



4. Property information

Civic address: N/A
Assessment Roll Number: 129027801039150
Former Geographic Township Heschel
Legal Description: Lot:16 Con:11

Lot frontage (m): 403 Lot Depth (m): 990 Lot Area (ha): 40
Date the subject property was acquired by current owner: 2023

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

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): _____



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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): _____

8. Current Land Use

Current designation of the property in the County of Hastings Official Plan:

Waterfront Residential

Current zoning of the property in the Comprehensive Zoning Bylaw:

MA/EP

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

Vacant

Length of time the current use of the land has continued: n/a

What are the land uses of adjacent and neighbouring properties?

MNR/Hunting



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: _____

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 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): _____



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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.

I would like to build a hunting camp.

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:

Section 5.49 no direct access & section 8. to add permitted use "Hunting Camp".

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:

I am required to rezone from MA to LSR to obtain a building permit.



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):

The use of the land as a hunting camp will maintain the rural recreational land use that is the general intent of the Official Plan and comprehensive Zoning Bylaw. The large 100 acre lot is land locked, currently zoned MA which allows for a hunt camp, however the rezoning to LSR will no longer permit that use which is why a special zone would be required to allow for the development of Hunt camp.



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: Hunt Camp

Distance to water: 321' Height of building: _____

Front lot line setback: 808' Dimensions: 34'x50'

Rear lot line setback: 2308' Floor area: _____

Side lot line setback: 790' Side lot line setback: 485'

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)	NO	NO
A landfill (active or non-operating) (within 1000 metres)	NO	NO
An active mine site (within 1000 metres)	NO	NO
A rehabilitated or abandoned mine site or mine hazards (within 1000 metres)	NO	NO
An active gravel pit or quarry	NO	NO
Any industrial use (current or former)	NO	NO
Provincial Park or Crown Lands	NO	Yes
A floodplain	NO	NO
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)	Yes	Yes
Lake, river, stream, creek, pond or other water feature	Yes	Yes
Fish habitat	NO	NO
Provincially Significant Wetland	NO	NO
Any known cultural heritage, archaeological resources and/or areas of archaeological potential?	NO	NO
A slope, including a steep and/or unstable slope with an angle of three-to-one (horizontal:vertical) or 18 degrees	NO	.