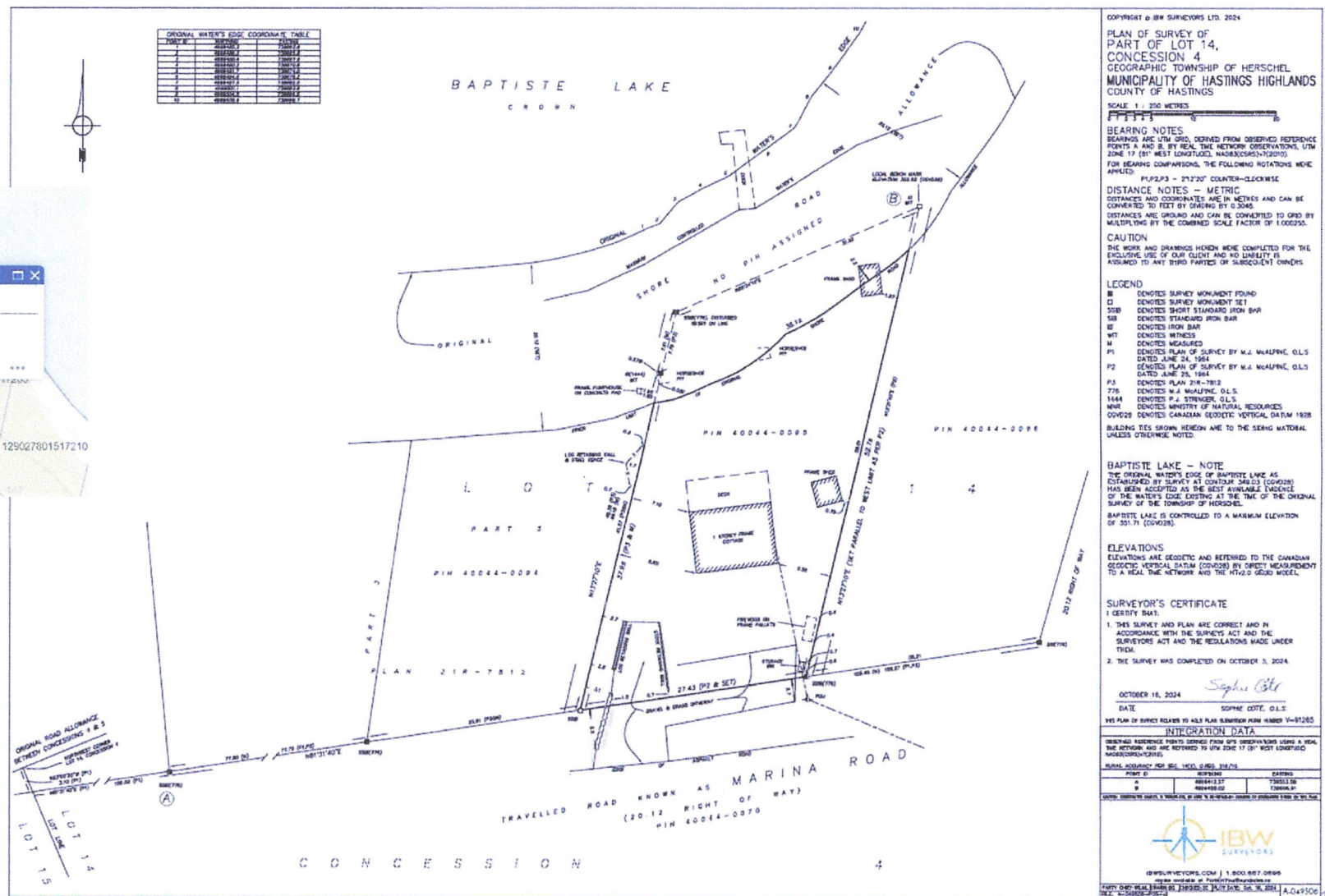
Property Owners:
Roberta & Oleh Stasyszyn



