

Municipality of Hastings Highlands

Notice of Receipt of a Complete Application and Notice of a Public Meeting Concerning Proposed Zoning Bylaw Amendment – File R-2024-064

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 Lots 30 and 31, Concession 8 and Part 3 on Plan 21R-22231, in the Geographic Township of Herschel, being 386 Forest View 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 2024-064.

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 2024-064.

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 for Part of Lots 30 and 31, Concession 8 and Part 3 on Plan 21R-22231, in the Geographic Township of Herschel to change the zone category of the Waterfront Residential (WR) Zone to the Special Waterfront Residential – 135 - holding (WR-135-h) Zone to re-align the boundary of the Environmental Protection (EP) Zone to permit a dwelling and its accessory uses on the lot while limiting the scale of development area and to require the re-naturalization of parts of the lot.

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.

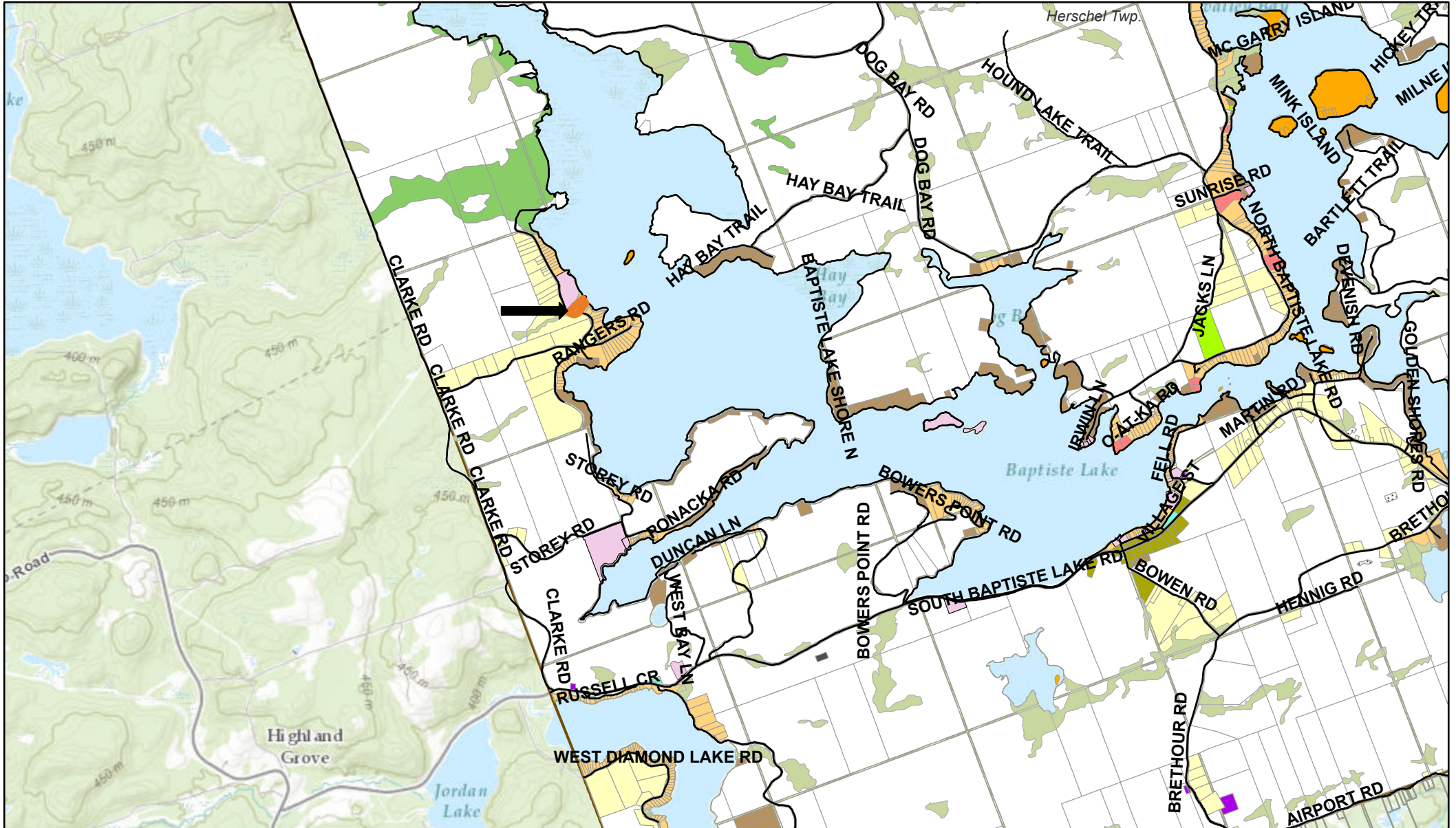
Additional Information relating to the proposed amendment is available for inspection at the office of the undersigned.

