

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' (63.1) Lot Depth (m): 232.0'(70) 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
 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:
Waterfront Residential (WR)

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

4 Season Cottage Property (Primary Dwelling, Garage and Septic being constructed under separate Building permits at present. Target completion Fall 2026

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

What are the land uses of adjacent and neighbouring properties?

Neighboring Cottage Properties (Waterfront Residential (WR))

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/2- Storey + WO Basement 4 Bedroom

Date constructed: 2025-2026

Height of building (to the midpoint of the roof): 36.1' (11 metres) max re: permit dwgs.

Front lot line setback: 98.42'(30.0m) Dimensions: 33.93' x 62.33' (10.34m x 19m)

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)

Currently under construction via separate building permit/proposed to be completed by Summer/Fall 2026

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

Type of building: Attached Front Deck

Date constructed: 2026

Height of building (to the midpoint of the 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)

Currently under construction via separate building permit/proposed to be completed by Summer/Fall 2026

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: Accessory Structure - 2.5 Car Garage

Date constructed: 2026

Height of building (to the midpoint of the 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)

Currently under construction via separate building permit/proposed to be completed by Summer/Fall 2026



Minor Variance or Permission Application

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.

My client currently is building on this waterfront property, a new 4 season cottage and garage that is currently under construction at present and proposed to be completed by Summer/Fall of 2026. My client is proposing to build a new permanent dock (preferred steel pile method, small footprint under the HWM - far less than 15 sqm.) and new boathouse over the water, Baptiste Lake. They would like to build for reasons of storing boats securely and enjoying time at the water with new dock foundation. Currently there is no dock or boathouse. We are proposing/requesting secure storage for two boats and which requires the boathouse to be minimum of 752.25 square feet in size and in this case. There will be no plumbing, cooking, sleeping/living spaces. We are proposing flat-roof/sundeck with max height of 4.5m. We are projecting the proposed boathouse from the shoreline slightly via 10.0' ramp in order to obtain necessary water depth of 8.0' to allow for installation of wet-slip lifts in boathouse to raise boats out of the water. Side lot setbacks are much greater than the 6.0 metres required by the bylaw. See attached design concept package.

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 require relief for the building size to increase to 752.25 square feet which is greater than what the current Bylaw allows for which is 600 square feet. All other bylaws have been maintained including maximum of 25% of shoreline development.

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:

We are proposing/requesting secure storage for two boats and which in this case requires the boathouse to be minimum of 752.25 square feet in size.

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 Official Plan and bylaw on this lake also allows for docks and boathouses and the maximum of 25% of width of shoreline has been maintained. The proposed boathouse and dock are characteristic to many waterfront property in Hastings County and on Baptiste Lake. The Shoreline will be kept as is/natural.

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. Our proposed boathouse meets all zoning bylaw requirements with exception of one - boathouse size being proposed at 752.25 sf. in order to securely store 2 boats, this is larger than the 600 sf. allowed via the bylaw. Many other boathouses on the lake are equal to this size and some have 2nd floors which we are not requesting.

3. Desirable for the appropriate use of the land.
Yes we believe our development proposal is desirable for the appropriate use of the land. Neighboring residential waterfront properties have very similar development with docks/boathouses.

4. Minor in nature.
Yes we believe our development proposal is minor in nature. As per our initial Pre-consultation with Hasting Highlands, the Municipal Planner instructed a Minor Variance Application will be needed for proposed boathouse square footage of 752.25 required for secure storage of 2 boats - bylaw is for 600 square feet. All other bylaws have been met. In the recent past, I have obtained other MV approval for this size of boathouse on Baptiste Lake,

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: New Boathouse & Dock Foundation

Date to be constructed: 2026

Height of building (to the midpoint of the roof): Flat Roof/Sundeck)14.76' to top of rail

Front lot line setback: 232.0'(70.71 m)+- Dimensions: 25.5' x 29.5' (7.77m x 8.99m)