**Existing Walk-out
Basement Cottage
w/Deck – no change**

**Add Proposed New
Addition, Lengthen
Existing Deck
& Add Screen Panels
(under ex. Deck) to make
Enclosed Screen Room**

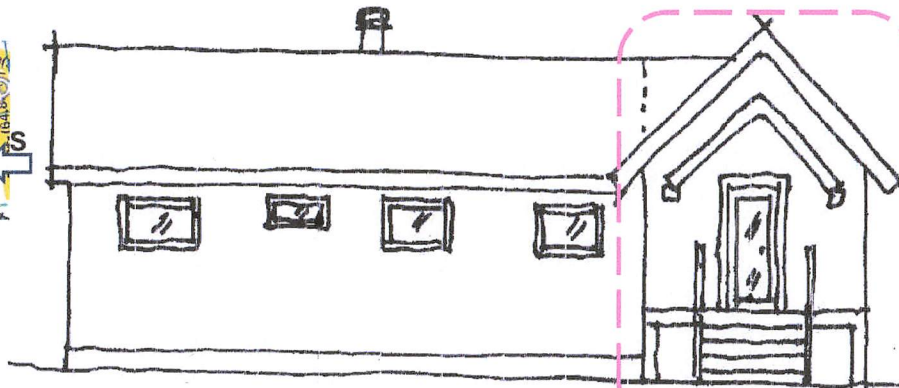
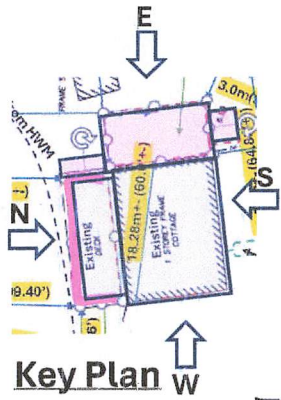
Updated May 12, 2025



Site Plan Details:

- Property Dimensions:**
 - 10000 100th Avenue (100' x 100')
 - 10000 100th Avenue (100' x 100')
 - 10000 100th Avenue (100' x 100')
- Existing Structures:**
 - Existing Shed #2: 12.0' x 13.0' incl./attached deck
 - Existing Shed #1: 10.0' x 10.0' - to be removed
 - Ex. Walk-out Basement Cottage: 24.0' x 32.0'
 - Ex. Well
 - Ex. Septic Bed
 - Ex. Retaining Wall
 - Ex. Concrete Pad
- New Additions:**
 - New Addition: 12.0' x 24.0'
 - New Added Entry Stairs & Deck: 6.0' x 8.0'
 - New Added Screen Panels only to Under Existing Deck, Existing Posts: 12.0' x 32.0'
- Other Features:**
 - Stone Retaining Wall
 - Gravel & Grass Driveway
 - Gravel & Grass Driveway
 - Gravel & Grass Driveway
- Dimensions and Bearings:**
 - 10000 100th Avenue (100' x 100')
 - 10000 100th Avenue (100' x 100')
 - 10000 100th Avenue (100' x 100')