Dated at the Municipality of Hastings Highlands this 9th day of August, 2024.

John Jardine, Municipal Planner

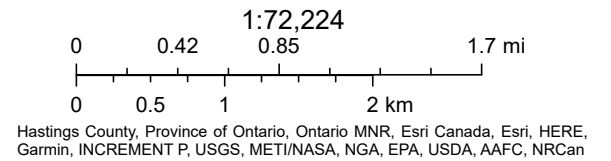
Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record and may be made available through the Council agenda process which includes publication on the municipality's meetings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

386 Forest View Road Key map



2024-08-07, 1:36:23 p.m.

- | | | | |
|---------------------------|---|--|-------------------------|
| Override 1 | Rural Residential (RR) | Recreational/Resort Commercial (RRC) | Rural Industrial (RI) |
| Roll Number_Query result | Residential Second Density (R2) | Open Space (OS) | Community Facility (CF) |
| Roads | Limited Service Residential (LSR) | Environmental Protection (EP) | Mineral Extractive (MX) |
| Hastings Highlands Zoning | Limited Service Residential Island (LSRI) | Environmental Protection Wetland (EPW) | Waste Disposal (WD) |
| Marginal Agriculture (MA) | Waterfront Residential (WR) | Rural Commercial (RC) | Property Information |

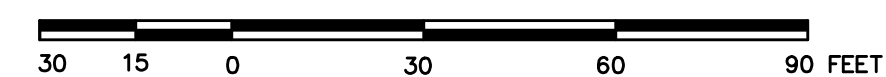


SITE DEVELOPMENT PLAN
PART OF LOTS 30 AND 31, CONCESSION 8 AND
PART OF THE ROAD ALLOWANCE BETWEEN
LOTS 30 AND 31, CONCESSION 8

(CLOSED BY BY-LAW No. 672-2000, REGISTERED AS QR616023)

GEOGRAPHIC TOWNSHIP OF HERSCHEL
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS

SCALE 1 INCH = 30 FEET



RODNEY GEYER O.L.S.

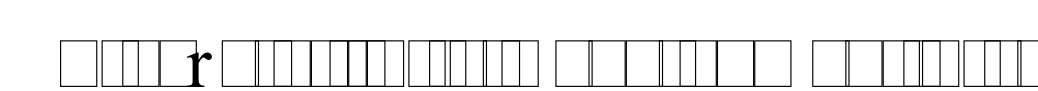
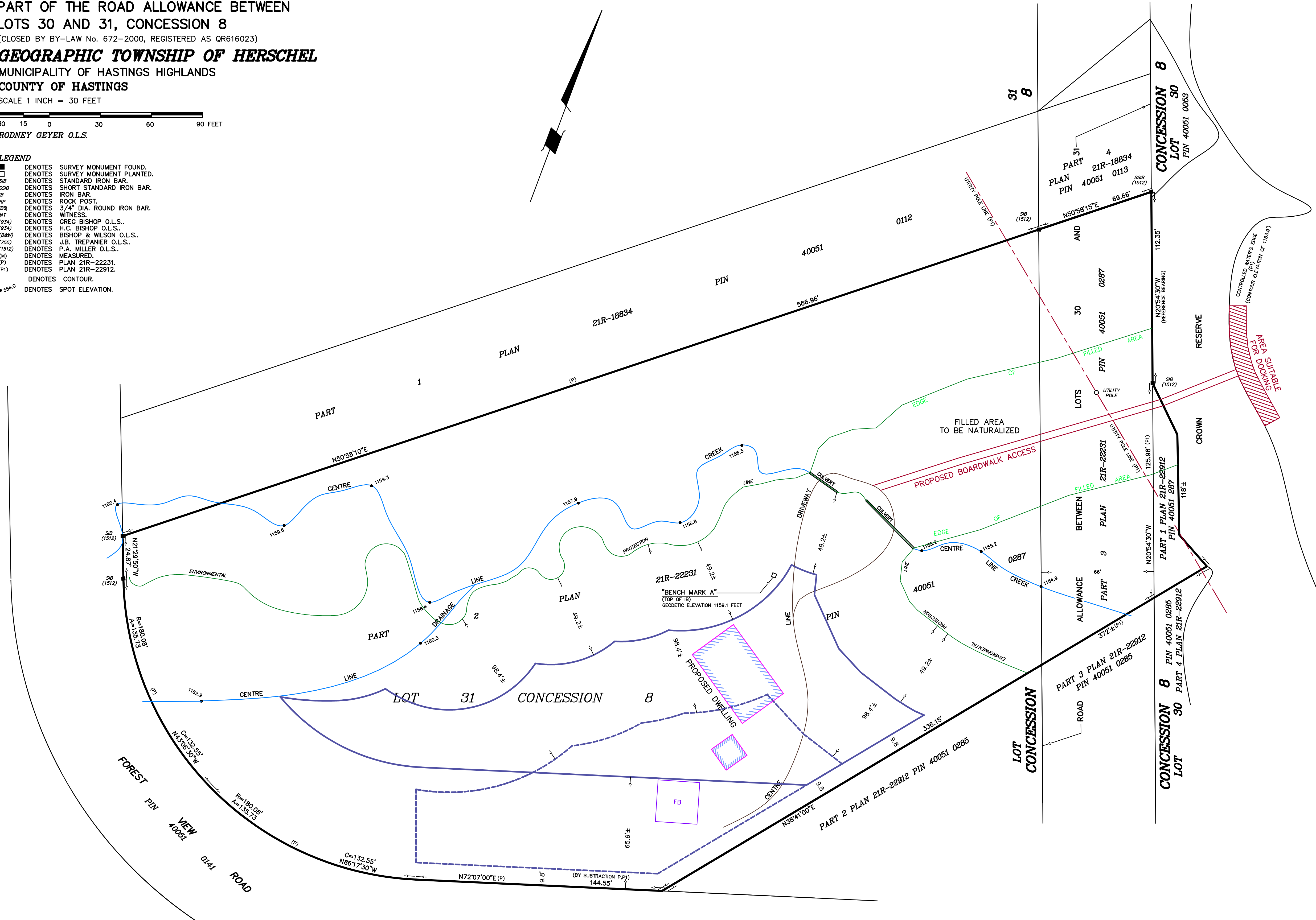
LEGEND

