Date: December 14, 2011
Time: 9:00 a.m.

1. CALL TO ORDER

2. ADDITIONS TO OR DELETIONS FROM THE AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

4. APPROVAL OF MINUTES
   Minutes of the previous meeting of the Planning Committee be approved.
   a) Minutes of November 2, 2011 to be approved, as amended.
      That the Planning Committee approve the Minutes of the meeting held November 2, 2011, as amended.

5. BUSINESS ARISING FROM THE MINUTES

6. PLANNING MATTERS
   a) R. D. Robinson Logging Ltd. Severance Application, Part of Lots 29 and 30, Concession 12, Monteagle
      Planning Committee recommends that Council recommends County of Hastings support Consent of the Land Division Committee for R. D. Robinson Logging Ltd. to sever a 7 acre parcel subject to the following:
      ● $900.00 fee
      ● Safe Site Entrance
      ● 33’ deeded to municipality for road widening
      ● Taxes paid to date
      ● Copy of Reference Plan to Municipality PDF of Reference Plan emailed to Municipality
      ● Rezoning required on severed or retained lands if either is less than 10 acres.

   b) Meyn request to convey Cross Country Road
      Planning recommends that Council agree to accept that portion of Cross Country Road in Concession 10, Monteagle from Hans and Luise Meyn.

   c) Musclow Rezoning, Part of Lots 7 and 8, West Hastings Road, Herschel
      Planning Committee recommends Council rezone the .25 acre parcel being Part of Lots 7 and 8, West Hastings Road, in the Geographic Township of Herschel from
6. PLANNING MATTERS

Urban Commercial (UC) to Urban Commercial - Special - 67 (UC-Special-67)

32-34
d) Sign By-Law 2011-055
Planning Committee to review revised sign by-law and discuss incorporation of By-Law 02-2002 into new sign by-law.

35-47
e) Wilcox Severance B83/11, Part of Lots 9 and 10, Concession 4, Monteagle
Planning recommends that Council supports the Consent of the Land Division be given to Carlyle R. Wilcox and Alice E. Wilcox to sever a 5.8 acre parcel subject to the following:
- $900 fee
- Rezone severed parcel to Rural Residential
- Safe Site Entrance
- 33’ deeded to municipality for road widening
- Taxes paid to date
- Paper copy of reference plan
- PDF format copy of reference plan

48-62
f) Van Balen Walter Severance Application B86/11
THAT Planning Committee recommend Council support severance application subject to the following conditions:
- Severance Fee $600 (Lot addition)
- Taxes paid to date
- Paper copy of reference plan
- Digital copy of Reference Plan
- Rezone property from Marginal Agriculture (MA) to Residential Second Density (R2)

63
g) Meeting Schedule: Council Meetings for 2012 have been tentatively set for:
- January 18
- February 1 & 15
- March 7 & 21
- April 4 & 18
- May 2 & 16
- June 6 & 20
- July 18
- August 15
- September 5 & 19
- October 3 & 17 & 31
- November 21
- December 5

That Planning Committee schedule the 2012 planning meetings at 1:00 pm in the afternoon of the first Wednesday of each month (Council meeting days) or at 9:00 am on the second Wednesday of each month.

64-66
h) Sears proposed transfer of Jacks Lane to Municipality of Hastings Highlands
THAT the Planning Committee recommends Council accepts the transfer of a 66 foot corridor centered on the existing roadway of Jacks Lane running through Part of Lot 17, Concession 6, Herschel owned by Dwight Eugene Sears with the
6. PLANNING MATTERS

understanding that Mr. Sears will pay all survey and legal costs for the transfer.

i) Switzer proposed transfer of North Baptiste Lake Road to Municipality of Hastings Highlands

That the Planning Committee recommends Council agrees to accept the transfer of a 66 foot corridor centered on the existing roadway of North Baptiste Lake Road running through Lot 13, Concession 10, Herschel owned by Terrence Allen Switzer and Cynthia Diane Switzer with the understanding that Mr. and Mrs. Switzer will pay all survey and legal costs for the transfer.

7. ADJOURNMENT
MUNICIPALITY OF HASTINGS HIGHLANDS

PLANNING COMMITTEE

MINUTES

November 2, 2011 - Meeting of the Planning Committee at the Hastings Highlands Centre

Members present: Ronald J. Emond
Lorraine Fell
Vivian Bloom
Michael Leveque
Frank Hickey

Staff present: Frank Mills-Deputy Administrator CBO/BLEO
Cathy Bujas - Planning Secretary
Brenda Prentice - Deputy Clerk

Public present: Penny Gordon

1. CALL TO ORDER: Mayor, Ronald J. Emond called the meeting to order at 1:06 p.m. and handed it over to Chairperson Lorraine Fell.

2. ADDITIONS TO OR DELETIONS FROM THE AGENDA:

- Letter dated June 24, 2003 from Municipality to Barry and Penelope Gordon regarding Shore Road Closure
- Letter dated November 1, 2011 from County of Hastings Planning Department regarding Chapleau Rezoning

3. DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

4. APPROVAL OF MINUTES:

Draft Minutes of Planning Committee October 12, 2011

Approval of October 12, 2011 Planning Committee Minutes

Hickey/Leveque: (108) THAT the Minutes of the meeting held October 12, 2011 be approved, as amended. CARRIED

5. PLANNING MATTERS:

Sign By-Law
By-Law 2011-055 being a By-Law to prohibit or regulate the erection of signs.
P-I-3
Gordon tentative approval to purchase Shore Road Allowance along Papineau Lake in front of 3128 Papineau Lake Road, being Lot 3, Plan 796, Bangor

Leveque/Hickey: (109) THAT staff proceed with the closure and sale of the shore road allowance running in front of 3128 Papineau Lake Road, Bangor based on the Resolution passed by Council at their meeting of June 11, 2003 "That authority is given to sell Barry and Penelope Gordon the 66' shore road allowance adjacent to their properties at 3128 Papineau Lake Road., N. Pt. Lot 3, Plan 796 (Bangor) and 2712 Papineau Lake Rd. Pt. Lots 1 & 2, Con. 1, Part 1, 21R7067 (Bangor)". CARRIED

P-I-2
Chapleau Rezoning, Part of Lot 15, Concession 4, Bangor

Hickey/Bloom: (110) Planning Committee recommends that Council rezone Part of Lot 15, Concession 4, Geographic Township of Bangor from Marginal Agriculture (MA) to Rural Residential (RR). (Condition of Severance B10/11) CARRIED

6. ADJOURNMENT:

Emond/Hickey: (111) THAT the meeting adjourn and meet again on December 14, 2011. CARRIED
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: November 9, 2011
Re: R. D. Robinson Logging Ltd. Severance Application B80/11

Recommendation:

Planning recommends that Council support Consent of the Land Division Committee for R. D. Robinson Logging Ltd. to sever a 7 acre parcel subject to the following:

- Severance fee $900
- Safe Site Entrance
- 33’ deeded to municipality for road widening
- Taxes paid to date
- Paper copy of reference plan
- Digital copy of reference plan
- Rezone property from Marginal Agriculture (MA) and Environmental Protection (EP) to Rural Residential (RR) and Environmental Protection (EP)
## SEVERANCE CHECKLIST

<table>
<thead>
<tr>
<th>SEVERANCE NUMBER</th>
<th>B80/11</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME</td>
<td>R. D. Robinson Logging Ltd.</td>
</tr>
<tr>
<td>ROLL NUMBER</td>
<td>12 90 374 070 02900</td>
</tr>
<tr>
<td>LOT</td>
<td>29 + 30</td>
</tr>
<tr>
<td>CONCESSION</td>
<td>12</td>
</tr>
<tr>
<td>911 NUMBER</td>
<td>Graphite Road</td>
</tr>
<tr>
<td>WARD</td>
<td>Monteagle</td>
</tr>
<tr>
<td>ZONING</td>
<td>MARGINAL AGRICULTURE (MA) &amp; ENVIRONMENTAL PROTECTION (EP)</td>
</tr>
</tbody>
</table>

**CONDITIONS PLANNING STAFF RECOMMENDS:**

- DEFER
  - ✓ FEE $900 ($600 for lot addition)
  - ✓ SAFE SITE ENTRANCE
  - ✓ REZONING
  - ✓ 33’ DEEDED TO MUNICIPALITY FOR ROAD WIDENING
  - ✓ TAXES PAID TO DATE
  - ✓ COPY OF REFERENCE PLAN
  - ✓ PDF OF REFERENCE PLAN
  - STUDIES
  - OTHER
COUNTY OF HASTINGS LAND DIVISION COMMITTEE

APPLICATION FOR CONSENT

Date Submitted:  SEP 07 2011
File No.:  B 80/11

1. Contact Information

Property Owner(s) (if more than one owner with different contact information please provide name and contact info in Section 12 on page 6)

Name: ROBERT D ROBINSON LOGGING LTD

Owners Address: 284 ROBINSON R.D.S., RR#1 HAVNORTH ON K0L 2S0

Phone Number: (Home)  413-338-2499 (Business/Cell)  413-338-2499
Email: robinson@robinsonlogging.com  Fax: _______________________

Authorized Agent/Solicitor (if applicable)

Name: GREG BISHOP OLS PENG OF GREG BISHOP SURVEYING AND CONSULTING LTD

Address: PO BOX 309 HAMBURTON ON K0L1G0

Phone Number: (Home)  705-457-2811 (Business/Cell)  705-457-2811
Email: greg@gregbishopsurveying.com  Fax:  705-457-5300

Please specify the person who is to be contacted about the application.

