

Notice Of Public Hearing

Application For Permission S. 45 (2) Planning Act, R.S.O. 1990, C. P. 13, S. 45(5); 1994, C. 23, S. 26 (1); O. Reg 200/96 S. 3 (1)

Committee Of Adjustment For The Municipality Of Hastings Highlands

File No. A-19-2024

Location Of Property: 192 'A' Lake St. Peter Road, being Parts of Lots 7 and 8, Concession 12 Location CL 3030 and Part 1 on 21R-6089, in the Geographic Township of McClure

Purpose Of Application: To provide relief from Section 5.9.2 (i) – No development within 30 metres (98.4 ft.) of the highwater mark of a waterbody or watercourse; Section 5.9.2 (ii) – No development or site alteration within a minimum distance of 30 metres from a steep and/or unstable slope; Section 5.34 (iii) – No residential structure within 500 metres of a Waste Disposal (WD) Zone; Section 10.3 (a) (vi) – Minimum of 3 metres (9.8 ft.) from the side lot line in Waterfront Residential (WR) Zone; Section 10.3 a) (v) – Minimum of 30 metres (98.4 ft.) from rear lot line (i.e. high water mark); Section 10.3 (c) (i) – A natural vegetative buffer strip 30 metres (98.4 ft.) in width shall be maintained; and Section 26.3 (iii) – A minimum setback of 30 metres (98.4 ft.) from a lake.

Effect Of Application: To allow a 391.73 square metre (4,216.5 sq. ft.) dwelling with attached garage to be as close as 14.2 metre to the high water mark, as close as 0.2 metres to the rear lot line, as close as 1.2 metres to the side lot line; and as close as +/- 300 metres to a Waste Disposal (WD) Zone.

Take Notice That an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below, under the authority of Section 45 of the *Planning Act*

Date: Thursday, October 10, 2024	Time: 8:30 A.M.
<p>Place for Public Meeting: Council Chambers, 33011 Highway 62, Maynooth, Ontario, K0L 2S0.</p> <p>Option (a): Virtual Attendance – Please contact the Building/Planning Clerk by email no later than 9:00 a.m. on the Tuesday before the scheduled meeting at jjardine@hastingshighlands.ca or at 613-338-2811 ext. 222. You will be provided with an invitation to join the meeting using your computer or telephone. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting. Please indicate the file number above.</p> <p>Option (b): In Writing – We encourage you to communicate by forwarding written comments to the Secretary-Treasurer at jjardine@hastingshighlands.ca or by letter delivered to the Municipal Office no later than 9:00 a.m. on the Tuesday before the scheduled meeting. Please indicate the file number above.</p> <p>Option (c): In-Person Attendance – Although it is possible for members of the public to attend a meeting in-person, seating in Council Chambers is limited.</p> <p>If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Municipality’s YouTube Channel. The meeting will also be recorded and available after the meeting for public viewing on the same platform.</p>	

Land Description: A description of the subject land, or a key map showing the location of the subject land, is attached.

Additional Information: Additional information regarding the application will be available for public inspection by email request to jjardine@hastingshighlands.ca or by mail to the Municipal Office, 33011 Highway 62, P. O. Box 130, Maynooth, Ontario, K0L 2S0 or in person by appointment only.

Other Applications: The subject land is the subject of an application under the Act for:

()	Approval of Plan of Subdivision	(under Section 51)	File Number:
()	Consent	(under Section 53)	File Number:
()	Minor Variance	(Under Section 45(1))	File Number

Public Hearing: You are entitled to attend this public hearing virtually by telephone conference or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the secretary before or during the hearing of the application as noted above and shall be available to any interested person for inspection at the hearing. *Statutory Powers Procedure Act*.

Failure To Attend Hearing: If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding. *Statutory Procedure Act*, R.S.O. 1990, c. S. 22, s. 7 (1).