- DENOTES SURVEY MONUMENT FOUND.
- DENOTES SURVEY MONUMENT PLANTED.
- SB DENOTES STANDARD IRON BAR.
- SSB DENOTES SHORT STANDARD IRON BAR.
- IB DENOTES IRON BAR.
- RP DENOTES ROCK POST.
- RBQ DENOTES 3/4" DIA. ROUND IRON BAR.
- WT DENOTES WITNESS.
- (G34) DENOTES GREG BISHOP O.L.S..
- (G34) DENOTES H.C. BISHOP O.L.S..
- (B&W) DENOTES BISHOP & WILSON O.L.S..
- (T&S) DENOTES J.B. TREPANIER O.L.S..
- (M12) DENOTES P.A. MILLER O.L.S..
- (M) DENOTES MEASURED.
- (P) DENOTES PLAN 21R-22231.
- (P1) DENOTES PLAN 21R-22912.
- DENOTES CONTOUR.
- 554.0 DENOTES SPOT ELEVATION.

IMPERIAL: DISTANCES AND COORDINATES ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

LEGEND

- DENOTES FILTER BED ENVELOPE (55.7 SQ.M.).
- DENOTES PROPOSED BUILDING SITE (30' X 50').
- DENOTES PROPOSED ACCESSORY BUILDING SITE (15' X 15').
- DENOTES LOW AREA (SEASONALLY WET).
- DENOTES 98.4' (30M) SETBACK FROM MAXIMUM CONTROLLED WATER'S EDGE AND 49.2' (15M) SETBACK FROM INTERMITTENT STREAM OR THE EDGE OF ENVIRONMENTAL PROTECTION, WHICHEVER IS GREATER.
- DENOTES SEPTIC AREA.
- DENOTES 1 METRE CONTOUR.
- DENOTES ENVIRONMENTAL PROTECTION LINE.



BUILDING NOTE
 BUILDING SITES SHOWN ARE CONCEPTUAL. OTHER BUILDING SIZES, SHAPES AND LOT CONFIGURATIONS WILL EXIST.

ELEVATIONS
 ALL ELEVATIONS ARE DERIVED FROM AN IB DESIGNATED "BENCH MARK A" HAVING AN GEODETIC ELEVATION OF 1159.1 FEET. CONTOURS ARE AT 1' INTERVALS.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT OF PART 3 PLAN 21R-22231 HAVING A BEARING OF N20°54'30"W AS SHOWN ON PLAN 21R-22231.

OCTOBER 26, 2018.
 HALBURTON, ONTARIO.
 REVISED OCTOBER 17, 2019
 REVISED MAY 25, 2020

RODNEY GEYER
 ONTARIO LAND SURVEYOR

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