[ ] Owner  [X] Agent  [ ] Solicitor

2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:  UNKNOWN

3. Purpose of the Application

Transfer:

[X] New Lot Creation  [ ] Lot Addition  [ ] Easement  [ ] Right of Way

Other Purpose:

[ ] Charge  [ ] Lease  [ ] Correction of Title  [ ] Other  _______________________

4. Assessment Roll No.  129037407662900

(Indicate complete 15 digit number)
5. **Location of Subject Lands**

   - **Municipality:** HASTINGS HIGHLANDS
   - **Former Geographic Township:** MONTEAGLE
   - **Concession:** 12
   - **Lot No.:** 29 + 30
   - **Registered Plan No.:** ____________
   - **Lot/Block:** ____________
   - **Reference Plan No.:** ____________
   - **Part No.:** ____________
   - **Name of Street:** GRAPHITE ROAD
   - **Street No.:** ____________
   - **Total Lot Area:** 10.6 ACRES
   - **Total Lot Frontage:** 734 FT.
   - **Do you own any adjoining lands?** If so, please explain: ____________

6. **Description of Proposal:**

   a) ____________

<table>
<thead>
<tr>
<th>SEVERED LAND</th>
<th>RETAINED LAND</th>
<th>BENEFITING LAND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage (m)</td>
<td>584 ft. (178 m)</td>
<td>150 ft. (45.7 m)</td>
</tr>
<tr>
<td>Depth (m)</td>
<td>544 ft. (165.8 m)</td>
<td>3390 ft. (1033.2 m)</td>
</tr>
<tr>
<td>Area (ac./ft²)</td>
<td>7.6 ACRES (28371 ft²)</td>
<td>99 ACRES (400635 ft²)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>VACANT</td>
<td>VACANT</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>RURAL RESIDENTIAL</td>
<td>RURAL</td>
</tr>
<tr>
<td>No. of Existing Buildings/Structures</td>
<td>NIL</td>
<td>NIL</td>
</tr>
<tr>
<td>No. of Proposed Buildings/Structures</td>
<td>AS ALLOWED</td>
<td>AS ALLOWED</td>
</tr>
<tr>
<td>Dimensions of Existing Buildings/Structures</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Dimensions of Proposed Buildings/Structures</td>
<td>AS ALLOWED</td>
<td>AS ALLOWED</td>
</tr>
</tbody>
</table>

b) **Type of Sewage Disposal:**

   - [x] Private/Individual
   - [ ] Public/Municipal
   - [ ] Communal

   **Other:** ____________

c) **Type of Water Supply:**

   - [x] Private/Individual
   - [ ] Public/Municipal
   - [ ] Communal

   **Other:** ____________
d) Type of Stormwater Drainage proposed:
- [ ] Sewers
- [x] Road side ditches
- [ ] Swales
- Other: 

---

e) Type of access proposed:
- [ ] Provincial Highway
- [x] Municipal Road (Maintained Year Round)
- [ ] Private (Right of Way)
- [ ] Municipal Road (Seasonal)
- Other: 

---
f) If only water access is proposed, below (or on a separate page) please describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road access: 

---

7. Land Uses/Features:
a) 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 sketch.)

<table>
<thead>
<tr>
<th>USE OR FEATURE</th>
<th>ON THE SUBJECT LANDS</th>
<th>WITHIN 500 METRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation (any livestock facility, occupied or vacant, including manure storage) If yes, please fill in information on page 9 for each operation</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A landfill (active or non-operating)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization pond</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A Municipal or Federal Airport (including an aerodrome)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A rehabilitated or abandoned mine site or mine hazards</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Any industrial use</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Provincial Park or Crown Lands</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>An active or abandoned rail line and/or trail</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A natural gas or petroleum pipeline</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A floodplain</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Fish habitat</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A contaminated site</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Utility Corridor, electricity generating station, transformer (etc.)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Prepared by the County of Hastings Planning & Development Department – March, 2011
b) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands?
   □ Yes  ☒ No

c) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?
   □ Yes  ☒ No  □ Unknown

d) If Yes to 7c), does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?
   □ Yes  ☒ No  □ Unknown

***If Yes to 7c) and/or 7d), please contact the Ministry of Citizenship and Culture, to determine the need for any additional information or reports***

8. Former Land Use on Subject Lands and Adjacent Lands

a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands or adjacent lands?
   □ Yes  ☒ No  □ Unknown

b) If yes, specify the use(s):


c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?
   □ Yes  ☒ No  □ Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time?
   □ Yes  ☒ No  □ Unknown

e) Has there been petroleum or other fuel stored on the subject land or adjacent lands?
   □ Yes  ☒ No  □ Unknown

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?
   □ Yes  ☒ No  □ Unknown

g) If yes to any of 8 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?
   □ Yes  □ No  □ Unknown

9. Previous Planning Applications

a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control, Consent or Minor Variance under the Planning Act?
   ☒ Yes  □ No  □ Unknown

b) If yes to question 9 a), and known, provide the application file number, the status and decision made on this application B-51/20 + B-53/20 LOT ADDITIONS COMPLETE

c) Is this a resubmission of an application previously made under Planning Act?
   □ Yes  ☒ No
10. Land Use Classification
   a) What is the existing Official Plan designation of the subject lands? Rural
   b) What is the existing zoning category on the subject lands? Marginal Agricultural

11. Current Applications
   a) Is the owner or agent applying for additional consents on the subject lands concurrently with this application?
      □ Yes  ☑ No
   b) If yes, and known, specify the File Number ________________________________
   c) Are the subject lands currently the subject of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Municipal Board)?
      □ Yes  ☑ No  □ Unknown
   d) If yes, and known, specify the File Number ________________________________
   e) Is this application consistent with the Provincial Policy Statement?
      ☑ Yes  □ No
   f) Is this application consistent with the County of Hastings' Official Plan?
      ☑ Yes  □ No
   g) Are the subject lands subject to any easements/right-of-ways or restrictive covenants?
      □ Yes  ☑ No  □ Unknown
   h) If yes to g), and known, specify the description of the easement(s)/right-of-way(s) or restrictive covenant(s) and its effect ________________________________
   i) Have you pre-consulted with the County of Hastings’ Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Ministry of Natural Resources, Ministry of Northern Development and Mines)?
      □ Yes  ☑ No
   j) If yes, please specify which agencies you have consulted with and provide any comments that were received.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
12. Other Information/Planning Rationale

Is there any other background information or planning justification that you think may be useful to the Planning Advisory/Land Division Committee (or to any agency) when reviewing and making a decision on the application, please explain below, or on a separate page.

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

ADDITIONAL OWNERS & CONTACT INFORMATION (IF APPLICABLE):

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

Prepared by the County of Hastings Planning & Development Department – March, 2011
Preliminary Report

Owner/Agent: Robert D. Robinson Logging LTD. (Owner)/Greg Bishop (Agent)
Civic Address: Graphite Road
Legal Description/Municipality: Part of Lots 29 & 30 Con. 12, Municipality of Hastings Highlands (Monteagle)

<table>
<thead>
<tr>
<th>Official Plan Designation</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning</td>
<td>Marginal Agriculture (MA) Zone and Environmental Protection (EP) Zone</td>
</tr>
<tr>
<td>Previous Consent Applications</td>
<td>B51/06 (lot addition) and B52/06 (lot addition)</td>
</tr>
<tr>
<td>Type of Consent(s):</td>
<td>New Lot (X) Lot Addition () Other:</td>
</tr>
</tbody>
</table>

The County of Hastings has received the above mentioned application for severance. Further review and a site inspection will be undertaken which may result in additional comments and conditions to be incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report please contact me at this office. After a preliminary review we offer the following comments:

Description of Proposal
The subject lands are located on the south side of Graphite Road east of Highway No. 62. The applicant proposes to sever a lot approximately 7 acres (2.8 ha) in area with approximately 584 feet (178 m) of frontage onto Graphite Road. The retained lands will be approximately 99 acres (40 ha) in area with approximately 150 feet (46 m) of frontage onto Graphite Road. Both the severed and retained lands are vacant. There is a watercourse and associated low wet area on the subject lands which traverse a portion of the subject lands along the southerly lot line of the proposed severed lot. The agent for the application has indicated that there is an existing entrance/driveway on the retained lands which provide access to the rear of the subject lands.

Provincial Policy Statement
It appears based on a preliminary review that the application is consistent with the Provincial Policy Statement. However, further review and a site inspection will need to be undertaken before this can be confirmed.

Official Plan
The subject lands are designated Rural. The proposed severance appears to be in conformity with Section 6.3.1 b) of the Official Plan in regards to the maximum number of severances for an original land holding.

The applicant has indicated that there are no livestock facilities within the vicinity of the subject lands which will need to be confirmed at a future site visit. Provided no livestock facilities exist, there would be no conflict with regards to the Minimum Distance Separation 1 (MDS 1) formula.

Zoning By-law
The subject lands are zoned the Marginal Agriculture (MA) Zone and the Environmental Protection (EP) Zone. The portion of the subject lands zoned the Environmental Protection (EP) Zone relate to the watercourse and the low lying wet area located along the proposed
southern lot line of the proposed severed lot. The lands zoned the Environmental Protection (EP) Zone will remain zoned the Environmental Protection (EP) Zone. The remainder of the subject lands are zoned the Marginal Agriculture (MA) Zone which requires a minimum lot area of 10 ac (4 ha) and a minimum of 150 feet (45.7 m) of lot frontage. In this regard, a condition requiring rezoning of the proposed severed lot to the Rural Residential (RR) Zone will be required. The retained lots will continue to meet the requirements of the Marginal Agriculture (MA) Zone.

Servicing/Roads/Other
The Municipality may wish to review the width of the abutting road allowance and consider requiring a road widening 33 feet from the centre line of Graphite Road across the entire frontage of both the severed and retained lands, as necessary.

The Municipality may wish to consider the need for a safe site entrance to the proposed severed lot and/or an upgrade to the existing entrance to the retained lands and requiring proper road side ditching and drainage be provided and/or lot grading and drainage plans be prepared as a condition of consent approval.

As the proposed severed lot would be less than 10 acres in area, the applicant will be required to provide proof of adequate ground water quality and quantity as a condition of consent approval.