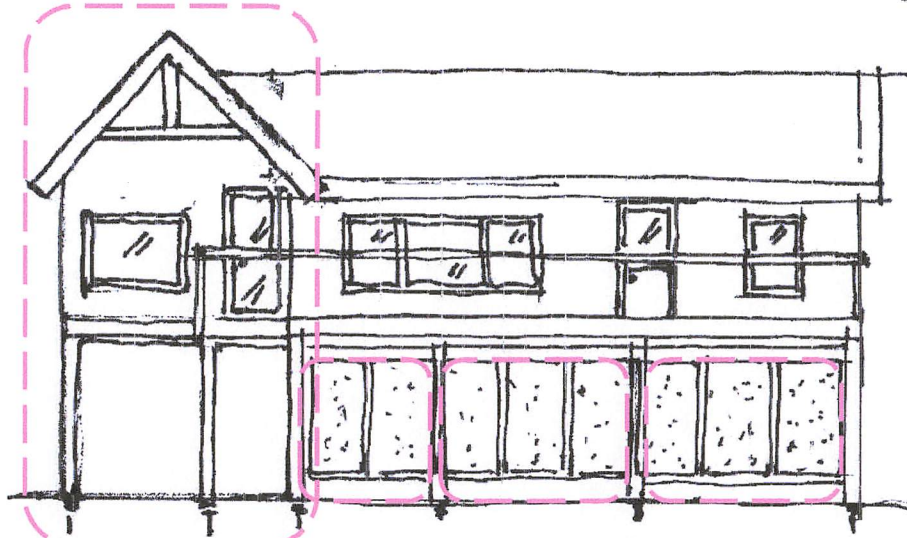
Updated May 12, 2025



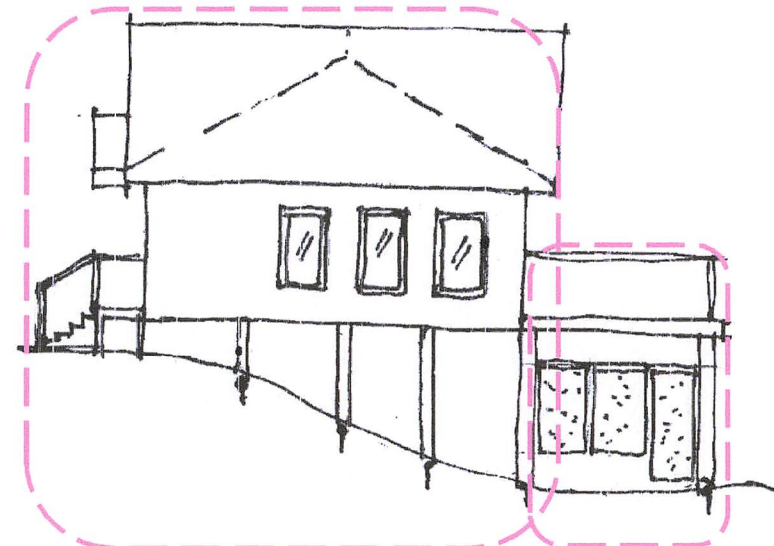
South Elevation



West Elevation



North Elevation



East Elevation

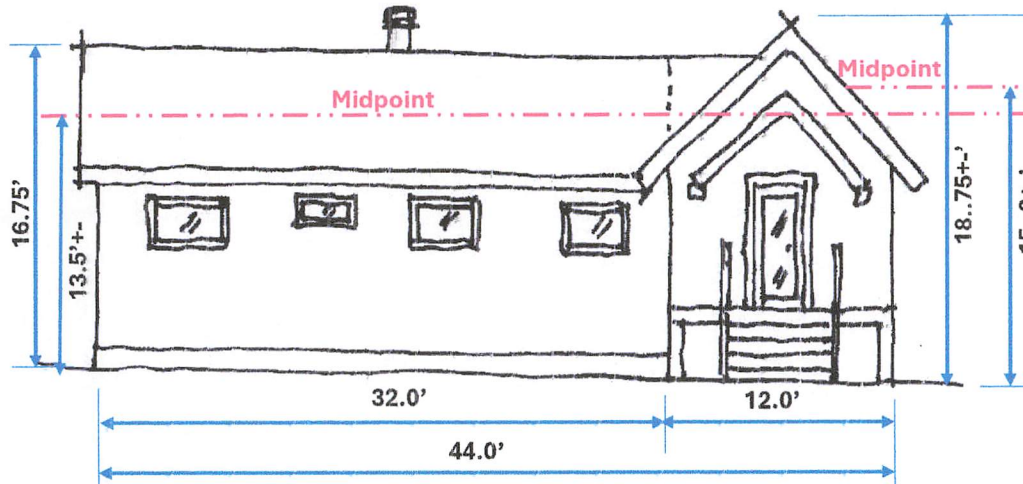
Legend

Addition