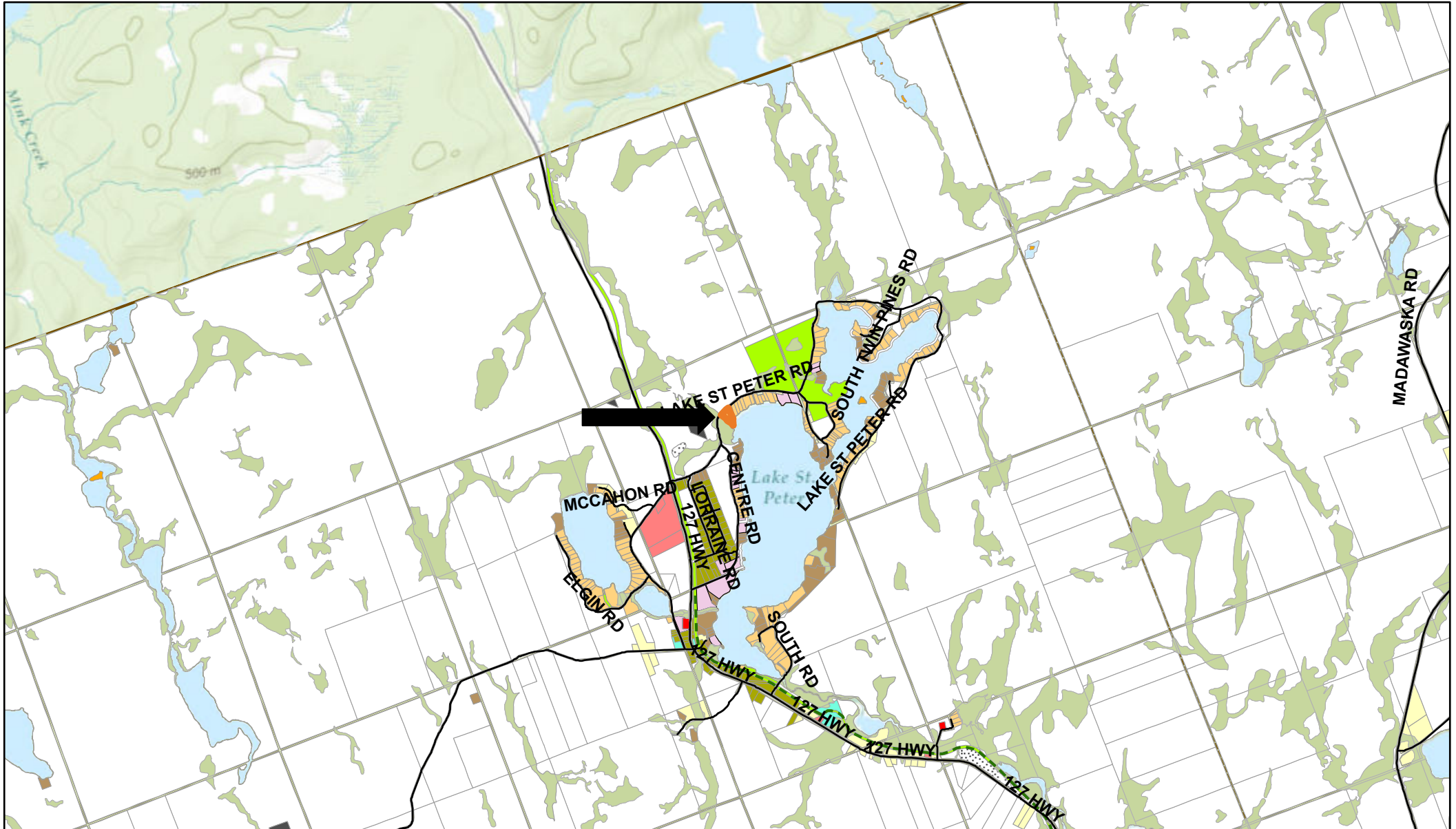
Notice Of Decision: A certified copy of the decision, together with a notice of the last day for appealing to the Local Planning Appeal Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person or their counsel who appeared virtually at the hearing and who filed with the secretary a written request for notice of the decision. *Planning Act*, R. S. O. 1990, C. p. 13, S. 45 (10). Note: an application can only be appealed by the applicant, a public body or specified person.

Dated this 23rd day of September, 2024.

John Jardine, Alternate Secretary-Treasurer

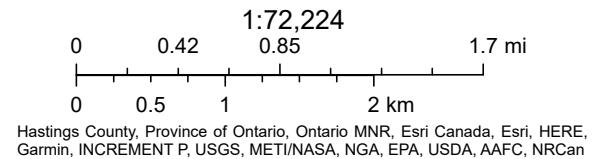
Individuals who submit comments should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Committee of Adjustment agenda process which includes publication on the municipality’s meetings portal.