Should you have any questions or require additional information please contact the undersigned

Sincerely,

[Signature]

Justin Harrow
Planner
Appendix “A” - Excerpt from the Planning Act – “Matters to be regarded by Approval Authority in Considering the Division of Land”

Criteria

51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
(b) whether the proposed subdivision is premature or in the public interest;
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
(d) the suitability of the land for the purposes for which it is to be subdivided;
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
(f) the dimensions and shapes of the proposed lots;
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
(h) conservation of natural resources and flood control;
(i) the adequacy of utilities and municipal services;
(j) the adequacy of school sites;
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and
(l) the physical layout of the plan having regard to energy conservation. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2).
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: November 14, 2011
Re: Meyn request to convey Cross Country Road

Recommendation:
Planning recommends that Council agree to accept the portion of Cross Country Road in Concession 10, Monteagle from Hans and Luise Meyn.

Background:
Hans D. Meyn and Luise C. Meyen have requested that the Municipality accept a conveyance of that portion of Cross Country Road that bisects their property in Concession 10, Monteagle. Mr. and Mrs. Meyn will arrange to have the 66' road surveyed and conveyed to the Municipality at their own expense.
November 13, 2011

Mayor and Council
Municipality of Hastings Highlands
PO Box 130
Maynooth, ON
K0L 2S0

RE: Title on portion of Cross Country Road

Dear Sirs,

In order to facilitate the selling of our property, Lots 18 - 21, Con X, Monteagle Township, we would like to use Cross Country Road as a severance.

We would like Council to agree to the following:
Upon completion of a survey, at our expense, of the portion of Cross Country Road in Concession X, we would like to convey title for that portion that is not on the original road allowance, to the Municipality of Hastings Highlands.

Sincerely yours,

Hans D. Meyn
1775 Cross Country Road
Maynooth, ON
K0L 2S0

Luise C. Meyn
1775 Cross Country Road
Maynooth, ON
K0L 2S0
By-Law 2011-066

Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: November 14, 2011
Re: Musclow Rezoning, Part of Lots 7 and 8, West Hastings Road, Geographic Township of Herschel, being 29681 Highway 62, Birds Creek

Recommendation:

Planning Committee recommends Council rezone the .25 acre parcel being Part of Lots 7 and 8, West Hastings Road, in the Geographic Township of Herschel from Urban Commercial (UC) to Urban Commercial – Special – 67 (UC-Special-67)

Background:

Dagny Moryah Musclow applied to have the subject property rezoned from Urban Commercial (UC) to Urban Commercial – Special – 67 (UC-Special-67) in order to allow a single family residence in the property.

By-Law was deferred by Council on November 2 for clarification by Planning.

By-Law has been amended to reflect the by-law prepared by Ontario Municipal Board decision of May 1, 2003.
THE CORPORATION OF THE MUNICIPALITY
OF HASTINGS HIGHLANDS

BY-LAW 2011-066

BEING a by-law to amend By-Law 35-2004 of the Corporation of the Municipality of Hastings Highlands, as amended, being a by-law to regulate the use of land and the height, bulk, location, spacing, character and use of buildings.

THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF HASTINGS HIGHLANDS ENACTS AS FOLLOWS:

1. **ESTABLISHMENT OF URBAN COMMERCIAL – SPECIAL - 67 (UC-SPECIAL-67) ZONE:**

   That Part of Lots 7 and 8, West Hastings Road, in the Geographic Township of Herschel, now Municipality of Hastings Highlands, in the County of Hastings, being 29681 Highway 62, Birds Creek as shown on the map attached as Schedule “A” which map forms a part of this by-law) is hereby zoned **Urban Commercial – Special – 67** (for which the zone symbol shall be “UC-Special-67”) and all of the provisions of this By-law shall apply to such lands.

2. **PROVISIONS FOR URBAN COMMERCIAL – SPECIAL - 67 (UC-SPECIAL-67)**

   2.1. General

      Within the UC-SPECIAL-67 zone, no person shall use any land or use, erect, locate, occupy or alter any building or structure except as permitted by and in compliance with the requirements of the URBAN COMMERCIAL Zone and the provisions of this By-Law.

   2.2. Permitted Uses

      The following are the only purposes for which a person may use land and use, erect, locate, occupy or alter buildings and structures within the Urban Commercial – Special – 67 (UC-Special-67) zone:

         **Principal Uses**

         2.2.1. Single family residence in the existing building on the property.

         2.2.2. Retail commercial establishment.

         **Secondary and Ancillary Uses within Existing Structure**

         2.2.3. Service Shop

         2.2.4. Sale of snack foods.

3. **SPECIAL PROVISIONS**

   Notwithstanding the provision of By-law 35-2004 to the contrary, the following special provisions shall apply:

   3.1. Minimum Front Yard Setback: existing setback

   3.2. Minimum Lot area: 0.08 hectares (.25 acres) (existing lot area)

   3.3. Minimum Lot Frontage: 25.1 metres (existing lot frontage)

   3.4. Minimum Side Yard Depths: 0.45 metres one side (existing south side yard) and 7.5 metres the other side

   3.5. Minimum Front Yard Depth: existing depth
4.1. The minimum screening on the lot zoned Urban Commercial – Special – 67 (UC-Special-67) shall be a cedar hedge having a minimum height of 1.5 metres. Such screening shall be located along the common property line separating the parking area and the lands in the Residential Second Density (R2) zone to the south.

4.2. Parking areas shall locate no closer than 1 metre to the boundary of a Residential Second Density (R2) zone.

5. APPLICATION OF BY-LAW 2011-066

5.1. General Application
All provisions of By-Law 35-2004, unless inconsistent with the provisions of this by-law, shall apply to the lands within the Urban Commercial – Special – 67 (UC-Special-67) zone.

5.2. Amendment
By-Law 35-2004 is hereby amended to the extent of the provisions of this By-Law.

6. COMING INTO FORCE

This by-law shall come into force and take effect on the date of passing, providing no notice of appeal is filed within twenty (20) days from the date of notification of the passing of this by-law. In the event an appeal is filed, this by-law shall not come into force and take effect until finally disposed of by the Ontario Municipal Board.

READ A FIRST TIME THIS 2ND DAY OF NOVEMBER, 2011.
READ A SECOND AND THIRD TIME AND FINALLY PASSED THIS ______ DAY OF JANUARY, 2012.

____________________________________  ________________________________
Ronald J. Emond, Mayor               I. Craig Davidson CAO/Clerk-Treasurer

I hereby certify that this is a true copy of By-Law 2011-066 passed by The Corporation of the Municipality of Hastings Highlands on the _______ day of January, 2012.

____________________________________
I. Craig Davidson, CAO/Clerk-Treasurer
Musclow Rezoning, Part of Lots 7 and 8, West Hastings Road, Herschel
October 25, 2011

Municipality of Hastings Highlands
Municipal Offices
P.O. Box 130
#33011 Highway #62
Maynooth, Ontario K0L 2S0

Dear C. Bujas,

Re: Proposed Zone Amendment from Urban Commercial (UC) Zone to Urban Commercial-67 (UC-67) Zone to permit inclusion of a residence
Location: #29681 Highway #62
Legal: Con. WHR Pt Lots 7 & 8

Thank you for the Notice of Complete Application and Public Meeting concerning the above mentioned proposal.

Background

The subject parcel is approx. 0.25 acres in area subject to significant degree of lot coverage of a parking area. The existing building is/was used as a retail store. It has approx. 900 sq. ft. and may be considered historical, built in approx. 1920.

Adjacent land uses include a mix of residential, commercial, institutional, and industrial uses. The proposed residential use is generally compatible with adjacent uses.

Official Plan

The lands are designated in the County Official Plan as “Hamlet” (Bird’s Creek). The policies of the “Hamlet” designation permit a wide range of uses including commercial and residential. The proposed inclusion of a residential use conforms to the Official Plan provided servicing issues are appropriately addressed.

The site was improved with a well and septic system when it was first converted into a retail store (approx. 2002). The well and septic system should be demonstrated as being suitable. The well is recommended to be tested for quality and quantity appropriate for residential uses. The previously approved design of the septic system should be reviewed to determine that it has capacity for the expanded use.
Zoning By-law

The lands are currently zoned Urban Commercial (UC) Zone. The parcel was subject to an Ontario Municipal Board hearing in 2003 when the Board upheld the appeal in part and ordered a revised zone amendment. The order essentially permitted the amendment, but with some fine-tuning incorporated into a revised by-law. Please see Attachment #1 for the revised zone amendment. Consideration should be given to incorporating provisions of the zone amendment as ordered by the OMB into the approved revised zone amendment, so far as fitting with current and proposed uses.

Because the parcel has less lot area than required by the current by-law, an approved revised by-law should recognize the existing lot area and frontage, as well as other zone deficiencies (e.g. side yard and front yard dimensions) where applicable.

Recommendations

Recommend the application be granted approval in principle. Prior to Council’s final decision on the proposed zone amendment, the following provisions or information requirements be met:

1. Consideration should be given to incorporating provisions of the zone amendment as ordered by the OMB into the approved revised zone amendment, so far as fitting with current and proposed uses.
2. The parcel has less lot area than required by the current by-law, an approved revised by-law should recognize the existing lot area and frontage, as well as other zone deficiencies where applicable.
3. A well is drilled demonstrating sufficient quantity and appropriate quality of water.
4. The applicant demonstrates the well and septic system as being suitable. The well is recommended to be tested for quality and quantity appropriate for residential uses. The previously approved design of the septic system should be reviewed to determine that it has capacity for the expanded use as per the Ont. Building Code. Holding tanks should not be considered. If sufficient area is not available, a lot addition from the abutting lands should be acquired.
5. In order to make accurate estimates for the improved septic system (if required), the application for zone amendment to include specifications regarding the maximum gross floor area of the residential component (if not the entire gross floor area), the number of bedrooms and water fixtures.
6. Ministry of Transportation comments be received.
7. Council review and consider maintaining the historical aspects/designs of the building, if significant.
8. The CBO be satisfied with the structural integrity of the building and the completeness of the information submitted in response to #3 above.

If you have any questions or comments or would like to discuss the zone amendment application any further, please feel free to contact the undersigned.

