



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): Septic Permit Application has been submitted to the Municipality

Storm drainage is provided to the subject land by:

- ☐ Sewers
- ☒ Ditches
- ☐ Swales
- ☐ Other means (please explain): Swales

8. 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:
Special Rural Residential-140- Holding (RR- 140-h) Zone

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

Vacant Land purchased by my client with hopes of building a small residential home - this would become my client's primary residence.

Length of time the current use of the land has continued: decades

What are the land uses of adjacent and neighbouring properties?

Waste Transfer Station on one side, residential property on other side and residential property directly across North Baptiste Lake Road as well.



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: Small Prefab Storage Shed
Date constructed: 2024 Distance to water: NA
Front lot line setback: 45.72m+- (150.0'+-) Dimensions: 1.82m x 1.82m (6.0' x 6.0')
Rear lot line setback: 68.58m+- (225.0'+-) Floor area: 3.34 sm (36 sf.)
Side lot line setback: 60.96m+- (200.0'+-) Side lot line setback: 45.72m+- (150.0'+-)
Height of building (to midpoint of roof): 1.82m (6.0')

Existing Attached Deck/Porch to Existing (both metric and imperial units):

Type of building: _____
Date constructed: _____ Distance to water: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____
Height of building (to midpoint of roof): _____

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

Type of building: _____
Date constructed: _____ Distance to water: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____
Height of building (to midpoint of roof): _____

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

Type of building: _____
Date constructed: _____ Distance to water: _____
Front lot line setback: _____ Dimensions: _____
Rear lot line setback: _____ Floor area: _____
Side lot line setback: _____ Side lot line setback: _____
Height of building (to midpoint of roof): _____



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

Type of building: _____

Date constructed: _____ Distance to water: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

Height of building (to midpoint of roof): _____

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.

Currently this property is vacant land, heavily forested, is quite flat with a very minor slope towards the rear property line. My client has currently done some clearing and added a driveway (entry driveway was completed under permit and has 911# marker)/gate. My client recently added a drilled well. My client would like to construct a proposed small one bedroom, 1 storey primary dwelling (20.0' x 22.0' = 440 sq.ft footprint) and this property would become my client's primary residence. My client will also add a drilled well and a new septic system (tank and bed) appropriate to size of dwelling and as per bylaw requirements. The house is proposed to be heated with woodstove and electric baseboard heat.

We went through initial Zoning Ammendment, provide Phase 1 Environmental which was approved by Council on March 19th and Development Agreement was Registered on title.



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:

We went through initial Zoning Amendment, provide Phase 1 Environmental which was approved by Council on March 19th and Development Agreement was Registered on title.

We now are submitting this Zoning Bylaw Amendment application to remove the holding provision (Special Rural Residential-140- Holding (RR- 140-h) Zone)



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:

As mentioned I have completed a pre-consult with Hastings Highlands (HH) Planning Department and relief is required as my clients property is closer than 500 m to a Waste transfer Station. The only solution is to move forward with Phase One ESA (this has been completed and sent to HH) and Zoning Bylaw Amendment Application.

Again we went through initial Zoning Amendment, provide Phase 1 Environmental which was approved by Council on March 19th and Development Agreement was Registered on title.

We now are submitting this Zoning Bylaw Amendment application to remove the holding provision (Special Rural Residential-140- Holding (RR- 140-h) Zone)



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):

1. Consistent with the Provincial Policy Statement, 2020.

Yes, is consistent with the Provincial Policy Statement, 2020 and is supported by a Phase One ESA that states as to public safety of building on this property. Please see separate attachment for overview/reasoning.

2. Maintain the general intent and purpose of the County of Hastings Official Plan;

Yes, maintains the general intent and purpose of the County of Hastings Official Plan. Please see separate attachment for overview/reasoning.

3. Maintain the general intent and purpose of the Comprehensive Zoning Bylaw; and

Yes, maintains the general intent and purpose of the Comprehensive Zoning Bylaw. Our proposal meets all other bylaws with the exception we require a Zoning Bylaw Amendment as property is closer than 500 metres to a Waste Transfer Station - however a Phase One ESA was completed and provided and states that it is safe to build on this property. Potable water testing should be undertaken which my client will undertake.

4. Desirable for the appropriate development or use of the land, building or structure.

Yes, is desirable for the appropriate development or use of the land, building or structure.



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: Single Story / 1-Bedroom Primary Dwelling

Distance to water: NA. Height of building: 18.0'± (5.48m)

Front lot line setback: 80.0'± (24.38m) Dimensions: 20.0' x 22.0' (6.09m x 6.70m)

Rear lot line setback: 260.0'± (79.24m) Floor area: 440 sf. (40.87 sm)

Side lot line setback: 260.0± (79.24m) Side lot line setback: 80.0' ± (24.38m)

Attached Deck/Porch to Proposed Building/Structure 1:

Type of building: _____

Distance to water: _____ Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

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

Type of building: _____

Distance to water: _____ Height of building: _____

Front lot line setback: _____ Dimensions: _____

Rear lot line setback: _____ Floor area: _____

Side lot line setback: _____ Side lot line setback: _____

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

Type of building: _____

Distance to water: _____ 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 to this Application.



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)	NA	NA
A landfill (active or non-operating) (within 1000 metres)	NA	YES
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	NA	NA
Fish habitat	NA	NA
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



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 (previous approved by Council March 19th, 2025) _____
- ☐ Minor Variance/Permission _____
- ☐ 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.

