3. Property information

Civic address: 846 Kamaniskeg Lake Road

Assessment Roll Number: 1290191015315000000

Former Geographic Township: BANGOR

Legal Description: LT 13 PL1136 PT RDAL AROUND KAMANISKEG LAKE BANGOR CLOSED BY QR539966 PT 1 21R16670

Lot frontage (m): 61 Lot Depth (m): 176 Lot Area (ha): 1.1

Date the subject property was acquired by current owner: 2004

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: _____

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): _____

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): _____

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:
Waterfront Residential

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

Private Cottage

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

What are the land uses of adjacent and neighbouring properties?

They are also private cottages

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: Main Cottage

Date constructed: 2014

Height of building (to the midpoint of the roof): 32ft(9.8m)

Front lot line setback: 54ft(16.5m) Dimensions: 70'x29'(21x8.8m)

Rear lot line setback: 498'(152m) Floor area: 1727ft2(161m2)

Side lot line setback: 85'(26m) Side lot line setback: 40'(12.2m)

Distance to water (if applicable): 54'(16.5m)

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

Type of building: Raised Deck

Date constructed: 2014

Height of building (to the midpoint of the roof): N/A

Front lot line setback: 42'(12.8m) Dimensions: 40'x12'(12x3.7m)

Rear lot line setback: 52(161m)7' Floor area: 480ft2(44.7m2)

Side lot line setback: 100'(30.5m) Side lot line setback: 55'(16.8m)

Distance to water (if applicable): 42'(12.8m)

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: Wood Shed

Date constructed: Unknown

Height of building (to the midpoint of the roof): 10'(3.1m)

Front lot line setback: 72'(22m) Dimensions: 16'x14'(4.9x4.3m

Rear lot line setback: 493'(152m) Floor area: 224ft2(20.8m2)

Side lot line setback: 73'(22.3m) Side lot line setback: 109'(33.2m)

Distance to water (if applicable): 72'(22m)

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

Type of building: Boathouse

Date constructed: Unknown

Height of building (to the midpoint of the roof): 10'(3.1m)

Front lot line setback: 8'(2.4m) Dimensions: 15x22'(4.6x6.7m)

Rear lot line setback: 547'(167m) Floor area: 330ft2(30.7m2)

Side lot line setback: 80'(24.4m) Side lot line setback: 103'(31.4m)

Distance to water (if applicable): 8'(2.4m)

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.

Previously, near the western property line, stood a 12' x 21' storage shed. The roof had collapsed on this shed and it was demolished last year. The development proposal is to build a single story garage in the area where the shed used to be (though slightly further from the lake). The pertinent dimensions of the proposed garage are:

Length: 24'((7.3m)
Width: 20'(6.1m)
Height(mid point of roof): 11.5ft(3.5m)
Floor area: 480 sq ft(44.7m2)
Setback from lake: 80ft (24.4m)
Side Setback(from western property line): 4.5 ft (1.4m)

The primary purpose of this garage will be for boat and trailer storage and general storage

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:

A minor variance is being requested due to the fact that the proposed garage (as was the case with the pre-existing shed) is within 100 feet of the lake (specifically the setback from the lake for the proposed garage is 80feet as noted above)

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 shown in the site plan the proposed garage is being placed as far from the lake as is practicable since behind this location the ground slopes up to Kamaniskeg Lake Road making it impractical to locate the garage any further from the lake. Also there was for many years a 12'x21' shed on a concrete pad in essentially the same location as the proposed garage (this shed was about 5 feet closer to the lake) which had collapsed and had to be demolished last year - so the proposed garage is very similar in size and location to a structure that had existed on the property for many years

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):

The proposed development meets the tests of a Minor Variance as follows:
(i) the proposed development is consistent with the General Intent of the Hastings Highlands Official plan in that it contributes to the economic development of the property while protecting the environment (as evidenced by the conducted Environmental Impact Assessment which indicated no adverse environmental impact due to the proposed development).
(ii) The proposed development of a garage is consistent with the Zoning designation of the property which is Waterfront Residential
(iii) The proposed development is appropriate and consistent for a waterfront cottage and will increase the value of the property
(iv) The proposed variance (namely that the proposed development is within 100 feet of the high water mark, in this case at 80 feet) is minor in nature

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: Garage

Height of building (to the midpoint of the roof): 11.5ft(3.5m)

Front lot line setback: 80'(24.4m) Dimensions: 20'x24'(7.3x6.1m

Rear lot line setback: 477'(145.5m) Floor area: 480ft2(44.7m2)

Side lot line setback: 4.5ft(1.4m) Side lot line setback: 171.5'(52.3m)

Distance to water (if applicable): 80'(24.4m)

Proposed Attached Structure (such as a deck) *(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 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: _____

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 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)	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	Yes(Kamaniskeg L
Fish habitat	N/A	Yes(Kamaniskeg L
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

15. 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) _____
- ☐ Plan of Subdivision _____
- ☐ Zoning Bylaw Amendment Application _____
- ☐ Minor Variance Application _____
- ☐ Site Plan Control Application _____

16. Site Plan Requirements

All Minor Variance Applications 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.

16.a) General 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. All setbacks and distances are to reflect the closest distance between the structure and the feature.
ix. Where there are existing structures on a property, a separate drawing outlining the existing location of all structures on the property may need to be prepared in addition to the proposed site plan.

16.b) Site Plan Drawing Guidelines General Information

- ☐ Drawing title block.
- ☐ Property address or legal description.
- ☐ Name of registered owner(s).
- ☐ North arrow.
- ☐ Adjacent existing land uses.

Subject Property

- ☐ Fully dimensioned property boundaries/lines, with a reference to the survey plan the dimensions are derived from.
- ☐ Name of road(s) fronting the property.
- ☐ Name of waterbody or waterbodies adjacent or within the property.
- ☐ Existing vegetation or areas of vegetation on the property.
- ☐ Any existing artificial or natural features, such as drainage ditches, ponds, wetlands.
- ☐ The location of any steep and/or unstable slope (which is a slope with an angle greater than 3:1 (horizontal:vertical) or 18 degrees).
- ☐ The location and nature of easements and right-of-ways for or on the property.

Structures, Buildings, and Features

- ☐ Location, dimensions, floor area, and number of stories of all existing and proposed buildings and structures (including decks, porches, stairs, swimming pools, hot tubs, dock).
- ☐ Setback or distances of all buildings and structures and other features to all property lot lines.
- ☐ Setback or distances of all buildings and structures and other features to water, slope, or any other natural features.
- ☐ Location, approximate dimensions, capacity, and setback of existing or proposed septic tank and septic bed, including distances to all property lot lines, buildings, structures, water, slope, and other natural features.
- ☐ Location and type of well.
- ☐ Location and distances of all Hydro One, including utility poles, underground and overhead lines, to existing and proposed buildings and structures.

Site Work

- ☐ Location of driveway entrance, width and setback to property lot lines.
- ☐ Layout and location of parking area.
- ☐ Location of all walkways.
- ☐ Location, height, and description of fencing, retaining walls, or privacy walls
- ☐ Vegetation to be removed, maintained, restored, or provided (trees, shrubs).