



Notice

Receipt of a Complete Zoning Bylaw Amendment Application and Public Meeting – File No. R-2025-023

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*.

Subject Property: 190 McGarry Road, Part of Lot 11, Concession 11, Part 1, Plan 21R-26920, in the Geographic Township of Herschel, now in the Municipality of Hastings Highlands, in the County of Hastings, as shown as “Subject Land A” on the map attached.

Purpose and effect: To amend the zoning of the property to a Special Rural Residential (RR-141) Zone, because the property is below the required minimum lot area of the Marginal Agriculture (MA) Zone and to recognize the zoning bylaw requirement deficiencies of the shed. Rezoning to RR-141 will permit a rural residential dwelling and its accessory uses on the lot. This Application is a condition of Provisional Consent File No. B93/24 from the County of Hastings.

Public Meeting: The Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, April 19, 2025, 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*.

Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal are encouraged to attend the hearing. **Please indicate the File No. listed above** in any communications. Options to attend and/or submit comments are as follows:

- A) Virtual Attendance (with comments)** - To obtain a link to join the virtual meeting via Zoom please contact Sarah Bowles, Planning Secretary by phone: 613-338-2811 ext. 222, or by email: sbowles@hastingshighlands.ca, no later than 9:00 a.m. on the Tuesday before the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.
- B) Virtual Attendance (no comments)** - If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be live streamed and posted on the Municipality's [YouTube Channel](#).
- c) Written comment** – Please forward written comment submissions to Sarah Bowles, Planning Secretary by email: sbowles@hastingshighlands.ca or by letter delivered to the Municipal Office (address below) no later than 9:00 a.m. on the Tuesday before the scheduled meeting.
- d) In-Person Attendance** - 33011 Highway 62, P.O. Box 130, Maynooth, Ontario, K0L 2S0 Please note that members of the public are welcome to attend meetings in-person however seating in Council Chambers is limited.

Any person may attend the public meeting and/or make written or verbal representation either for or against the proposed amendment. 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.

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 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 do so.

Please note that third parties (anyone who is not a specified person or public body as defined in the *Planning Act*) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal (OLT).

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 17th day of March 2025.

John Jardine
Municipal Planner

NOTES

PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLAN 21R-26920.

LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM PLAN OF SURVEY BY TAYLOR G. DERUITER DATED JANUARY 24, 2025 AND PLAN 21R-26403.

TIES TO DWELLING AT #278 MCGARRY ROAD AND LOCATION OF WOODED AREAS ARE DERIVED FROM SOUTH CENTRAL ONTARIO ORTHOPHOTOGRAPHY PROJECT (SCOOP) 2023 AERIAL IMAGERY.

HASTINGS COUNTY OFFICIAL PLAN SCHEDULE A DESIGNATES ALL SUBJECT LANDS AS FOR RURAL/WATERFRONT USE.

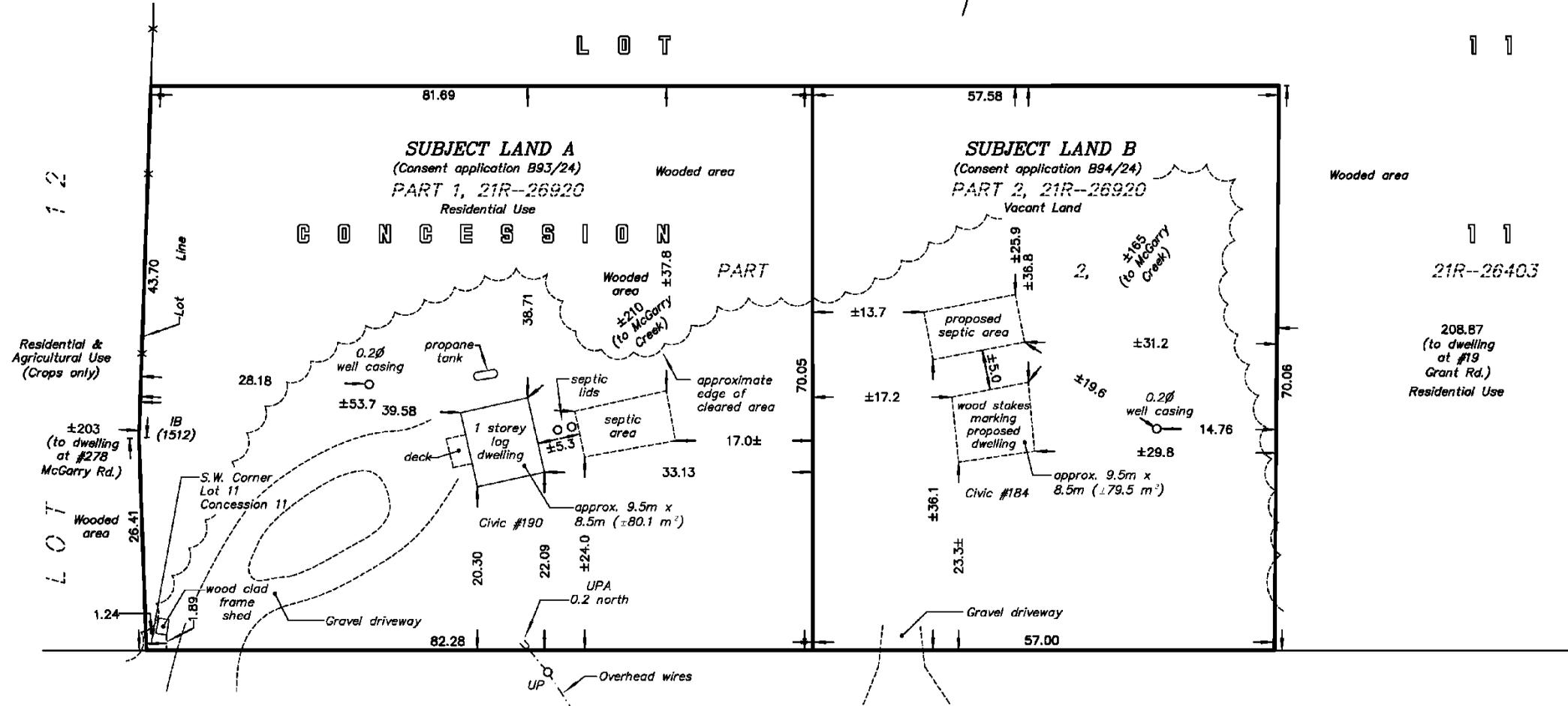
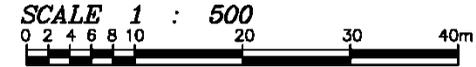
HASTINGS COUNTY OFFICIAL PLAN SCHEDULE B DEPICTS ALL ALL SUBJECT LANDS AS PART OF A DEER WINTERING AREA (STRATUM 2).

LEGEND

SYMBOL :	DENOTES
—X—	POST & WIRE FENCE
—UPA	UTILITY POLE ANCHOR
—UP	UTILITY POLE
APPROX.	APPROXIMATE



**SKETCH DEPICTING SITE PLAN
FOR ZONING AMENDMENT APPLICATIONS
190 & 184 MCGARRY ROAD
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS**



**ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11
KNOWN LOCALLY AS MCGARRY ROAD
(20.1 Wide)**

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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METRIC DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR**

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FILE: 24-12160
DWG: 24-12160_siteplan.dwg