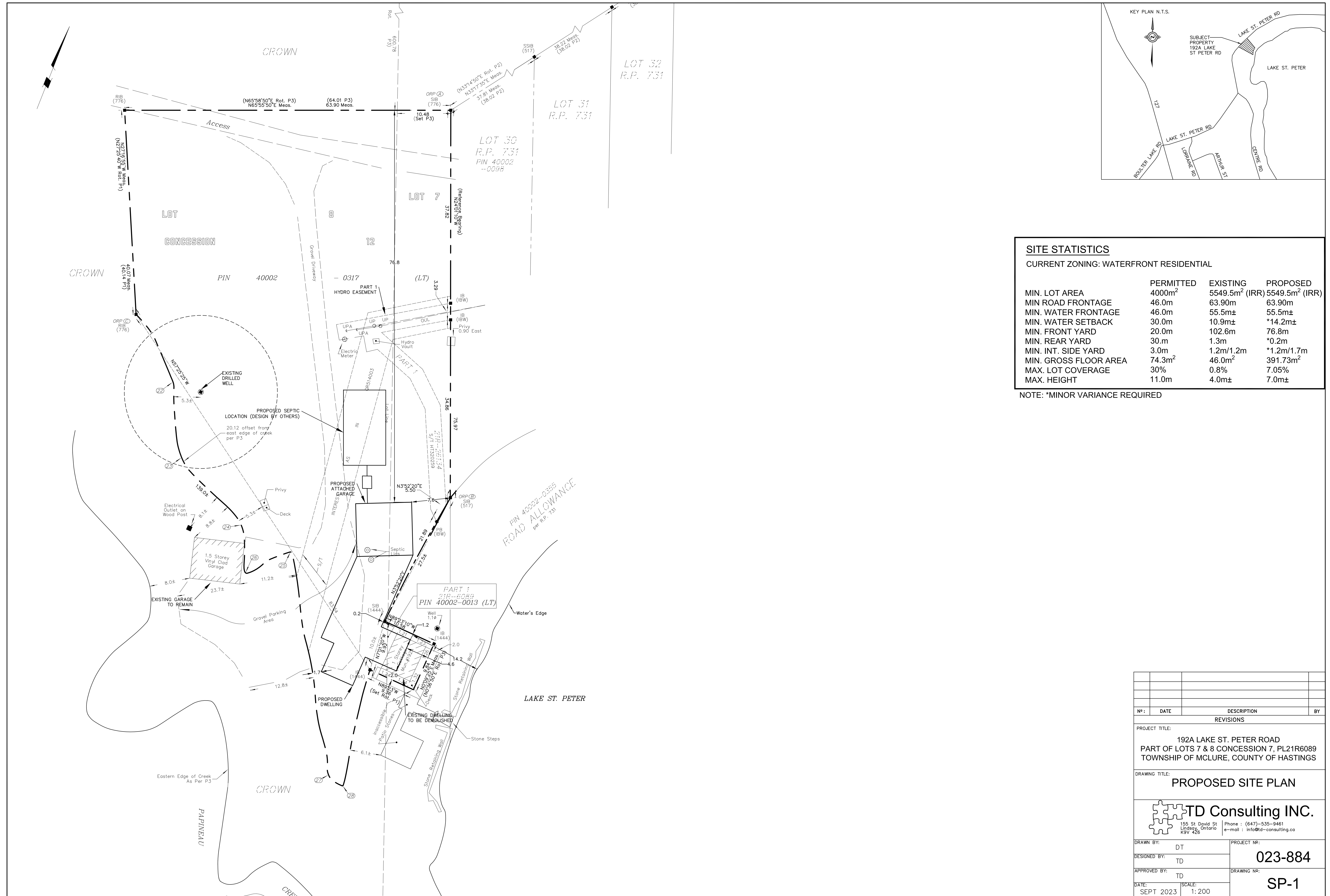
192 A Lake St. Peter Road Key Map



2024-09-25, 2:31:02 p.m.

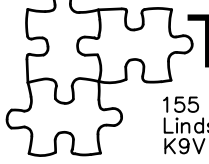
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|---------------------------|---|--------------------------------------|-------------------------|
| Override 1 | Rural Residential (RR) | Recreational/Resort Commercial (RRC) | Community Facility (CF) |
| Roll Number_Query result | Residential Second Density (R2) | Open Space (OS) | Mineral Extractive (MX) |
| Roads | Limited Service Residential (LSR) | Environmental Protection (EP) | Waste Disposal (WD) |
| Hastings Heritage Trail | Limited Service Residential Island (LSRI) | Urban Commercial (UC) | Property Information |
| Hastings Highlands Zoning | Waterfront Residential (WR) | Rural Commercial (RC) | |
| Marginal Agriculture (MA) | | | |





SITE STATISTICS			
CURRENT ZONING: WATERFRONT RESIDENTIAL			
	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	4000m ²	5549.5m ² (IRR)	5549.5m ² (IRR)
MIN ROAD FRONTAGE	46.0m	63.90m	63.90m
MIN. WATER FRONTAGE	46.0m	55.5m±	55.5m±
MIN. WATER SETBACK	30.0m	10.9m±	*14.2m±
MIN. FRONT YARD	20.0m	102.6m	76.8m
MIN. REAR YARD	30.0m	1.3m	*0.2m
MIN. INT. SIDE YARD	3.0m	1.2m/1.2m	*1.2m/1.7m
MIN. GROSS FLOOR AREA	74.3m ²	46.0m ²	391.73m ²
MAX. LOT COVERAGE	30%	0.8%	7.05%
MAX. HEIGHT	11.0m	4.0m±	7.0m±

NOTE: *MINOR VARIANCE REQUIRED

№:	DATE	DESCRIPTION	BY
REVISIONS			
PROJECT TITLE:			
192A LAKE ST. PETER ROAD PART OF LOTS 7 & 8 CONCESSION 7, PL21R6089 TOWNSHIP OF MCLURE, COUNTY OF HASTINGS			
DRAWING TITLE:			
PROPOSED SITE PLAN			
 TD Consulting INC. 155 St David St Lindsay, Ontario K9V 4Z6			
DRAWN BY:		PROJECT №:	
DESIGNED BY:		023-884	
APPROVED BY:		DRAWING №:	
DATE:		SCALE:	
SEPT 2023		1:200	
		SP-1	