Sincerely,

Paul Walsh, RPP
Agenda Item # 6c)

Attachment #1 – Zone As Ordered By OMB
O.M.B. Case No.: PL020896
O.M.B. File No.: R020223

THE CORPORATION OF THE MUNICIPALITY OF HASTINGS HIGHLANDS

BY-LAW NO. 30-2002

Being a By-Law to amend Comprehensive Zoning By-Law of the Corporation of the Municipality of Hastings Highlands to provide for a re-zoning of certain lands.

The Council of the Corporation of the Municipality of Hastings Highlands ENACTS as follows:

1. ESTABLISHMENT OF C1-2 ZONE

That part of Lots 7 and 8, Concession WHR, in the Municipality of Hastings Highlands described in Schedule “A” attached hereto (which shall form part of this by-law) is hereby zoned “Highway Commercial – Exception 2” for which the zone symbol shall be C1-2 and all the provisions of this by-law shall apply to such lands.

2. PROVISIONS FOR C1-2 ZONE

2.1 General

Within the C1-2 Zone, no person shall use any land or use, erect, locate, occupy or alter any building or structure except as permitted by and in compliance with the requirements of the Highway Commercial (C1) Zone and the provisions of this bylaw.

2.2 Permitted Uses

The following are the only purposes for which a person may use land and use, erect, locate, occupy or alter buildings and structures within the C1-2 Zone:

Principal Uses
2.2.1 Retail commercial establishment

Secondary and Ancillary Uses within Existing Structure
2.2.2 Service shop
2.2.3 Sale of snack foods

3. SPECIAL PROVISIONS

Notwithstanding the provisions of Bylaw 310-79 to the contrary, the following special provisions shall apply:

3.1 Minimum Setback from Centre Line of Street: existing setback
3.2 Minimum Lot Area: 0.08 hectares (existing lot area)
3.3 Minimum Lot Frontage: 25.1 metres (existing lot frontage)
3.4 Minimum Side Yard Depths: 0.45 metres one side (existing south side yard) and 7.5 metres the other side
3.5 Minimum Front Yard Depth: existing depth
4. **General Provisions**

4.1 Notwithstanding subsection 9.15 (e) to the contrary, unenclosed steps and porches may encroach into the permitted yards as required by this bylaw, except that front steps may encroach to the existing degree of encroachment.

4.2 Notwithstanding subsection 9.16 (a) to the contrary, the minimum screening on the lot zoned Highway Commercial—Exception 2 (C1-2) shall be a cedar hedge having a minimum height of 1.5 metres. Such screening shall be located along the common property line separating the parking area and the lands in the Residential zone to the south.

4.3 Notwithstanding subsection 9.16 (e) to the contrary, parking areas shall locate no closer than 1 metre to the boundary of a Residential zone.

5. **Definitions**

The definitions of Bylaw 310-79 shall apply except as herein varies:

5.1 Snack Foods: Convenience foods not intended as a meal, which may include ice cream, peanuts, chocolate, popcorn, and other confectionary foods and beverages.

6. **APPLICATION OF BY-LAW 30-2002**

6.1 General Application

All provisions of By-Law 30-2002, unless inconsistent with the provisions of this by-law, shall apply to the lands within the C1-2 Zone.

6.2 Amendment

By-Law No. 310-79 is hereby amended to the extent of the provisions of this by-law.

7. **COMING INTO FORCE**

This By-Law shall come into force and take effect from an after the date of its passing, subject to the provisions of THE PLANNING ACT, R.S.O., 1990.

So Ordered by the Ontario Municipal Board,

_________________________  _______________________
Dated  Chair
DATE: Dec 05, 2011

LOCATION: # 29681 Hwy 62 North

STATIC WATER LEVEL: 32 FEET

PUMPING LEVEL: 52 FEET

FLOW RATE: Well Produced 5 GPM for 90 Minutes

RECOVERY TIME: Well Recovered To 24 Feet in 17 Minutes

YOURS TRULY,

Joe Legge

JOE LEGGE & SON'S DRILLING
### Bacteriological Analysis of Drinking Water for Private Citizen, SINGLE HOUSEHOLD ONLY

**Analysis bactériologique de l'eau potable - Particuliers, MÉNAGES UNIFAMILIAUX SEULMENT**

**Location of Water Source/Emplacement de la source d'eau**

<table>
<thead>
<tr>
<th>Street address/adresse municipale</th>
<th>Postal Code/Code postal</th>
</tr>
</thead>
<tbody>
<tr>
<td>29681 Bayview Rd.</td>
<td>2 P.O. Box 120</td>
</tr>
<tr>
<td>Hastings Highlands</td>
<td>K0L 1C0</td>
</tr>
</tbody>
</table>

**Date collected/capture date**

<table>
<thead>
<tr>
<th>Date</th>
<th>Health Unit N° of the bureau de santé</th>
<th>Phone number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nov 15, 2001</td>
<td>2238</td>
<td>(613) 352-0505</td>
</tr>
</tbody>
</table>

**For Laboratory Use Only/Réservé à l'usage du laboratoire**

Interpretation for this water sample/Interprétation de cet échantillon d'eau

- **NO SIGNIFICANT EVIDENCE OF BACTERIAL CONTAMINATION** (Total Colifrm ≤5, E. coli = 0)
  - (3 consecutive samples, taken 1 to 3 weeks apart, with this designation are needed to determine the stability of the water supply)

- **AUCUNE PREUVE DE CONTAMINATION BACTERIENNE SIGNIFICATIVE** (Coliforms totaux ≤5, E. coli = 0)
  - (cette désignation doit être effectuée à 3 échantillons consécutifs, dont le prélèvement aura été espacé de 1 à 3 semaines, pour que la source d'approvisionnement en eau soit jugée stable)

**TOTAL COLIFORMS E. coli**

- **UNSAFE TO DRINK** Evidence of sewage contamination. (E. coli > 0)
  - Consult local health unit for appropriate action as soon as possible

- **EAU NON POTABLE** Preuve de contamination par les égouts. (E. coli > 0)
  - Consultez le bureau de santé local le plus tôt possible pour de plus amples renseignements sur les mesures à prendre.

**Detection of Pathogenic Bacteria**

- **PREUVE DE CONTAMINATION BACTERIENS SIGNIFICATIFS** (Coliforms totaux >5, E. coli ≠ 0)
  - May be unsafe to drink. (Consult local health unit for information as soon as possible)

**Date Reported Stamp**

- **Nov 17, 2001**
From: Sweezey, Stacy (MTO)
Sent: December 5, 2011 3:27 PM
To: Wadsworth, Kevin (MTO)
Subject: RE: request for letter

Hi Kevin
I seem to recall sending a faxed endorsement of the rezoning directly to Hastings County. However, please forward this e-mail to the Old Tin Shed ownership, for presentation to Hastings County.

Please accept this e-mail as confirmation that MTO has no concern pertaining to the proposed rezoning (from Urban Commercial to Urban Commercial Special) of the Old Tin Shed property, to allow residential use within the commercial business.

Thanks

Stacy Sweezey
Corridor Management Planner
Eastern Region, MTO
Phone: (613) 545-4865
Fax: (613) 540-5108
Agenda Item # 6d)

THE CORPORATION OF THE MUNICIPALITY OF HASTINGS HIGHLANDS

BY-LAW 2011 - 055

Being a By-Law to prohibit or regulate the erection of signs, billboards, poster panels and other advertising devices within the Municipality of Hastings Highlands.

WHEREAS under the provisions of the Municipal Act, the Council may pass by-laws to regulate the erection of signs, billboards, poster panels and other advertising devices;

AND WHEREAS the Council of The Corporation of the Municipality of Hastings Highlands deems it expedient to pass such a by-law;

NOW THEREFORE The Council of The Corporation of the Municipality of Hastings Highlands ENACTS AS FOLLOWS:

DEFINITION: Sign – shall be a sign, billboard, poster panel and other advertising device including signage on permanently parked vehicles.

1. No sign shall be erected on a residential lot at a size of more than four (4) square feet, and then only by the owner, except in the case of a conforming home occupation or home industry;

2. No sign shall be erected on a rural, commercial or industrial lot without a sign permit from the Municipality of Hastings Highlands.

3. No sign shall be erected in such a manner as to obstruct the vision of vehicular traffic.

4. No sign shall be erected on any land abutting on Municipal roads or any Municipally owned property except as permitted above.

5. Consideration of the issuance of sign permits will take into account the inherent nature of the property and its congruity with the surrounding properties.

6. Exempted signs:
   a. election campaign signs shall be exempt from this by-law if removed forty-eight (48) hours after the final vote;
   b. real estate for sale signs advertising a specific property listed for sale and located on the property shall be exempt, up to a maximum size of sixteen (16) square feet, to be removed no later than closing date;
   c. Directional signs to businesses and properties listed for sale;
   d. Temporary event signs erected two weeks prior to and removed 48 hours after event;
   e. Community Event signs
   f. Emergency signs.
   g. Home Occupation and Home Industry signs at a size of no more than sixteen (16) square feet.
   h. All previously existing signs that were lawfully erected prior to the passing of this by-law, per Municipal Act S.99.(1).
7. Existing sign by-law for former Highway 62 shall be modified to include the following roads: Graphite Road, Madawaska Road, Musclow-Greenview Road, Peterson Road, Siberia Road, and South Baptiste Lake Road.

8. The Municipality has the authority to remove or have removed unauthorized signs and have the cost of removal applied to the tax roll of the person wrongfully erecting the sign, or invoiced to the responsible non-property owner, or to issue a provincial offences ticket for $250. This by-law shall come into force and effect on the day of final passing. Existing signs that do not comply shall be removed by the Municipality. Persons or entities that installed after June 1, 2012 without a permit shall be notified on two occasions and if they do not comply, shall be subject to a penalty of $250.00 payable to the Municipality of Hastings Highlands.

Read a FIRST TIME on the ___ day of ______________________, 2011.

