

Municipality of Hastings Highlands

Notice of Receipt of a Complete Application and Notice of a Public Meeting Concerning Proposed Zoning Bylaw Amendment – File R-2024-050

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 2 on 21R-18785, and Part 2, Plan 21R-_____, in the Geographic Township of Bangor, being 3248 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 2024-050.

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 2024-050.

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 2 on 21R-18785, and Part 2, 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-129 (WR-129) Zone to recognize the reduced rear yard setback, reduced side lot line 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.

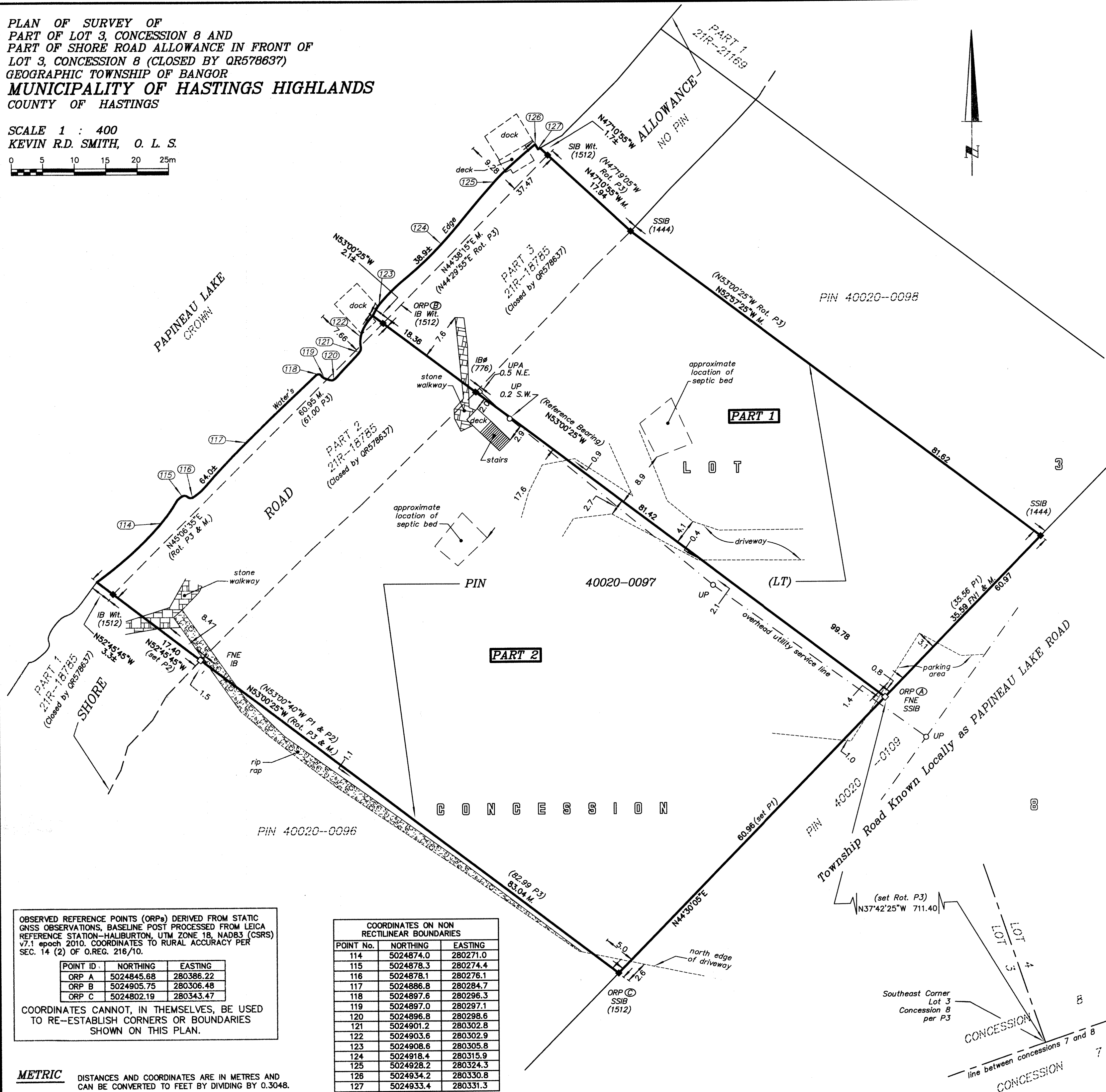
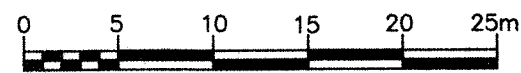
Dated at the Municipality of Hastings Highlands this 17th day of June, 2024.

