

Municipality of Hastings Highlands

Notice of Receipt of a Complete Application and Notice of a Public Meeting Concerning Proposed Zoning Bylaw Amendment – File R-2024-055

Take Notice, that the Council of the Municipality of Hastings Highlands has received a complete application concerning a proposed Zoning Bylaw Amendment according to Section 34(10) of the Planning Act for **Part of Lot 7 and the north half of Lot 8, Concession 8, in the Geographic Township of Bangor, being 1479 Centreview Road**, and being shown on the map attached.

And that the Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, September 18, 2024 at 9:00 a.m.** at the Municipal Council Chambers, 33011 Highway 62, Maynooth, Ontario, to consider a proposed zoning bylaw amendment under Section 34 of the Planning Act.

Place for Public Meeting:

While the meeting will be held in person, there is limited seating available, any person wishing to make written and/or oral submissions either in support of or opposition to the proposal is invited to make arrangements to attend the hearing as follows:

Option (a): Virtual Attendance – Please contact the Municipal Planner 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. 244. 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 Bylaw 2024-055

Option (b): In Writing – We encourage you to communicate with Council by forwarding written comments to John Jardine, Municipal Planner 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 Bylaw 2024-055

Option (c): In-Person Attendance:

33011 Highway 62, P. O. Box 130, Maynooth, Ontario, K0L 2S0

Although it is possible for members of the public to attend a meeting in-person, seating in Council Chambers is limited.

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.

The proposed zoning bylaw amendment would change the zone category of Lot 7, and the north half of Lot 8, Concession 8, in the Geographic Township of Bangor from the Marginal Agriculture (MA) Zone to the Special Recreational/Resort Commercial – 133 (RRC-133) Zone to permit a tourist establishment use and a hunt camp, and to continue to permit the existing low-density rural residential and agricultural uses on the lot. The Environmental Protection (EP) Zones will remain as is.

Any person may attend the public meeting and/or make written or verbal representation either for or against the proposed amendment. Written submission should be directed to the Municipal Planner at the address below.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Hastings Highlands before the bylaw is passed, the specified person or public body is not entitled to appeal the decision of the Municipality of Hastings Highlands to the Ontario Land Tribunal.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Hastings Highlands before the proposed zoning amendment bylaw is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

