

Municipality of Hastings Highlands

Notice of Receipt of a Complete Application and Notice of a Public Meeting Concerning Proposed Zoning Bylaw Amendment – File R-2024-049

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 from **for Part of Lot 3, Concession 8, being Part 3 on 21R-18785, and Part 1, Plan 21R-_____, in the Geographic Township of Bangor, being 3240 Papineau Lake Road**, and being shown on the draft Reference Plan and key map attached. Condition of Severance B65/22.

And that the Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, July 17, 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 Planning Secretary by email no later than 9:00 a.m. on the Tuesday before the scheduled meeting at cbujas@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 Bylaw 2024-049.

Option (b): In Writing – We encourage you to communicate with Council by forwarding written comments to Cathy Bujas, Planning Secretary at cbujas@hastingshighlands.ca or by letter mailed to P. O. Box 130, Maynooth, Ontario, K0L 2S0, or delivered to the Municipal Office no later than 9:00 a.m. on the Tuesday before the scheduled meeting. Please indicate Bylaw 2024-049.

Option (c): In-Person Attendance:

Municipal Office Council Chambers, 33011 Highway 62, P. O. Box 130, Maynooth, Ontario

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 for **Part of Lot 3, Concession 8, being Part 3 on 21R-18785, and Part 1, Plan 21R-_____, in the Geographic Township of Bangor, now in the Municipality of Hastings Highlands, from the Waterfront Residential (WR) Zone to the Special Waterfront Residential WR-128 (WR-128) Zone to recognize the reduced lot area, reduced road frontage, reduced water frontage, reduced rear yard setback, reduced steep and/or unstable slope setback, reduced vegetative buffer area and to recognize structures built within 30 metres from the high water mark of Papineau Lake.**

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 Building/Planning Clerk at the address below.

If a 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 person or public body is not entitled to appeal the decision of the Municipality of Hastings Highlands to the Ontario Land Tribunal.

If a 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 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 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 14th day of June, 2024.

Cathy Bujas, Planning Secretary

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.