

**Notice Of Public Hearing**

**Application For Minor Variance S. 45 (1) 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 Number: A – 23 – 2024**

Location Of Property: 3098 Papineau Lake Road, being LT 5, 5A PL 796; PT PUBLIC RD PL 796 CLOSED BY QR422161 PT 1 21R10593; S/T INTEREST IN QR575730; S/T RIGHT IN QR575730; in the Geographic Township of Bangor

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; and Section 26.3 (iii) – A minimum setback of 30 metres (98.4 ft.) from a lake and creek.

Effect Of Application: To allow an 85.1 square metre pickleball court to be +/- 15 metres to a creek.

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*

<b>Date:</b> Thursday, October 10, 2024	<b>Time:</b> 8:30 A.M.
<p><b>Place for Public Meeting:</b> Council Chambers, 33011 Highway 62, Maynooth, Ontario, K0L 2S0.</p> <p>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 <a href="mailto:jjardine@hastingshighlands.ca">jjardine@hastingshighlands.ca</a> 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 <a href="mailto:jjardine@hastingshighlands.ca">jjardine@hastingshighlands.ca</a> 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.

**Addition Information:** Additional information regarding the application will be available for public inspection by email request to [jjardine@hastingshighlands.ca](mailto: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:

<input type="checkbox"/>	Approval of Plan of Subdivision	(under Section 51)	File Number:
<input type="checkbox"/>	Consent	(under Section 53)	File Number:
<input checked="" type="checkbox"/>	Permission Application	(under Section 45(2))	File Number: A-22-2024

**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 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 26<sup>th</sup> day of September, 2024.

John Jardine, Alternate Secretary-Treasurer

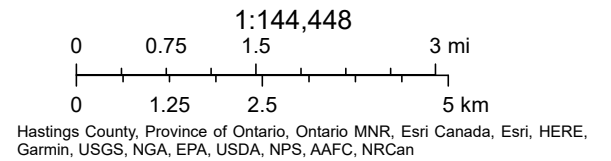
Individuals who submit comments should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Committee of Adjustment agenda process which includes publication on the municipality’s meetings portal.

# 3098 B Papineau Lake Road Key Map



2024-09-26, 11:12:10 a.m.

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



**SITE INFORMATION:**

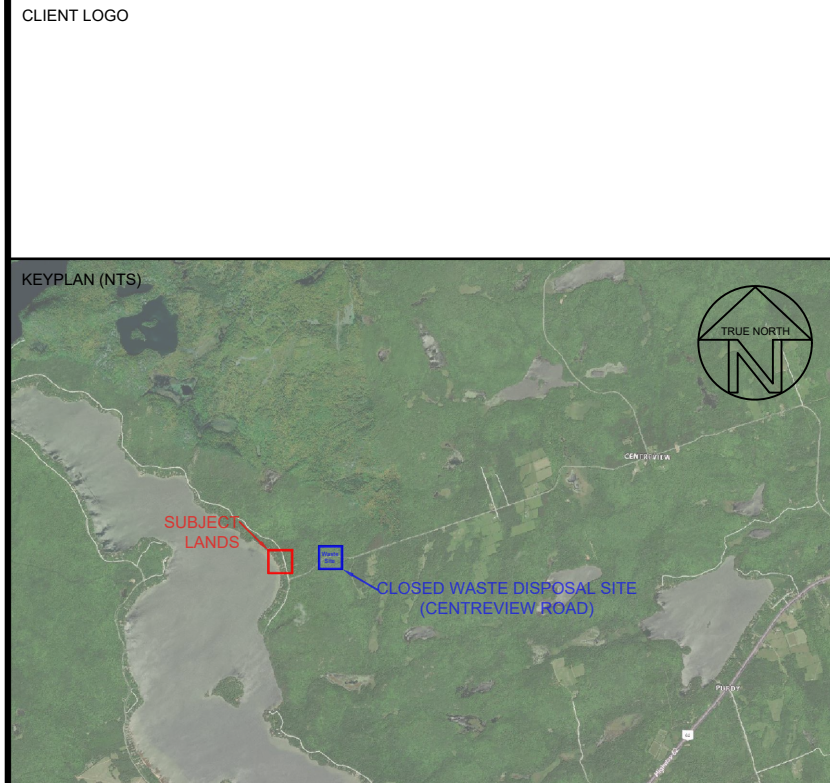
**LEGAL DESCRIPTION:** PART OF LOT 4, CONCESSION 9 GEOGRAPHIC TOWNSHIP OF BANGOR MUNICIPALITY OF HASTINGS HIGHLANDS COUNTY OF HASTINGS