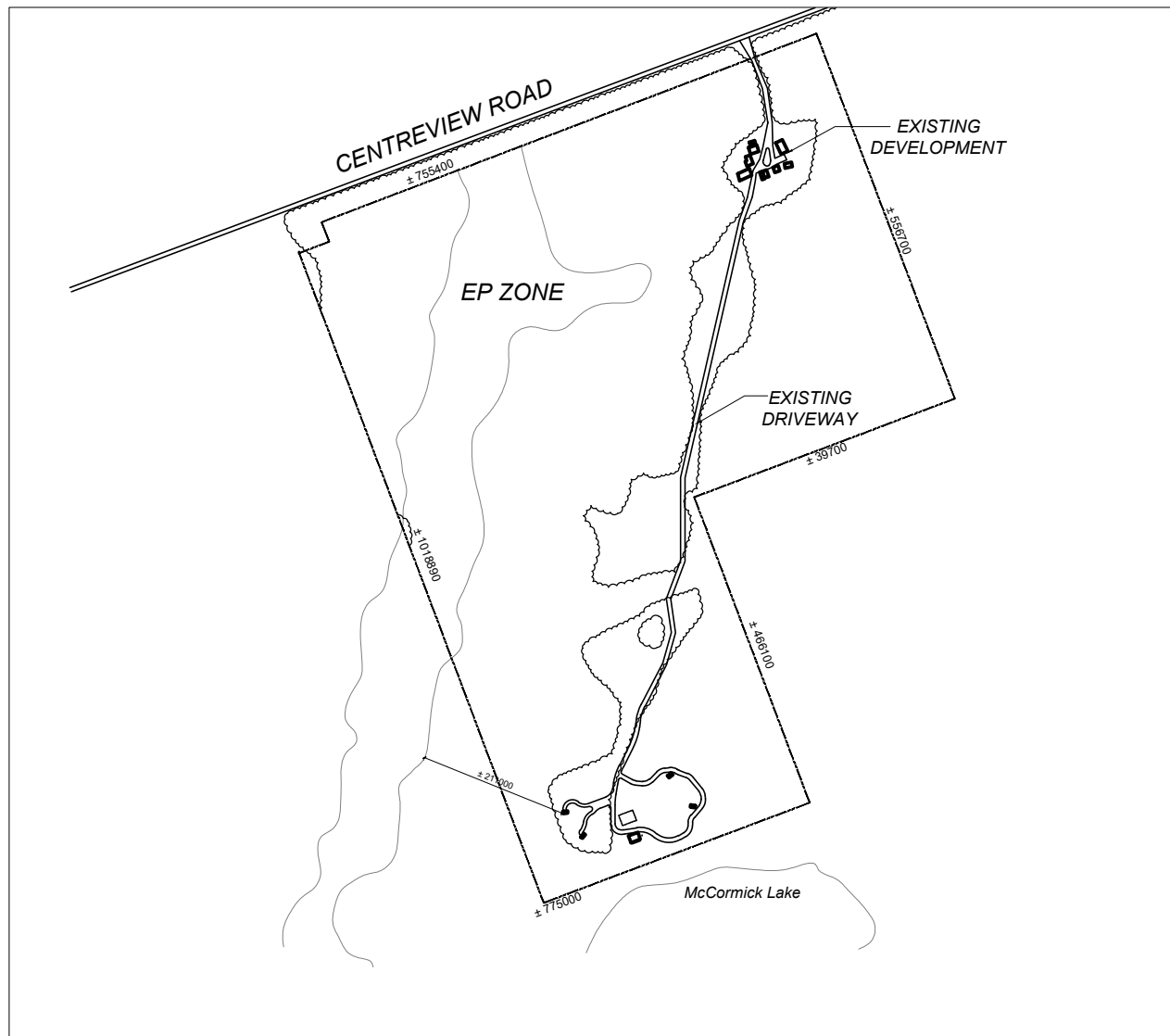
If You Wish To Be Notified of the adoption of the proposed Zoning Bylaw Amendment, or of the refusal of a request to amend the Zoning Bylaw, you must make written request to address at the bottom of this page.

Additional Information relating to the proposed amendment is available for inspection at the office of the undersigned.

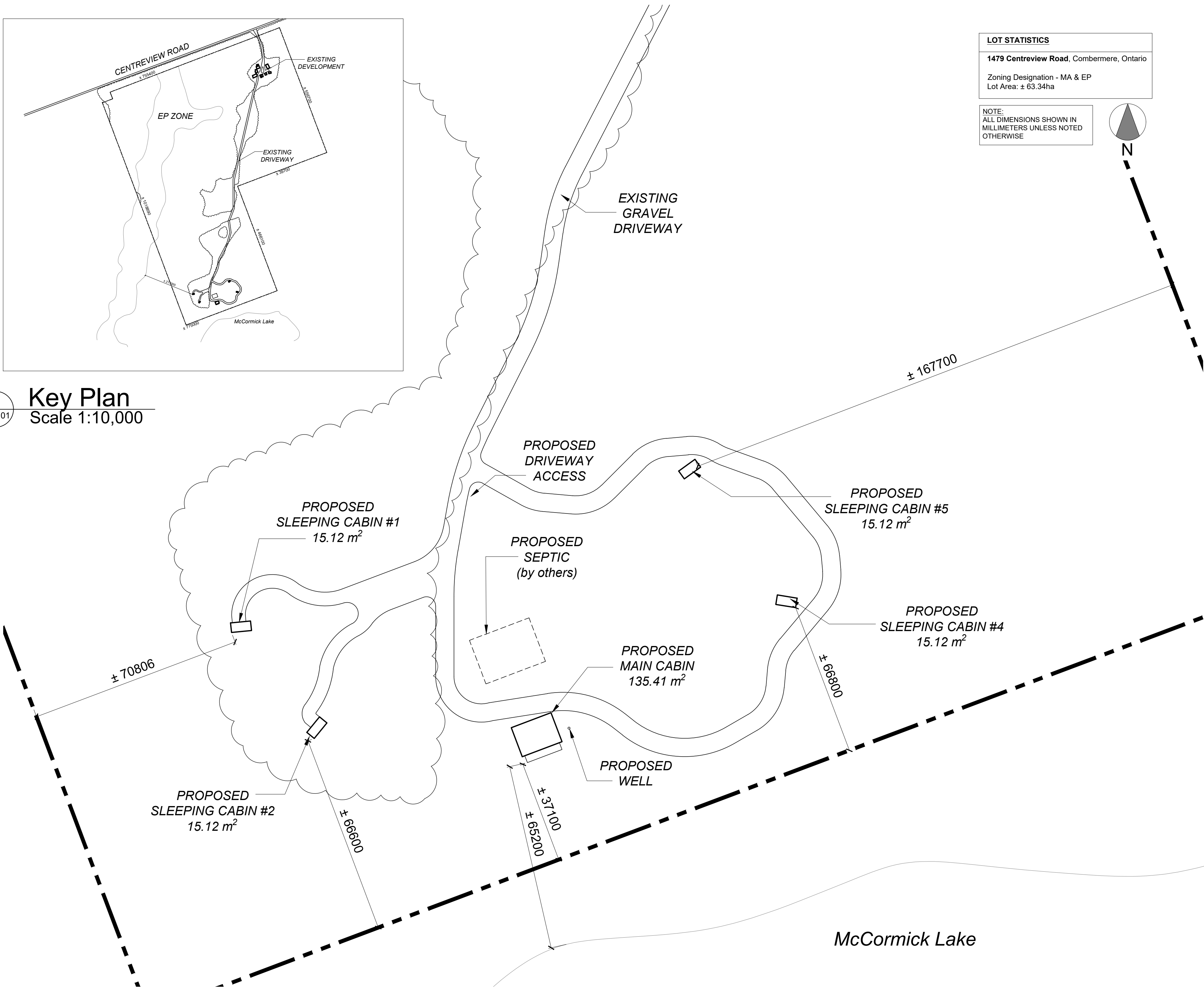
Dated at the Municipality of Hastings Highlands this 8th day of August, 2024.