Ronald J. Emond, Mayor  I. Craig Davidson, CAO/Clerk-Treasurer
THE CORPORATION OF THE MUNICIPALITY OF HASTINGS HIGHLANDS

BY-LAW NO. 02-2002

BEING A By-Law for prohibiting or regulating signs and other advertising devices, or any class or classes thereof and the posting of notices on buildings or vacant lots within any defined area or areas or on land abutting on any defined highway or part of a highway.

WHEREAS the Council of the Corporation of the Municipality of Hastings Highlands deems it expedient to control the position and establishing of signs and advertising devices along a Municipal roadway, namely Highway No. 62, from the intersection of Highway 62 and Highway 127, east to the Municipal Boundary.

NOW THEREFORE, the Council of the Corporation of the Municipality of Hastings Highlands enacts as follows:

1. Require plans of all new applications for signs or other advertising devices to be erected, displayed, altered or repaired.

2. Establishment of a fee which will be set at $25.00, for the inspection and approval of such plans. The Municipality will issue a permit certifying to such approval and also may prohibit the erection, display, alteration or repair of any sign or advertising device.

3. If a permit has not been obtained, the Municipality may refuse a permit for any sign or other advertising device that if erected or displayed would be contrary to any by-law of the Municipality.

4. Set an annual rental fee of $100.00 up to 32 sq. ft. (4'x8') or $150.00 over 32 sq. ft., which will cover the period from January 1 of the year of issue up to and including December 31, of the same year.

5. All signs will be placed and approved as per the Municipal signing Policy, which is M.T.O. Commercial Signing Policy.

READ a first, second and third time, and finally passed this 9th Day of January, 2002.

Mayor

[Signature]

CAO

[Signature]
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: December 6, 2011
Re: Wilcox Severance B83/11, Part of Lots 9 and 10, Concession 4, Monteagle

Recommendation:

Planning recommends that Council supports the Consent of the Land Division be given to Carlyle R. Wilcox and Alice E. Wilcox to sever a 5.8 acre parcel subject to the following:

- $900 fee
- Rezone severed parcel to Rural Residential
- Safe Site Entrance
- 33’ deeded to municipality for road widening
- Taxes paid to date
- Paper copy of reference plan
- PDF format copy of reference plan
### SEVERANCE CHECKLIST

<table>
<thead>
<tr>
<th>SEVERANCE NUMBER</th>
<th>B83/11</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME</td>
<td>CARLYLE R. WILCOX &amp; ALICE E. WILCOX</td>
</tr>
<tr>
<td>ROLL NUMBER</td>
<td>1290 374 020 06200</td>
</tr>
<tr>
<td>LOT</td>
<td>9 &amp; 10</td>
</tr>
<tr>
<td>CONCESSION</td>
<td>4</td>
</tr>
<tr>
<td>911 NUMBER</td>
<td>CARR ROAD</td>
</tr>
<tr>
<td>WARD</td>
<td>MONTEAGLE</td>
</tr>
<tr>
<td>ZONING</td>
<td>MARGINAL AGRICULTURE, ENVIRONMENTAL PROTECTION &amp; AREA OF AGREGGATE MINERAL PRESERVATION</td>
</tr>
</tbody>
</table>

**CONDITIONS PLANNING STAFF RECOMMENDS:**

- **DEFER**
  - FEE $900
  - SAFE SITE ENTRANCE
  - REZONE SEVERED LOT TO RURAL RESIDENTIAL
  - 33’ DEEDED TO MUNICIPALITY FOR ROAD WIDENING
  - TAXES PAID TO DATE
  - PAPER COPY OF REFERENCE PLAN
  - PDF COPY OF REFERENCE PLAN

**OTHER**
Agenda Item # 6e)

Sketch: Showing Proposed Severance
Lots 9 & 10, Concession 4
Geographic Township of Monteagle

Wilcox Severance B83/11, Part of Lots 9 and 10, Concession 4,
Monteagle
County of Hastings Land Division Committee

APPLICATION FOR CONSENT

For Office Use Only:

Date Submitted: NOV 04 2011  File No.: B83/11

1. Contact Information

Property Owner(s) (If more than one owner with different contact information please provide name and contact info in Section 12 on page 6.)

Name: Carlyle R. Wilcox; Alice E. Wilcox

Owners Address: P.O. Box 541, Bancroft, ON K0L 1C0

Phone Number: (Home) 613-332-3546 (Business/Cell)

Email: ___________________________ Fax: ___________________________

Authorized Agent/Solicitor (if applicable)

Name: Paul Miller - P.A. Miller Surveying LTD

Address: P.O. Box 520, Stirling, ON K0K 3E0

Phone Number: (Home) ___________________________ (Business/Cell) 613-395-3070

Email: admin@millersurveying.ca  Fax: 613-395-3079

Please specify the person who is to be contacted about the application.

☐ Owner  ☑ Agent  ☐ Solicitor

2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged:

Mr. & Mrs. Ian Armstrong (sister & brother-in-law)

3. Purpose of the Application

Transfer:

☑ New Lot Creation  ☐ Lot Addition  ☐ Easement  ☐ Right of Way

Other Purpose:

☐ Charge  ☐ Lease  ☐ Correction of Title  ☐ Other ___________________________

4. Assessment Roll No. 129 0374 020 06 200

(indicate complete 15 digit number)

Prepared by the County of Hastings Planning & Development Department – March, 2011
5. **Location of Subject Lands**

- Municipality: Hastings Highlands
- Former Geographic Township: Monteagle
- Concession: 4
- Lot No.: 9 & 10
- Registered Plan No.
- Reference Plan No.
- Name of Street: Carr Road
- Street No.: 247
- Total Lot Area: 13.5 acres ±
- Total Lot Frontage: 3250'
- Do you own any adjoining lands? If so, please explain: No

6. **Description of Proposal:**

   a)  

<table>
<thead>
<tr>
<th></th>
<th>Severed Land</th>
<th>Retained Land</th>
<th>Benefitting Land (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage (m)</td>
<td>45.75 m ±</td>
<td>945 m ±</td>
<td></td>
</tr>
<tr>
<td>Depth (m)</td>
<td>167 m ±</td>
<td>1005 m irregular</td>
<td></td>
</tr>
<tr>
<td>Area (ac./m²)</td>
<td>5.8 acres ±</td>
<td>130 acres ±</td>
<td></td>
</tr>
<tr>
<td>Existing Use</td>
<td>residential, open lands</td>
<td>wooded land, open fields</td>
<td></td>
</tr>
<tr>
<td>Proposed Use</td>
<td>same</td>
<td>same</td>
<td></td>
</tr>
<tr>
<td>No. of Existing Buildings/Structures</td>
<td>1 dwelling, 1 garage, 1 barn which is used for machine storage only</td>
<td>see additional comments</td>
<td></td>
</tr>
<tr>
<td>No. of Proposed Buildings/Structures</td>
<td>none</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Dimensions of Existing Buildings/Structures</td>
<td>none</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>Dimensions of Proposed Buildings/Structures</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

b) **Type of Sewage Disposal:**

- X Private/Individual
- □ Public/Municipal
- □ Communal
- Other: existing septic system

c) **Type of Water Supply:**

- X Private/Individual
- □ Public/Municipal
- □ Communal
- Other: existing well

Prepared by the County of Hastings Planning & Development Department – March, 2011
d) Type of Stormwater Drainage proposed:

- [ ] Sewers
- [x] Road side ditches
- [ ] Swales
- [ ] Other: ___________________________

e) Type of access proposed:

- [ ] Provincial Highway
- [x] Municipal Road (Maintained Year Round)
- [ ] Water Access
- [ ] Private (Right of Way)
- [ ] Municipal Road (Seasonal)
- [ ] Other: ___________________________

f) If only water access is proposed, below (or on a separate page) please describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road access:

<table>
<thead>
<tr>
<th>USE OR FEATURE</th>
<th>ON THE SUBJECT LANDS</th>
<th>WITHIN 500 METRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation (any livestock facility, occupied or vacant, including manure storage) if yes, please fill in information on page 9 for each operation</td>
<td><strong>Yes</strong></td>
<td><strong>Yes</strong></td>
</tr>
<tr>
<td>A landfill (active or non-operating)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization pond</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>A Municipal or Federal Airport (including an aerodrome)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)</td>
<td>NA</td>
<td><strong>Not active</strong></td>
</tr>
<tr>
<td>A rehabilitated or abandoned mine site or mine hazards</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Any industrial use</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Provincial Park or Crown Lands</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>An active or abandoned rail line and/or trail</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>A natural gas or petroleum pipeline</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>A floodplain</td>
<td><strong>Unknown</strong></td>
<td></td>
</tr>
<tr>
<td>Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Fish habitat</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>A contaminated site</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Utility Corridor, electricity generating station, transformer (etc.)</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

7. Land Uses/Features:

a) 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 "NA" if it does not. Any features indicated with a "Yes" please identify on your sketch.)*

Prepared by the County of Hastings Planning & Development Department – March, 2011
b) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands? □ Yes □ No

c) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential? □ Yes □ No □ Unknown

d) If Yes to 7c), does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential? □ Yes □ No □ Unknown

***If Yes to 7c) and/or 7d), please contact the Ministry of Citizenship and Culture, to determine the need for any additional information or reports***

8. Former Land Use on Subject Lands and Adjacent Lands

a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands or adjacent lands? □ Yes □ No □ Unknown

b) If yes, specify the use(s): __________________________

c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)? □ Yes □ No □ Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time? □ Yes □ No □ Unknown

e) Has there been petroleum or other fuel stored on the subject land or adjacent lands? □ Yes □ No □ Unknown

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands? □ Yes □ No □ Unknown

g) If yes to any of 8 a) to f), has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed? □ Yes □ No □ Unknown

9. Previous Planning Applications

a) Have the subject lands ever been the subject of an application for approval of a Minister’s Zoning Order, Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control, Consent or Minor Variance under the Planning Act? □ Yes □ No □ Unknown

b) If yes to question 9 a), and known, provide the application file number, the status and decision made on this application. B114/09 approved - completed.

c) Is this a resubmission of an application previously made under Planning Act? □ Yes □ No

Prepared by the County of Hastings Planning & Development Department – March, 2011
10. Land Use Classification
   a) What is the existing Official Plan designation of the subject lands?  
   b) What is the existing zoning category on the subject lands?  