Rear lot line setback: 0.0' at shoreline Floor area: 752.25 sq.ft.(69.88sm)

Side lot line setback: 21.0m (68.89')+- Side lot line setback: 34.87m (114.42')+-

Distance to water (if applicable): 0.0' at shoreline

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

Type of building: New Permanent Dock (attached & beside the boathouse)

Date to be constructed: 232.0'(70.71 m)+- plus 6.0' x 10.0' ramp = =60.sf

Height of building (to the midpoint of roof or top of dec) 20 > 24" above HWM

Front lot line setback: 232.0'(70.71 m)+- Dimensions Irregular - see plan layout

Rear lot line setback: 0.0' at shoreline Floor area: 1099.0 sf. (102.10sm)

Side lot line setback: 17.0m (55.77')+- Side lot line setback: 30.0m (98.42')+-

Distance to water (if applicable): 0.0' at shoreline

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)	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	NA	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 _____
- Minor Variance Application & Permission Application _____
- Site Plan Control Application _____

16. Site Plan Requirements

All Minor Variance Applications must be accompanied by a complete site plan that is clear and meets the minimum requirements for a site plan found in the Comprehensive Site Plan Guidelines below.

16.a) General Requirements

- i. A Site Plan must be sufficiently detailed for Municipal staff to review.
- ii. A Site Plan must be completed to the satisfaction of Municipal staff.
- iii. If an Applicant is unable to meet the requirements and complete a site plan to the satisfaction of Municipal staff, you may need to hire a qualified professional, including an Ontario Land Surveyor, designer, architect, engineer, or land use planner.
- iv. An Elevation Plan of the building may be required to confirm the building height.
- v. Floor Plans of the building may be required to confirm the use of the building.
- vi. An Ontario Land Surveyor may be required to be hired, at the landowner's expense, to create an up-to-date Surveyor's Real Property Report (SRPR) of the property and existing development.
- vii. 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.
- viii. All setbacks and distances are to reflect the closest distance between the structure and the feature.
- ix. Where there are existing structures on a property, a separate drawing outlining the existing location of all structures on the property may need to be prepared in addition to the proposed site plan.

16.b) Site Plan Drawing Guidelines

General Information

- Drawing title block.
 - Property address or legal description.
 - Name of registered owner(s).
- North arrow.
- Adjacent existing land uses.

Subject Property

- Fully dimensioned property boundaries/lines, with a reference to the survey plan the dimensions are derived from.
- Name of road(s) fronting the property.
- Name of waterbody or waterbodies adjacent or within the property.
- Existing vegetation or areas of vegetation on the property.
- Any existing artificial or natural features, such as drainage ditches, ponds, wetlands.
- The location of any steep and/or unstable slope (which is a slope with an angle greater than 3:1 (horizontal:vertical) or 18 degrees).
- The location and nature of easements and right-of-ways for or on the property.