John Jardine, Municipal Planner

Individuals who submit letters and other information to Council 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 Council agenda process which includes publication on the municipality's meetings portal.



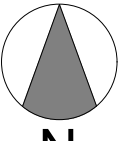
2
SP1.01 **Key Plan**
Scale 1:10,000



1
SP1.01 **Proposed Site Plan**
Scale 1:800

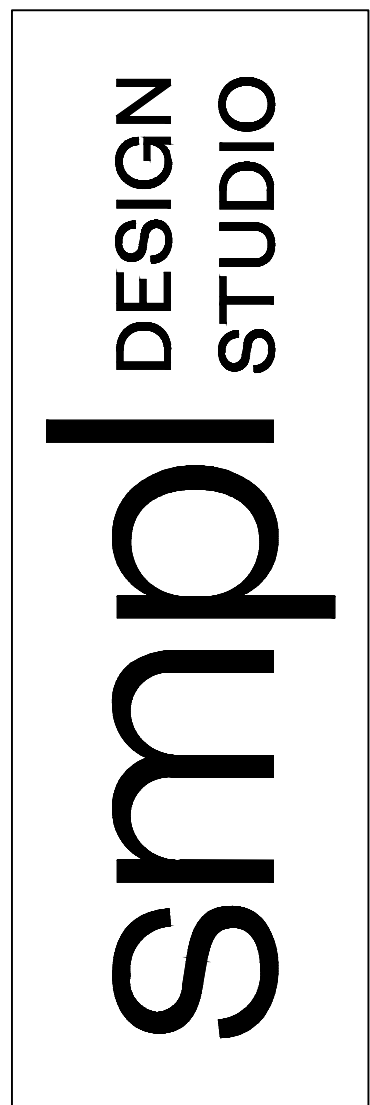
LOT STATISTICS
1479 Centreview Road, Combermere, Ontario
Zoning Designation - MA & EP
Lot Area: ± 63.34ha

NOTE:
ALL DIMENSIONS SHOWN IN
MILLIMETERS UNLESS NOTED
OTHERWISE



DO NOT SCALE DRAWINGS

Note:
1) Contractor to check all dimensions, specifications, ect. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
2) These plans are to remain and the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3) All works to be in accordance with the Ontario Building Code.