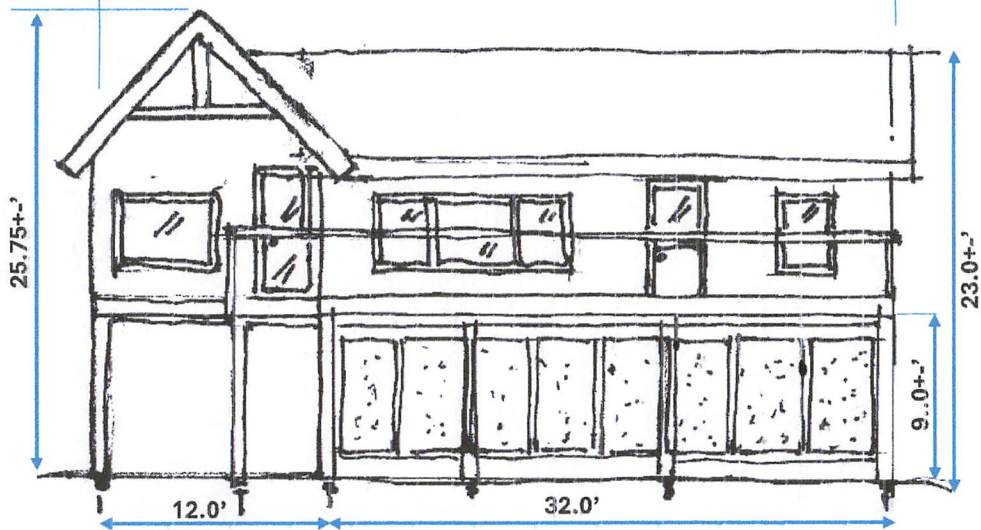
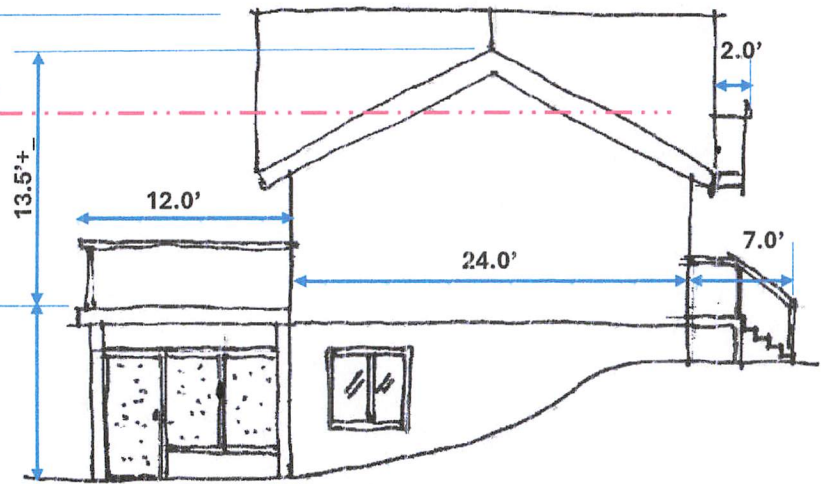
Existing

Enclose
Under existing
Deck Structure
w/screens

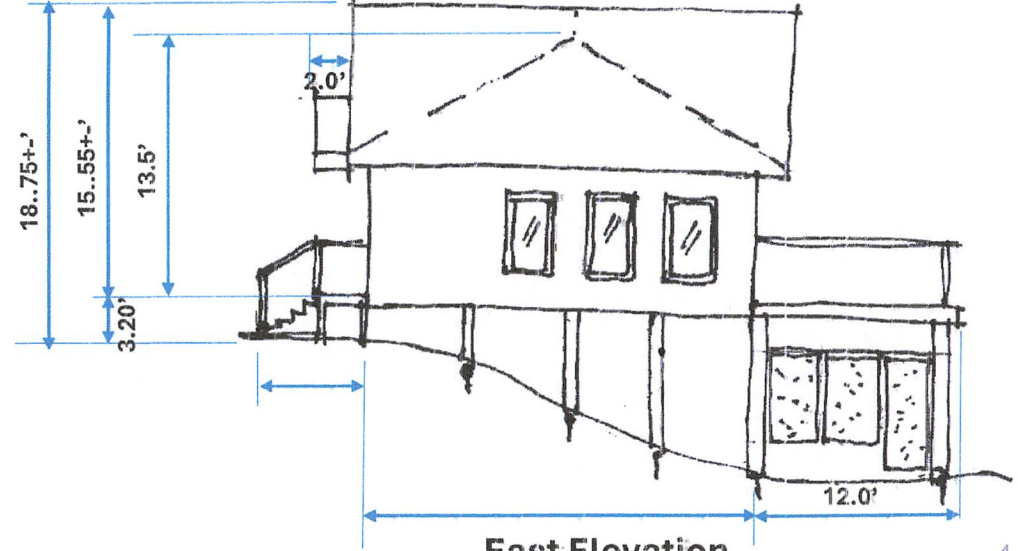
South Elevation



West Elevation



North Elevation



East Elevation

Update May 12, 2025