



*Hastings Highlands*

*Beautiful By Nature*

Municipality of Hastings Highlands  
Planning Department

## Minor Variance or Permission Application

### 3. Property information

Civic address: 38 B Baileys Rd E

Assessment Roll Number: 1290-191-010-20800-6000

Former Geographic Township Wicklow Township

Legal Description: Plan 566 Lot 8 Pt Shore Rd

Lot frontage (m): 100.72 Lot Depth (m): 174. Lot Area (ha): 1.28 Acres

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

### 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): Private road.

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): \_\_\_\_\_



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**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): Sandy Soil

**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:

limited Service Residential, Environmental Protection.

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

Vacation property

Length of time the current use of the land has continued: At least 50 years.

What are the land uses of adjacent and neighbouring properties?

Rural Waterfront - with cottages.



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**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: Garage

Date constructed: 2025

Height of building (to the midpoint of the roof): 18 ft. 4.23 m.

Front lot line setback: 162.5 ft 49.5 m Dimensions: 30 x 40 ft 9.14 x 12.19 m.

Rear lot line setback: 378 ft. 115.3 m Floor area: 1200 sq. ft. 111.42 sq. m.

Side lot line setback: 3m 10 ft. Side lot line setback: 15.1 m. 49.5 ft.

Distance to water (if applicable): 218 ft 66.4 m.

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

Type of building: N/A

Date constructed: \_\_\_\_\_

Height of building (to the midpoint of the roof or top of deck): \_\_\_\_\_

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 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: N/A

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): \_\_\_\_\_



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

Type of building: N/A  
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: N/A  
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: N/A  
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.

We propose to build a single family dwelling which will be our retirement home - 1900 sq. ft. There will be one parking spot. All landscaping will include native species and preserve the natural landscape. Our environmental assessor provided recommendations for shoreline area and the land around our home which we plan to incorporate.

### **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 are moving back from our previous location to 70 feet from the high watermark and take advantage of the natural berm.



### 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:

As stated, we want to take advantage of the natural berm. In our estimation, our previous cottage was far too close to the high water mark.

## 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):

Pre-consultation with John Jardine at Hastings  
Highlands - see attached emails, July 22, 2024  
and September 20, 2024.

Process has been followed - Environmental Impact  
Statement completed and submitted by Oakridge  
Environmental Ltd. (P.O. Box 431, Peterborough ON, K9J 6Z3)





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**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: Single Storey Family Dwelling

Date to be constructed: 2025

Height of building (to the midpoint of the roof): 17'6" 5.3 m.

Front lot line setback: 63.5 ft. 19.4 m. Dimensions: 68 ft x 28 ft. + 5 x 22 ft. (Front) 20.7 x 8.5 m

Rear lot line setback: 464.4 ft. 141.5 m. Floor area: 2014 sq ft. 613.8 sq. m. 1.5 x 6.7 m.

Side lot line setback: 3 m 10' Side lot line setback: 3.53 m. 11.5'

Distance to water (if applicable): 78.5 ft 23.9 m

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

Type of building: Deck

Date to be constructed: 2025

Height of building (to the midpoint of roof or top of deck): 9'2"

Front lot line setback: 51 ft. 15.5 m. Dimensions: 67' wide with various depths

Rear lot line setback: 422 ft. 128.7 m Floor area: 838 sq. ft. 255 sq. m.

Side lot line setback: 3 m 10' Side lot line setback: 3.53 m 11.5'

Distance to water (if applicable): 64.5 ft. 19.7 m.

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

Type of building: N/A

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)	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)	N/A	N/A.
Lake, river, stream, creek, pond or other water feature	N/A	N/A
Fish habitat	N/A	N/A
Provincially Significant Wetland	Environmentally Protected Area.	
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	N/A	N/A.