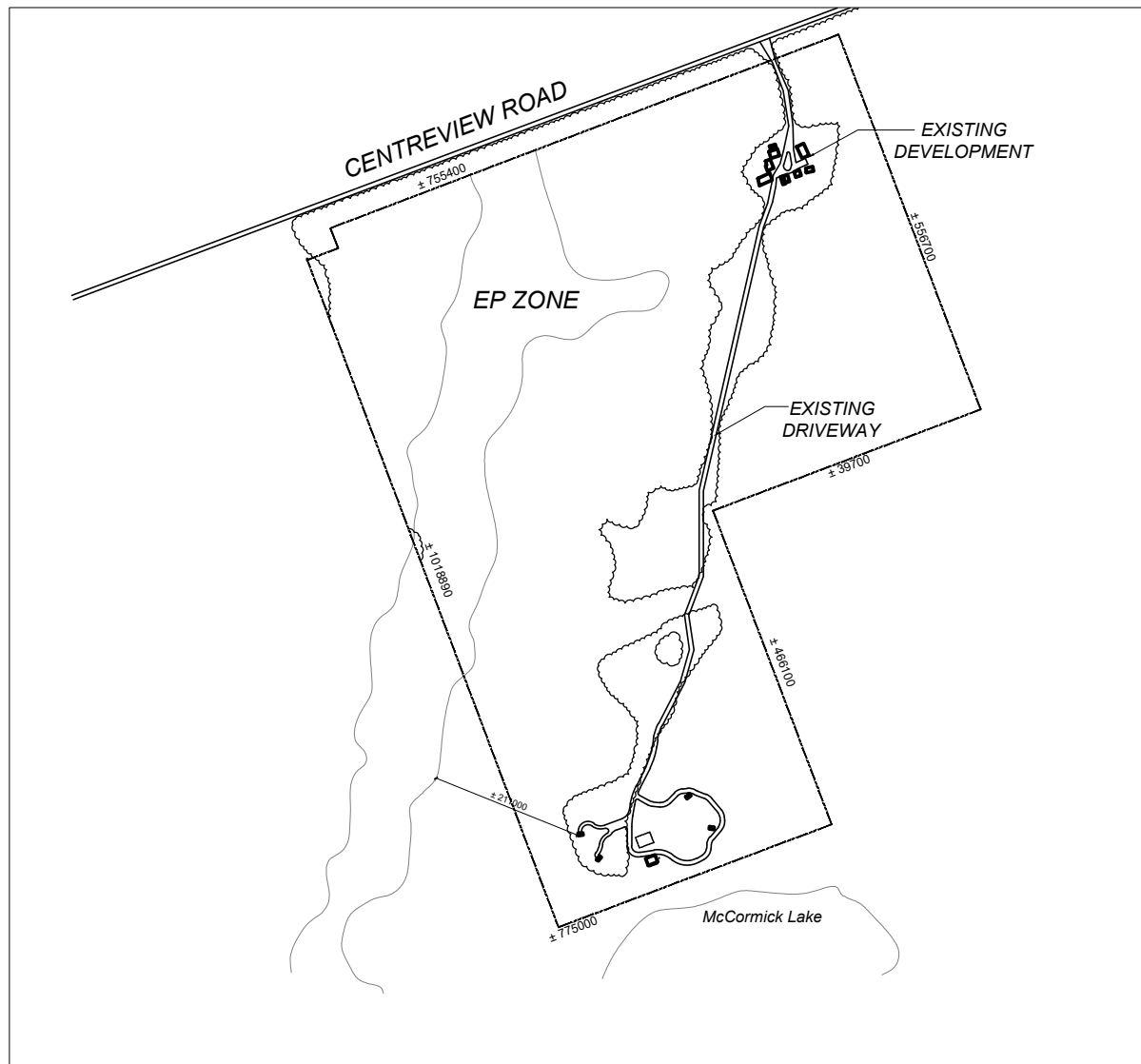
Drawing Submissions:	
Date:	Type:
April 04, 2024	Re-Zoning