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.

**PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION 8 AND
PART OF SHORE ROAD ALLOWANCE IN FRONT OF
LOT 3, CONCESSION 8 (CLOSED BY QR578637)
GEOGRAPHIC TOWNSHIP OF BANGOR
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS**

SCALE 1 : 400
KEVIN R.D. SMITH, O. L. S.



PLAN 21R-

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

RECEIVED AND DEPOSITED

DATE : JUNE 11, 2024

DATE : _____

KEVIN R.D. SMITH, O. L. S.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HASTINGS (21).

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1	Part of Lot 3 & Part of Shore Road Allowance in Front of Lot 3 (Closed by QR578637)	8	40020-0097 (LT)	0.36± Hectares
2				0.61± Hectares

PARTS 1 & 2 COMPRISE ALL OF PIN 40020-0097 (LT).

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC GNSS. OBSERVATIONS, SHOWN HEREON, BEARING OF N53°00'25"W, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS) v7.1 epoch 2010. GNSS. BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - HALIBURTON.

FOR BEARING COMPARISONS, A ROTATION OF 1°54'35" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 21R-18785.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00014684.

PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED. FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.

TIES SHOWN TO THE WATER'S EDGE OF PAPINEAU LAKE ARE AT RIGHT ANGLES TO THE TRAVERSE LINE, UNLESS OTHERWISE NOTED.

LEGEND

SYMBOL	DENOTES
□	SURVEY MONUMENT PLANTED
■	SURVEY MONUMENT FOUND
SSIB	SHORT STANDARD IRON BAR 25mm x 25mm x 60cm
SIB	STANDARD IRON BAR 25mm x 25mm x 120cm
IB	IRON BAR 15mm x 15mm x 60cm
Wit.	WITNESS
∅	ROUND
M.	MEASURED
Rot.	ROTATED
UP	UTILITY POLE
UPA	UTILITY POLE ANCHOR
nvi	NO VISIBLE IDENTIFICATION
FNE	FOUND NO EVIDENCE
S.W.	SOUTHWEST
N.E.	NORTHEAST
FN1	FIELD NOTES BY P.A. MILLER O.L.S. DATED APRIL 12, 2021 ON FILE IN THE OFFICE OF P.A. MILLER SURVEYING LTD. (file: 21-10408)
P1	PLAN OF SURVEY BY P.A. MILLER O.L.S. DATED JUNE 22, 2021 ON FILE IN THE OFFICE OF P.A. MILLER SURVEYING LTD. (file: 21-10408)
P2	PLAN OF SURVEY BY P.A. MILLER O.L.S. DATED NOVEMBER 20, 2012 ON FILE IN THE OFFICE OF P.A. MILLER SURVEYING LTD. (file: 12-7756)
P3	PLAN 21R-18785
1512	P.A. MILLER O.L.S.
1444	P.J. STRINGER O.L.S.
776	M.J. MCALPINE O.L.S.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM STATIC GNSS OBSERVATIONS, BASELINE POST PROCESSED FROM LEICA REFERENCE STATION-HALIBURTON, UTM ZONE 18, NAD83 (CSRS) v7.1 epoch 2010. COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	5024845.68	280386.22
ORP B	5024905.75	280306.48
ORP C	5024802.19	280343.47

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES ON NON RECTILINEAR BOUNDARIES

POINT No.	NORTHING	EASTING
114	5024874.0	280271.0
115	5024878.3	280274.4
116	5024878.1	280276.1
117	5024886.8	280284.7
118	5024897.6	280296.3
119	5024897.0	280297.1
120	5024896.8	280298.6
121	5024901.2	280302.8
122	5024903.6	280302.9
123	5024908.6	280305.8
124	5024918.4	280315.9
125	5024928.2	280324.3
126	5024934.2	280330.8
127	5024933.4	280331.3

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28th DAY OF MAY, 2024.

