



4. Property information

Civic address: 77 Jacks Lane Maynooth, Hastings Highlands, ON K0L 2S0

Assessment Roll Number: 12 90 278 010 16930 0000

Former Geographic Township Herschel

Legal Description: CON 6 PT LOT 16 RP 21R2768 PART 4 LESS PLAN
21R15907 PART 1 IRREG
6.89AC 1746.21FR

Lot frontage (m): 1746.21 Lot Depth (m): irregular Lot Area (ha): 2.78

Date the subject property was acquired by current owner: 2018

5. 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: _____

Distance of Docking facilities from subject land: _____

Distance of Docking facilities from public road: _____

Parking facilities: _____

Distance of Parking facilities from subject land: _____

Distance of Parking facilities from public road: _____

6. Is 66 feet Shore Road Allowance owned by Applicants? Yes No N/A

If No, is development happening on the Shore Road Allowance? Yes No

7. 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): _____



Zoning Bylaw Amendment 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
- x ☐ Swales
- ☐ Other means (please explain): _____

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:
Rural Residential (RR)

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

Primary Residence

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

What are the land uses of adjacent and neighbouring properties?

Neighbouring primary residences and waterfront cottage properties



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: Existing Primary Dwelling

Date constructed: 2025

Distance to water: NA

(Road) Front lot line setback: 34.36m (112.75')+-

Dimensions: 7.62m x 15.24m (25.0' x 50.0')

Rear lot line setback: 15.69m (51.50')+-

Floor area: 111.12sm (1250.0sf.)

Side lot line setback: 164.59m (540.0')+-

Side lot line setback: 175.27m (575.0')+-

Height of building (to midpoint of roof): 6.0m (19.68')

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

The property owner would like to have two (2) horses live on his property and build a proposed barn, small lean-to, uncovered manure storage area and already has a natural pasture/meadow. The property owners understands in order for the municipality to allow livestock as described to live on the property, it would have be rezoned from the current Rural Residential (RR) to Special Rural Residential Zone. The property owner would appreciate the municipality consideration of this potential rezoning.



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:

Rezoning relief from Rural Residential (RR) to Special Rural Residential 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:

The proposed development requested(2 horses and proposed barn & lean-to) and uncovered manure storage area does not comply with current zoning as noted above.



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;

We believe our proposed development and request for re-zoning are consistent with the Provincial Policy Statement as there are neighboring properties not a far distance that are currently zoned MA.

2. Conforms with the County of Hastings Official Plan;

We believe our proposed development and request for re-zoning are consistent with the County of Hastings Official Plan as there are neighboring properties not a far distance that are currently zoned MA.

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

We believe our proposed development and request for re-zoning maintains the general intent and purpose of the Comprehensive Zoning Bylaw. If our proposed development gets approved for re-zoning we meet all the requirements of the MA outlined bylaws.

4. Desirable for development and appropriate use of the land.

We believe our proposal is desirable for development and appropriate use of the land, as again many neighboring properties are zoned MA and our property is quite large and isolated for such as development.



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: Small Barn

Distance to water: NA Height of building: 7.0m (22.96')

(Road) Front lot line setback: 10.0m (32.80') Dimensions: 7.31m x 9.14m(24.0' x 30.0')

Rear lot line setback: 57.91m (190.0')+- Floor area: (720sf.)

Side lot line setback: 172.21m (565.0')+- Side lot line setback: 182.88m (600.0')+-

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: Small Lean-to Shelter

Distance to water: NA Height of building: 4.5m(14.76')+-

(Road) Front lot line setback: 24.68m(81.0')+- Dimensions: 3.04m x 4.87m(10.0' x 16.0')

Rear lot line setback: 45.72m (150.0')+- Floor area: 14.86sm (160sf.)

Side lot line setback: 196.90m (646.0')+- Side lot line setback: 149.35m (490.0')+-

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

Type of building: Proposed Storage Shop (typical garage an household storage)

Distance to water: NA Height of building: 6.0m (19.68')

(Road) Front lot line setback: 10.0m (32.80') Dimensions: 7.62m x 12.19m (25.0' x 40.0')

Rear lot line setback: 54.86m (180.0')+- Floor area: 92.90sm(1,000sf.)