11. Current Applications
   a) Is the owner or agent applying for additional consents on the subject lands concurrently with this application? 
      □ Yes  ❌ No  
   b) If yes, and known, specify the File Number ________________________________ 
   c) Are the subject lands currently the subject of an application for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Municipal Board)? 
      □ Yes  ❌ No  □ Unknown  
   d) If yes, and known, specify the File Number ________________________________ 
   e) Is this application consistent with the Provincial Policy Statement? 
      ❌ Yes  □ No  
   f) Is this application consistent with the County of Hastings' Official Plan? 
      ❌ Yes  □ No  
   g) Are the subject lands subject to any easements/right-of-ways or restrictive covenants? 
      □ Yes  ❌ No  □ Unknown  
   h) If yes to g), and known, specify the description of the easement(s)/right-of-way(s) or restrictive covenant(s) and its effect ________________________________ 
   i) Have you pre-consulted with the County of Hastings' Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Ministry of Natural Resources, Ministry of Northern Development and Mines)? 
      ❌ Yes  □ No  
   j) If yes, please specify which agencies you have consulted with and provide any comments that were received.  
      County planner
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  
      ____________________________________________________  

Prepared by the County of Hastings Planning & Development Department – March, 2011 5
12. Other Information/Planning Rationale

Is there any other background information or planning justification that you think may be useful to the Planning Advisory/Land Division Committee (or to any agency) when reviewing and making a decision on the application, please explain below, or on a separate page.

Barn on retained lands is used for machine storage and will not be used to house animals.

ADDITIONAL OWNERS & CONTACT INFORMATION (IF APPLICABLE):

Prepared by the County of Hastings Planning & Development Department – March, 2011
PRELIMINARY REPORT

File information
Owner/Agent: Carlyle and Alice Wilcox (Owners)/Paul Miller (Agent)
Civic Address: 247 Carr Road
Legal Description/Municipality: Part of Lots 9 & 10 Concession 4
Municipality of Hastings Highlands (Monteagle)

Official Plan Designation: Rural, Environmental Protection & Extractive (Reserve)
Current Zoning: Marginal Agriculture (MA) Zone & Environmental Protection (EP) Zone and Mineral Aggregate Preservation
Previous Consent Applications: B114/09 (new lot)
Type of Consent(s): New Lot (X) Lot Addition () Other:

The County of Hastings has received the above mentioned application for severance. Further review and a site inspection will be undertaken which may result in additional comments and conditions to be incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report please contact me at this office. After a preliminary review we offer the following comments:

Description of Proposal
The applicant proposes to sever a lot approximately 5.8 acres (2.3 ha) in area with approximately 150 feet (46 m) of frontage onto Carr Road. The retained lands will be approximately 130 acres (52 ha) in area with approximately 3,085 feet (940 m) of broken frontage onto Carr Road. There is a single detached dwelling, a garage and an outbuilding located on the proposed severed lot. There is an existing barn on the proposed retained lands in close proximity to the proposed severed lot which has been used as a machine storage building for a number of years. There is a watercourse and associated low wet area on the subject lands which traverse the northern portion of the retained lands well away from the proposed severed lot. The watercourse is identified as a Cold Water stream in the County of Hastings Official Plan

Provincial Policy Statement
It appears based on a preliminary review that the application is consistent with the Provincial Policy Statement. However, further review and a site inspection will need to be undertaken before this can be confirmed.

Official Plan
The subject lands are designated Rural, Environmental Protection and Extractive (Reserve). The portion of the lands designated Environmental Protection are associated with the stream and associated low wet areas on the northern portion of the retained lands which is located well away from the proposed severed lot.

A small portion of the southerly limited of the retained lands is designated Extractive (Reserve). The Ministry of Natural Resources and the Ministry of Northern Development Mines and Forestry will be circulated for review and comment. Staff note that comments from the Ministry
of Natural Resources regarding a previous severance in this area indicated they had no concerns with regard to any impact on potential reserves. Given, the dwelling already exists, the large acreage of the lands and the location of the proposed severed lands in relationship to the portion of the lands designated Extractive (Reserve); staff do not anticipate any concerns.

The proposed severance appears to be in conformity with Section 6.3.1 b) of the Official Plan in regards to the maximum number of severances for an original land holding.

The applicant has indicated that there is a livestock facility located on the proposed retained lot which is currently used as a machine storage building and has not been used for raising livestock in a number of years. In this regard, provided the retained lands are rezoned to prohibit livestock in existing buildings (see comments below) there will be no conflict with regards to the Minimum Distance Separation I formula (MDS I) formula.

Zoning By-law
The subject lands are zoned the Marginal Agriculture (MA) Zone and the Environmental Protection (EP) Zone. Also a small portion on the southerly extent of the retained lands is zoned Mineral Aggregate Preservation. The portion of the subject lands zoned the Environmental Protection (EP) Zone relate to the watercourse and the low lying wet area located along the proposed southern lot line of the proposed severed lot. The lands zoned the Environmental Protection (EP) Zone and Mineral Aggregate Preservation will remain zoned the Environmental Protection (EP) Zone and Mineral Aggregate Preservation. The remainder of the subject lands are zoned the Marginal Agriculture (MA) Zone which requires a minimum lot area of 10 ac (4 ha) and a minimum of 150 feet (45.7 m) of lot frontage. In this regard, a condition requiring rezoning of the proposed severed lot to the Rural Residential (RR) Zone will be required. The retained lots will continue to meet the requirements of the Marginal Agriculture (MA) Zone, however as noted above the lands will need to be rezoned to the Special Marginal Agriculture (MA-X) Zone to prohibit the keeping or raising of livestock in an existing building.

Servicing/Roads/Other
The proposed lot configuration appears to be irregular. However, staff note the proposed southerly and easterly lot lines follow existing tree/ fence lines that provide a logical boundary, and the easterly lot line was established in order to provide sufficient frontage while maintaining the barn on the retained lands. In this regard, the proposed lot configuration appears to be acceptable.

Staff note that Carr Road appears to be a forced road. In this regard, while the Municipality maintains the road year round it may not be owned by the Municipality. In the regard, the applicant will be required to deed up to a 66 foot road allowance inclusive of the travelled portion of Carr Road to the Municipality as a condition of consent approval as necessary.

The Municipality may wish to consider the need for a safe site entrance to the proposed retained lands and and/or an upgrade to the existing entrance to the retained lands and requiring proper road side ditching and drainage be provided and/or lot grading and drainage plans be prepared as a condition of consent approval.

As there is a former barn on the subject lands which is no longer in use, a condition of consent approval will be required confirming there are no livestock in the building and that the applicant has no intention of using the building for the keeping or raising of livestock in the future.
As there is already an existing dwelling served by a private well on the proposed severed lot, the typical condition requiring proof of adequate ground water quality and quantity will not be required.

Should you have any questions or require additional information please contact the undersigned

Sincerely,

[Signature]

Justin Harrow
Planner
Appendix “A” - Excerpt from the Planning Act – “Matters to be regarded by Approval Authority in Considering the Division of Land”

Criteria

51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
(b) whether the proposed subdivision is premature or in the public interest;
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
(d) the suitability of the land for the purposes for which it is to be subdivided;
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
(f) the dimensions and shapes of the proposed lots;
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
(h) conservation of natural resources and flood control;
(i) the adequacy of utilities and municipal services;
(j) the adequacy of school sites;
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and
(l) the physical layout of the plan having regard to energy conservation. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2).
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: November 28, 2011
Re: Van Balen Walter Severance Application B86/11

Recommendation:

Planning recommends that Council support Consent of the Land Division Committee for Carla Van Balen Walter to sever a 0.14775 acre parcel subject to the following:

- Severance fee $600 (lot addition)
- Taxes paid to date
- Paper copy of reference plan
- Digital copy of reference plan
- Rezone property from Marginal Agriculture (MA) to Residential Second Density (R2)
## SEVERANCE CHECKLIST

<table>
<thead>
<tr>
<th>SEVERANCE NUMBER</th>
<th>B86/11</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME</td>
<td>CARLA VAN BALEN WALTER</td>
</tr>
<tr>
<td>ROLL NUMBER</td>
<td>1290 191-010-51200</td>
</tr>
<tr>
<td>Legal Description (severed land)</td>
<td>Part of Lot 31 Concession 1 &amp; Part of Lots 1 and 2, East Hastings Road</td>
</tr>
<tr>
<td>Legal Description (benefitting land)</td>
<td>Lot 26, Plan 522, Wicklow (33089 Highway 62, Maynooth)</td>
</tr>
<tr>
<td>911 NUMBER</td>
<td>Highway 62 and Highway 127</td>
</tr>
<tr>
<td>WARD</td>
<td>Wicklow</td>
</tr>
<tr>
<td>ZONING</td>
<td>MARGINAL AGRICULTURE, ENVIRONMENTAL PROTECTION &amp; AREA OF AGREGGATE MINERAL PRESERVATION</td>
</tr>
</tbody>
</table>

### CONDITIONS PLANNING STAFF RECOMMENDS:

- **DEFER**
  - **FEE** $600
  - SAFE SITE ENTRANCE
  - REZONE SEVERED LOT TO RESIDENTIAL SECOND DENSITY
  - 33' DEEDED TO MUNICIPALITY FOR ROAD WIDENING
  - TAXES PAID TO DATE
  - PAPER COPY OF REFERENCE PLAN
  - PDF COPY OF REFERENCE PLAN
  - OTHER

---

Van Balen Walter Severance Application B86/11
APPLICATION FOR CONSENT

For Office Use Only:

Date Submitted: OCT 28/11

File No.: B86/11

1. Contact Information

Property Owner(s) (If more than one owner with different contact information please provide name and contact info in Section 12 on page 6.)