Hunt Camp
1479 Centreview Road
Combermere, Ontario, K0J 1L0

Reviewed By: JT
Drawn By: HD²

Page
SP1.01

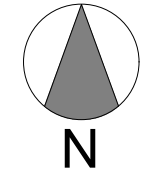
Site Plan



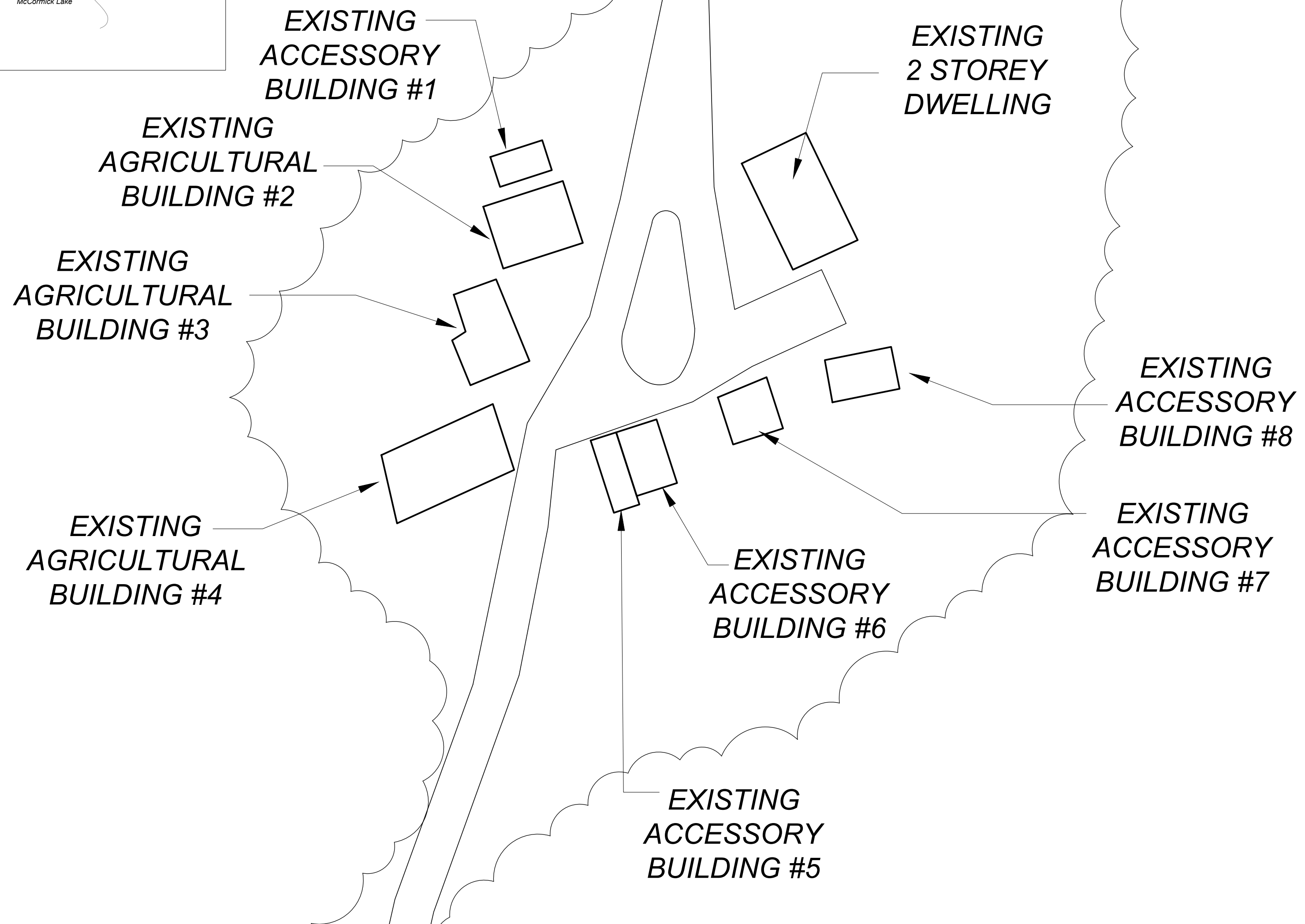
2
SP1.02 **Key Plan**
Scale 1:10,000

LOT STATISTICS
1479 Centreview Road, Combermere, Ontario
Zoning Designation - MA & EP
Lot Area: ± 63.34ha

NOTE:
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MILLIMETERS UNLESS NOTED
OTHERWISE



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Note:
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3) All works to be in accordance with the Ontario Building Code.



