



4. Property information

Civic address: 1077 Hybla Road

Assessment Roll Number: 129037406507402

Former Geographic Township Monteagle

Legal Description: PT LOT 21, CON 8, MONTEAGLE PT 1 21R-27134
HASTINGS HIGHLANDS
COUNTY OF HASTINGS

Lot frontage (m): 121.92m Lot Depth (m): 169.28m Lot Area (ha): 2.06ha

Date the subject property was acquired by current owner: Sept. 15, 2011

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): none



Hastings Highlands

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Municipality of Hastings Highlands
Planning Department

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): none

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:

Rural/Waterfront

Current zoning of the property in the Comprehensive Zoning Bylaw:

Marginal Agriculture (MA) Zone

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

Vacant Lands

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

What are the land uses of adjacent and neighbouring properties?

Residential properties, Mineral Extractive, Vacant/wooded lands



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: n/a

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): _____



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.

No development is proposed at this time. It will be a desired building lot for a future home should someone want that.



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 of vacant lot, 2.06Ha. to satisfy conditions from Marginal Agricultural to Special Rural Residential (RR-X) Zone to address the reduced setback from neighbouring lands zoned Mineral Extractive (MX) Zone as per Consent B101/24.

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:

It does not comply because it does not allow for the relief of the Mineral Extractive from the lands across the road. A setback from the MX area to the building envelope should comply with the regulations.



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 proposed use of a residential building lot is consistent with the Provincial Policy as it is in a Rural area that can have private their own water and sanitary services. It conforms as per Section 6.3.1.4 of the Official Plan with respect with the amount of consents allowed from an original land holding. The MDS Setbacks were calculated to establish the building envelope, thus complying with the Minimum Distance Separation I formula.

The proposed new zoning of Special Rural Residential (RR-X) Zone from Marginal Agriculture (MA), as it does not meet the minimum lot area requirements, and it will identify the reduced setback from the Mineral Extractive (MX) Zone from 1209 Hybla Road, opposite side of Cross Country Road, to a suitable building envelope on the proposed lot.



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: nothing planned as of now

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: _____

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)	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	YES
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	N/A	N/A
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



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) B101/24
- ☐ Plan of Subdivision _____
- ☐ Zoning Bylaw Amendment Application _____
- ☐ Minor Variance/Permission _____
- ☐ Site Plan Control Application _____

17. Site Plan Requirements

must be accompanied by a complete site plan that is clear and meets the minimum requirements for a site plan found in the Comprehensive Site Plan Guidelines below.

17. Site Plan Requirements

- i. A Site Plan must be sufficiently detailed for Municipal staff to review.
- ii. A Site Plan must be completed to the satisfaction of Municipal staff.
- iii. If an Applicant is unable to meet the requirements and complete a site plan to the satisfaction of Municipal staff, you may need to hire a qualified professional, including an Ontario Land Surveyor, designer, architect, engineer, or land use planner.
- iv. An Elevation Plan of the building may be required to confirm the building height.
- v. Floor Plans of the building may be required to confirm the use of the building.
- vi. An Ontario Land Surveyor may be required to be hired, at the landowner's expense, to create an up-to-date Surveyor's Real Property Report (SRPR) of the property and existing development.
- vii. 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.
- viii. 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.
- ix. 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.
- x. All setbacks and distances are to reflect the closest distance between the structure and the feature.
- xi. Where there are existing structures on a property, a separate drawing outlining the existing location of all structures on the