Name: Carla van Balen Walter

Owners Address: P.O. Box 190, 33001AB Hwy. 62 North, Maynooth, ON KOL 1SO

Phone Number: (Home) (613) 338-2862 (Business/Cell) N/A

Email: ____________________________________________________________________________

Fax: _______________________________________________________________________________

Authorized Agent/Solicitor (if applicable)

Name: Robert B. Howe

Address: 45 Murray Park Street, P.O. Box 790, Barry's Bay, ON KOJ 1BO

Phone Number: (Home) N/A (Business/Cell) (613) 756-2087

Email: ____________________________________________________________________________

Fax: (613) 756-5818

Please specify the person who is to be contacted about the application.

[ ] Owner  [X] Agent  [ ] Solicitor

2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged: John Eric Lewis and Opal Lee Lewis

3. Purpose of the Application

Transfer:

[ ] New Lot Creation  [X] Lot Addition  [ ] Easement  [ ] Right of Way

Other Purpose:

[ ] Charge  [ ] Lease  [ ] Correction of Title  [ ] Other ________________________________

4. Assessment Roll No. 12 91 000 010 51200

(Indicate complete 15 digit number)

Prepared by the County of Hastings Planning & Development Department – March, 2011
5. Location of Subject Lands

Municipality: Hastings Highlands
Former Geographic Township: Wicklow
Concessions: E.H.R: Con. 1 Lot No. 1 and 2; 31
Registered Plan No. 522 Lot/Block 26 (to be added to)
Reference Plan No. Part No.
Name of Street: Highway No. 62 North Hw. 127 Street No. N/A
Total Lot Area: 0.9419 ac. Total Lot Frontage: 371.69 m. (1219')
Do you own any adjoining lands? If so, please explain: No

6. Description of Proposal:

a)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>New Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage (m)</td>
<td>0</td>
<td>245.69m. (Hwy. 62)</td>
</tr>
<tr>
<td>Depth (m)</td>
<td>29.4m. (96.5') (avg.)</td>
<td>195.00m. (Hwy. 127)</td>
</tr>
<tr>
<td>Area (ac/m²)</td>
<td>597.6m² (0.14775 ac.)</td>
<td>Residential</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Rear yard for benefitting land</td>
<td>Bush</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Rear yard for benefitting land</td>
<td>Bush</td>
</tr>
<tr>
<td>No. of Existing Buildings/Structures</td>
<td>None (except subsurface tile field)</td>
<td>None</td>
</tr>
<tr>
<td>No. of Proposed Buildings/Structures</td>
<td>None</td>
<td>N/A</td>
</tr>
<tr>
<td>Dimensions of Existing Buildings/Structures</td>
<td>N/A</td>
<td>7.5m. x 6m. (25' x 20')</td>
</tr>
<tr>
<td>Dimensions of Proposed Buildings/Structures</td>
<td>N/A</td>
<td>6.7m. x 15.4m. (22' x 50')</td>
</tr>
</tbody>
</table>

b) Type of Sewage Disposal:

- [ ] Private/Individual
- [ ] Other:
- [ ] Public/Municipal
- [ ] Communal

c) Type of Water Supply:

- [ ] Private/Individual
- [ ] Other:
- [ ] Public/Municipal
- [ ] Communal

Prepared by the County of Hastings Planning & Development Department – March, 2011

Van Balen Walter Severance Application B86/11

Page 53 of 69
d) Type of Stormwater Drainage proposed:

- Sewers
- Road side ditches
- Swales
- Other: subsurface storm sewers (on highway right-of-way)

e) Type of access proposed:

- Hwy. 62 & 127
- Provincial Highway
- Municipal Road (Maintained Year Round)
- Water Access
- Private (Right of Way)
- Municipal Road (Seasonal)
- Other:

f) If only water access is proposed, below (or on a separate page) please describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road access:

N/A

7. **Land Uses/Features:**

a) 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 sketch.)

<table>
<thead>
<tr>
<th>USE OR FEATURE</th>
<th>ON THE SUBJECT LANDS</th>
<th>WITHIN 500 METRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation (any livestock facility, occupied or vacant, including manure storage)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>If yes, please fill in information on page 9 for each operation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A landfill (active or non-operating)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization pond</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A Municipal or Federal Airport (including an aerodrome)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A rehabilitated or abandoned mine site or mine hazards</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Any industrial use</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Provincial Park or Crown Lands</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>An active or abandoned railing and/or trail</td>
<td>N/A</td>
<td>Yes</td>
</tr>
<tr>
<td>A natural gas or petroleum pipeline</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A floodplain</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Fish habitat</td>
<td>N/A</td>
<td>Yes</td>
</tr>
<tr>
<td>A contaminated site</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Utility Corridor, electricity generating station, transformer (etc.)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
b) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120 metres of the subject lands?
   ☐ Yes    ☑ No

c) Do the subject lands contain any known cultural heritage, archaeological resources
   and/or areas of archaeological potential?
   ☐ Yes    ☑ No    ☐ Unknown

d) If Yes to 7c), does the application propose to develop lands within the subject lands that
   contain known cultural heritage, archaeological resources and/or areas of archaeological
   potential?
   ☐ Yes    ☑ No    ☐ Unknown

***If Yes to 7c) and/or 7d), please contact the Ministry of Citizenship and Culture,
   to determine the need for any additional information or reports***

8. Former Land Use on Subject Lands and Adjacent Lands

a) Has there been an Industrial Use, Commercial Use or an Orchard, on the subject lands
   or adjacent lands?
   ☑ Yes    ☐ No    ☐ Unknown

b) If yes, specify the use(s): on adjacent lands, numerous commercial uses
   along Highway No. 62 North

c) Has the grading of the subject lands been changed by adding/removing earth or other
   material(s)?
   ☐ Yes    ☑ No    ☐ Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time?
   ☑ Yes    ☐ No    ☐ Unknown

currently at intersection of Highway 127 & Highway No. 62 North:

(e) Has there been petroleum or other fuel stored on the subject land or adjacent lands?
   ☑ Yes    ☐ No    ☐ Unknown

   see (d) above

f) Is there any reason to believe the subject lands may have been contaminated by former
   uses on the site or adjacent lands?
   ☐ Yes    ☑ No    ☐ Unknown

g) If yes to any of 8 a) to f), has an Environmental Site Assessment (ESA) been
   conducted under the Environmental Assessment Act or has a Record of Site Condition
   (RSC) been filed?
   ☐ Yes    ☑ No    ☐ Unknown

9. Previous Planning Applications

a) Have the subject lands ever been the subject of an application for approval of a
   Minister's Zoning Order, Official Plan Amendment, Zoning By-law Amendment, Plan of
   Subdivision, Site Plan Control, Consent or Minor Variance under the Planning Act?
   ☑ Yes    ☑ No    ☐ Unknown

b) If yes to question 9 a), and known, provide the application file number, the status and
   decision made on this application ____________ N/A

c) Is this a resubmission of an application previously made under Planning Act?
   ☐ Yes    ☑ No
10. Land Use Classification
   a) What is the existing Official Plan designation of the subject lands?  ________________
      Hamlet
   b) What is the existing zoning category on the subject lands?  ________________
      Lakes and Rivers(southwest corner), Environmental Protection, Environmetal Protection
      Wetland

11. Current Applications
   a) Is the owner or agent applying for additional consents on the subject lands concurrently
      with this application?  
      ☑ Yes  ☐ No
   b) If yes, and known, specify the File Number  N/A
   c) Are the subject lands currently the subject of an application for an Official Plan
      Amendment, Zoning By-law Amendment, Plan of Subdivision, Site Plan Control or
      Minor Variance (including applications before the Ontario Municipal Board)?
      ☑ Yes  ☐ No  ☐ Unknown
   d) If yes, and known, specify the File Number  N/A
   e) Is this application consistent with the Provincial Policy Statement?
      ☑ Yes  ☐ No
   f) Is this application consistent with the County of Hastings' Official Plan?
      ☑ Yes  ☐ No
   g) Are the subject lands subject to any easements/right-of-ways or restrictive covenants?
      ☑ Yes  ☐ No  ☐ Unknown
   h) If yes to g), and known, specify the description of the easement(s)/right-of way(s) or
      restrictive covenant(s) and its effect ________________ right-of-way to creek for benefit of
      adjacent lands to north, and right-of-way to Highway 62 N at
      southeast corner (see sketch)
   i) Have you pre-consulted with the County of Hastings' Planning Department, Local
      Municipality or any other Agency (i.e. Conservation Authority, Ministry of Natural
      Resources, Ministry of Northern Development and Mines)?
      ☑ Yes  ☐ No
   j) If yes, please specify which agencies you have consulted with and provide any
      comments that were received.

______________________________________________________________
______________________________________________________________
______________________________________________________________
______________________________________________________________
______________________________________________________________
______________________________________________________________
______________________________________________________________

Prepared by the County of Hastings Planning & Development Department – March, 2011
12. Other Information/Planning Rationale

Is there any other background information or planning justification that you think may be useful to the Planning Advisory/Land Division Committee (or to any agency) when reviewing and making a decision on the application, please explain below, or on a separate page.

Application was prompted by discovery that existing tile field forming part of sewage disposal system serving dwelling on land to be benefitted encroaches upon severed parcel (see supplementary sketch attached).

