



3. Property information

Civic address: 1 Rabbit Point Island PIN: 40046-0156

Assessment Roll Number: 12-90-278-010-05500-0000

Former Geographic Township: Herschel

Legal Description: PT LT15, Con5 As in QR451245 (firstly) IRREG

Lot frontage (m): 168.85 Lot Depth (m): 82.60 Lot Area (ha): .8053

Date the subject property was acquired by current owner: July 2025

4. Access to property (select one):

☐ Provincial highway

☐ Right-of-way

☐ Municipal Road (year-round maintenance)

☒ Water* (see Below)

☐ Municipal Road (seasonal maintenance)

☐ Other (please specify): _____

***Where access to the subject land is by water only:**

Docking facilities Location: 1 Rabbit Point Island

Distance of Docking facilities from subject land: 100 feet

Distance of Docking facilities from public road: 220 feet

Parking facilities Location: 2265 North Baptiste driveway between B and C

Distance of Parking facilities from subject land: 100 feet

Distance of Parking facilities from public road: 40 feet

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): Island's natural slope

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 Island (LSRI)

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

The land is being used as an island seasonal cottage.

Length of time the current use of the land has continued: 68 years

What are the land uses of adjacent and neighbouring properties?

The island has no connected neighbors. The shore properties nearby are lakefront cottages and homes.



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: Cottage

Date constructed: 1958

Height of building (to the midpoint of the roof): 15ft, 4.5m

Front lot line setback: NA Dimensions: 42x24.5ft, 13x7.5m 13x7.5m 13x7.5m

Rear lot line setback: NA Floor area: 1029 sq/ft 95.59 sq/m

Side lot line setback: NA Side lot line setback: NA

Distance to water (if applicable): 30ft, 9.144m

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

Type of building: Cottage deck

Date constructed: ?

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

Front lot line setback: NA Dimensions: 12x24.5ft

Rear lot line setback: NA Floor area: 294sqft, 27.31sqm

Side lot line setback: NA Side lot line setback: NA

Distance to water (if applicable): 30ft, 9.144

Note: If there are any additional attached decks, porches, etc., include them as an Existing Building/Structure below.

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

Type of building: Sleeping Bunkie

Date constructed: approx 1975

Height of building (to the midpoint of the roof): 15 ft, 4.5m

Front lot line setback: NA Dimensions: 12x17ft,

Rear lot line setback: NA Floor area: 204 sq/ft 19 sq/m

Side lot line setback: NA Side lot line setback: NA

Distance to water (if applicable): 19ft, 5.79m



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

Type of building: Storage Shed

Date constructed: 1993

Height of building (to the midpoint of the roof): 15ft, 4.5m

Front lot line setback: NA Dimensions: 12'x20', 3.6x6.1m

Rear lot line setback: NA Floor area: 240 sq/ft, 22.3sq/m

Side lot line setback: NA Side lot line setback: NA

Distance to water (if applicable): 35ft, 10.66m

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): _____

Existing Building/Structure 6 (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.

This application is to add an additional 2 bedrooms, one 2-piece bathroom (toilet and sink), hallway, and outside entrance door to the rear of the existing cottage. This would be a single storey (ground level) addition. We would also like to install a larger window in the existing bedroom in the cottage, and a new larger septic tank to replace the original tank that is nearing 50 years old. The proposal is to move the septic tank and bed to a location on the island where we can maximise the distance from the shoreline of the island.

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:

This application is requesting relief of the by law that requires a structure or addition to be built no closer than 100 feet (30m) of the shoreline.

This application is also requesting relief of the by law requiring a septic system to be built no closer than 100 feet (30m) of a lake source water well.



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 reason the proposed releif is being requested is because the size of the island is not large enough to have the addition and septic meet current building standards. The design of the work however has been done to work with the existing limitations (the size of the island) and try to come as close as possible to meeting those standards.



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):

While the proposed addition is being built closer to the shoreline than the by law allows (100ft), it is 90ft from the shoreline, which is the best that could be done given the size of the island, and the location of the existing cottage. We feel this is a minor change from the existing by laws.

The existing septic tank is over 50 years old and must be replaced. Under the suggestion of the Environmental Impact Study provider, the new proposed septic tank will be placed in a location that is farther away from the water than the existing tank.



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, 2 bedroom, 2 piece bathroom addition

Height of building (to the midpoint of the roof): 15ft, 4.5m

Front lot line setback: NA Dimensions: 24.5x16ft, 7.5x4.9m

Rear lot line setback: NA Floor area: 392 sq.ft, 36.42 sq. m

Side lot line setback: NA Side lot line setback: NA

Distance to water (if applicable): 90ft, 27.43m

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

Type of building: Septic Tank

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

Front lot line setback: NA Dimensions: 100"x66"x59"

Rear lot line setback: NA Floor area: NA

Side lot line setback: NA Side lot line setback:

Distance to water (if applicable): 100ft, 30.48m

Note: If there are any additional proposed attached decks, porches, screened and/or covered deck etc., include them as a Proposed Building/Structure below.

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

Type of building: Septic Bed

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

Front lot line setback: NA Dimensions: 14'x16', 4.27x4.88m

Rear lot line setback: NA Floor area: NA

Side lot line setback: NA Side lot line setback: Na

Distance to water (if applicable): 105ft, 32m



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

Type of building: _____

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): _____

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

Type of building: _____

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): _____

Proposed Building/Structure 6 (both metric and imperial units):

Type of building: _____

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, 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	NA	NA
Fish habitat	NA	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