Side lot line setback: 182.88m (600.0')+- Side lot line setback: 172.21m (565.0')+-

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)	No not until re	Unsure
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 - creek	Yes - Baptiste Lake
Fish habitat	NA	Yes - Baptiste Lake
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: Not applicable

- ☐ Official Plan Amendment _____
- ☐ Consent (Severance) _____
- ☐ Plan of Subdivision _____
- ☐ Zoning Bylaw Amendment Application _____
- ☐ Minor Variance/Permission _____
- ☐ Site Plan Control Application _____

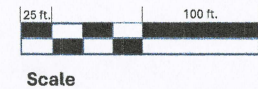
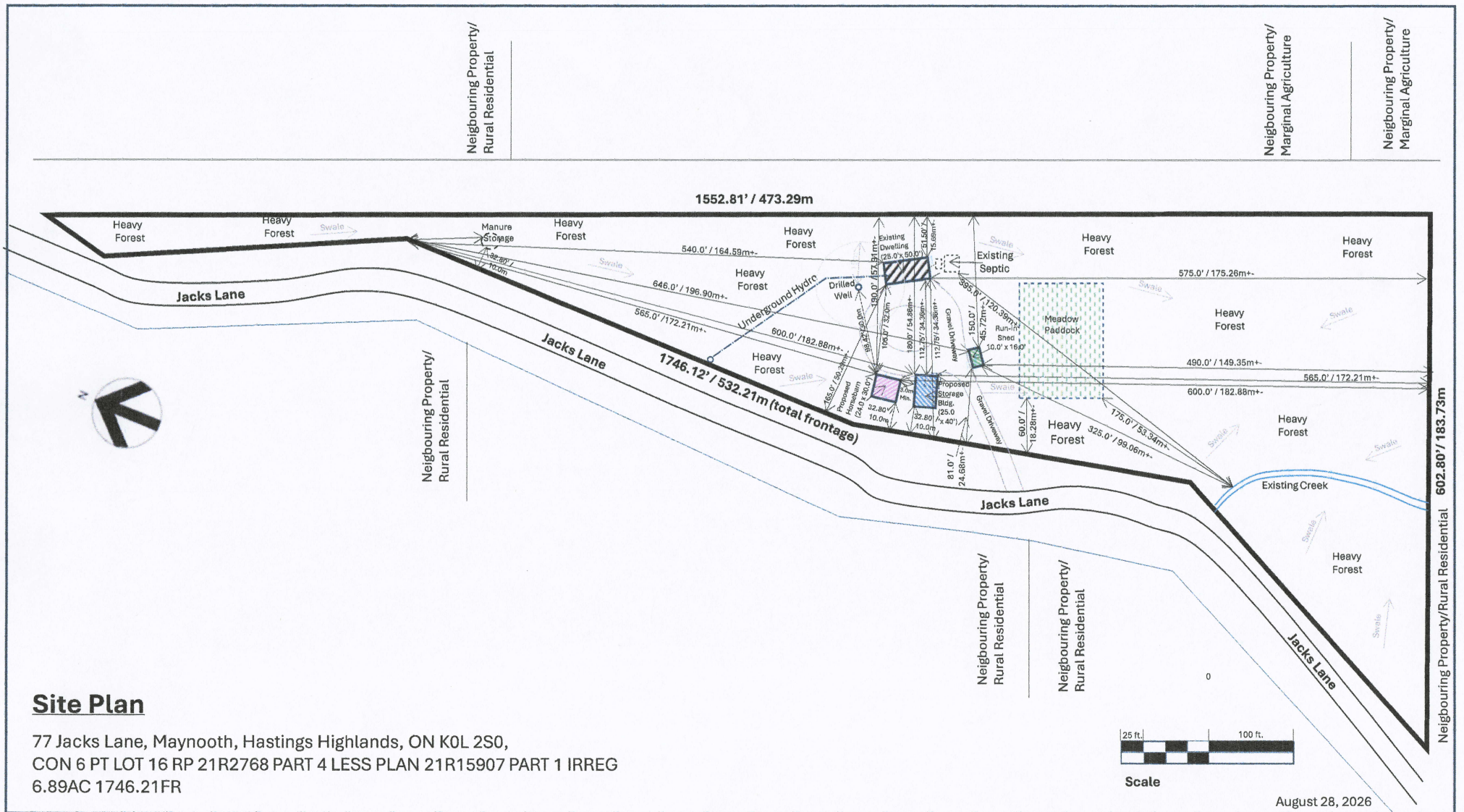
17. Site Plan Requirements

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.
- (Not applicable) ☐ The location and nature of easements and right-of-ways affecting the subject land.
- (Not applicable) ☐ 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.
- (Not applicable) ☐ 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.

Site Plan

77 Jacks Lane, Maynooth, Hastings Highlands, ON K0L 2S0,
CON 6 PT LOT 16 RP 21R2768 PART 4 LESS PLAN 21R15907 PART 1 IRREG
6.89AC 1746.21FR



August 28, 2026