**INFORMATION TAKEN FROM:** P. A. MILLER SURVEYING LTD. SURVEYORS REAL PROPERTY REPORT REF 24-11944

**SUBJECT LANDS ZONING:** MUNICIPALITY OF HASTINGS HIGHLANDS BYLAW 2004-035 COMPREHENSIVE ZONING BYLAW  
**ROLL#** WATERFRONT RESIDENTIAL (WR) RURAL RESIDENTIAL (RR)

**ZONING INFORMATION:**

<b>WR WATERFRONT RESIDENTIAL</b>		
LOT AREA	MIN. 4,000 sq.m.	ACTUAL - 4972.93 sq.m.
ROAD FRONTAGE	MIN. 46.0 m.	ACTUAL - 99.59 m.
WATER FRONTAGE	MIN. 46.0 m.	ACTUAL - 93.75 m.
FRONT YARD SETBACK	MIN. 20.0 m.	ACTUAL - > 20m.
REAR YARD	MIN. 30.0 m.	ACTUAL - 16.00 m.
INTERIOR SIDE YARD	MIN. 3.0 m.	ACTUAL - 3.0 m.
EXTERIOR SIDE YARD	MIN. 20.0 m.	ACTUAL - N/A
GROSS FLOOR AREA	MIN. 74.3 sq. m.	ACTUAL - > 74.3 sq. m.
LOT COVERAGE	MAX. 30.0 %	ACTUAL - < 30%
BUILDING HEIGHT	MAX. 11.0 m.	ACTUAL - < 11.0m
<b>RR RURAL RESIDENTIAL</b>		
LOT AREA	MIN. 4,000 sq.m.	ACTUAL - 2948.88 sq.m.
LOT FRONTAGE	MIN. 45.7 m.	ACTUAL - 112.34 m.
FRONT YARD SETBACK	MIN. 20.0 m.	ACTUAL - N/A
REAR YARD	MIN. 10.0 m.	ACTUAL - N/A
INTERIOR SIDE YARD	MIN. 3.0 m.	ACTUAL - N/A
EXTERIOR SIDE YARD	MIN. 20.0 m.	ACTUAL - N/A
LOT COVERAGE	MAX. 30.0 %	ACTUAL - < 30%
BUILDING HEIGHT	MAX. 11.0 m.	ACTUAL - < 11.0m



**DISCLAIMER NOTES**

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ISSUES/PROBLEMS WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY.
- WHERE THERE ARE ALLEGED ERRORS, OMISSIONS, INCONSISTENCIES OR AMBIGUITIES PRESENT IN THE CONTRACT DOCUMENTS, THE CONTRACTOR MUST SEEK CLARIFICATION FROM JP2G. ANY COSTS OR SCHEDULE DELAYS WHICH RESULT AS A FAILURE TO CONTACT JP2G FOR CLARIFICATION SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. REFER ANY DIMENSIONAL CLARIFICATIONS AND/OR POSSIBLE TRADE INTERFERENCE/CONFLICTS TO JP2G FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBTRADES AND SHALL ADDRESS CONSTRUCTION TEAM COORDINATION ITEMS PRIOR TO ISSUING REQUESTS FOR INFORMATION FROM JP2G.
- THE POSITION OF POLE LINES, CONDUNTS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWING AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**NOTES:**

- ALL EXISTING BUILDINGS TO BE DEMOLISHED
- A COMBINATION OF NATIVE GRASSES, HERBACEOUS PLANTS AND SHRUBS WILL BE PLANTED IN THE AREA OF THE PICKLEBALL COURT. SOME EXAMPLES INCLUDE: CANADA WILD RYE, BIG LITTLE BLUESTEM, TUFTED HAIRGRASS, WILD COLUMBINE, BUTTERFLY WEED, WHITE TURTLEHEAD, SHOWY TICK-TREFOIL, ETC... NATIVE PLANTS TO BE INCORPORATED WHERE POSSIBLE. EXISTING VEGETATION TO BE MAINTAINED WHERE POSSIBLE.

