

New...Property Zoning Baptiste Lake.

The BLA takes an active role in land use and development on and around Baptiste Lake. As part of our plan to inform members on land use, we are now providing a map of current zoning.

Hasting Highlands passed their most recent Comprehensive Zoning By-Law in 2004. The Baptiste Lake portion of this is reproduced in the link below. **This provides the general zoning for land on the Lake and environs, it does not necessarily indicate approved zoning for particular properties .** You would need to contact the municipality for this as there have been many updates since this was produced.

There are detailed explanations for each of the categories listed in the Zoning Legend, and the full descriptions run to 150 pages including permitted uses, sizes, setbacks, etc. Provided below are some of the key permitted uses of the some of the categories. Again, if more detail is required, contact Hastings Highlands.

## Zoning Legend

Rural Residential. Single detached building with accessory buildings. Can include a Type A or B home Occupation of Type A Home industry, bed and breakfast or a garden suite.

### Waterfront Residential.

- Single detached building, may have a garden suite
- A seasonal dwelling (may have a bunkhouse)
- An accessory building
- Type A or B Home occupation of Type A home industry (see below)
- A natural vegetation buffer strip of 15 metres in width shall be maintained adjacent to the shoreline

Limited Service Residential. The intent here is to recognize residential development of private roads or lanes, but there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of same or for garbage collection or emergency vehicle access.

- Single seasonal or detached building,
- an accessory building including one sleeping cabin,
- Type A home occupation.
- A natural vegetation buffer strip of 15 metres in width shall be maintained adjacent to the shoreline

## Other land Uses

Marginal Agricultural. A long list of uses including many forms of agricultural, warehouse, golf course, research facility, quarry, logging, etc.

Environmental Protection. Waterbodies and permanent watercourses. Flood plains, erosion hazards, steep slopes. Lands owned by the municipality as EP or EPW shall not be sold. All lands within an EP zone may continue to be used for those uses existing as of passage of this bylaw. However prior to issuing a building permit, the municipality may require technical reports to be submitted in support of any development (i.e. drainage reports, environmental reports) Specifically mentioned in the zoning is the designation of the west basin of Baptiste Lake as a cold water lake, with specific development requirements

Recreational/Resort Commercial. Uses include a marina, tent and trailer park, hotel. Lodge, housekeeping cottages, convenience store, B&B, gift shop, etc. There are very specific requirements outlined for many of these permitted uses

Rural Commercial. Permitted uses include such businesses as greenhouse. Retail meat shop, farm implement dealer, kennel, service station, hotel/motel, restaurant, laundry, nursery school, convenience store. The list is extensive with specific uses regulations.

Type A Home Industry. Craft shops, woodworking, repair and service shops and associated retail sales

Type B Home Industry. Similar uses including light manufacturing, but requirement is for the larger lot (4.94 acres) and correspondingly larger buildings are permitted