DATE : JUNE 11, 2024

KEVIN R.D. SMITH
ONTARIO LAND SURVEYOR

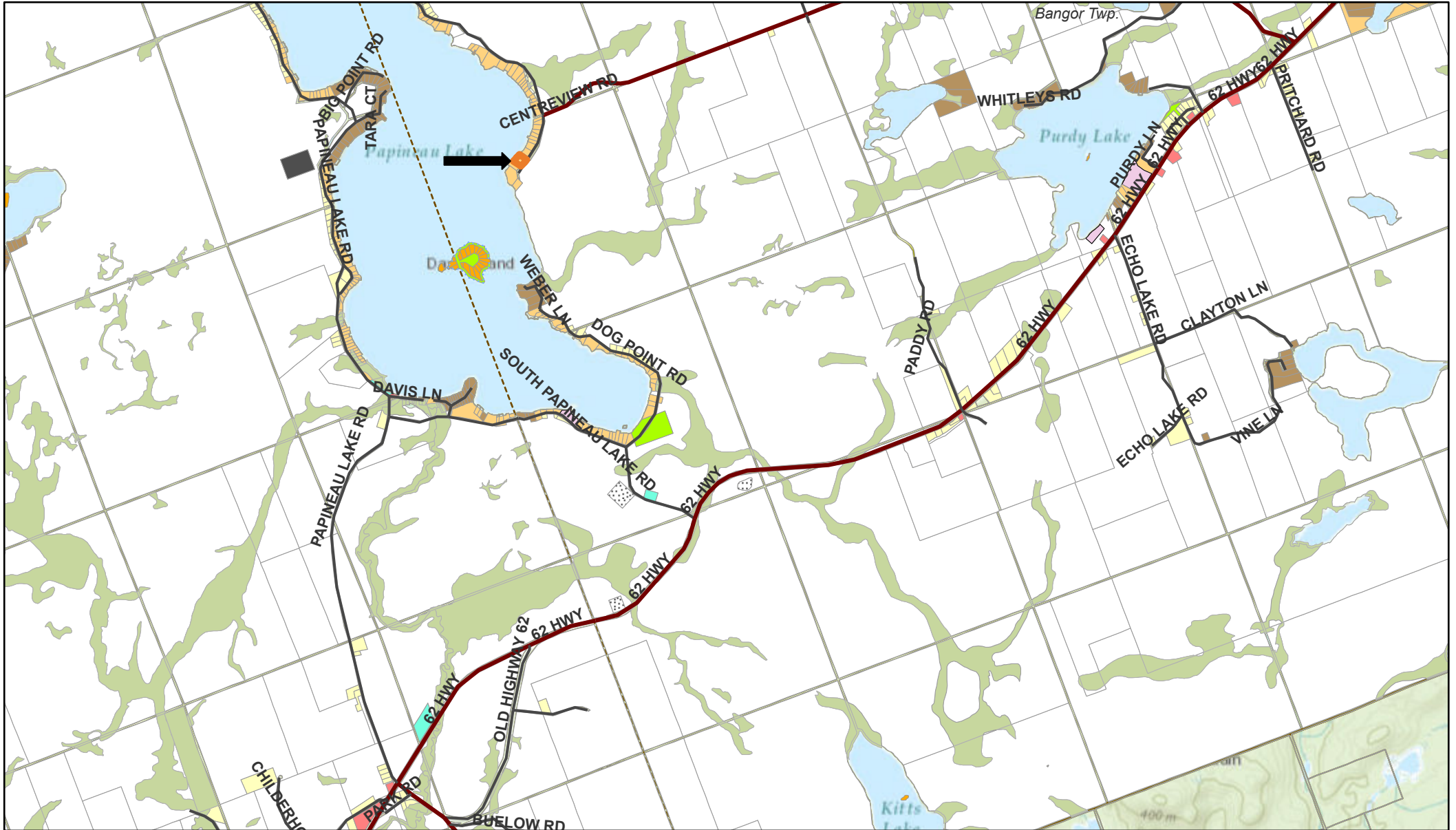
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

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

P. O. BOX 620
STIRLING
(613) 396-3070

24-11883

3248 Papineau Lake Road Key Map



2024-06-17, 12:12:24 p.m.

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