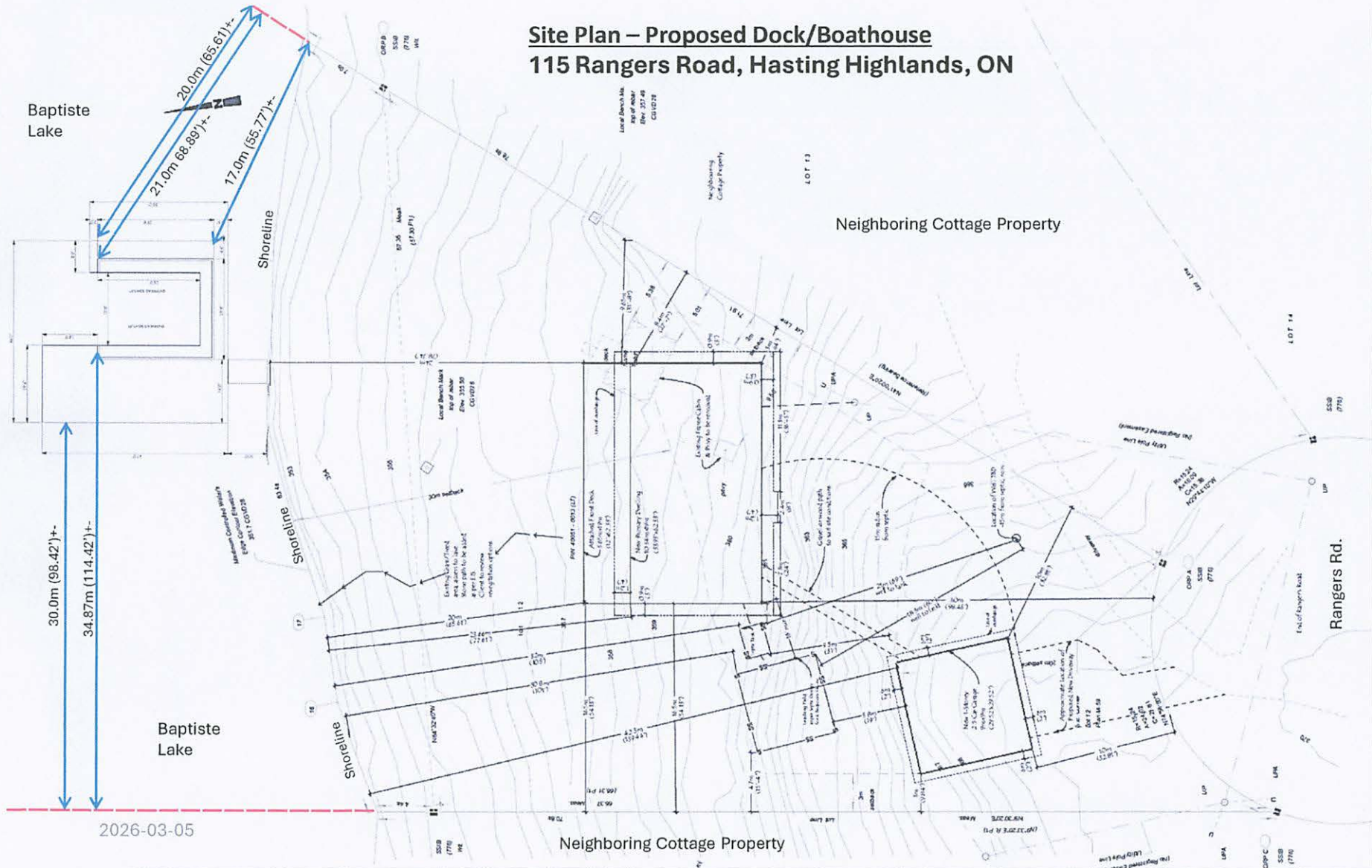
Structures, Buildings, and Features

- Location, dimensions, floor area, and number of stories of all existing and proposed buildings and structures (including decks, porches, stairs, swimming pools, hot tubs, dock).
- Setback or distances of all buildings and structures and other features to all property lot lines.
- Setback or distances of all buildings and structures and other features to water, slope, or any other natural features.
- Location, approximate dimensions, capacity, and setback of existing or proposed septic tank and septic bed, including distances to all property lot lines, buildings, structures, water, slope, and other natural features.
- Location and type of well.
- Location and distances of all Hydro One, including utility poles, underground and overhead lines, to existing and proposed buildings and structures.

Site Work

- Location of driveway entrance, width and setback to property lot lines.
- Layout and location of parking area.
- Location of all walkways.
- Location, height, and description of fencing, retaining walls, or privacy walls
- Vegetation to be removed, maintained, restored, or provided (trees, shrubs).