1
SP1.02 **Existing Building Plan**
Scale 1:500

smp DESIGN STUDIO

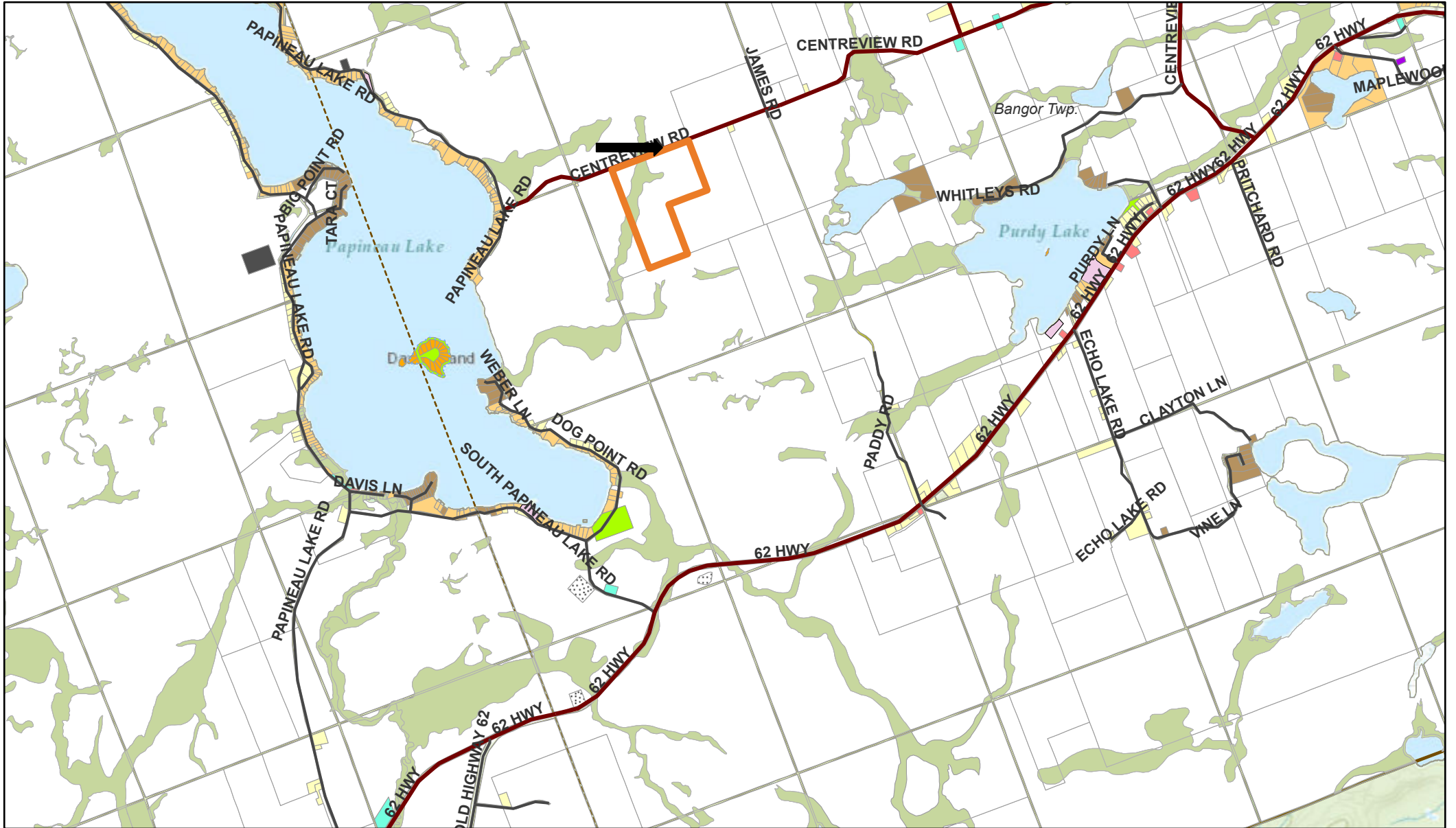
Drawing Submissions:	
Date:	Type:
April 04, 2024	Re-Zoning

Hunt Camp
1479 Centreview Road
Combermere, Ontario, K0J 1L0

Reviewed By	JT
Drawn By	HD ²
Page	SP1.02

Site Plan

1479 Centreview Key Map



2024-06-18, 3:45:41 p.m.

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