ADDITIONAL OWNERS & CONTACT INFORMATION (IF APPLICABLE):

N/A
**MDS I Data Collection Form**

(Complete if an existing livestock facility is vacant or occupied is within 1000m)

**Farm Contact Information**

Farmer's Name:  Carla van Balen Walter  
Farm address:  33001AB Highway 62 No., Maynooth, ON K0L 1S0  
Farm Tel:  (613) 338-2862  

**General Information**

Size of Barn:  7.5 m. (25') x 6.0 m. (20')  
Number of Tillable Acres:  none  
(on the parcel where the Livestock Facility is located)  
Distance of Livestock Facility to the new lot line and/or building envelope:  470 m. (1,500') +/-  
Distance of Manure Storage to the new lot line:  470 m. (1,500') +/-  

**Livestock Information:**

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<thead>
<tr>
<th>Type of Livestock</th>
<th>Maximum Housing Capacity</th>
<th>Mature-system (Check box that applies)</th>
<th>Covered Tank</th>
<th>Open Liquid Tank</th>
<th>Fermented Manure Storage</th>
<th>Other ** (See below)</th>
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</thead>
<tbody>
<tr>
<td>DAIRY</td>
<td></td>
<td></td>
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<tr>
<td>[ ] Milking Cows</td>
<td></td>
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<td>[ ] Heifers</td>
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<tr>
<td>[ ] Cows (Barn confinement)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>[ ] Cows (Barn with yard)</td>
<td></td>
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<tr>
<td>[ ] Feeders (Barn confinement)</td>
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13. DECLARATION (to be completed by the owner or authorized agent)

**NOTE:** If more than one owner, then all owners must sign this application form and the affidavit section.

I, (We), Robert F. Howe of the Township of Madawaska Valley in the County/Region of Renfrew solemnly declare that all of the statements contained in this application for consent for (property description) and all of the supporting documents are true, and I, (We), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, by virtue of the CANADA EVIDENCE ACT. Furthermore, I (We) agree to allow the Municipality, its employees and agents to enter upon the subject land for the purpose of conducting a site inspection that may be necessary to process this application.

DECLARED before me at the Township of Madawaska Valley in the County of Renfrew this 9th day of October, 2011.

Kimberly Anne Bozak, a Commissioner, etc.,
County of Renfrew, for Robert B. Howe,
Barrister and Solicitor.
Expires November 26, 2013.

[Signature]
Commissioner of Oaths

Owner/Applicant

Owner/Applicant

Owner/Applicant**

Owner/Applicant**

Printed Commissioner’s Name

14. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION (to be completed by the owner)

I, Carla van Balen Walter, am the owner of the land that is the subject of this application for consent and for the purposes of the Freedom of Information and Protection of Privacy Act. I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Aug 3, 2011
Date

Signature of Owner
15. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed, or written authorization under separate cover will also be acceptable.

I) Authorization of Owner, for Agent to Make the Application

I, Carla van Balen Walter, am the owner of the land that is the subject of this application for consent and I authorize Robert B. Howe, to make this application on my behalf.

Date: August 3, 2011
Signature of Owner:

II) Authorization of Owner, for Agent to Provide Personal Information

I, Carla van Balen Walter, am the owner of the land that is the subject of this application for consent and for the purposes of the Freedom of Information and Protection of Privacy Act. I authorize Robert B. Howe, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Date: August 3, 2011
Signature of Owner:
The County of Hastings has received the above mentioned application for a lot addition. Further review will be undertaken which may result in additional comments and conditions to be incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report please contact me at this office. After a preliminary review the following comments are offered:

**Description of Proposal:**
The application proposes to convey 0.148 acres of land to enlarge a benefiting parcel from its current 0.3 acre lot area. The lot addition is to rectify an existing encroachment of uses. The benefiting parcel is currently occupied by a single-detached home constructed in 1935 with its septic tile field located on the severed parcel. The retained lands are addressed on Highway 127 and currently contain one stable and are comprised of approx. 93.2 acres.

The resulting configuration of the benefiting lot is good in bringing the rear lot line in-line with neighbouring parcels.

**Provincial Policy Statement:**
As a lot addition, the application may be considered as consistent with the Provincial Policy Statement. The lot addition provides for an improved lot area to an undersized parcel.

**Official Plan:**
The lands are designated as Hamlet (Maynooth). The existing residential use and a related lot addition are permitted within the Hamlet designation.

The application indicates that a stable (barn) is located on the retained lands. However, Minimum Distance Separation I (MDS I) does not apply to lands designated as Hamlet.
The application conforms to the Official Plan subject to the zoning by-law comments.

**Zoning By-law:**
As per the Comprehensive Zoning By-law #35-2004, as amended, the severed and benefiting parcels are zoned the R2 (Residential Second Density) Zone. The retained parcel is zoned the MA (Marginal Agriculture) Zone and EP (Environmental Protection) Zone. The requirements of the R2 (Residential Second Density) Zone involve a minimum of approx. 1-acre lot area and approx. 150’ minimum lot frontage. The benefiting parcel appears to result in having less lot frontage and area than required by the zoning by-law. Therefore, the resulting lot (the proposed severed and benefiting lot) should be rezoned to the R2-# (Special Residential Second Density –#) Zone to recognize the use of the parcel for a single unit dwelling house, the resulting yard dimensions, the resulting undersized lot area and lot frontage and provide for one consistent zone.

**Servicing/Roads/Other:**
The Roads Superintendent should indicate satisfaction with the need for road widening, if applicable, to the extent consistent with historical widening requirements within the Hamlet of Maynooth of former Highway #62 along the frontage of the retained and benefiting lands. In addition, the Roads Superintendent is encouraged to review drainage patterns and issues to determine the potential need for storm drainage improvements within the highway right-of-way. A sub-surface storm sewer is located within proximity to the frontage of the benefiting parcel and road widening should accommodate storm sewer improvements, if applicable.

The benefiting parcel is allocated the civic address of #33089 Highway 62. The Roads Superintendent is asked to confirm its posting.

The retained parcel has frontage onto Highway #127. The Ministry of Transportation will be circulated for comment.

As a lot addition, a “Convey as One Parcel” agreement is recommended to ensure that the parts of the parcels are conveyed together. A PIN consolidation of the severed and benefiting parcels is also required.

Should you have any questions or require additional information please contact the undersigned.

Sincerely,

[Signature]

Paul B. Walsh MCIP, RPP
Planner
County of Hastings
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: December 7, 2011
Re: Planning Meetings

Recommendation:
That the Planning Committee schedule the 2012 planning meetings at 1:00 pm in the afternoon of the first Wednesday of each month (Council meeting days) or at 9:00 am on the second Wednesday of each month or as required pursuant to the Planning Act.

Background:
Meeting Schedule: Council Meetings for 2012 have been tentatively set for:

- January 18
- February 1 & 15
- March 7 & 21
- April 4 & 18
- May 2 & 16
- June 6 & 20
- July 18
- August 15
- September 5 & 19
- October 3 & 17 & 31
- November 21
- December 5
Agenda Item # 6h)

Sears proposed transfer of Jacks Lane to Municipality of Hastings Highlands

Page 64 of 69
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: December 6, 2011
Re: Sears transfer of portion of Jacks Lane, Herschel

Recommendation

That the Planning Committee recommends Council agrees to accept the transfer of a 66 foot corridor centered on the existing roadway of Jacks Lane running through Part of Lot 17 Concession 6, Herschel owned by Dwight Eugene Sears with the understanding that Mr. Sears will pay all survey and legal costs for the transfer.

Background

Surveyor, Paul Miller has asked if Council “would accept the extent of the roadway of Jacks Lane as it exists on the ground, or would they require a 66 foot corridor, centered on the existing roadway and would the Municipality consider contributing towards the cost of the survey.”
Hi Cathy;

Any word on this?

Thanks!

Paul

----- Original Message -----
From: Paul Miller
To: Cathy Bujas
Cc: Marshall Dempsey; admin@millersurveying.ca
Sent: Wednesday, November 23, 2011 1:53 PM
Subject: 11-7508 Pt Lot 17, Concession 6, Herschel Jacks Lane (Baptiste Lake area)

Hello Cathy;

We are doing a survey for Mr. Sears of the small triangle south and east of Jacks Lane. There is no registered deed for this roadway through Mr. Sears land. From Mr. Sears statements, it appears that this was the road used by the Municipality prior to the North Baptiste Road being laid out further south. Could you advise if the Municipality is interested in obtaining title to this roadway through Mr. Sears holdings. If so, would the Municipality accept the extent of the roadway as it exists on the ground, or would they require a 66 foot corridor, centered on the existing roadway? If the latter, would the Municipality consider contributing towards the cost of the survey?

I would like to thank you in advance for your early response to my inquiry!

Paul Miller  BSc OLS CLS

P.A.Miller Surveying Ltd.
Box 520 Stirling On.  K0K 3E0 (613) 395-3070
Fax (613) 395-3079  1-800-724-6124
Box 1800 Bancroft On  K0L 1CO (613) 332-3654
paul@millersurveying.ca

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Agenda Item # 6i)

Switzer proposed transfer of North Baptiste Lake Road to Municipality of Hastings Highlands.
Report

To: Planning Committee
From: Cathy Bujas, Planning Secretary
Date: December 7, 2011
Re: Switzer transfer of portion of North Baptiste Lake Road, Herschel

Recommendation

That the Planning Committee recommends Council agrees to accept the transfer of a 66 foot corridor centered on the existing roadway of North Baptiste Lake Road running through Lot 13 Concession 10, Herschel owned by Terrence Allen Switzer and Cynthia Diane Switzer with the understanding that Mr. and Mrs. Switzer will pay all survey and legal costs for the transfer.

Background

Surveyor, Paul Miller has asked if

1. Council would agree to take ownership of that portion of North Baptiste Lake Road running through the Swizer property in Lot 13, Concession 10, Herschel; and

2. If a roadway corridor of 20 metres (66 feet) is acceptable.
Hello Cathy;

This file is another involving a Township Road for which the municipality has no deed. Our client, Mr. Switzer, informed us that he has already conferred with the municipality about this, and that they are agreeable to accepting ownership of the road. Since there is a real estate transaction which is to close at or near the end of January 2012 (which requires North Baptiste Lake Road to be in municipal ownership), can you advise if:

The municipality has agreed to take ownership of the road;
A roadway corridor width of 20 metres (66 feet) is acceptable;
The time line for getting the road into municipal ownership, once you have viewed a preliminary Plan of Survey illustrating the road in question.

Thanks for your help in this matter!

Paul Miller  BSc OLS CLS

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Box 520 Stirling On. K0K 3E0 (613) 395-3070
Fax (613) 395-3079  1-800-724-6124
Box 1800 Bancroft On. K0L 1CO (613) 332-3654
paul@millersurveying.ca

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Thanks!