Site Plan – Proposed Dock/Boathouse 115 Rangers Road, Hasting Highlands, ON



2026-03-05

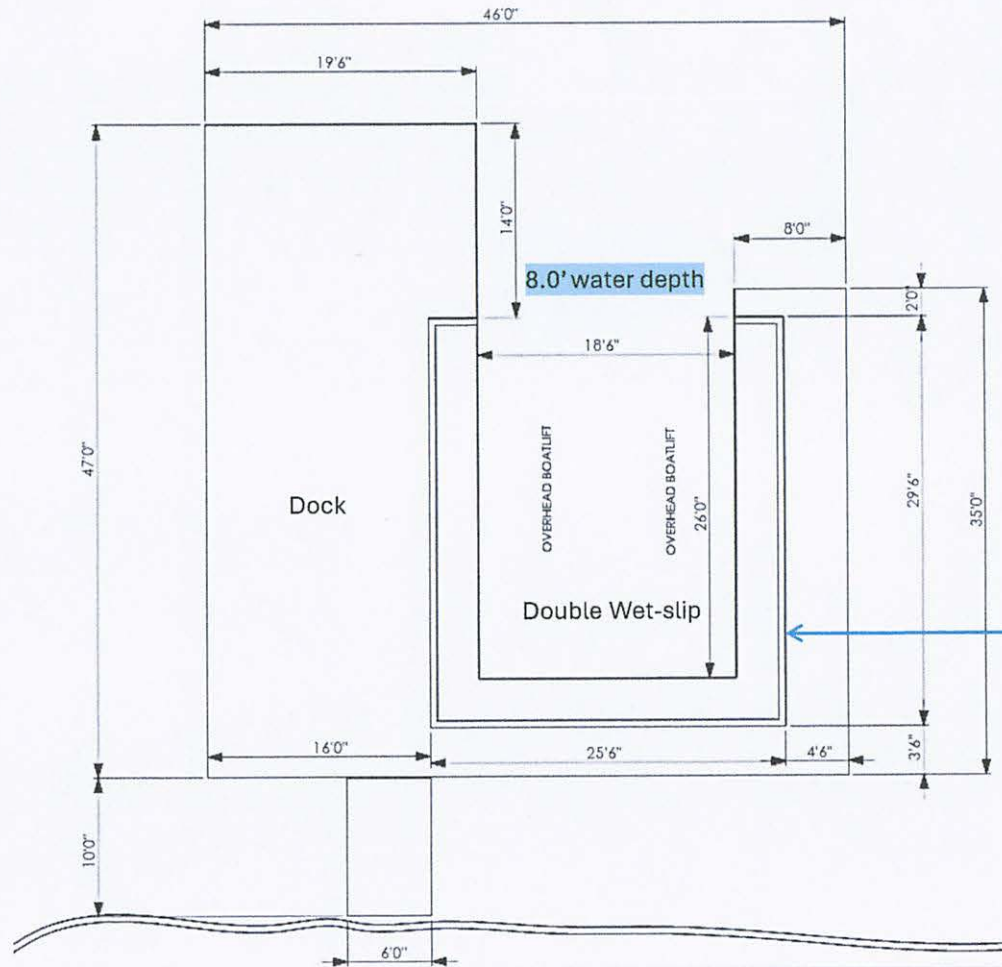
Existing Picture looking from land to shoreline & lake



2026-03-05

115 Rangers Road, Hasting Highlands, ON

3



Note: Exact stair (risers/treads and railing as per OBC) location to be added to plan on dock foundation to upper Sundeck w/railing as per OBC