**NOT FOR CONSTRUCTION**

No.	DATE	BY	DESCRIPTION
1	2024-09-05	PL	REVISION TO PICKLEBALL COURT AND SAUNA, UPDATED HIGH WATER MARK

**PROJECT**  
**LAROSE ENVIRONMENTAL IMPACT ASSESSMENT**  
 3098A PAPINEAU LAKE ROAD,  
 HASTINGS HIGHLANDS, ONTARIO

**DRAWING**  
**SITE PLAN**  
 PERMISSION/MINOR VARIANCE APPLICATION

**Jp2g Consultants Inc.**  
 ENGINEERS • PLANNERS • PROJECT MANAGERS  
 12 INTERNATIONAL DR. PEMBROKE, ON. K8A 6W5  
 1550 MORRISON DR., #410 OTTAWA, ON. K2H 8S9  
 16 EDWARD ST. S., #211 ARNPRIOR, ON. K7S 3W4  
 T: 613-726-2207  
 T: 613-828-7800  
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 FEMBR00E@JP2G.COM  
 OTTAWA@JP2G.COM  
 ARNPRIOR@JP2G.COM  
 JP2G PROJECT No.: 24-7048A

	CLIENT NO.:
	DRAFTED: KL
	DESIGNED: BK
	REVIEWED: PL
APPROVED: AH	SHEET #
<b>SP-1A</b>	

**PROPOSED DISTANCES / DIMENSIONS**

BUILDING	COTTAGE	DECK	SEPTIC SYTEM	WELL	PICKLEBALL COURT
FRONT LOT LINE SETBACK	59m	71m	45m	>20m	27m
REAR LOT LINE SETBACK	13.50m	8m	34m	>7.5m	48m
SOUTH SIDE LOT LINE SETBACK	>3m	>3m	>3m	>3m	33m
NORTH SIDE LOT LINE SETBACK	66m	67m	82.5m	>60m	47m
DIMENSIONS	14.0m x 25.2m	3.6m x 22.8m	8m x 9m	N/A	6.9m x 13.1m
PROPOSED DATE TO BE CONSTRUCTED	2025	2025	2025	2025	2025

**EXISTING DISTANCES / DIMENSIONS**

BUILDING	COTTAGE 1 (TO SOUTH)	DECK 1 (TO SOUTH)	COTTAGE 2 (TO NORTH)	DECK 2 (TO NORTH)	SHED	OUTHOUSE 1 (TO NORTH)	OUTHOUSE 2 (TO SOUTH)	SEPTIC SYSTEM	WELL
FRONT LOT LINE SETBACK	64m	72m	68m	78m	64m	43m	57m	50.5m	63m
REAR LOT LINE SETBACK	15.5m	10.5m	5m	2m	18.5m	42m	27.5m	27m	23m
SOUTH SIDE LOT LINE SETBACK	0.37m	2m	19m	18m	25m	0.1m	36m	5.5m	13m
NORTH SIDE LOT LINE SETBACK	83m	83m	67m	67m	62m	95m	58m	80m	81m
DIMENSIONS	74m X 10m	4.3m x 8.6m	7.4m x 12m	3.1m x 8.8m	8.1m x 3.8m	1.5m x 1.5m	1.5m x 1.5m	8.1m x 9.1m	N/A

FILE NAME: J:\P\HASTINGS\HIGHLANDS\BANGOR\HASTINGS\_HIGHLANDS\BANGOR\SUBMIT\240824\SP-1A.dwg; PLOT DATE: 2024-09-05 10:28:43 AM; PLOT BY: JPL; PLOT SCALE: 1:300