Double Line indicates Boathouse

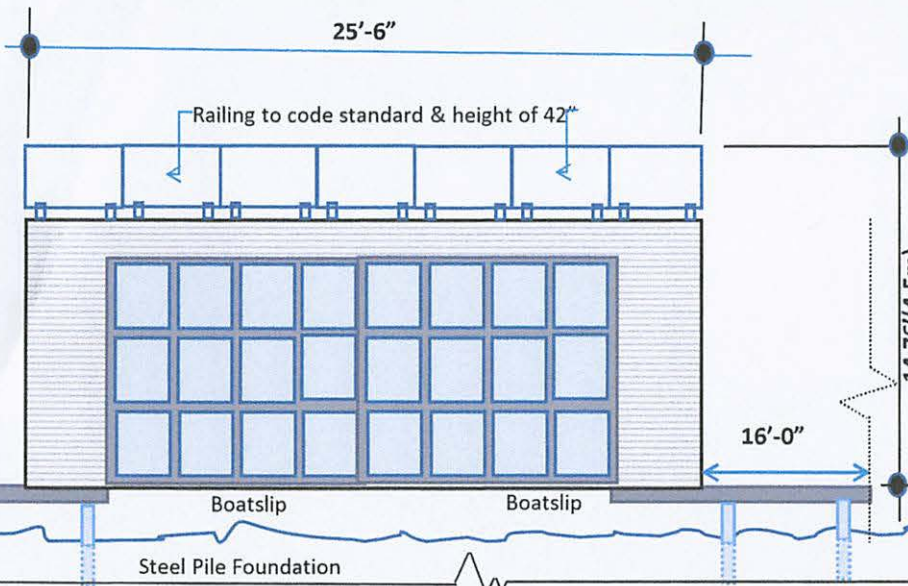
Proposed Dock/Boathouse Concept – Plan

2026-03-05

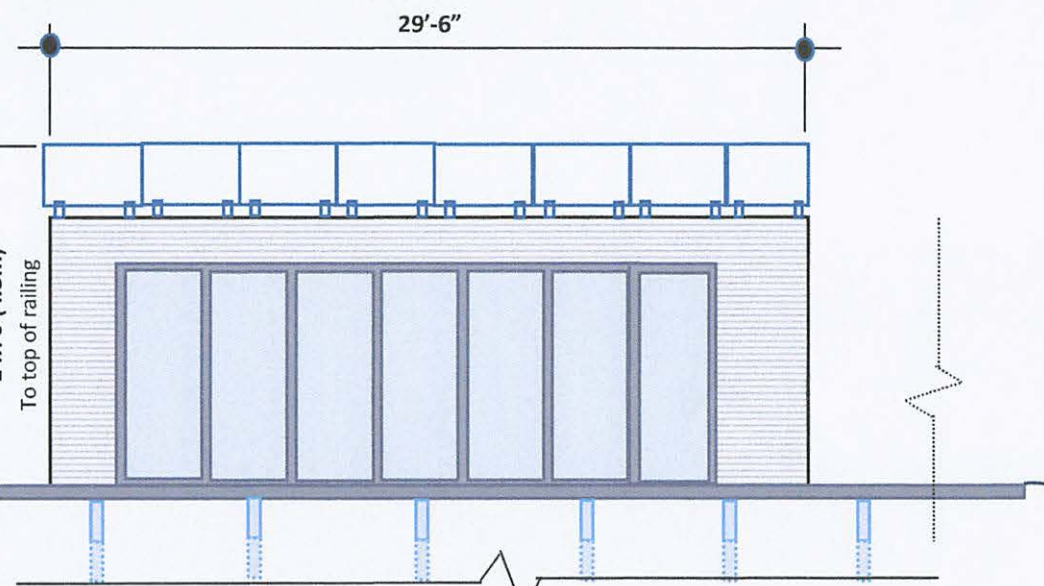
**115 Rangers Road - Flowerday
Proposed Conceptual Boathouse – 25.5' x 29.5' = 752.25sf.)
New Permanent Steel Pile Dock & Boathouse ⁴**

115 Rangers Road - Flowerday
Proposed Conceptual Boathouse –25.5' x 29.5' = 752.25sf.)
New Permanent Steel Pile Dock & Boathouse

Note: Exact stair (risers/treads and railing as per OBC) location to be added to plan on dock foundation to upper Sundeck w/railing as per OBC



Proposed Boathouse Concept – Front Elevation (North)



Proposed Boathouse Concept – Side Elevation (West)